

Housing Department  
An Rannóg Tithíochta  
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Marlet Property Group  
O'Connell Bridge House,  
27/28 D'Olier Street,  
Dublin 2

29th March 2022

**Re: Proposed SHD, Build to Rent Development on a site c 0.57 ha, at the junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18; Sandyford Environmental Construction Limited**

Dear Sirs,

I refer to your proposed development at Raven's Rock Road, Sandyford, Dublin 18, involving the construction of 207 Build to Rent residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended):

- 25-year long-term lease of 20 units on-site comprising; 4no. Studio units, 10no. one-bedroom units and 6no. two-bedroom (4-person) units.
- Indicative monthly market rents of €1,700 per studio unit, €1,950 per one-bedroom unit and €2,350 per two-bedroom units.

It is the government's decision to phase out long-term leasing of social housing. As long-term leasing currently remains a Part V compliance option, we are prepared to provisionally accept the compliance proposal as tabled. Should planning permission be granted we will review the proposal in light of available compliance options.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to lease the stated units, or such other units, or to lease them at the stated rents, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and market rents.

Yours faithfully,

*Aiden Conroy*  
Administrative Officer  
Housing Department