

Housing Department  
**An Rannóg Tithíochta**  
**Aiden Conroy**  
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Adrian McCone  
Atlas GP Limited  
O'Connell Bridge House,  
27/28 D'Olier Street,  
Dublin 2

8<sup>th</sup> August 2022

**Re: Proposed Development at Avid, Carmanhall Road, Sandyford, Dublin 18: Atlas GP Limited**

Dear Sirs,

I refer to your proposed development at Avid, Carmanhall Road, Sandyford, Dublin 18, involving the construction of 334 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.

I wish to confirm that the proposal for the on-site lease of 34 no. units, comprising of 24 x 1-Bedroom and 10 x 2-Bedroom units, at indicative monthly market rents of €1,950 (one-bedroom), €2,350 (two-bedroom) is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy. It is acknowledged that the indicative rents are estimated at this juncture. Furthermore, agreed rent levels will be subject to discount in respect of the assessed nett equivalent monetary value together with any other discount that may apply under the Enhanced/Long Term Lease scheme.

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 construction/development costs. Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aiden Conroy  
Aiden Conroy  
Administrative Officer