

Armstrong Fenton Associates
13 The Seapoint Building,
44-45 Clontarf Road,
Dublin 3,
D03 A0H34

Date: 2/12/2025

**WITHOUT PREJUDICE
SUBJECT TO CONTRACT/CONTRACT DENIED**

**Re: Grant of Consent relating to a planning application at Boherboy, Saggart.
Co. Dublin.**

Dear Sir/Madam

I refer to your request, on behalf of Kelland Homes Ltd. and Aderrig 4 Residential Ltd, to include lands in charge of the Council in a planning application to facilitate a joint Large-scale Residential development (LRD) at Boherboy, Saggart. Co. Dublin.

I now wish to confirm that South Dublin County Council hereby grants its consent to include lands that are within it's charge outlined in red on Drawing No. BHBY-MRM-AR-ZZ-DR-P3-XX-XX-0010 in a planning application for the purposes outlined above.

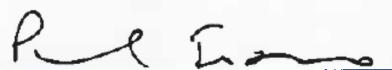
The Council's Water & Drainage Section report identifies the location of a number of watermains within the area of the site. Armstrong Fenton Associates have confirmed that there are no building works proposed within 8m of the 1200mm dia. watermains, within 7m of the 27" & 24" dia. watermains & within 10m of the top of the bank of the stream.

Please note that this consent does not convey to Armstrong Fenton Associates or your clients, Kelland Homes Ltd. and Aderrig 4 Residential Ltd, any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

This consent is valid for a period of twelve months from date of this letter.

The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate legal agreement with Kelland Homes Ltd. and Aderrig 4 Residential Ltd in respect of the development and use of lands.

Yours sincerely,



Paul Fusco

Oifigeach Feidhmiúcháin Sinsearach Gníomhach
A/Senior Executive Officer

