

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 its charge outlined in red on Drawing No. BHBV-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

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S DRAWINGS, SPECIFICATIONS CONSULTANTS DESIGN TEAM DRAWINGS AND SPECIFICATIONS.

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CLIMATE

PROJECT TITLE  
Proposed residential Development @ Boherboy

DATE BY	TIME BY	REVAL	DATE	REQ-NO	JOB NO
LC	Bmcd	1:2500	A2	Oct25	20002.2

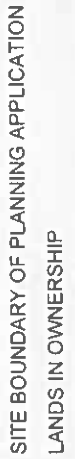
DATE-TIME VALUE: 25  
BHHY-MRM-AR-ZZ-DR-P3-XX-XX-0010  
P  
8127 USE CODE

**M'CORM**

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AND URBAN DESIGN

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Description	Digital Cartographic Data
Publisher / Source	Ordnance Survey Ireland (OS)
Data Source / Reference	Product 2
File Format	AutoCAD (IMG_F2012)
File Name	50100819_1.dwg

Clip Endcap | Area of Insulated (AQ)

Projection: 3 point perspective. Centre Point Coordinates:  $0, 0, 0$

X,Y= 704808.0089, 728306.8973

Reference Index

Map Series | Map Sheets

Map Series | Map Sheets  
1:1,000 | 13A8-22  
1:2,500 | 3452-A  
1:2,500 | 13B8-C

Data Extraction Date:

Source: Data Release  
 Date: 08-Jun-2021  
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DCLMS Release V1.140.112  
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Pharmazie, Badu Agha, Class 3, Eze.  
Santonin abgerieben in weinigen aufh. ocapheert!  
Strophaceae Ordianus Ezeen agus Rulias  
us. h.E. treucht.

Quach coad ar coomah. Ni caadimach son  
chud den Brodweechen seo a choipceit, a  
allergiech ni a thuchur in son froom na. ur don  
bleachad gan coad || northwye norm, re b umest  
re, chadachet

Alles was er kan, doet hij. Het is een beetje als een chagochent.

Ni tsaalajoninon hampooli de choud Ordinateur  
Shuulbeesacht na hiraana (sacram phool) diawul  
de mhaon namb, na unneesacht de ghawthe Peetale.