

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
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Green Urban Living N11 Limited
22 Ely Place
Dublin 2

31st May 2021

Re: Proposed Build-To-Rent SHD Development on Lands Associated with St Laurence College, Wyattville Park, Loughlinstown, Dublin 18

Dear Sirs,

I refer to your proposed Build-To-Rent development at St. Laurence College, Wyattville Road, Loughlinstown, involving the construction of 256 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):

- Long-term lease of 25 units on-site comprising; 16 x one-bedroom units and 9 x two-bedroom units.
- Indicative monthly rent of €1,650 per one-bedroom unit and €2,000 per two-bedroom unit (rents will be also subject to the Part V nett monetary value discount)

I wish to confirm that this proposal for the on-site long-term lease of 25 no. units 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 market rents.

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
Housing Department