

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section

Paul Kennedy

A/Director of Service

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Paula Shannon
Simon Clear & Associates
3 Terenure Road West,
Terenure,
Dublin 6W
D6W YY79

Date : 16th March, 2022

Subject to Contract – Contract Denied

Re: Proposed Strategic Housing Development on lands at Edmonstown

Inclusion of Council Lands

Dear Ms. Shannon,

I wish to advise that Dún Laoghaire–Rathdown County Council consents to the inclusion of lands at College Road dashed blue on Drawing No. 18.132.PD_DLR01 by your clients BCDK Holdings Ltd and Coill Avon Ltd, to include road design improvements at College Road, as part of a Strategic Housing Development application on lands at Edmonstown, Rathfarnham, Dublin 16, subject to the following conditions:

1. Roads Maintenance, Roads Control and Public Lighting Sections require formal consultation on the nature and extent of proposed improvements to the public road at College Road as part of the planning process.
2. Parks and Landscape Services require the treatment proposed for Marlay Park entrance to be agreed in detail, specifically to facilitate all requirements of that entrance including the access and egress of buses.
3. There should be no removal of trees on College Road.
4. It should be noted that while the plan proposes to increase the length of the Slang River Greenway, the section of Greenway in Marlay Park is closed at park closing times, which vary during the year and this will not change as it would negatively impact on park security.

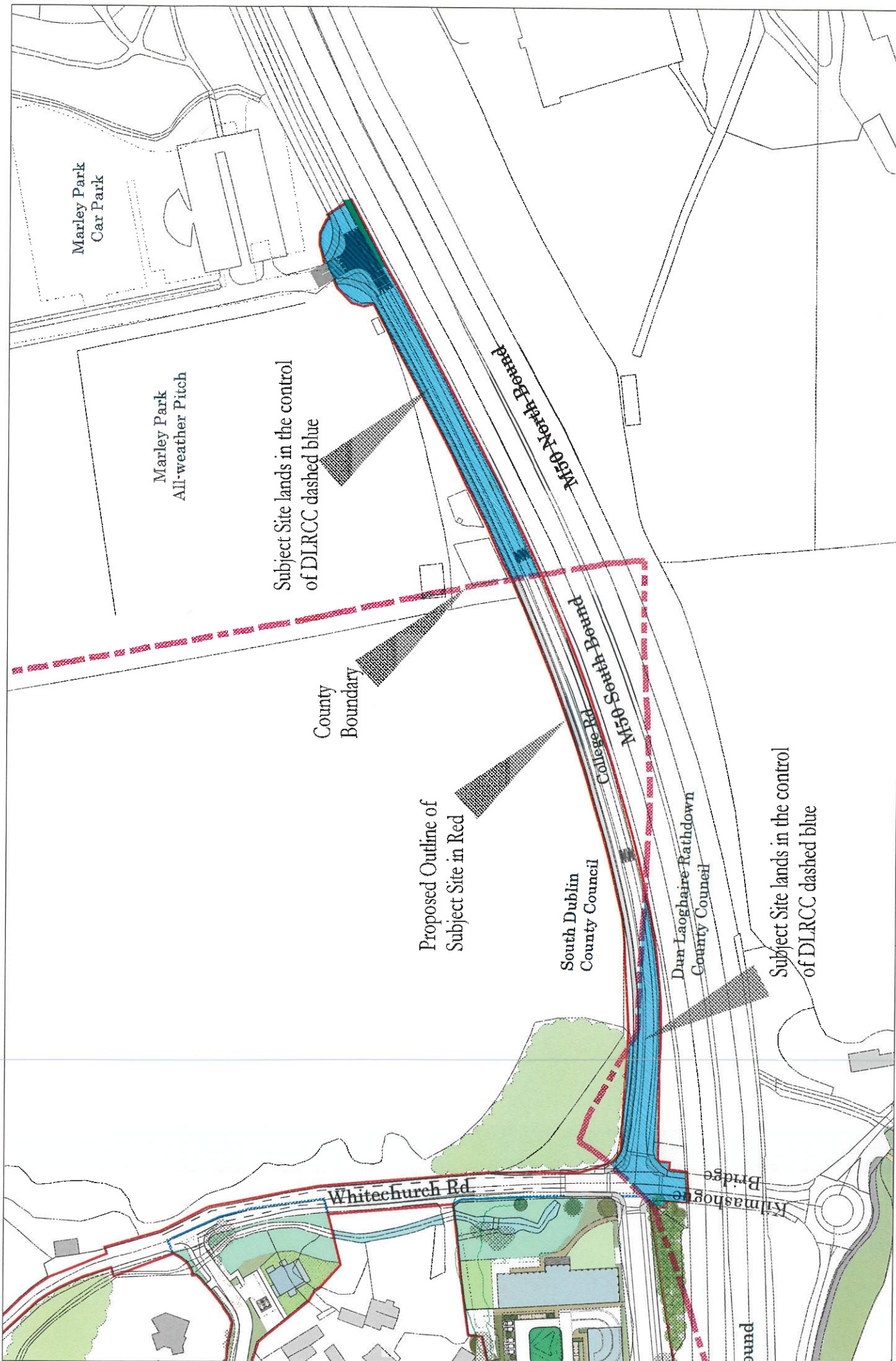
This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,



Paul Kennedy,
A/DIRECTOR



<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>CLIENT</p> <p>BCKX Holdings Ltd. & C&I Avon Ltd.</p>	<p>DATE</p> <p>Aug 2021</p>	<p>PROJECT NUMBER</p> <p>18.132.PD_DLRC01</p>	<p>PLANNING</p> <p>NO.</p>	<p>JFOC ARCHITECTS</p> <p>44 O'Connell Street Dublin 1 Tel: 01 856 2200 www.jfocarchitects.com</p>
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