

SMITH FOY & PARTNERS LLP  
SOLICITORS

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Our Ref.

AD/GER1-839

Your Ref.

29 April 2022

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

Planning Department  
Dublin City Council,  
Block 4 Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8

**Re: Our Client – Gerard Gannon Properties (the “Applicant”)**  
**Site: Lands at Belcamp Hall (Protected Structure), Malahide Road and R139**  
**Road, Belcamp, Dublin 17 (the “Site”)**

Dear Sirs,

We confirm that we act on behalf of the Applicant. We are instructed to confirm to you that the Applicant shall execute a Deed of Covenant or enter into a legally binding Agreement with Dublin City Council (the “Planning Authority”) to comply with all planning conditions attached to the grant of planning permission relating to the Strategic Housing Development planning application for a “Build to Rent” development which will consist of the construction of a mixed-use development comprising of 2527 no. residential units (473 no. houses, 1780 no. apartments, and 274 no. duplex units) of which 1969 no. units are residential and 558 no. apartment units are ‘build-to-rent’ residential, ancillary residential amenity facilities, 2 no. childcare facilities, 1 no. sports changing facilities building, 18 no. retail units and 3 no. cafés/restaurants. This Deed of Covenant/Legal Agreement shall provide, inter alia:

- (i) That the Development shall be operated by an Institutional Entity/Entities for a minimum period of not less than 15 years after the completion of the Development;
- (ii) That during that 15-year period no individual residential units be sold or rented separately and
- (iii) That the Institutional Entity/Entities shall abide by all conditions attached to any Grant of Permission by the consenting Authority.

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N.D. Boland B.C.L., J.J. Foy B.C.L., D.S. Smith B.C.L., R.M. Smith B.C.L.

A. Dennehy B.Comm., A.M. Kelleher B.A., LL.M., S.O. Smith B.C.L., J.M. Tackney B.A. LL.B., E. Walsh B.A., Dip L.S.  
Consultant: G.C. Fogarty B.C.L.

Under the Deed of Covenant/legal Agreement the Applicant shall be obliged to ensure that the terms thereof are fully complied with by the Institutional Entity/Entities and shall, if so requested by the Planning Authority, ensure that the Institutional Entity/Entities enter into a direct covenant with the Planning Authority to comply with the terms thereof.

If you require anything further, please do not hesitate to contact us.

Yours faithfully,

*Smith Foy & Partners LLP.*  
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