



Mr Gary Corrigan,  
Managing Director, Hines Ireland,  
DBTR-SCR1 Fund, a Sub Fund of the CWTC Multi Family ICAV  
c/o Hines Real Estate Ireland Limited  
First Floor, Block 2  
Clanwilliam House  
Clanwilliam Place  
Dublin 2

19th May 2020

***Without prejudice/Subject to contract***

**Re: Letter of Consent to facilitate the lodgement of a Strategic Housing Development (SHD) planning application to An Bord Pleanála in relation to the Bailey Gibson lands on South Circular Road, Dublin 8.**

Dear Mr Corrigan,

Further to letter dated 15 May 2020 from McCutcheon Halley Planning Consultants with regards to your request for a letter of consent under Section 5 of the Planning and Development (Housing) and Residential Tenancies, we can confirm that we have considered your letter.

The jointly developed draft masterplan for the Player Wills, Bailey Gibson and St Teresa's Gardens lands has embraced an integrated design approach, which will enable optimum synergies to be leveraged and implemented.

We acknowledge that Hines Real Estate has engaged collaboratively with the City Council over the past year in updating the 2017 Framework Plan, which has been approved for St. Theresa's Gardens SDRA no. 12.

We understand that the submission of this planning application to An Bord Pleanála for the Bailey Gibson lands will form the first stage of a multi-stage process in the implementation and realisation of the City Council's objective for this Framework Plan Area.

In the interests of proper governance and due diligence, DCC will require progress on developing a legal agreement with Hines Real Estate detailing the roles and responsibilities of both parties with regards the implementation of the draft masterplan before consent will be considered for subsequent SHD planning applications. We note that your team is engaged in ongoing constructive dialogue with our representatives with regards progressing this legal agreement and we are sure both sides will prioritise the conclusion of this process.

We wish to confirm therefore that in respect of the Bailey Gibson lands, Dublin City Council has no objection to the inclusion in the lodgement of a Strategic Housing Development (SHD) planning application for the Bailey Gibson lands with An Bord Pleanála land as shown hatched blue on the attached drawing P0001 which is in the ownership of Dublin City Council or, in the case of public roadway, is in the charge of the Council.

It should be noted that all costs and expenses associated with the application in this matter are the sole responsibility of the party making the application.

In the event of planning permission being ultimately obtained and it being deemed necessary to include the relevant lands in the development, it will be necessary for the Chief Valuer to agree terms for the disposal of said lands. Any proposed disposal of these lands will be subject to the statutory approval of the elected Members of the City Council.

No contract enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Yours sincerely,



Brendan Kenny  
Deputy Chief Executive



Richard Shakespeare  
Assistant Chief Executive