

Date | 24 November 2020
Our ref | JHM 01435120
Your ref |

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

Applicant: Glenveagh Living Limited
Re: Planning application for a development at Castleforbes Business Park, Sheriff Street Upper, Dublin 1

Dear Sirs

We refer to the above Strategic Housing Development planning application for a Build-To-Rent (**BTR**) development at Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (the **Development**) and confirm that we act for the Applicant, Glenveagh Living Limited.

The Development will comprise 702 no. BTR residential units, as defined in the *Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities* (March 2018). Accordingly, we are instructed to confirm that the Applicant will execute a Deed of Covenant or enter into a legal agreement, further to which appropriate planning conditions may be attached to any grant of planning permission to ensure that the Development remains as BTR.

The Deed of Covenant or legal agreement shall provide that:

- The Development shall be operated by institutional entities that invest in the development as long term commercial rental undertakings (the **Undertakings**) for a minimum period of 15 years following completion;
- That during the 15-year period referred to above, no individual residential units will be sold or rented separately; and
- The Undertaking shall abide by all conditions attached to any grant of planning permission issued by An Bord Pleanála.

Under the Deed of Covenant or legal agreement, the Applicant shall be obliged to ensure that the terms are fully complied with by the Undertakings. If requested by An Bord Pleanála, the Applicant shall procure that the Undertakings enters into direct covenants with An Bord Pleanála to comply with the terms thereof.

Yours faithfully



A&L Goodbody

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