

RB OMC

Mr Lorcan McWilliams  
Expert Eye Property Company Ltd  
Leixlip Centre  
Leixlip  
Kildare

26 July, 2023

**Subject to Contract – Contract Denied**

**Re:** LRD1/008/23 (ABP reference 304405-19) - Project Rockbrook – Amendment  
Permission Letter of Consent

Dear Mr McWilliams,

As owner of the property in question, we confirm that Rockbrook Estate Management Company Limited by Guarantee consents to the inclusion of the following property as part of your application for Planning Permission at Rockbrook, Sandyford, Dublin 18:

- Pink hatched area of Rockbrook Estate outlined in the below o'mahony pike map below (IRES Residential Properties Limited Ownership).

subject to the following conditions:

- (a) this letter it does not constitute consent to carry out any works on the property in question and appropriate consents should be sought at the relevant time;
- (b) subject to consent being provided, the proposed works will not impact on the day to day running of the Rockbrook estate;
- (c) subject to consent being provided, all works to take place will be compliant with the provisions of any relevant head leases/ deeds of covenant / licenses and other agreements that are required or in place within the Rockbrook estate; and
- (d) appropriate rights and easements will need to be put in place prior to the property being used in accordance with the planning permission (once obtained).

This consent is "Without Prejudice" and does not form a contract or discussions leading to a binding agreement in respect of Rockbrook Estate or part of it. This letter should not be constructed as binding the Rockbrook Estate Management Company Limited by Guarantee in any way whether to take any further action, partake in any further 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 sixty calendar days of the date of this letter.

Yours sincerely,



Mr Conal Byrne  
Director Rockbrook Estate Management Company Limited by guarantee.

