

*Housing Department*  
**An Rannóg Tithíochta**  
**Aiden Conroy**  
Part V Unit  
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Ravensbrook Limited  
C/O Eoin Conway Associates  
8 Fitzwilliam Square  
Dublin 2

**13<sup>th</sup> December 2021**

**Re: Proposed SHD Build to Rent Development at 31/31A Ravensrock Road, Sandyford Industrial Estate, Dublin 18**

Dear Sirs,

I refer to your proposed development at 31/31A Ravensrock Road, involving the construction of 101 Build to Rent residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended, involving the provision of long-term lease of 10 units on-site, 6x1bed and 4x2bed units. Indicative monthly rents of €1,850 for 1-bedroom units and €2,050-€2,150 for the 2-bedroom units.

While the proposal is capable of complying with the provisions of Part V of the Planning and Development Act 2000, as amended, the Council's priority is to acquire residential units for social housing and in line with recent announcements by the Department of Housing on Government policy to phase out long-term leasing of social housing the Council will seek to progress the build and transfer of units on-site into its ownership as the preferred method of compliance with the provisions of Part V. Alternatively, the Council will consider compliance through the transfer of land or off-site provision of social housing.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and market rents. Should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs, land values and market rents, a review of current housing demand and determination of funding availability.

Yours faithfully,

*Aíden Conroy*

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Aiden Conroy  
Administrative Officer