

**An Rannóg Bonneagair agus Athraithe Aeráide**  
**Infrastructure and Climate Change Department**



Property Management Section  
**Paul Kennedy**  
**Director of Service**

Level 3, County Hall, Dun Laoghaire, Co. Dublin  
Tel: 01 2054700, Email: paulkennedy@dlrcoco.ie

Michael O'Sullivan  
Stephen Little & Associates Limited  
26/27 Upper Pembroke Street  
Dublin 2  
D02 X361

22<sup>nd</sup> August 2022

**Subject to Contract – Contract Denied**

**Re: Proposed SHD at the corner of Village Road and Atkinson Drive,  
Sector 3, Aikens Village, Stepside, D18**

**Inclusion of Council Lands**

Dear Ms. Redmond,

I wish to advise that Dún Laoghaire–Rathdown County Council consents to the inclusion by your client, Ironborn Real Estate, of lands hatched blue on Drawing no. 1909-SITE-0507, Revision C to facilitate the construction of a Strategic Housing Development at the corner of Village Road and Atkinson Drive, Sector 3, Aikens Village, Stepside, D18, subject to the following conditions:

1. Proposed works shall not impact on existing Council Services (surface water sewers) or the ability of the council to access same.
2. A site survey shall be carried out to determine the location and depth of these services and where necessary slit trenches dug to verify same.
3. The Council Water and Drainage section should be contacted prior to work being carried out to agree suitable location and vertical and horizontal distances from existing Council Services (surface water sewers). A method statement is required to be submitted prior to any work being carried out.
4. Irish Water should be contacted in relation to Drinking Water or Foul Drainage Services. Please note there is significant Irish Water infrastructure at this location.

5. If the planning is approved then a Road Opening Licence will be required, and the approved works on the public road are to be undertaken at the developer's expense.
6. Parks and landscape services have no objection to a letter of consent subject to no loss of trees in the area where the tank is to be located.

The 150mm, 225mm, 300mm & 450mm Ø Surface Water Sewers (Light Blue, Dashed), & 225mm & 300mm Ø Concrete Surface Water Sewer (Red, Dashed) should be treated with extreme caution. Pipes are particularly vulnerable to breakage especially when they are subject to heavy loads associated with site development. Any proposed development is still subject to normal planning regulations and this letter is no guarantee of approval by Drainage Planning.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future 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 twenty-eight days of the date of this letter.

Yours Sincerely,



---

**Paul Kennedy**  
**DIRECTOR**

NO.	DATE	REVISIONS
1	13/06/2018	Issue for DLRCC
2	18/07/2018	Issue for DLRCC
3	18/07/2018	Issue for DLRCC
4	18/07/2018	Issue for DLRCC
5	18/07/2018	Issue for DLRCC
6	18/07/2018	Issue for DLRCC
7	18/07/2018	Issue for DLRCC
8	18/07/2018	Issue for DLRCC
9	18/07/2018	Issue for DLRCC
10	18/07/2018	Issue for DLRCC
11	18/07/2018	Issue for DLRCC
12	18/07/2018	Issue for DLRCC
13	18/07/2018	Issue for DLRCC
14	18/07/2018	Issue for DLRCC
15	18/07/2018	Issue for DLRCC
16	18/07/2018	Issue for DLRCC
17	18/07/2018	Issue for DLRCC
18	18/07/2018	Issue for DLRCC
19	18/07/2018	Issue for DLRCC
20	18/07/2018	Issue for DLRCC

Application Site  
 Lands under the control of DLRCC  
 Map Sheets Ref No. 3455-04,  
 3455-05  
 Centre Point Coordinates:  
 X,Y= 71 86588.8638,725328.7955  
 OSI LICENSE NUMBER AR 0102222  
 All levels are relative to Main Head

**PLANNING**  
 PREPARED BY: STANTEC CONSULTING  
 SURVEY NUMBER: 1594-SITE-0597

**SITE LOCATION PLAN - LETTER OF CONSULT**

DATE	13/06/2018
SCALE	AS SHOWN
PROJECT NO.	1594-SITE-0597
CLIENT	STANTEC CONSULTING
PROJECT	STANTEC CONSULTING

**STANTEC ARCHITECTS**  
 1594-SITE-0597

