

Lulani Development Limited
20 Upper Mount Street
Dublin 2

26 January 2022

Re: Property: Dalguise House and Grounds, Monkstown Road, Co. Dublin and connection with Purbeck Estate, Monkstown Road, Co. Dublin.

Dear GEDV Monkstown Owner Limited

We refer to Dalguise House and Grounds and as the legal owner of the Purbeck Estate being the Property comprised in Folio DN220605F we hereby confirm our consent to, and support of, all and any planning applications that you or a successor or nominee might lodge with regard to works to the Purbeck Estate roadway and services in order to link Dalguise House and Grounds property and any proposed scheme of development thereon, to the Monkstown Road via the Purbeck Estate to include service and utility connections and the construction of a bridge, and road and footpath variations also (the "**Purbeck Access Works**").

We further confirm our consent that application for permission for the Purbeck Access Works may be included in a planning application relating to the development of Dalguise House and Grounds and / or other property owned by you or a related entity or nominee in the vicinity of Dalguise House and Grounds.

Lulani Development Limited as the owner of the Purbeck Estate, Monkstown Road, Co. Dublin being all of the property comprised in Folio DN220605F (the "Property") hereby confirms for the purposes of Article 22(g)(i) of the Planning and Development Regulations 2001, as amended to Dun Laoghaire Rathdown County Council that it consents to GEDV Monkstown Owner Limited seeking planning permission to construct a bridge and carry out other associated works on the Property.

We note that this letter may be shared with the planning authority as evidence of our consent in this regard in relation to any such planning application that might arise.

We undertake to provide such letters of consent addressed to the planning authority as may be required from time to time in relation to such planning applications.

Yours faithfully


Director
Lulani Developments Limited