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26 January 2022

GEDV Monkstown Owner Limited
3rd Floor
Kilmore House
Park Lane
Spencer Dock
Dublin 1

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


Dear GEDV Monkstown Owner Limited

I refer to Dalguise House and Grounds and as the legal owner of House 3 Purbeck Estate, Monkstown Road, Co. Dublin, I 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**").

I 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.

I 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.

Yours faithfully


Myles Crofton