



**Our ref** BOL/739510-000008/25707663v1  
**Direct tel** +353 1 619 2099  
**Email** bernadette.lydon@maples.com

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

11 August 2022

Dear Sirs

**Our Client – Ironborn Real Estate Limited ("Ironborn")**

**Development Site at Aikens Village, Stepside, Dublin**

**ABP Ref: PL06D.239332**

We act for Ironborn Real Estate Limited who acquired a site at Aikens Village, Stepside Dublin (the "**Property**") in July 2019 from SDR Developments Limited.

The Property is shown for identification purposes and outlined in red on the map attached hereto (**map 1**) and is comprised within Folio 239122F Co Dublin (the "**Folio**").

Having reviewed the title, we can confirm that:

- 1 A right-of-way exists for the benefit of the Property (**coloured blue and orange**) on map 1 which permits Ironborn to pass along the roadway (coloured blue and orange on map 1) to access the Property for all purposes in connection with the use and enjoyment thereof. The distinction between the area coloured blue and orange is that the area coloured orange is within the title of Aikens Development Owners Management Company (the "**Management Company**")
- 2 Dun Laoghaire-Rathdown County Council have confirmed by way of letter dated 20 June 2019 that the roads, footpaths, sewers, water-mains and public lighting abutting the Property are in charge of the Local Authority (coloured yellow on **map 2**);
- 3 Lands to the south and west of the Property are within the ownership of Dun Laoghaire-Rathdown County Council. These lands are hatched in red and marked "DLR Lands" on Map 1 attached hereto. The lands to the north of the Property are within the ownership of SDR Property Development and/or the Management Company and the necessary rights and easements exist to allow Ironborn to access and connect up with utilities located on those lands and to route or re-route (as required) all pipes, sewers, attenuation tanks and utilities for the purposes of the development of the Property.

Maples and Calder (Ireland) LLP

75 St. Stephen's Green Dublin 2 D02 PR50 Ireland  
Tel +353 1619 2000 Fax +353 1619 2001 Dx13 Dublin [maples.com](http://maples.com)

Partners: Donna Ager, Elizabeth Bradley, Caitriona Carty, Stephen Carty, Brian Clarke, Ian Conlon, Lynn Cramer, Ronan Cremin, Karole Cuddihy, Fearghal De Feu, Adam Donoghue, Mary Dunne, William Fogarty, Sarah Francis, John Gallagher, Jonathan Green, Philip Keegan, Callaghan Kennedy, Craig Kenny, Karen Killalea, Diarmuid Mawle, Eugene McCormick, Robin McDonnell, Deirdre McIlvenna, Stephen McLoughlin, Claire Morrissey, Aaron Mulcahy, Morgan Pierse, Eimear O'Dwyer, Mary O'Neill, Niamh O'Shea, Alan O'Sullivan, Alma O'Sullivan, Patrick Quinlan, Andrew Quinn, Colm Rafferty, Lorna Smith, Peter Stapleton.

- 4 By way of Declaration of Identity (**attached**) Pat O'Hara, Architect confirmed the position with respect to the necessary rights and easements affecting the property and mapped the location and trajectory of the existing easements which are set out therein.

If you require any further information or clarification please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Maples and Calder', written in a cursive style.

Maples and Calder  
Encl.

# Land Registry Compliant Map

CENTRE COORDINATES:  
ITM 718732.72527

PUBLISHED:  
17/05/2019

ORDER NO.:  
50063205\_1

MAP SERIES:  
1:1,000

MAP SHEETS:  
3455-09

**MAP 1**  
Rev 'B'

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

**PREPARED BY:**  
EA Architects  
Suite 141, The Chapel Building  
Marys Abbey, Dublin7, D07FXF8

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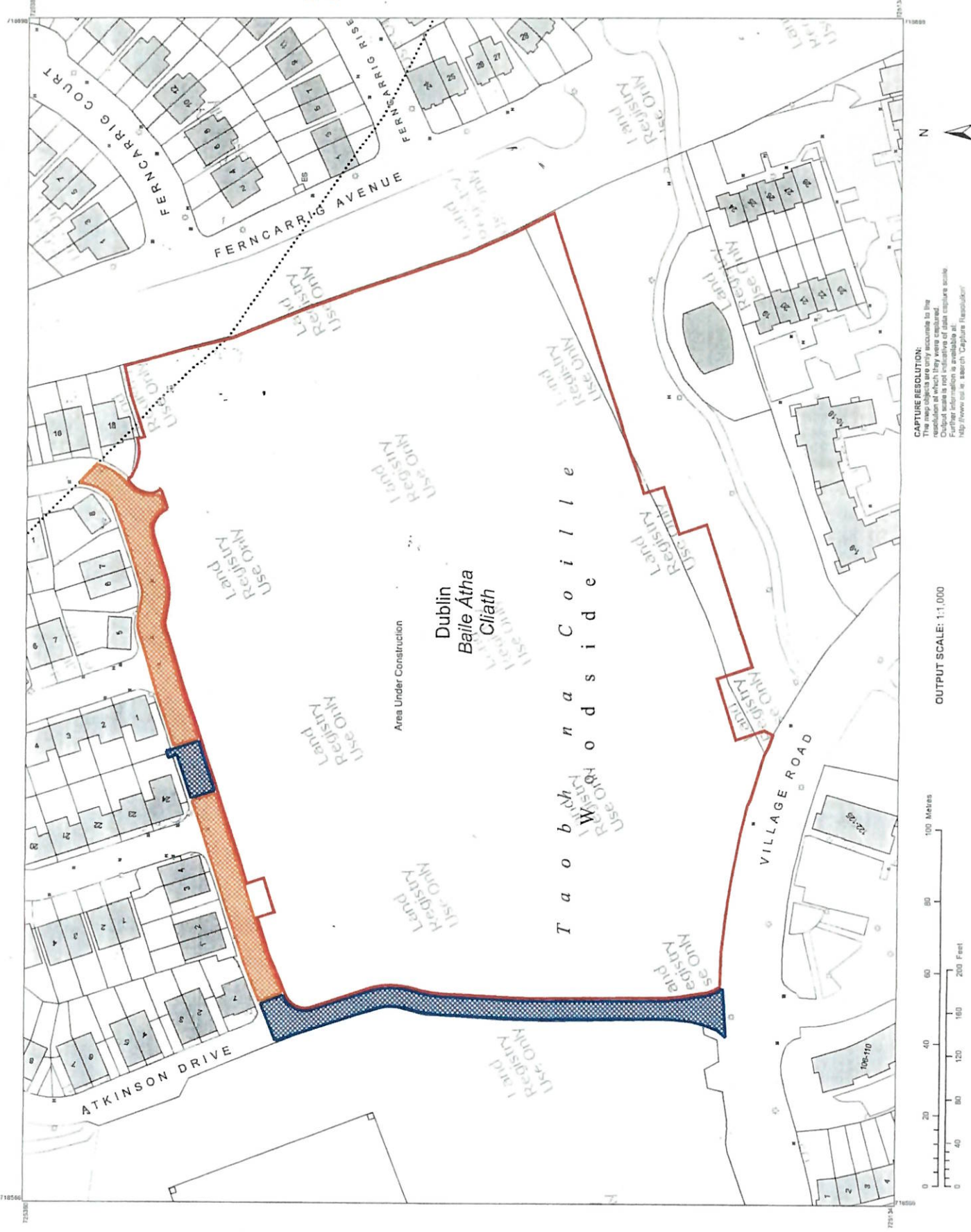
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OUTPUT SCALE: 1:1,000



# Land Registry Compliant Map

CENTRE COORDINATES:  
ITM 718732.725237

PUBLISHED:  
17/05/2019

ORDER NO.:  
50053205\_1

MAP SERIES:  
1:1,000

MAP SHEETS:  
3455-09

**MAP 1**  
Rev 'B'  
*B*

COMPILED AND PUBLISHED BY:  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

PREPARED BY:  
P. McCarthy,  
Suite 141, The Chapel Building,  
Marys Abbey, Dublin 7, D07FXF8

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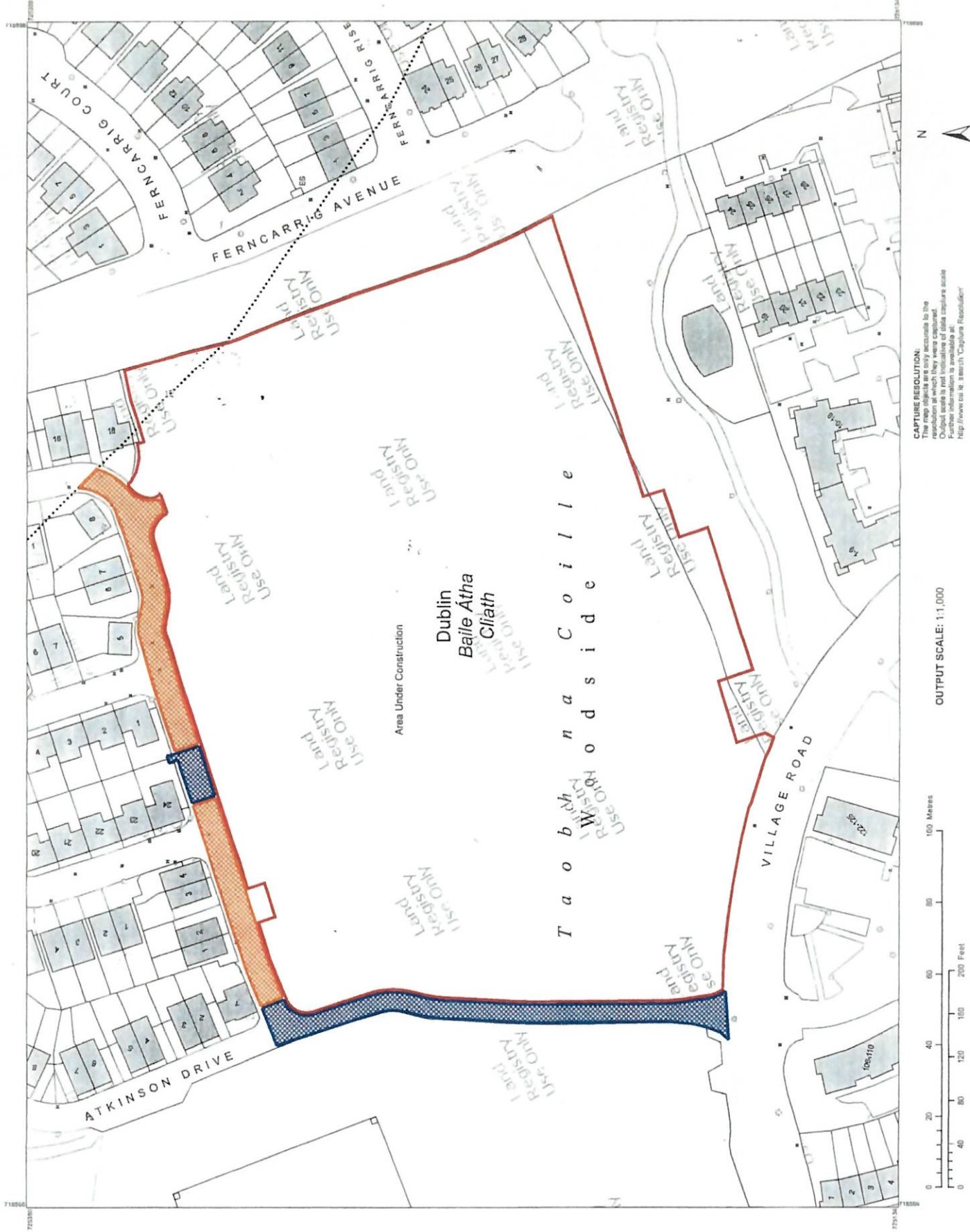
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# Land Registry Compliant Map

CENTRE  
COORDINATES:  
ITM 718732,725257

PUBLISHED:  
17/05/2019

ORDER NO.:  
50063205\_1

MAP SERIES:  
1:1,000

MAP SHEETS:  
3455-09

**MAP 2**

COMPILED AND PUBLISHED BY:  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

PREPARED BY:  
PA Architects  
Suite 141, The Capel Building  
Marys Abbey, Dublin7, D07/EXF8

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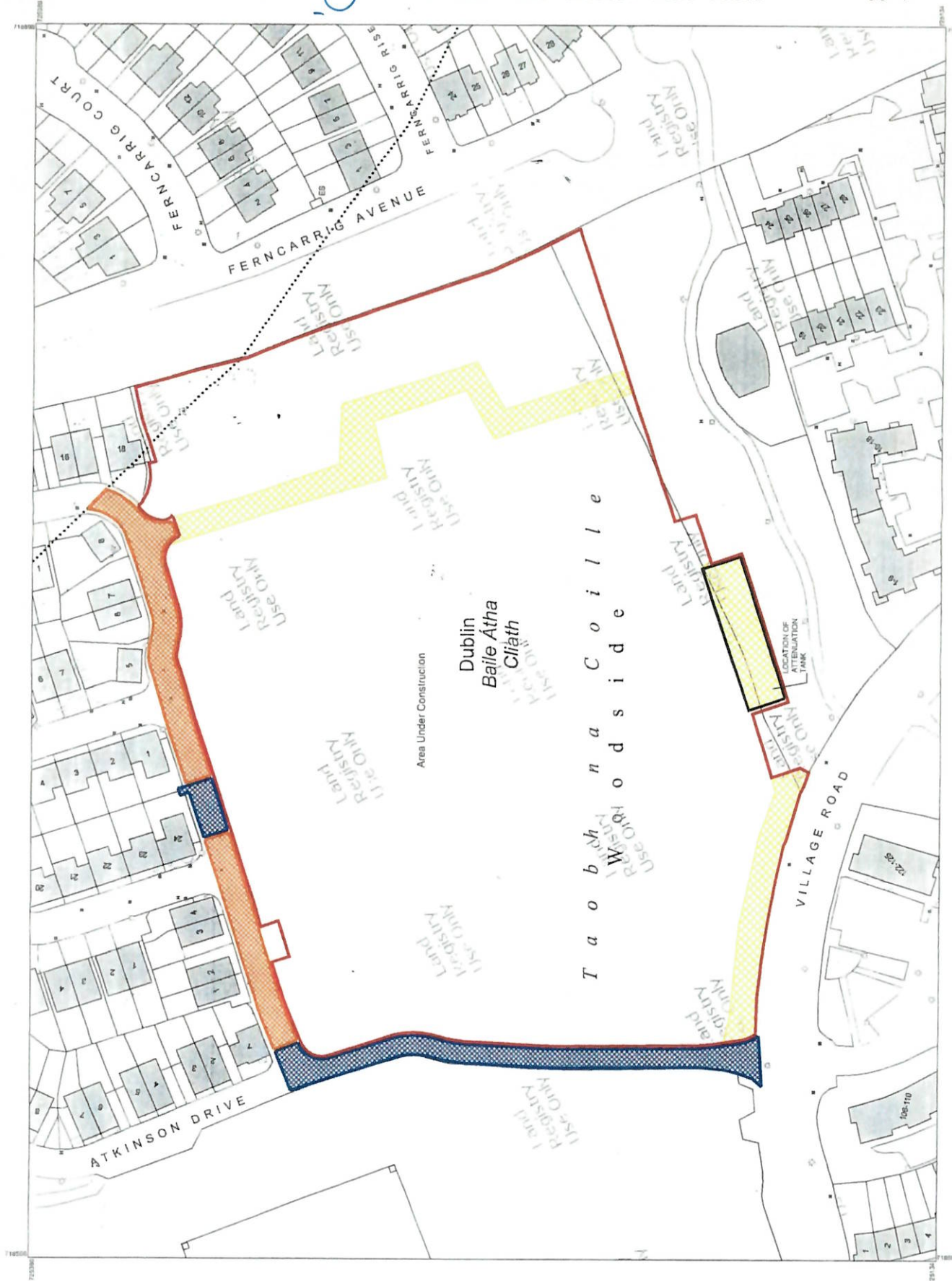
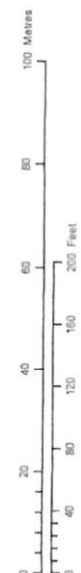
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OUTPUT SCALE: 1:1,000





**Cert No: 10971**

**20/06/19**

**Ref: SDR001/0022/HMG/MOB**

**McGroddy Brennan Solicitors.  
33 Upper Merrion Street,  
Dublin 2.  
D02 ET28**

**Re Premises: Belmont Aikens Village, Stepside, County Dublin**

Dear Sir or Madam:

I refer to your request of 23<sup>rd</sup> May 2019 regarding the above address and wish to state that the roads, footpaths, sewers, water-mains and public lighting abutting the above premises are in the charge of the County Council (highlighted in yellow on attached map):

Clon Brugh  
Village Road  
Griannan Fidh

Please note that responsibility for water-mains and sewers (apart from surface water sewers), was subsequently transferred to Irish Water from the 1<sup>st</sup> of January 2014 under Ministerial Order S.1. No 13/2015.

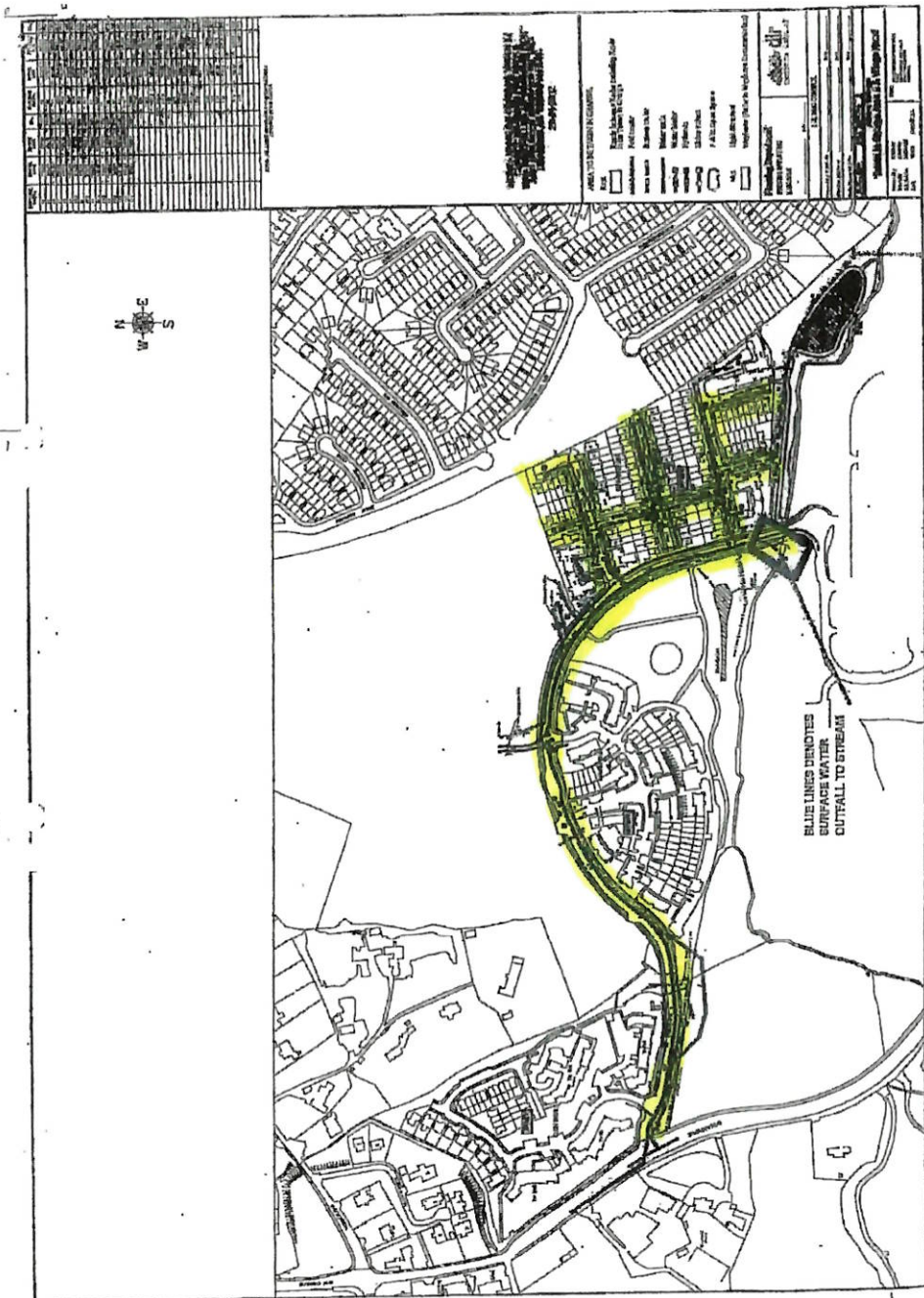
Yours faithfully,



---

**Pat Coffey, Senior Staff Officer.  
Roads Maintenance.**

**Receipt No. 9003201**



DATED this 1st day of July 2019.

---

DECLARATION OF IDENTITY

OF

PAT O'HARA, ARCHITECT

---

**McGroddy Brennan**

Solicitors

33 Upper Merrion Street,

Dublin 2

**Ref:**SDR001/006/GOH/MCM

(Declaration of Identity - Sector 3 )

---



## DECLARATION OF IDENTITY

COUNTY DUBLIN

FOLIO 201153F

I, Pat O'Hara, Architect of PA architects, Suite 141 The Capel Building, Mary's Abbey, Dublin 7 aged 18 years and upwards **DO SOLEMNLY AND SINCERELY DECLARE** as follows: -

1. I am an architectural technician who qualified in the year 1984 and I confirm that I am a member of the Royal Institute of Architects of Ireland and that my membership number is 92037. I am the principal of the above named firm of Architects and I have been in independent private practice for more than ten years.
2. I am the Architect retained by SDR Property Development Limited in respect of a proposed development of lands at Sector 3, Aikens Village, Stepside, County Dublin, being the lands more particularly outlined in red on the map hereto annexed (the "Sold Lands") upon which said map I have marked with the letter "A" and signed my name prior to the swearing hereof ("Map 1").
3. I refer to the Planning Permission reference number D10A/0440 and Decision on An Bord Pleanála PL06D.239332 (the "Planning Permission") which relates to the Lands. The Planning Permission allows for the construction of a residential development on the Lands in accordance with the conditions of the Planning Permission (the "Development").
4. I am satisfied from my inspection of the Map and from my inspection of Land Registry Folio 201153F County Dublin and the plans attached thereto and upon which marked with the letter "B" I have signed my name prior to the swearing hereof, that the Sold Lands are contained entirely within the boundaries of plans C77XY, C77XV, C77XU, DK972 and E1K6 of Folio 201153F County Dublin.
5. I refer to the access way hatched in blue and orange Map 1. A right of way (the "Right of Way") will be granted in favour Ironborn Real Estate Limited over and along the area hatched blue and orange on Map 1. I am satisfied from my inspection of the Right of Way that the route of the Right of Way is wholly contained within the following:

(1) Plan C77XY of Folio 201153F County Dublin

(2) Those parts of the lands previously forming part of Folio 201153F County Dublin which were transferred by SDR Property Development Limited to Aikens Development Owners Management Company 2 Limited pursuant the following Deeds of Transfer:

- i. Deed of Transfer dated 30 January 2018 and made between SDR Property Development Limited of the one part and Aikens Development Owners Management Company 2 Limited of the other part (the **"2018 Deed"**)
- ii. Deed of Transfer dated 2<sup>nd</sup> Day of November 2016 and made between SDR Property Development Limited of the one part and Aikens Development Owners Management Company 2 Limited of the other part the (**"November 2016 Deed"**)
- iii. Deed of Transfer dated 24<sup>th</sup> of May 2016 between SDR Property Developments Limited One Part of the one part and Aikens Development Owners Management Company 2 Limited of the other part ( the **"May 2016 Deed"**)

I further confirm as follows:

- (a) that the area hatched blue on the Map that runs along the western boundary of the site is comprised within plan C77XY of Folio 201153F Co. Dublin;
- (b) that the area hatched orange on the Map (being the first area hatched orange) is the subject of the May 2016 Deed which has been registered in the Land Registry on Folio DN212374F;
- (c) that the area hatched blue on the Map and located between the two areas hatched orange is comprised within plan C77XY of Folio 201153F Co. Dublin;
- (d) that the area hatched orange (being the second area hatched orange) on the Map is the subject of the November 2016 Deed and also the 2018 Deed and has been registered on Folio DN214318F Folio DN222535F;

6. I have examined the map showing the location of the pipes which lead from sector 2 and traverse the Sold Lands upon which said map I have marked with the letter "C" and signed my name prior to the swearing hereof ("**Map 2**"). I say that:
- (a) the route of the pipes starts in the Belmont estate to the north of the Sold Lands and that they enter the Sold Land through Folio DN222535F which is in the ownership of the management company. I say that the pipes run through the Sold Lands, the route of which is hatched yellow on Map 2 and enter into lands owned by Dun-Laoghaire Rathdown County Council and are comprised within Folio DN199671F. I say that the route of the pipes travel west and they enter the attenuation tank (hatched yellow) and comprised within the Sold Lands. Thereafter the route of the pipes is that they continue to run into lands comprised in plans C77XQ, C77XM, C9PVK of Folio DN199671F which is owned by Dun Laoghaire Rathdown County Council and which is the subject of the Deed of Transfer dated 13<sup>th</sup> April 2010 and which is referred to at paragraph 7 below. Thereafter, the pipes cross the Village Road, which is in charge of the Local Authority and thereafter connect with the pipes marked A,B,C,D on the map attached to Folio DN98153F.
  - (b) I say that the third area cross-hatched yellow on Map 1 relates to the Foul and Surface water underground service pipes from the existing Belmont estate.
7. I am satisfied from my inspection of the Wayleave Agreement dated the 10<sup>th</sup> day of July 2014 ("the 2014 Deed") and the maps attached thereto together with Deed of Transfer dated the 13<sup>th</sup> day of April 2010 ("the 2010 Deed") and the rights reserved therein, that SDR Property Development Limited, its successors and assigns and the occupiers of the units within the Development shall have the benefits and the rights, the subject of the 2014 Deed and the 2010 Deed.
8. I can confirm that having inspected the 2014 Deed and the maps appended thereto as follows:
- (a) the Pipes referred to therein benefit the Sold Lands by allowing the Vendor its successors and assigns to connect to the Pipes at point A, B, C, D which is marked on the map attached to Folio DN98153F and upon which marked with the letter 'D' I have signed my name prior to the swearing hereof;
  - (b) that the Pipes are wholly comprised within Folio DN98153F;
9. I can confirm that having reviewed and inspected the 2010 Deed that the maps attached thereto that:



- (a) I say that the Access Strip is identified on Map 3 attached hereto upon which marked with the letter 'E' I have signed my name prior to the swearing hereof;
- (b) I say that the right granted to Dun Laoghaire-Rathdown County Council to access the Sold Lands at point A (on the map attached to the 2010 Deed) for the purpose of laying Water Utilities or Water Conduits is marked in yellow on the map 'E' attached hereto and falls outside the boundary of the Sold Lands;
10. I further say that the roads, footpaths, sewers, water mains and services along the Aiken Village Road, Sandyford, Co. Dublin as described on map attached to Letter from Dun Laoghaire Rathdown County Council dated 20 June 2019 and addressed to McGroddy Brennan Solicitors are in charge of Dun Laoghaire-Rathdown County Council and that the Sold Lands directly abut the Village Road.
11. I further say that save for the rights granted under the 2014 Deed, the rights reserved under the 2010 Deed and the Right of Way, no third party rights, easements, or consents are required over other lands to provide roads, footpaths, sewers, water mains and services/other utilities for the Development or to facilitate access to or egress from the Development for the provision of such facilities and services or connection into the public main services.
12. I **MAKE** this Solemn Declaration consciously to be true pursuant to the Statutory Declaration Act, 1938 and for the satisfaction of Ironborn Real Estate Limited.

**DECLARED** by the said **PAT O'HARA** who is personally known to me  
(or who is identified to me by



Pat O'Hara  
DECLARANT

who is personally known to me)

or by

at 129 Capel Building, Dublin 7

in the County of Dublin before me a Commissioner for  
Oaths/Practising Solicitor and I know the Deponent this  
1<sup>st</sup> day of July 2019.



COMMISSIONER FOR OATHS/  
PRACTISING SOLICITOR

LOUISE BENNETT

EDMOND SOLICITORS  
129 CAPEL BUILDING  
MARYS ABBEY  
DUBLIN 7

EXHIBIT "A" REFERRED TO  
IN THE DECLARATION OF IDENTITY OF  
PAT O'HARA, ARCHITECT  
DATED THE 1st DAY OF JULY 2019



PAT O'HARA



COMMISSIONER FOR OATHS/  
PRACTISING SOLICITOR



# Land Registry Compliant Map

CENTRE COORDINATES:  
ITM 718732.725257

PUBLISHED:  
17/05/2019  
ORDER NO.:  
50063205\_1

MAP SERIES:  
1:1,000  
MAP SHEETS:  
3455-09

**MAP 1**  
Rev 'B'  
'A'

COMPILED AND PUBLISHED BY:  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

PREPARED BY:  
PA Architects  
Suite 141, The Capel Building  
Mary's Abbey, Dublin, D07FXF8

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DATED THE 1st DAY OF JULY 2019



PAT O'HARA



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# Land Registry Compliant Map

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PUBLISHED:  
17/05/2019

ORDER NO.:  
50063205\_1

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MAP SHEETS:  
3455-09

**MAP 1**  
Rev 'B'

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 6,  
Ireland.

**PREPARED BY:**  
S. A. O'Sullivan,  
Suite 141, The Chapel Building,  
Marys Abbey, Dublin 7, D07FXF8

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PAT O'HARA

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# Land Registry Compliant Map



National Mapping Agency

CENTRE  
COORDINATES:  
ITM 718732.75257

PUBLISHED:  
17/05/2019

ORDER NO.:  
50063205\_1

MAP SERIES:  
1:1,000

MAP SHEETS:  
3455-09

MAP 2

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Dublin 8,  
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PREPARED BY:  
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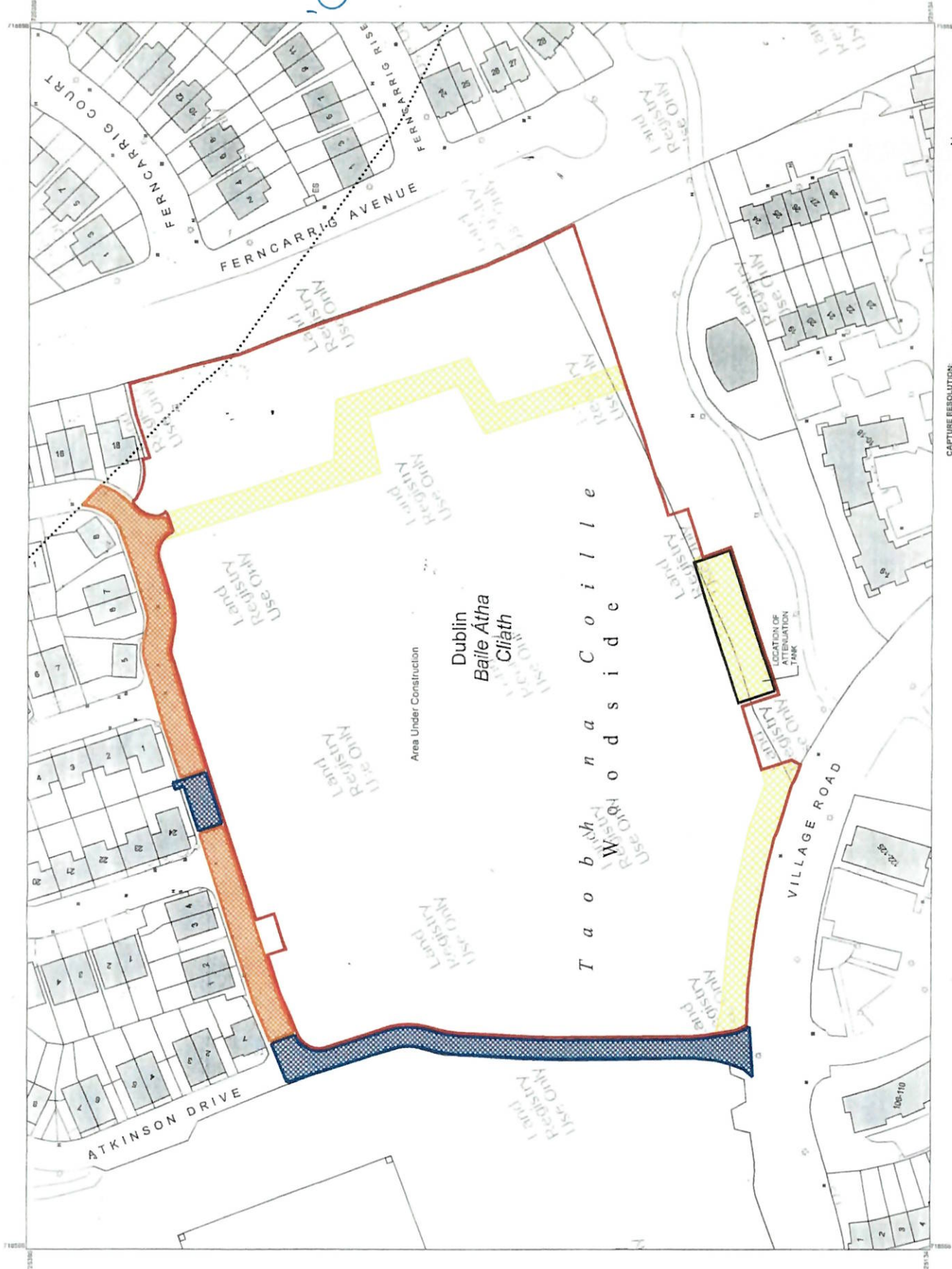
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DATED THE 1st DAY OF JULY 2019



PAT O'HARA



COMMISSIONER FOR OATHS/  
PRACTISING SOLICITOR



u D h

Folio Number: DN98153F

Application Number: P2019LR049079A



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoin  
Folio: DN98153F

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

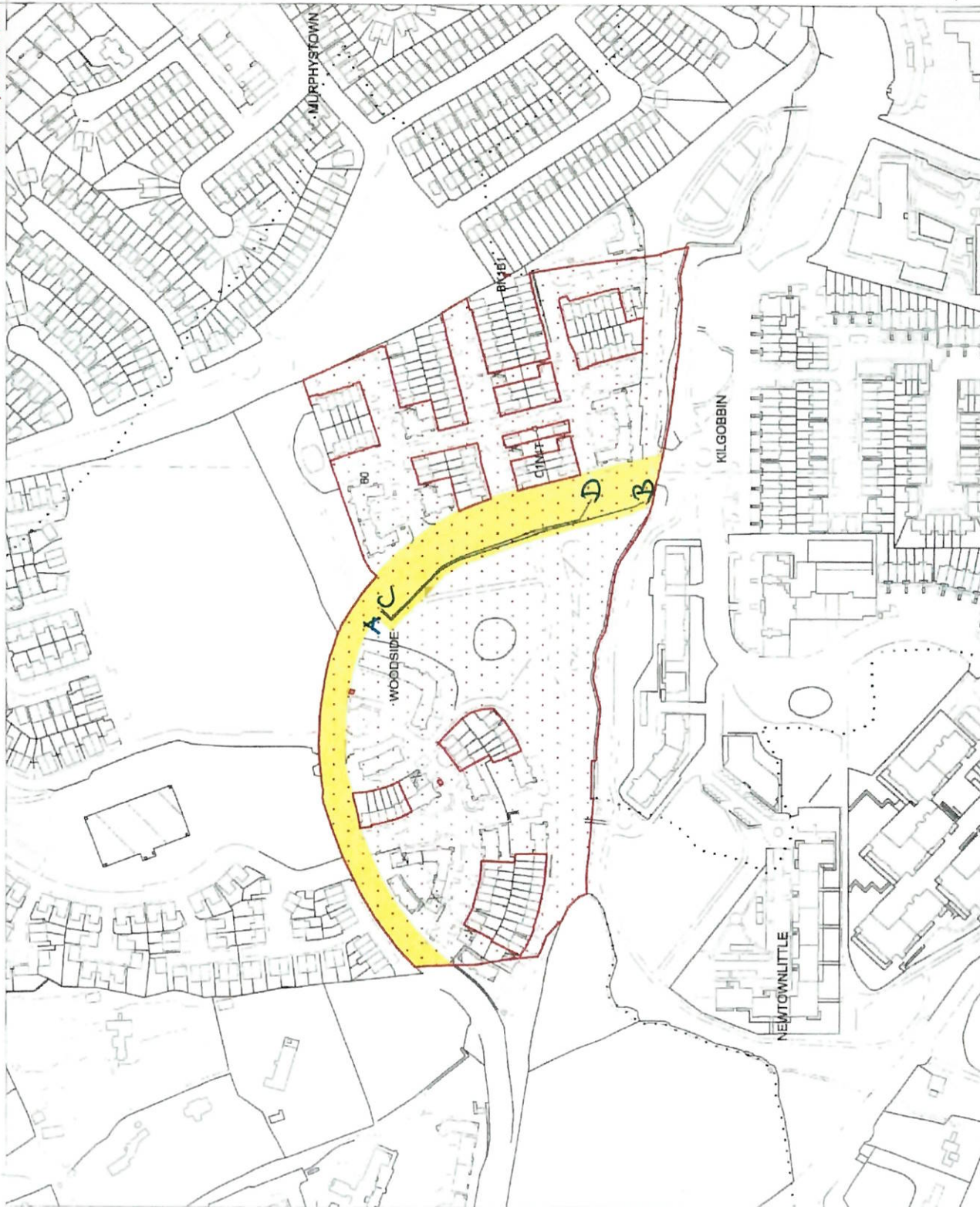
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at:  
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1:2500 Scale



718310 mE, 724740 mN  
Date Printed: 22/05/2019

Creation Date: 22 May 2019 13:01:52

Application Number: P2019LR049079A

EXHIBIT "E" REFERRED TO  
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DATED THE 1st DAY OF JULY 2019



---

PAT O'HARA



---

COMMISSIONER FOR OATHS/  
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# Land Registry Compliant Map

CENTRE COORDINATES:  
 ITM 718732,725257

ORDER NO.:  
 50063205\_1

MAP SERIES:  
 1:1,000

MAP SHEETS:  
 3455-09

MAP 8

COMPILED AND PUBLISHED BY:  
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 Phoenix Park,  
 Dublin 8,  
 Ireland.

PREPARED BY:  
 PA Architects  
 Suite 141, The Capel Building  
 Marys Abbey, Dublin7, D07FXF8

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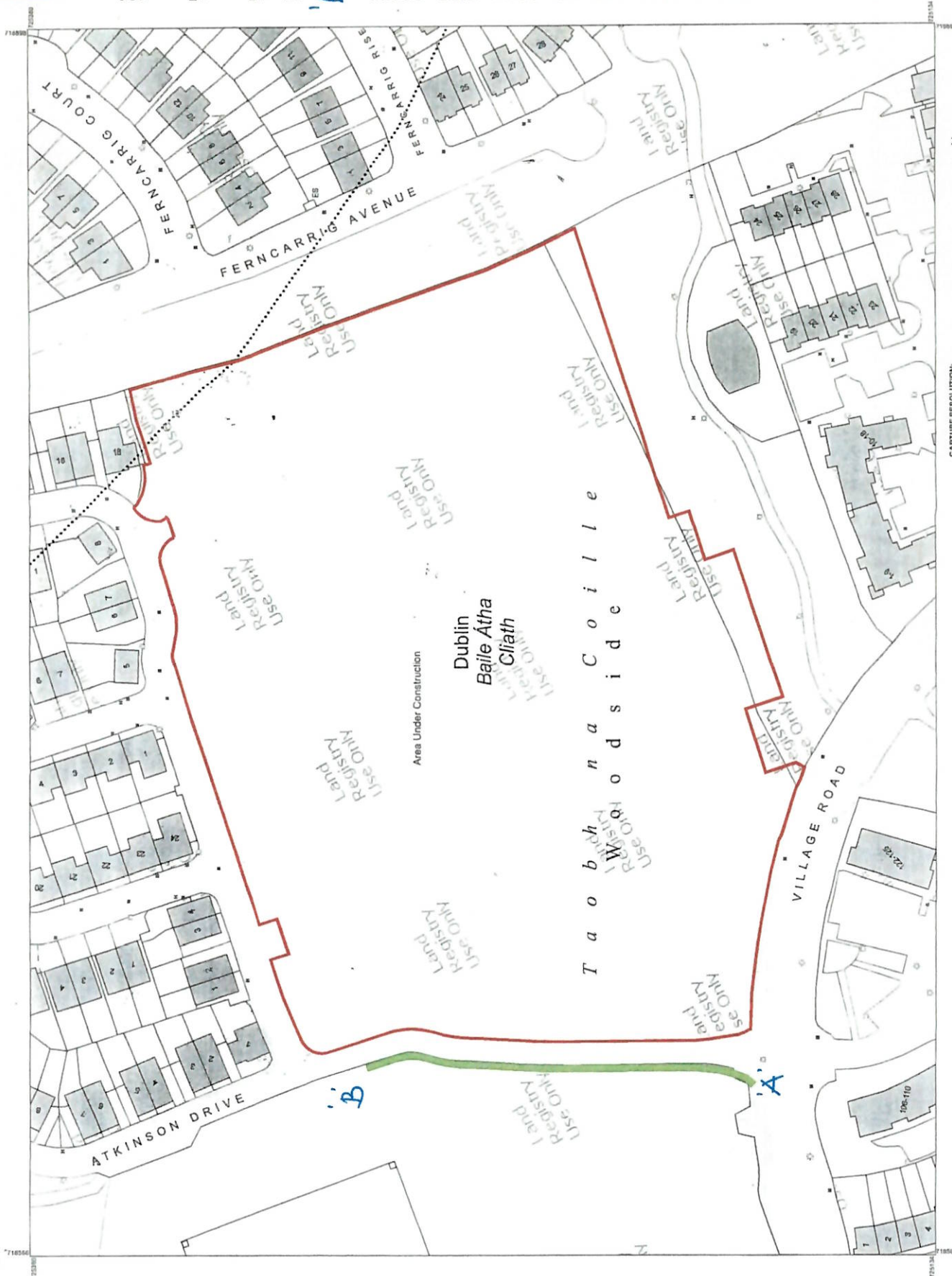
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OUTPUT SCALE: 1:1,000

DATED this 1st day of July 2019.

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DECLARATION OF IDENTITY  
OF  
PAT O'HARA, ARCHITECT

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**McGroddy Brennan**  
Solicitors  
33 Upper Merrion Street,  
Dublin 2

**Ref:**SDR001/006/GOH/MCM  
(Declaration of Identity - Sector 3 )