



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Housing & Community Services,  
Block 1, Floor 3,  
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T. 01 222 5379 E: [Lorraine.gaughran@dublincity.ie](mailto:Lorraine.gaughran@dublincity.ie)

Ms. Jane Doyle  
Doyle Kent PP Ltd  
71 Carysfort Avenue  
Blackrock  
Co. Dublin  
A94 Y3Y0

Sent by email only [jane@doylekent.com](mailto:jane@doylekent.com)

11<sup>th</sup> February 2025  
Part V Ref: 836

**Re: 59A, 61, 63 Fairview Strand, at No.3,19, 21 Esmond Avenue and rear 19  
Philipsburgh Avenue, Fairview, Dublin 3**  
**Applicant: Banner A Cúig Ltd.**  
**Agent: Doyle Kent PP Ltd**

**Validation Letter – Part V**

Dear Sir / Madam,

Doyle Kent PP Ltd. intends to lodge a planning application on behalf of their client Banner a Cúig Ltd., to develop a site located at 59A, 61, 63 Fairview Strand, at No.3,19, 21 Esmond Avenue and rear 19 Philipsburgh Avenue, Fairview, Dublin 3.

Doyle Kent PP Ltd. has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore Dublin City Council can only agree in respect of the actual permitted development. I would be obliged if you could validate this planning application.

Please note that the Planning Department require a Part V Schedule of Accommodation & Approximate Costs to accompany this Validation Letter.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

*Lorraine Gaughran*

**Lorraine Gaughran**  
**Housing Development**