



# Brady McGreevy

solicitors

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

10<sup>th</sup> August 2024

**RE: Our Client:** St. Anne's GAA Club  
**Property:** Lands at Bohernabreena, Ballycullen, Dublin 24

Dear Sir/Madam,

Raven Dawn Limited have agreed to purchase a portion of lands described in Folio DN124178F and DN7599 County Dublin comprising approximately 3.5 acres (" **the Lands**") from St. Anne's GAA Club. As part of that transaction, it has been agreed that a portion of lands comprised in Folio DN212393F are being transferred to St. Anne's GAA Club, and will be used by St. Anne's GAA Club as the part of their facilities (" **the New Pitch**"), this transfer will take place contemporaneously with the transfer of the Lands.

The sale of the Lands will provide my clients with sufficient funds for the future development of St. Anne's GAA Club. My Clients are satisfied that, following the sale of the Lands and the simultaneous acquisition of the New Pitch, there is no reduction in the grounds available to St. Anne's GAA Club as a result of this land swap.

St. Anne's GAA Club fully endorse & support the planning application lodged by Capami Limited for housing development on the Lands.\*

In addition to the above, it has been agreed that, pending the completion & simultaneous transfer of the Lands and the New Pitch, that it has been agreed that St. Anne's GAA Club will have a Licence to use the New Pitch and that on completion of the acquisition of the Lands, that the legal title to the New Pitch will be transferred to our Clients.

We have been asked by Capami Limited to address Condition 6 of Planning Permission SD16A/0059. Whilst the Lands are being acquired by St. Anne's GAA Club for its own needs, the New Pitch and sports facilities will be made available for use by local schools in the area during school terms and school hours, subject to the schools entering into licence agreements with St. Anne's GAA Club regulating the use of

the facilities and providing the usual indemnities. The schools will not be limited to playing Gaelic Games on the Lands, and will be able to play such field games as they deem fit during the times that they have been given permission to use same.

Yours faithfully,



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Brady McGreevy