

4th October 2019

Margaret Commene MIPI,
Senior Planner,
Hughes Planning & Development Consultants
70 Pearse Street
Dublin 2

RE: Proposed development at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. (Cookstown Phase 2)
Applicants: Steelworks Property Developments Limited and Absolute Limousines Limited
Agent: Hughes Planning & Development Consultants

Dear Ms. Commene,

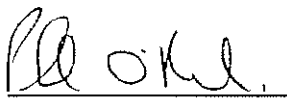
It is noted that **Hughes Planning & Development Consultants** intend to lodge a planning application on behalf of its clients **Steelworks Property Developments Limited and Absolute Limousines Limited** to develop a site located at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

In respect of lodging the proposed Planning application I can confirm that Hughes Planning & Development Consultants has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V on this site and the proposed Part V units are under negotiations between all parties.

South Dublin County Council's preference in respect of Part V is to acquire units **on site** and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. In the case where the scheme is confirmed as build to rent, the Council will work with the applicant to agree a Part V value against the lease rentals on identified Part V units. These negotiations will commence following a grant of planning permission.

Should you have any queries regarding this letter please do not hesitate to contact me

Yours sincerely,


PP Marie Kavanagh
Administrative Officer
Housing Department
South Dublin County Council