



South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24.

17th October 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (D24 NY9A and D24 TN29)

Dear Sir / Madam,

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have been instructed by our clients, Steelworks Property Developments Limited, to submit a planning application to An Bord Pleanála regarding a Strategic Housing Development at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (D24 NY9A and D24 TN29).

The proposed development is described in the public notice as follows:

(i) Demolition of the existing industrial buildings (2,518sq.m); (ii) construction of a 'build-to-rent' housing development providing a total of 245 no. residential apartments (comprising 69 no. studio units, 56 no. one-bed units and 120 no. two-bed units) in a six to eleven storey building over basement. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 21 no. communal amenity spaces (totalling 880sqm), including a communal gym (82.5sqm), and a ground floor level landscaped courtyard. The development is served by an underground carpark (accessed from the Cookstown Road extension currently under construction) providing a total of 79 no. parking spaces (including 75 no. standard spaces and 4 no. mobility impaired user parking spaces), and 468 no. bicycle spaces (388 no. resident spaces at basement level and 80 no. visitor spaces at ground floor level in the central courtyard and on street); (iii) 2 no. commercial units (comprising 129.4sqm and 126.5sqm and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) at ground floor level; and (iv) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: www.cookstowncrossSHD1.com

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

Kevin Hughes MIPI MRTPI
Director for HPDC Ltd