



Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock,
Co. Dublin.

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,

On behalf of our applicant, Steelworks Property Developments Limited, please see enclosed planning application for a Strategic Housing Development at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (D24 NY9A and D24 TN29).

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information, along with an electronic copy of the application.

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.

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director



Head Office,
Department of Defence,
Station Road,
Newbridge,
Co. Kildare.

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Kevin Hughes MIPI MRTPI
Director



Irish Aviation Authority,
The Time Building,
11-12 D'Olier Street,
Dublin 2.

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Kevin Hughes MIPI MRTPI
Director



Irish Water,
Colvill House,
24-26 Talbot St,
Mountjoy,
Dublin 1.

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Kevin Hughes MIPI MRTPI
Director



National Transport Authority,
Dun Sceine,
Harcourt Lane,
Dublin 2,
D02 WT20.

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South Dublin County Childcare Committee,
C6 Clondalkin Civic Offices,
Ninth Lock Road,
Clondalkin,
Dublin 22.

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Kevin Hughes MIPI MRTPI
Director



Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8.

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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Kevin Hughes MIPI MRTPI
Director