



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

12th October 2020

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,

Following consultation with their design team, including legal, we have been instructed by our clients, Steelworks Property Developments Limited, to submit the attached revised 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). This follows on from Consultation with An Bord Pleanála, under ABP Ref. 304419-19, and a previous planning application, under ABP Ref. ABP-305725-19, which was refused permission on 13th February 2020.

Since the refusal of the initial application for the site in February, the Applicant and design team have revised the proposed development to respond to the reasons for refusal. Having gone through this process, and on the back of meetings with the relevant departments in South Dublin County Council, the design team are satisfied that the current proposal addresses all the issues raised in the Inspectors Report, pertaining to ABP Ref. ABP-305725, as well as the South Dublin County Council Report submitted to An Bord Pleanála during the previous application.

The following summaries the main changes the design team feel overcome the Bord's previous issues with the previous design put forward under ABP Ref. ABP-305725-19:

1. With regards to the first reason for refusal:
 - a) The Tallaght Town Centre Local Area Plan 2020-2026 has now been adopted by South Dublin County Council, providing a framework for the assessment of an application in this location;
 - b) The extension to Cookstown Road to the east of the development has commenced, and is nearing completion, providing a direct connection between the proposed development and the town centre; and
 - c) The application boundary has been extended to facilitate road, junction and streetscape upgrades along Fourth Avenue and Cookstown Road.

2. With regards to the second reason for refusal:
 - a) The revised scheme features 125 no. dual or triple aspect apartments and is devoid of single aspect north facing apartments;
 - b) LIV Consult have been retained to advise on the management and design/use of the amenity and recreational spaces provided within the development. Please refer to their report for further details; and
 - c) A creche has been introduced at ground floor level.

3. In relation to the final reason for refusal, the Applicant with the design team have engaged with South Dublin County Council in relation to its proposed development immediately south of the subject site. This is currently being advanced under Part VIII of the Planning and Development Regulations, 2001 (as amended). While their scheme does not extend into the subject application site, we have included proposals to rationalise the space between both developments, including tying in with the access road proposed by South Dublin County Council to provide access the proposed development allowing for the creation of a public open space for the use and benefit of both developments. In addition, this application includes a proposal for a temporary access road within our development site boundary. This is seen as a temporary measure to be used in the event that delivery of South Dublin County Council's development is delayed.

In addition to the above, the subject proposal includes a number of other design enhancements to the original design including a reduction in the overall building height, from a max of 11 stories to 9 stories, and an increase in public open space provision. The applicant is also proposing to upgrade the junction of Fourth Avenue and Cooktown Road allowing for its future connection to the Airton Link Road.

We refer An Bord Pleanala to the drawings, schedules and reports included with this application which contain the full detail of the proposal.

We would like to take this opportunity to thank An Bord Pleanala for receiving this application and its subsequent assessment.

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

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd