



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

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,

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) 252 no. 'build-to-rent' apartments (comprising 50 no. studios, 96 no. one-bed apartments; 100 no. two-bed apartments and 6 no. three-bed apartments) in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sqm of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sqm of external communal amenity space at first and second floor levels; and a 65sqm external covered communal amenity area at first floor level. The development is served by an under-croft carpark accessible from the south-western corner of the site providing a total of 73 no. parking spaces (including 58 no. standard spaces, 10 no. go-car spaces and 5 no. mobility impaired user parking spaces) and 500 no. bicycle spaces at ground floor level (372 no. resident spaces and 128 no. visitor spaces); and (b) 2 no. commercial units (comprising of a 95sqm unit accommodating a café/restaurant and a 145sqm unit accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) and a 275sqm crèche, with associated 86sqm play area, at ground floor level; (iii) road, junction and streetscape upgrade works along Fourth Avenue and Cookstown Road, including the installation a signalized junction at the intersection of Fourth Avenue and Cookstown Road; (iv) Construction of a temporary access road along the southern site boundary; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary treatment; plant areas; ESB substations; 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.cookstowncrossSHD2.com

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

Yours sincerely,

Kevin Hughes MIPI MRTPI
Director for HPDC Ltd