



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

8<sup>th</sup> February 2019

**Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at Units 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.**

Dear Sir / Madam,

On behalf of our applicant, Pymont Property Developments Ltd., please see enclosed planning application for a Strategic Housing Development at Units 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

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:

*'Demolition of the existing 2,590sq.m industrial building and the construction of a 'build-to-rent' housing development providing a total of 196 no. residential apartments (comprising 45 no. studio units, 48 no. one-bed units, 8 no. two-bed (3-person) units and 95 no. two-bed (4-person) units) in 4 no. six-nine storey blocks over basement. The development will include 1 no. commercial unit (248sqm, accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001 – 2018) at ground floor level, 1 no. office unit (111sqm) at ground floor level; a crèche (192sqm) at ground floor level; a gym (18sqm) at ground floor level; 6 no. communal amenity spaces provided at ground and first floor levels across the development (totalling 286sqm); a communal hot desk room (25sqm) at ground floor level; and 3 no. communal secure storage areas (totalling 31sqm) at ground floor level; along with a ground floor level landscaped courtyard, 408 no. bicycle spaces (308 no. resident spaces at basement level and 100 no. visitor spaces at ground floor level); an underground carpark (accessed from Second Avenue, providing a total of 67 parking spaces (including 61 no. standard spaces and 6 no. mobility impaired user parking spaces)) and refuse/waste/recycling stores. 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. The breakdown of units is as detailed below:*

*Block A (located in the north-eastern corner of the site) comprises a total of 43 no. units, as follows:*

- a) 10 no. studio apartments;*
- b) 13 no. 1 bed apartments; and*
- c) 20 no. 2 bed (4-person) apartments.*

*Block B (located in the north-western corner of the site) comprises a total of 50 no. units, as follows:*

- a) 6 no. studio apartments;*
- b) 16 no. 1 bed apartments;*
- c) 8 no. 2 bed (3-person) apartments; and*
- d) 20 no. 2 bed (4-person) apartments.*

*Block C (located to the west of the site) comprises a total of 50 no. units, as follows:*

- a) 15 no. studio apartments;*
- b) 6 no. 1 bed apartments; and*
- c) 29 no. 2 bed (4-person) apartments.*

*Block D (located to the south of the site), comprises a total of 53 no. units, as follows:*

- a) 14 no. studio apartments;*
- b) 13 no. 1 bed apartments; and*
- c) 26 no. 2 bed (4-person) apartments.*

*Each unit in Block A, B, C & D has associated private open space in the form of a ground floor terrace or a balcony.'*

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: [www.cookstowncrescentshd.com](http://www.cookstowncrescentshd.com)

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 the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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

Yours sincerely,



Kevin Hughes MIPI MRTPI  
Director



Coras Iompair Éireann,  
Divisional Engineer,  
Pearse Station,  
Westland Row,  
Dublin 2.

8<sup>th</sup> February 2019

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*Block A (located in the north-eastern corner of the site) comprises a total of 43 no. units, as follows:*

- a) 10 no. studio apartments;*
- b) 13 no. 1 bed apartments; and*
- c) 20 no. 2 bed (4-person) apartments.*

*Block B (located in the north-western corner of the site) comprises a total of 50 no. units, as follows:*

- a) 6 no. studio apartments;*
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*Block C (located to the west of the site) comprises a total of 50 no. units, as follows:*

- a) 15 no. studio apartments;*
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*Block D (located to the south of the site), comprises a total of 53 no. units, as follows:*

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*Each unit in Block A, B, C & D has associated private open space in the form of a ground floor terrace or a balcony.'*

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Yours sincerely,



Kevin Hughes MIPI MRTPI  
Director



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

8<sup>th</sup> February 2019

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Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
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