

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

We, **Pyrmont Property Developments Ltd**, intend to apply to An Bord Pleanála for permission for a strategic housing development at **Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24, D24 Y447 (a corner site with Cookstown Way, Cookstown Industrial Estate, Tallaght, Dublin 24)**.

The development will consist of:

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 contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Development Plan 2016-2022.

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).

Signed:  (Agent: Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2)

Date of erection of site notice: 8<sup>th</sup> February 2019