

Unit 5 Cookstown Industrial Estate,  
Tallaght,  
Dublin 24

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

22 February 2021

**Re: Letter of Consent – Planning Application by Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd for a Strategic Housing Development comprising of Lands west of Old Belgard Road and north and south of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24.**

Dear Sir / Madam,

We refer to the above proposal and confirm that we are the owners of Unit 5 Cookstown Industrial Estate, Tallaght, Dublin 24.

We wish to indicate our consent to allow the above planning application by Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd to be made to An Bord Pleanála.

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

Yours sincerely,



Finbarr Sullivan

Auto Depot Limited

Jonathan Rutledge  
Nicola Rutledge  
34 Prospect View,  
Rathfarnham,  
Dublin 16

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

March 2021

**Re: Letter of Consent – Planning Application by Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd/ Sheaghan Construction Limited for a Strategic Housing Development comprising of Lands west of Old Belgard Road and north and south of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24.**

Dear Sir / Madam,

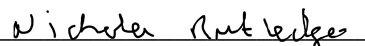
We refer to the above proposal and confirm that we are the Directors and Shareholders of R. & T. Industries Limited and Rutledge and Thompson Limited the owners of Unit 4 Cookstown Industrial Estate, Cookstown, Tallaght, Dublin 24.

We wish to indicate our consent to allow the above planning application by Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd/ Sheaghan Construction Limited to be made to An Bord Pleanála.

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

Yours sincerely,

  
\_\_\_\_\_  
Jonathan Rutledge

  
\_\_\_\_\_  
Nicola Rutledge


**BANNER ACEATHAIR LIMITED**  
**CALIFORNIA HEIGHTS**  
**CHAPELIZOD**  
**DUBLIN 20**  
**TELEPHONE: 01 6161000**

02/10/2020

To Whom it may concern,

I P.J.O Donnell, Director of Banner Aceathair Ltd. the owner the Circle K Garage on the Old Belgard Road Cookstown Industrial Estate Tallaght Dublin 24 consent to Boherkill Property Developments Ltd, Joseph Costello and Absolute Limousines LTD lodging a Planning Application on the site address Circle K Garage, Old Belgard Road ,Cookstown Industrial Estate Tallaght Dublin 24.

Best Regards,



P.J. O'Donnell  
Director



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

ROINN PLEANÁLA AGUS FORBAIRT MAOINE  
Bloc 3, Urlár 2  
Oifigí na Cathrach  
An Ché Adhmaid  
Baile Átha Cliath 8

Tel: +353 1 222 3055  
Facs: +353 1 222 2682

Idirlíne: [www.dublincity.ie](http://www.dublincity.ie)

PLANNING AND PROPERTY DEVELOPMENT DEPARTMENT  
Block 3, Floor 2  
Civic Offices  
Wood Quay  
Dublin 8

Tel: +353 1 222 3055  
Fax: +353 1 222 2682

WebSite: [www.dublincity.ie](http://www.dublincity.ie)

10<sup>th</sup> August 2020

SUBJECT TO CONTRACT/CONTRACT DENIED  
WITHOUT PREJUDICE

Joseph Costelloe Absolute Limousines Ltd.  
AND Hollin Court Development Ltd.,  
C/O NRB Consulting Engineers Ltd  
1st Floor,  
Apollo Building,  
Dundrum Road,  
Dundrum,  
Dublin 14.

**Re: Land adjacent to Belgard LUAS Stop at Katherine Tynan Road,  
Tallaght, Dublin 24.**

Dear Sirs,

I wish to confirm that the City Council has no objection to the making of a planning application in respect of land adjacent to the Belgard LUAS Stop at Katherine Tynan Road, Tallaght, Dublin 24 which is in the ownership of Dublin City Council. The land is registered to the Council under Folio DN18548 and is shown shaded orange on the attached extract map from the PRAI website.

It should be noted that all costs and expenses associated with the making of any planning application in this matter are the sole responsibility of the party making the application.

Yours faithfully,

Helen McNamara  
Senior Executive Officer



# Property Details

> Back

Folio Number	DN18548
Title Level	Freehold
Plan Number	18
Property Number	3
Area of selected plans	0.63 hectares.
Number of Plans on this folio:	4
Address	Not Available
<a href="#">Highlight All Plans</a>	
<a href="#">View Folio PDF</a>	<a href="#">Request Certified Copy</a>

**Burdens:** Right of Way on Folio DN18548, Property 3

\*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

[Print Current View](#)

[Help](#)



**Economic Enterprise & Tourism Development**

Ms Margaret Commane MIPI  
Associate  
Hughes Planning & Development Consultants  
70 Pearse Street  
Dublin 2

Date: 20 Jul 2020

**WITHOUT PREJUDICE  
SUBJECT TO CONTRACT/CONTRACT DENIED**

**Proposed Grant of Consent to include lands in the ownership/and or control of the Council in a planning application to provide pedestrian path and carry out associated landscaping works to facilitate proposed Strategic Housing Development on lands at Old Belgard Road and north, south and west of Cookstown Road, Tallaght, Dublin 24**

Dear Margaret

I refer to your request for the consent of the Council to lodge a planning application in respect of lands named above.

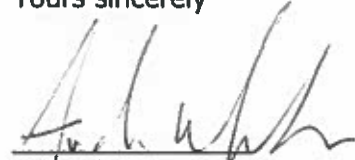
I recommend that a Letter of Consent be issued to Hughes Planning & Development Consultants to allow them to include lands coloured green on attached Indicative Drawing No. P19127-CWO-00-00-DR-A-0015 in a proposed application for the purposes outlined above.

Please note that this consent does not convey to Hughes Planning & Development Consultants any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

This consent is valid for a period of twelve months from date of this letter.

The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate agreement with the Applicant in respect of the lands.

Yours sincerely



Amanda Martin  
Senior Staff Officer

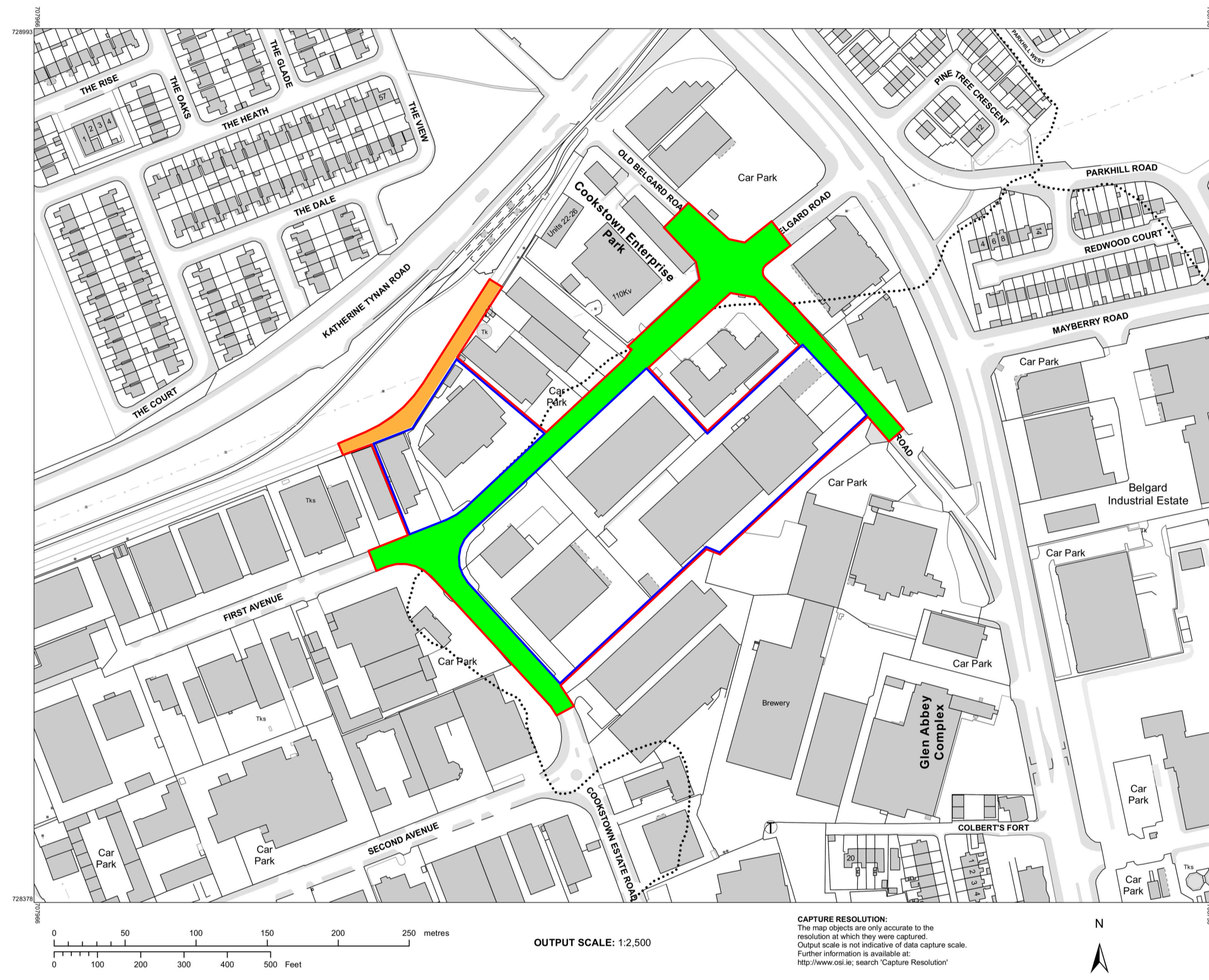
Encl



**STATUTORY PLANNING NOTICE**

This OS Map has been purchased as part of a planning pack from Ordnance Survey Ireland for the purposes of making this planning application. The Map is reproduced under Licence from OSI Ordnance Survey Ireland Licence No. SU0000416

**Planning Pack Map**



**CENTRE COORDINATES:**  
ITM 708381.726686

**PUBLISHED:** 27/11/2019  
**ORDER NO.:** 50096353\_1

**MAP SERIES:** 1:1,000  
1:1,000  
1:1,000  
**MAP SHEETS:** 3390-01  
3390-02  
3390-06  
3390-07

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

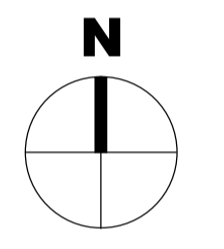
Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

©Suirbhéireacht Ordnáis Éireann, 2019  
©Ordnance Survey Ireland, 2019

[www.osi.ie/copyright](http://www.osi.ie/copyright)

**LEGEND:**  
<http://www.osi.ie>;  
search 'Large Scale Legend'

KEY	
	PLANNING APPLICATION BOUNDARY LINE
	SITE OWNERSHIP BOUNDARY
	SDDC LAND REQUIRED FOR ASSOCIATED SITE WORKS IN RELATION TO BOUNDARY TREATMENTS, ROADS AND FOOTPATHS
	DCC LAND REQUIRED FOR PROPOSED PEDESTRIAN WALK WAY TO BELGARD LUAS STATION



REV	DATE	SIGNED	NOTES
P04	16/06/2020	WP	Issue for Information
P03	26/05/2020	WP	Issue for Information
P02	06/02/2020	WP	Issue for Information
P01	17/01/2020	WP	Issue for Information

Project Stage

SHD Pre Application

Client

Joseph Costello Absolute Limousines Ltd  
Holin Court Development Limited

Project

Lands west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24

Drawing Title

SITE LOCATION MAP - SHEET 2

Drawn	Checked	Scale @ A1	As	Date
SOD	WP	As indicated		01/17/20

Project No.	Drawing No.
19127	0015

Drawing BIM Name:  
P19127-CWO-00-00-DR-A-0015

CDE Area	Suitability Code	Revision
	S2	P04



1 Sarsfield Quay, Arbour Hill, Dublin 7  
t: 01 518 0170 e: [admin@cwarchitects.ie](mailto:admin@cwarchitects.ie)  
Dublin | London | Warwick | Manchester  
[www.cwarchitects.ie](http://www.cwarchitects.ie)

**1** Site Location Map - SDDC  
1 : 2500