



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

18th March 2021

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at lands west of Old Belgard Road and north, south & west of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24

Dear Sir / Madam,

We have been instructed by our clients, Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd, to submit a planning application to An Bord Pleanála regarding a Strategic Housing Development at lands west of Old Belgard Road and north, south & west of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24. This follows on from Consultation with An Bord Pleanála, under ABP Ref. ABP-306402-20.

The proposed development is described in the public notice as follows:

(i) Demolition of the existing industrial and commercial buildings (15,989sq.m); (ii) construction of a mixed-use development featuring: (a) 1104 no. 'build-to-rent' apartments (132 no. studio apartments, 475 no. 1-bed apartments, 208 no. 2-bed apartments, 244 no. 2-bed duplex units and 45 no. 3-bed apartments) in 4 no. blocks varying in height from four to eleven storeys. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to internal communal amenity spaces (totalling 2741sqm) and 5,107sqm of external communal amenity space at ground, first floor and roof levels; and (b) 4 no. commercial units at ground floor level of Blocks B and D (comprising of 2 no. in Block B accommodating a cafe/restaurant/bar; 1 no. in Block D accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended; and 1 no. in Block D to serve the Circle K Belgard petrol station which is to be retained), 1,500sqm of office space across first to sixth floor levels of Block D and a crèche with external play area at ground floor level of Block C. The development is served by a total of 351 no. parking spaces (including 17 no. limited mobility parking spaces and 16 no. car share spaces) and 1860 no. bicycle spaces (1464 no. resident spaces and 396 no. visitor spaces); (iii) road, junction and streetscape upgrade works along First Avenue, Cookstown Road and Old Belgard Road, including the installation a signalised junction at the intersection of First Avenue and Cookstown Road and Old Belgard Road and Cookstown Road; (iv) construction of 3 no. new roads and 1 no. pedestrian/cycle link to the Belgard Luas Stop; (v) construction of a 1,688sqm landscaped public plaza with an outdoor flexible events space in the south-western corner of the site; and (vi) 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

Pursuant to Article 297(7) of the Planning and Development (Strategic Housing Development) Regulations 2017, 2 no. hard copies and 3 no. digital copy of the application are enclosed for your information. We refer An Bord Pleanála 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 Pleanála for receiving this application and its subsequent assessment.

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

Yours sincerely,

Margaret Commane MIPi
Associate
For and on behalf of HPDC