

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, **Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd**, intend to apply to An Bord Pleanála for permission for a strategic housing development on **lands west of Old Belgard Road and north, south & west of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24 (Eircodes D24 X4PK, D24 TNN0, D24 WVT4, D24 YC0F, D24 PY8X, D24 FT27, D24 X94H, D24 WD00 and D24 XF6T).**

The development will consist of:

(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.

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 and the Tallaght Town Centre Local Area Plan 2020-2026.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Tallaght Town Centre Local Area Plan 2020-2026.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with the Environmental Impact Assessment Report, 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.cookstowncastleshd.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 or online at www.pleanala.ie, 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: Margaret Commane, Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2)

Date of erection of site notice: 16th March 2021