



Senior Executive Officer,
Planning Department,
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24.

22nd February 2022

Re: ABP Ref. ABP-311555-21- Amendment to Strategic Housing Development pursuant to Section 146B of the Planning and Development Act, 2000 (as amended) - Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (ABP Ref. No. ABP-303803-19)

Dear Sir / Madam,

Please be advised that Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have submitted, on behalf of our client Stranwil Ltd. (who have purchased the subject site from Pymont Property Developments Ltd), of 4 Herbert Place, Dublin 2, an amendment to Strategic Housing Development pursuant to Section 146B of the Planning and Development Act, 2000 (as amended) in relation to Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (ABP Ref. No. ABP-303803-19).

The amendments to ABP Ref. No. ABP-303803-19 requested pursuant to Section 146B of the Planning and Development Act, 2000 (as amended), can be broadly described as follows:

- 1. Alterations to the layout, size and positioning of the concierge/reception area, communal amenity areas, creche and two number commercial units provided at the ground floor and omission of the previously approved office and two number apartments to facilitate the introduction of a larger commercial unit capable of accommodating a small supermarket.*
- 2. Removal of Core C to facilitate the introduction of a larger ground floor commercial unit and reconfiguration of the Block C's internal space across first to fifth floor levels and the introduction of a glazed link between Blocks B and C at first floor level.*
- 3. Reconfiguration of the approved basement layout.*
- 4. Amalgamation and consolidation of communal amenity space serving the development at ground floor level.*
- 5. Relocation of the substation and switch room previously proposed in Block D to Block A and associated alterations to previously approved ground floor Apartments 2 and 3 in Block D and Apartments 1 and 2 in Block A.*
- 6. Minor alterations to party walls in Blocks A, B and D to accommodate a number of one-bedroom apartments in lieu of previous approved studio apartments.*
- 7. Minor alterations to previously approved facades, building line and internal partition walls to accommodate the aforementioned amendments and a slight increase in the number of apartments featuring within the development, from 196 no. to 204 number units.*

This letter is accompanied by a hard copy and a soft USB copy of the S146B amendment request lodged with An Board Pleanála which includes the Statement of Required Information specified in Schedule 7A to the Planning and Development Regulations, 2001 statement, prepared by Hughes Planning and Development Consultants, which was submitted to the Board as part of the alteration request application.

We respectfully request that the attached documents be made available for inspection and/or purchase upon payment of a fee not exceeding the reasonable cost of making a copy at the offices of South Dublin County Council.

Further to this, you are invited, should you wish, to make submissions or observations on this S146B Amendment in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, not later than 5.30pm on 29th March 2022.

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

Your sincerely,

A handwritten signature in blue ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Kevin Hughes MIPI MRTPI
for HPDC Ltd.