



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

4<sup>th</sup> October 2021

**Re: 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. ABP-303803-19)**

Dear Sir / Madam,

We, Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, on behalf of our client, Stranwil Ltd. (who have purchased the subject site from Pymont Property Developments Ltd), of 4 Herbert Place, Dublin 2, have been asked to prepare this Section 146B amendment application in relation to the Strategic Housing Development granted at Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24, under ABP Ref. 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 2 no. commercial units provided at the ground floor and omission of the previously approved office and 2 no. 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 no. of 1 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 no..

In support this application, please find enclosed:

- 1 no. cheque for the appropriate fee (€30,000);
- 3 no. copies of plans and particulars prepared by Reddy Architecture + Urbanism;
- 3 no. copies of a swept path analysis and associated letter, prepared by NRB Consulting Engineers;
- 3 no. copies of an Engineering Services Report, prepared by Waterman Moylan Consulting

Engineers; and

- 3 no. copies of a Daylight and Sunlight Assessment Report, prepared by 3D Design Bureau;
- 3 no. copies of a Planning Report prepared by Hughes Planning and Development Consultants; and
- 3 no. copies of a Statement of Required Information specified in Schedule 7A to the Planning and Development Regulations, 2001, prepared by Hughes Planning and Development Consultants.

We trust that the enclosed plans and particulars pertaining to this S146B amendment application are in order and look forward to a favourable decision from An Bord Pleanala in due course.

Should you require any additional information, or if we can be of further assistance, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, reading "Margaret Commane".

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Margaret Commane MIPI  
Associate  
for and on behalf of HPDC Ltd