

DOCUMENT REGISTER SHEET

To: Majella Quinn - Brock Mc Clure
F.A.O.:
From: OCSC
Project: Cookstown Transitional Care Facility
Date: Thursday 15 September 2022



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 Dublin 7
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 Ireland
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 E| ocsc@ocsc.ie
 W| www.ocsc.ie

File No.	Title	Date / Revision / Status																		
		14.09.22	15.09.22																	
B981 - OCSC - XX - XX - DR - C - 0110	SITE LOCATION	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0111	PROPOSED ROAD LAYOUT SHEET 1 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0112	PROPOSED ROAD LAYOUT SHEET 2 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0113	PROPOSED ROAD LAYOUT SHEET 3 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0114	PROPOSED ROAD LAYOUT SHEET 4 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0115	PROPOSED ROAD LAYOUT SHEET 5 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0116	PROPOSED ROAD LAYOUT SHEET 6 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0120	SWEPT PATH ANALYSIS - LARGE CAR	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0121	SWEPT PATH ANALYSIS - MEDIUM CAR	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0122	SWEPT PATH ANALYSIS - FIRE TENDER	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0130	VISIBILITY SPLAY	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0505	DRAINAGE NETWORK DESIGN LAYOUT	S4	P02	S4	P03															
B981 - OCSC - XX - XX - DR - C - 0506	DRAINAGE NETWORK DESIGN LOGSECTIONS	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0530	DRAINAGE DETAILS SHEET 1 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0531	DRAINAGE DETAILS SHEET 2 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0532	DRAINAGE DETAILS SHEET 3 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0533	DRAINAGE DETAILS SHEET 4 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0534	DRAINAGE DETAILS SHEET 5 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0535	DRAINAGE DETAILS SHEET 6 OF 6	S4	P02																	
B981 - OCSC - XX - XX - DR - C - 0555	WATERMAIN NETWORK DESIGN LAYOUT	S4	P02	S4	P03															

BMC PLANNERS	6																			
Others Copy #:																				
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Issue Format : E = Email U = Upload no. = Hardcopy

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Land Use Planning & Transportation

16 SEP 2022

South Dublin County Council

16 September 2022

By Bartra Property Cookstown Limited on lands located at
Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24.

Dear Sir/Madam,

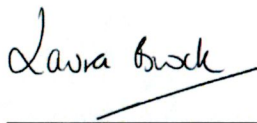
We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by Bartra Property Cookstown Limited, 3rd Floor Longphort House, Earlsfort Centre, Dublin 2, to lodge this planning application for Transitional Care Facility at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24 to South Dublin County Council. Please find enclosed:

No.	Items	Consultant	No. of Copies	Copy/ Original
1.	Cover Letter	Brock McClure	1	Copy
2.	Planning Application Fee – EFT Receipt	Applicant	1	Copy
3.	Planning Application Form	Brock McClure	1	Original
4.	Site Notice erected 16 th September 2022 at 2 no. locations	Brock McClure	1	Original
5.	Newspaper Notices published in The Irish Daily Star 16 th September 2022	Brock McClure	1	Original
6.	Letter of Consent	SDCC	6	Copy
7.	Planning Application Report	Brock McClure	6	Copy
8.	IAA Correspondence	Applicant	6	Copy
9.	Architect's Drawings and Register	EML Architects	6	Copy
10.	Area Schedule	EML Architects	6	Copy
11.	Architect's Design Statement	EML Architects	6	Copy
12.	CGIs and Verified Views	3DDB	6	Copy
13.	Civil and Drainage Drawings including Register	OCSC	6	Copy
14.	Engineering Services Report	OCSC	6	Copy
15.	Transport Assessment and Parking Assessment	OCSC	6	Copy
16.	Mobility Management Plan	OCSC	6	Copy
17.	Outline Construction Management Plan	OCSC	6	Copy
18.	Construction and Demolition Waste Management Plan	OCSC	6	Copy
19.	Operational Waste Management Plan	AWN	6	Copy
20.	Landscape Drawings and Register	Áit	6	Copy
21.	Landscape Report	Áit	6	Copy
22.	Landscape Visual Impact Assessment	Áit	6	Copy

23.	Arboricultural Assessment and Impact Report	CMK	6	Copy
24.	Tree Survey and Constraints Drawing	CMK	6	Copy
25.	AA Screening Statement	Enviroguide	6	Copy
26.	Noise Impact Assessment	RSK	6	Copy
27.	Sunlight and Daylight Report	J.V Tierney	6	Copy
28.	Sustainability Report	J.V Tierney	6	Copy
29.	Lighting Report and Drawing	J.V Tierney	6	Copy

We conclude that we act for Bartra Property Cookstown Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



Laura Brock
MRUP MIPI MRTPI
laura@brockmcclure.ie



Longphort House
Earlsfort Centre, Dublin 2
+353 1 244 0724
+353 87 670 3830
ifennell@bartra.ie
bartra.ie

From: Warren Downey <warren.downey@defenceforces.ie>
Sent: Monday 22 August 2022 18:28
To: Ian Fennell <ifennell@bartra.ie>; Shane Doyle <shanem.doyle@defenceforces.ie>
Subject: Re: Bartra Planning Application for Cookstown Industrial Estate

Ian.

If the proposed building is only 18.5m above ground as I see in the attached document, it will not impact flight operations in at Casement. You could expect a crane observation at planning application stage.

Regards.

Warren Downey
Captain
ATS Regulations & Licensing (SO ATS),
Air Corps Headquarters,
Casement Airbase.

Direct: +353 1 403 7680
Email: warren.downey@defenceforces.ie

Sent: 22 August 2022 09:50:48
To: Shane Doyle; Warren Downey
Subject: RE: Bartra Planning Application for Cookstown Industrial Estate

Warren & Shane

Further to my previous email, is it possible to get some assistance on the below from yourselves?

Kind Regards

Ian Fennell
Head of Development

Longphort House
Earlsfort Centre, Dublin 2
+353 1 244 0724
+353 87 670 3830
ifennell@bartra.ie
bartra.ie

From: Ian Fennell
Sent: Tuesday 9 August 2022 16:23
To: Warren Downey <warren.downey@defenceforces.ie>
Cc: airspaceandobstacles@defenceforces.ie
Subject: Bartra Planning Application for Cookstown Industrial Estate

Warren

I hope you and your Team are all well at Casement.

You may recall a few months ago that you assisted me in clarifying that a proposed tower crane would have no impact on your operations.

I am now hoping that you can assist me with another matter, Bartra is soon to submit a planning application for a building in Cookstown Industrial Estate.

This will fall under the envelope of considerations for yourselves and I am hoping that you could review the particulars and confirm that the proposed building does not have any implications for flight

Connecting You to

**Land Use, Planning and
Transportation**



7th September, 2022

Majella Quinn
Brock McClure
Planning & Development Consultants
63 York Road
Dún Laoghaire
Co. Dublin

Email: majella@brockmcclure.ie

Re: Request for letter of consent for development at Unit 21, First Avenue, Cookstown.

Dear Majella,

I confirm that the consent of this Department only, for Bartra Property Cookstown Limited, to the inclusion of the land as outlined on attached drawing as supplied by you for the purpose of the application for planning permission and for no other purpose.

It is the responsibility of the applicant for Planning Permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership, charge or held under wayleave in favour of the Council.

If the Planning Permission is granted, a Road Opening Licence must be applied for and granted before any works can commence

Yours sincerely

Sheila Kelly
Administrative Officer
Traffic, Maintenance, Parking and Road Safety
Land Use, Planning and Transportation Department

Payment Details

Payment Reference No. 178336010

Printed On
Thursday, September 08, 2022
03:19:10 PM

Pay From > BPRPCO NO 1 COOKSTOWN , BALLSBRIDGE DUBLIN 4 ,
61511461

Pay To > SDCC BONDS AND CONTRIBUTIONS ,
IBANIE14AIBK93331731000029

Payment Details > €24,521.80 on 08/09/2022, SEPA Payment

Payment Currency:	EUR
Payment Type:	Standard
Payment Amount:	24,521.80
Payment Date:	08/09/2022
End to End Reference:	BARTRA COOKSTOWN TCF
Payment Message:	BARTRA COOKSTOWN TCF PLANNING FEE

Status > Payment Processed