

Brock McClure

PLANNING & DEVELOPMENT CONSULTANTS

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

28 April 2023

Clarification of Further Information Response

SDCC Reg. Ref. SD22A/0361

Transitional Care Facility at Unit 21, First Avenue,
Cookstown Industrial Estate, Dublin 24.

Dear Sir/Madam,

We, Brock McClure, Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed by the Applicant, **Bartra Property Cookstown Limited, 3rd Floor Longphort House, Earlsfort Centre, Dublin 2** to lodge this **Clarification of Further Information Response** to South Dublin County Council in relation to the proposed development at **Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24**.

On 9 March 2023, South Dublin County Council requested Clarification of Further Information regarding 4 no. items relating to the planning application registered under Reg. Ref. SD22A/0361. This response is made within 6 months of the initial request for further information issued on 10 November 2022 before 9 May 2023. This clarification of further information response and accompanying documentation was prepared by the following design team members in conjunction with the Applicant:

- EML Architects (EML)
- Brock McClure Planning & Development Consultants (BMC)
- OCSC Consulting Engineers (OCSC)
- Áit Landscape and Urbanism (Áit)
- J.V. Tierney M&E and Lighting Consultants (JVT)

We enclose the following documentation herewith for assessment as part of this Response:

No	Items	Consultant	No. of Copies
1.	Planning Report/Response to CFI Request	BMC	6
2.	Revised Architect's Drawings, Schedule and CFI Response Cover Letter	EML	6
3.	Revised Engineer's Drawings and CFI Response Cover Letter	OCSC	6
4.	Revised Landscape Drawing, Landscape Report and CFI Response Cover Letter	Áit	6
5.	Revised Lighting Drawing and Report	JVT	6

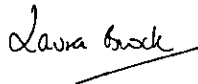
We note that this scheme, revised by way of a response to this Clarification of Further Information Request, remains compliant with the requirements and policy objectives of the Tallaght Local Area Plan 2020, South Dublin Development Plan 2022- 2028 and relevant National Planning Policy. It is our considered view that this response is not considered significant for the purposes of re-advertisement of the statutory notices.



We trust the Planning Authority will examine all material submitted herewith in reviewing the amended proposal for this site.

A response to the Clarification of Further Information Request is set out in the accompanying report for the convenience of the Planning Authority. We consider that all items have been adequately addressed to the satisfaction of the Planning Authority.

Yours sincerely,



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