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Senior Administrative Officer,  
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South Dublin County Council,  
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25/04/2023

**RE: Architectural input to Clarification of Further Information response.**

**Planning reference number:** SD22A/0361  
**Applicant name:** Bartra Property Cookstown Limited  
**Location:** Unit 21, First Avenue, Cookstown Industrial Estate,  
Dublin 24

Dear Sir/Madam,

eml architects are the appointed architects for the proposed development and were involved in the preparation of associated design documentation and drawings which were submitted as part of the planning application.

A request for clarification of additional information was received, item no. 1 of which stated:

**"1. Height and Density**

*The Planning Authority does not accept the applicant's justification for not complying with the provisions of the Tallaght Town Centre Local Area Plan 2020 in relation to height and plot ratio. This non-compliance is not acceptable to the Planning Authority and would set an undesirable precedent for the realisation of the clear vision of the LAP. To address these concerns, the applicant is required to submit revised details including as follows:*

*A. Removal of the fourth floor / fifth storey.*

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*B. Calculations showing compliance with the plot ratio for the site, considering the maximum range allowable per the LAP and providing a detailed justification, with figures, in the event of exceeding the plot ratio. The applicant should note that this application is being considered in isolation of any future scheme that may come forward within the ownership boundary of the applicant. The proposal in terms of car parking, open space, plot ratio and density must all be acceptable in isolation of future development. In this regard, the applicant cannot rely on any works potentially granted at the site in future to subsidise or meet the requirements of future development proposals.”*

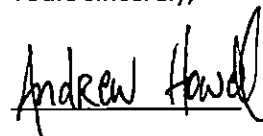
As part of the applicant's response to the clarification of further information request, we have prepared the drawings and documents listed below which should be read in conjunction with all other drawings and documents submitted, including the narrative contained in the accompanying planning report by Brock McClure Planning and Development Consultants:

- 3514-EML-ZZ-ZZ-DR-A-0203-Proposed Section AA & DD
- 3514-EML-ZZ-ZZ-DR-A-0204-Proposed Section EE
- 3514-EML-ZZ-ZZ-DR-A-0303-Proposed East and West Elevations
- 3514-EML-ZZ-ZZ-DR-A-0304-Proposed North and South Elevations
- 3514-Schedule of Accommodation - 4 storeys

These drawings and schedule explore the removal of the 4<sup>th</sup> floor (5<sup>th</sup> storey), which results in a reduction of 28no. bedspaces (131no. total down to 103no. total) and a plot ratio of 1.46 (down from 1.78). Please refer to the accompanying report from Brock McClure for a full discussion of this item as part of the applicant's response.

We have additionally updated hatch patterns and lineweights on drawing **3514-EML-ZZ-ZZ-DR-A-0010-Proposed Site Plan - Development Site Areas** to ensure areas are clear for the purposes of plot ratio calculations. The area figures are unchanged.

Yours sincerely,



**Andrew Howell**  
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for eml architects

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