

Tallaght Community Council,  
c/o G Stockil  
52 Bancroft Park  
Tallaght  
Dublin 24

Date: 02-May-2023

**Register Reference:** SD22A/0361

**Development:** Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5, 500sq.m in area; Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 bedspaces over partial basement (total floor area c.6, 743sq.m) with central courtyard ( c.519sq.m ); The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop; Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility; Lobbies, stair/lifts, photovoltaic panels and green roofs throughout; Partial provision of the pocket park identified in the Tallaght LAP (c.1, 286sqm); New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; Entrance signage on the eastern elevation of the proposed facility; All associated site development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 total spaces), car parking (32 total spaces), set-down parking spaces, 1 ambulance set-down space serving the facility and delivery/loading areas to First Avenue.

**Location:** Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24

**Applicant Name:** Bartra Property Cookstown Limited

**Application Type:** Permission

**Date Received:** 28-Apr-2023

Dear Sir/Madam,

I wish to inform you that **Clarification of Further Information** was received in respect of the above proposal on 28-April-2023.

This submission may be inspected or purchased at the Planning Department which is open daily, Monday to Friday, from 9.00 a.m. to 4.00 p.m. inclusive.

In accordance with Part III, Article 34 (8) (b) of the Planning & Development Act, 2000 (as amended), the Council shall make its decision on this application within 4 weeks from the date of receipt of the further information.

**Please note:** The Council MAY determine that the submission received constitutes SIGNIFICANT ADDITIONAL INFORMATION in which case the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended). If this is the case then you will be notified of receipt of revised public notices and you may make a further submission within the specified time period.

If it is determined that the response does not require revised public notices then further submissions CANNOT be accepted.

Yours faithfully,

*M. Crowley*  
for Senior Planner