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| **SD17A/0212** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-301204-18** |  |
| APPEAL DECIDED: | 07-Aug-2018  |
| APPELLANT TYPE: | 3RD PARTY X 3 |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Prymont Property Development Limited |
| LOCATION: | Unit, 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 |
| PROPOSED DEVELOPMENT: | Mixed residential and commercial development (total GFA of 19564.2sq.m) providing a total of 126 apartments in 3 blocks, 2 commercial units, community room, crèche and gym, along with a landscaped courtyard and bicycle store with 88 bicycle spaces; and underground carpark, accessed from Second Avenue, providing a total of 152 parking spaces (144+8 wheelchair users), refuse stores, attenuation tank and plant areas. Block A, fronting Second Avenue, comprises a total of 49 apartments (1 studio, 17 one bed and 31 two bed) all with private balcony spaces in a building with a maximum height of 5 storey. Ground floor level of Block A includes a gym of 258.1sq.m. Block B, fronting Cookstown Way, comprises a total of 49 apartments (4 studio, 18 one bed, 23 two bed and 4 three bed) all with private balcony spaces, in a building partially 5 storeys rising to 7 storeys. Ground floor level of Block B includes 2 commercial units (176.67sq.m and 463.85sq.m), a crèche of 215.22sq.m and a community room of 38.18sq.m. Block C, located in the southwest corner of the site, comprises a total of 29 apartments (11 one bed, 8 two bed and 10 three bed) all with private balcony spaces, in a building partially 5 storeys rising to 7 storeys. Ground floor level of Block C includes and ESB substation and switchroom. The development also includes the demolition of an existing industrial unit and all associated site development works. |