
Reg. Ref.

SD26A/0046W

An Bord Pleanala Ref: PL-501306-SD-26
Appeal Decided: 17/09/2026
Appellant Type: 1st PARTY
Appeal Decision: Application withdrawn on appeal
Councils Decision: Refuse Permission
Applicant: Bartra Property Cookstown Limited

Location: Unit 21, Site of c.1.28ha at, First Avenue, Cookstown Industrial Estate, Dublin 24

Description: Demolition of all existing 1-3 storey industrial/commercial structures on the site (c. 5,500 sq.m). Construction of a 1-4 storey Transitional Care Facility (c.11,747 sq.m.) providing therapy and treatment space and a pharmacy and general practitioners space at ground floor level and 171 no. bedspaces at 1st to 3rd floor levels. 2 no. internal landscaped areas are provided at ground floor level (c.440 sq.m) and 2 no. outdoor amenity areas are provided at 1st floor level (c.483 sq.m). Provision of a coffee dock area, hairdresser, comms rooms, toilets, staff changing facilities, kitchen area, laundry rooms, lobbies/reception areas, admin areas, storage spaces, staff canteen, LV switch room, mains/ sprinkler tank room/ boiler room, multipurpose rooms, dining rooms, meeting and office rooms, sluice rooms, nurses stations, ancillary refuse storage area, ancillary generator, ancillary ESB substation and switch room associated with the operation of the facility throughout. Provision of Stair/lifts, photovoltaic panels, mechanical plant and green/blue roofs associated with the operation of the facility throughout. Partial provision of the pocket park identified in the Tallaght LAP (c.1,500 sq.m). Provision for the relocation and upgrade of the existing vehicular and pedestrian access point along First Avenue for servicing and staff parking and relocation and upgrade of the existing vehicular and pedestrian site access point along Cookstown Road. Provision of signage on the southern, eastern and northern facades of the proposed building and associated totem signage. All associated site development works above and below ground, services provision, connection to water supply and 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, attenuation/bioretention systems, provision of internal roads and footpaths, tree removal, bicycle storage (60 no. total spaces), staff and visitor car parking (55 no. total spaces) and 3 no. set down/ loading bays.