

Cora Cunningham  
Executive Officer,  
Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

18<sup>th</sup> June 2021

Dear Sir / Madam,

**RE: Planning application for proposed Strategic Housing Development in respect of a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24.**

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development is described in the public notices as follows:

**The proposed development will consist of the construction of a residential scheme comprising 421 no. residential units, offices (c.376sqm), retail units (3 no. of c.285sqm, c.252sqm and c.182sqm) and a residential amenity area (c.555sqm), within 9 no. blocks ranging in height from 1 – 13 storeys. The residential component will include 126 no. 1 bed units, 267 no. 2 bed units, 28 no. 3 beds all with associated private balconies/terraces to the north/south/east/west elevations.**

**The proposal will include 289 no. car parking spaces (181 no. at basement and 108 no. at surface level) along with 650 no. cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east.**

**The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development.**

**The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 no. permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.**

**The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016 – 2022 and Fortunestown Local Area Plan 2012.**

**The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.**

**An Environmental Impact Assessment Report has been prepared in respect of the proposed development.**

Also please note that a website, [www.cooldowncommonsshd2.com](http://www.cooldowncommonsshd2.com) has been created. This application is accompanied with an Environmental Impact Assessment Report.

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to South Dublin County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, one hard copy and one digital copy has also been sent to each of the following prescribed bodies:

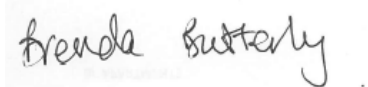
- Transdev

The following prescribed bodies have requested a digital copy of the application and no hard copy be sent to them as set out in the attached letters. The following prescribed bodies have received a digital copy:

- Irish Water
- Irish Aviation Authority
- Operator of Baldonnell Aerodrome
- Transport Infrastructure Ireland
- National Transport Authority
- Inland Fisheries Ireland
- South Dublin County Childcare Committee

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



**Brenda Butterly (Agent)**

McGill Planning  
45 Herbert Lane  
Dublin 2

## Digital Copy Requests

Email from Irish Water's CDS Developer Liason Team on 29<sup>th</sup> September 2020 requesting a USB copy of SHD applications:

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**From:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Sent:** Tuesday 29 September 2020 10:00  
**To:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Subject:** SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to [CDSdesignqa@water.ie](mailto:CDSdesignqa@water.ie) ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

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Email from Audrey Rafferty in Irish Aviation Authority requesting a CD copy of the application:

**From:** RAFFERTY Audrey <[audrey.rafferty@iaa.ie](mailto:audrey.rafferty@iaa.ie)>  
**Sent:** Tuesday 18 February 2020 12:38  
**To:** Sandra Rebecca Eapen  
**Subject:** RE: SHD Applications to An Bord Pleanála

Hi Sandra

A CD with a cover letter would be fine.

Thanks you

Kind Regards

Audrey

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Email from Geraldine Cunningham in the Department of Defence (Operator of the Baldonnell Aerodrome) requesting a CD copy of the application:

**From:** PropertyManagementPlanning <PropertyManagementPlanning@defence.ie>  
**Sent:** Wednesday 8 January 2020 17:03  
**To:** Sandra Rebecca Eapen  
**Cc:** Raymond Myles  
**Subject:** FW: Department of Defence consultation on SHD Planning Applications to An Bord Pleanála

Dear Sandra Rebecca,

First of all, apologies for the delay with reply.

A CD and cover letter would be sufficient for us, and also the web address for the SHD.

*Kind Regards,  
Geraldine*

**Geraldine Cunningham**

*Property Management Branch*

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**An Roinn Cosanta**

*Department of Defence*

**Bóthar an Staisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.**

Station Road, Newbridge, Co.Kildare, W12 AD93.

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T +353 (0)45 492036

geraldine.cunningham@defence.ie

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Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy:

**From:** Landuse Planning <[LandUsePlanning@tii.ie](mailto:LandUsePlanning@tii.ie)>  
**Sent:** Wednesday 24 June 2020 11:30  
**To:** Nicky Casey  
**Subject:** RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie), along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards  
Olivia Morgan  
Land Use Planning

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Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications:

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**From:** David Clements <[David.Clements@nationaltransport.ie](mailto:David.Clements@nationaltransport.ie)>  
**Sent:** Tuesday 6 August 2019 16:06  
**To:** info <[Info@mcgplanning.ie](mailto:Info@mcgplanning.ie)>  
**Subject:** NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements  
Land Use & Transport Planner  
Transport Planning and Capital Investment



Dún Scoine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tel: + 353 (0)1 879 8305  
Email: [david.clements@nationaltransport.ie](mailto:david.clements@nationaltransport.ie)  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

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Email from Yvonne Quirke in Inland Fisheries Ireland requesting a CD copy of the application:

**From:** Yvonne Quirke <Yvonne.Quirke@fisheriesireland.ie>  
**Sent:** Tuesday 24 September 2019 09:04  
**To:** Saoirse Kavanagh  
**Subject:** SHD Planning Applications

Good Morning Saoirse  
The CD and cover letter are perfect for IFI – ERBD  
Kind regards  
Yvonne

Yvonne Quirke  
Inland Fisheries Ireland - Dublin

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**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

Tel +353 (1) 8842695  
Email [yvonne.quirke@fisheriesireland.ie](mailto:yvonne.quirke@fisheriesireland.ie)  
Web [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.  
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Email from Marie Dowdall in South Dublin County Childcare Committee requesting a CD copy of the application:

**From:** Marie Dowdall <marie@southdublinchildcare.ie>  
**Sent:** Tuesday 22 October 2019 08:37  
**To:** Nicky Casey  
**Subject:** RE: SHD Planning Applications to An Bord Pleanála

Hi Nicky

I can confirm that we would prefer to receive the documentation via soft copy

Kind Regards

Marie Dowdall

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