

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall Tallaght,  
Dublin 24, D24 A3XC

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.cooldowncommonssh2.com](http://www.cooldowncommonssh2.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:

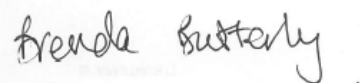
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The following prescribed bodies have requested a digital copy of the application and no hard copy has been sent to them. The following prescribed bodies have received a digital copy:

- 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