

Transdev Ireland,
Red Cow,
Naas Road,
Clondalkin,
Dublin 22

18th June 2021

Dear Sir / Madam,

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

On behalf of the applicant, Cairn Homes Properties, please find enclosed a planning application for a Strategic Housing Development on a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A copy of the application, both hard and digital, is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. The application documents can also be viewed at and downloaded from the following website: www.cooldowncommonsshd2.com

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

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on this site of c. 3.404 hectares at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

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.

The application together with an environmental impact assessment report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.cooldowncommonsshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

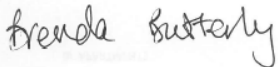
Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance

with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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