



Re Square Foot Property Services
Core B, Block 71, The Plaza,
Parkwest
Dublin 12.

*Comans Wholesale Ltd.,
Belgard Road,
Tallaght,
Dublin 24.*

26 Feb. 2021

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**To: An Board Pleanala,
Re: Glen Abbey Estate, Cookstown. Phase 1, SHD Application for 170 units**

We are the owners of the Land highlighted in Green on attached masterplan P16043-CWO-XX-XX-DR-A-1152.

In recent years we have engaged with our neighbour, Square Foot Property Services Ltd., (the legal owner of the adjoining property) on a masterplan framework, to facilitate a phased redevelopment of our combined (circa 5 hectare plot) at Colberts Fort, Belgard Road, Old Belgard Road, Cookstown Industrial Estate .

Square Foot Property Ltd, enjoy rights of way over part of our lands and we jointly share access rights on Colberts Fort (shaded yellow on the plan).

Following on from professional planning advices, we (Comans) accept that a key access route into the entire redeveloped site, should be along the lines shown in the Sq. Ft plans.

Against that background, we hereby consent to Square Foot Property Ltd., including in this planning application, that section of our lands shaded blue, for the purposes of providing a suitable access roadway (with appropriate service routes etc) to the Square Foot site and to our own site .

It should be noted that we (Comans) currently have 4 additional entrances to our estate. Thereby ensuring continuous access and egress, during any construction periods and development phasing.

It can be noted, that we recognise that the indicative road / block layouts shown for our (Comans) site in the Sq. Ft application, reflect those in the Tallaght Town Centre Local Area Plan 2020. (See attached Roads Masterplan P16043-CWO-XX-XX-DR-A-1152) and that we expect the redevelopment of our portion of the site to generally respect the granularity of that masterplan.

Following on any Grant of Planning Permission for this planning application, it would be our intention to reflect the outcomes and parameters of such a Grant in the design of a scheme for our site.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Gordon", with a long horizontal flourish extending to the right.

Comans Wholesale