

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021992-26**  
**ABP-321401-24**

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**WHEREAS** on the 25<sup>th</sup> day of April, 2014, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve the making of the Cherrywood Strategic Development Zone Planning Scheme, and this scheme was subsequently published by Dún Laoghaire-Rathdown County Council

**AND WHEREAS** on the 29<sup>th</sup> day of November 2024, Dún Laoghaire-Rathdown County Council applied to An Bord Pleanála to make amendments, as set out in the document “Non-Residential Car Parking Standards” submitted with the application:

**AND WHEREAS** An Coimisiún Pleanála decided, the planning authority should be instructed to undertake a public consultation exercise in accordance with the provisions of section 170A(7) of the Act, and, thereafter, prepare a report upon the same for submission to the Board under the provisions of sections 170A(8) and (9).

**AND WHEREAS** Dun Laoghaire Rathdown carried out public consultation during a four week period in September 2025 and received 13 submissions within the statutory timeframe. Following consideration of the submissions, further slight modification to the original amendments were proposed to the text relating to (1) the provision of a local parking facility in close proximity to Cherrywood Luas stop may be appropriate, (2) Some flexibility to car parking standards may be afforded in the case for a strategic employment generating use such as a large conference centre or hospital etc.

**NOW THEREFORE** An Bord Pleanála decided, under the provisions of section 170(A) subsections (4)(b) and (11) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of the proposed amendment number 10 of the Cherrywood Planning Scheme 2014, as amended, and as modified in response to the submissions/observations received.

### **Reasons and Considerations**

Having regard to:

- the approved Planning Scheme for the Cherrywood Strategic Development Zone 2014 (as amended)
- proposed Amendment no.10 of the Planning Scheme for the Cherrywood Strategic Development Zone 2014 (as amended) which relates to non residential car parking standards, park and ride and cycle parking standards set out in Section 4.2.10 and 4.2.11 of the planning scheme and which are intended to align and accord with current climate action legislation to reduce carbon emissions and current policy and strategy for sustainable transport and development including to promote reduced car use and increased use of walking, cycling and public transport
- the documentation submitted with the application
- the submissions made to DunLaoghaire Rathdown County Council under section 170A(7) of the Planning and Development Act 2000, as amended public consultation exercise
- report of the planning authority on the submissions received during the statutory public consultation on the proposed amendments, including the proposed modifications to the proposed amendment, submitted to the Commission under S170A(9)
- the Inspector's original report

The Commission determined in accordance with section 170A(4)(b) of the Planning and Development Act 2000, as amended, that the proposed amendments to the Planning Scheme for the Cherrywood Strategic Development Zone constitutes a material change but which falls within the criteria set out in section 3(b).

The Commission is satisfied that the provisions of section 170A (7), (8) and (9) of the Planning and Development Act 2000, as amended, have been complied with.

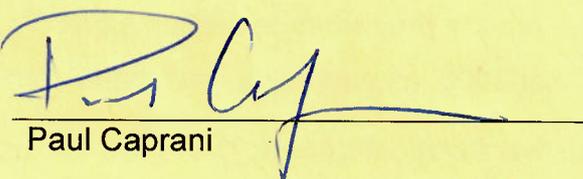
The Commission is satisfied that the modifications to the text for Proposed Amendment no.10 proposed in response to the submissions / observations received do not represent a significant change from that originally presented to the Commission for consideration.

The Commission is satisfied that the proposed amendment including modifications relating to park and ride facilities at Cherrywood and car parking provision for strategic employment generating uses , would not be likely to have a significant effect on the integrity of a Natura 2000 site either individually or in combination with other plans or projects and would not be likely to have a significant effect on the environment as to warrant a full SEA and Environmental Report.

The Commission is satisfied that the proposed amendment including modifications are in accordance with the proper planning and sustainable of the Strategic Development Zone.

**Planning**

**Commissioner:**



A handwritten signature in blue ink, appearing to read 'Paul Caprani', is written over a horizontal line. The signature is stylized and cursive.

Paul Caprani

**Date:** 09/03/2026