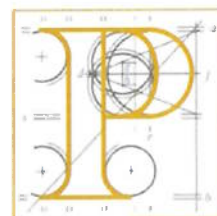


Our Case Number: ABP-318607-23

Your Reference: LRD-OBS-006200



An
Bord
Pleanála

Patrick Dempsey
Ballyfermot/Drimnagh Representative
Office of Senator Rebecca Moynihan
Leinster House
Dublin 2

Date: 29th January 2024

Re: Proposed construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys
Lands at Park West Avenue, Cherry Orchard Dublin 10. Bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West Cherry Orchard Rail Station to the southeast & the M50 to the west

Dear Sir,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

JA02

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Aisling Reilly

From: LAPS
Sent: Wednesday 24 January 2024 10:28
To: Eimear Reilly
Subject: FW: 318607
Attachments: 094020_24012024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Anthony McNally <anthony.mcnally@pleanala.ie>
Sent: Wednesday, January 24, 2024 9:44 AM
To: LAPS <laps@pleanala.ie>
Subject: 318607

Please find attached observation received in relation to the above case.

Regards,
Anthony.
Anthony McNally
Processing Section
Ext: 7166

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Name: Patrick Dempsey

Home address not provided due to public availability - privacy/safety - local election candidate.

Address that can be used: FAO: Ballyfermot/Drimnagh Representative, Office of Senator Rebecca Moynihan, Leinster House, Dublin 2).

Case ID: JA29N.318607

As the Labour Party Local Area Representative, I welcome new homes, especially given the significant social housing waiting lists, homelessness, and that many homes in the Dublin 10 area have multiple generations living under one roof. I welcome that this is a mixed-tenured development, consisting of social housing and also affordable rental/cost-rental housing. These are both in substantial demand by all across the population and are needed to help with the wider issue of rental affordability. This is public land, so in my view, they should be and remain public homes.

However, I have received a large number of representations from residents, including a petition of 250 local residents, who have significant concerns regarding this Cherry Orchard Point development. I, and residents, want to see this development done well, enhance the area, and not further perpetuate long standing issues in the community. As a representative of the area, I am putting forward the following considerations to be taken into account.

Traffic and Transport

There are major traffic issues in the community, notably on the Ballyfermot Road, which is a feeder road towards Cherry Orchard, Cloverhill Road, Cedarbrook Avenue and the M50. These issues include congestion, traffic volume, and noise which has a major impact on the local Cedarbrook estate. Therefore, I ask the following to be considered;

- That the development includes a condition to establish a new M50 exit as requested by local residents as other exits and entry routes are congested in this area;
- That a road is considered that connects to the Cherry Orchard Hospital Complex (via front of the Cherry Orchard Community Garden/Equine Centre) to facilitate additional access from the Ballyfermot Road, towards Liffey Valley, and to this facility;

- That traffic calming measures, which are to be implemented on the Ballyfermot Road with BusConnects, are also introduced at and around Cedarbrook and Cherry Orchard Point;
- Effective traffic planning across the wider community;
- That Cedarbrook does not become a car-park or access route to the construction site, or for this new development and that access routes are developed around Cherry Orchard Point;
- That the level of car parking provided be considered. While I welcome sustainable transport and increasing public transport infrastructure, many individuals and families continue to use, or require use of, personal transport. I ask that this is considered as a transitional measure, as to not lead to side road parking or parking in other estates, and that as residents move to public transport and cycling, that these additional spaces can then be converted for increased bicycle parking/storage facilities;
- That pedestrian access routes from Cherry Orchard Point are increased into the Parkwest train station, especially before the introduction of Dart+;
- That the frequency of the 60 bus is considered and that Dublin City Council and the LDA engages with Dublin Bus to ensure provision of a frequent, reliable bus service, with the 60 bus extending to Liffey Valley, and;
- That Dublin City Council engages with the National Transport Authority and the Department of Transport to begin planning for the Lucan Luas, that will service Ballyfermot, Liffey Valley, and the wider locality, as advocated for by the NTA's Lucan Luas Feasibility Study.

Height

- That the height of the 15 storey landmark building be considered due to impact on light for the wider area, and that it will not be in keeping with the rest of the medium density development and the wider locality, and;
- That local residents in Cedarbrook have their privacy respected, including in the placement of balconies, and that sunlight into their homes is protected.

Safety

- That this development be very well lit and monitored;
- That Dublin City Council, the Land Development Agency, and An Garda Síochána develop a clear policing plan to manage an increased population in the area and that these resources precede the development, whether through increased policing resources or an additional garda station to serve the area;

- That consideration is given to the commercial units being secured for local use, ie. community facility, gym, youth work/cafe, and;
- That there is a clear plan developed in relation to fire and ambulance access, despite pedestrianisation of much of the area, and that Dublin City Council, the Land Development Agency and the Dublin Fire Brigade ensure a plan to manage this substantial development.

Amenities, education, community gain, and community wealth building

- That this development incorporates a principal of employing and training a substantial number of apprentices who are from the locality;
- That in so far as is practical, local people are employed in the construction of this project;
- That in so far as is practical, this development, and its construction company, spend and procure locally, in line with and to amplify Dublin City Council policy on community wealth building;
- That green spaces also include community allotments;
- That community based child care is a priority, affordable, and guaranteed for the additional families, and;
- That planning for an additional school to support increased population is expedited and that local feeder secondary schools receive additional resourcing to facilitate greater numbers, including ensuring that the LDA and Dublin City Council engages with the Department of Education to progress the building of the new St. Seton's Secondary School campus to facilitate additional classrooms and special/additional needs classrooms.

Housing

- That no home should be made available for purchase by private rental companies or investment companies;
- That the cost rental model is also affordable and that cost of building is considered partially subsidised for the purposes of determining rent;
- That these properties remain in the hands of Dublin City Council to manage and maintain, rather than provided Approved Housing Bodies, as there is an urgent and pressing need for the Council to enhance its own social housing stock. There is no clear demonstrated need or justification for an Approved Housing Body to 'take on' this development, and;
- That a greater provision of "lifetime homes" be made to build community cohesion and support those as their needs and requirements change.