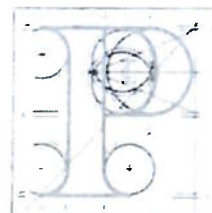


Our Case Number: ABP-318607-23



**An
Bord
Pleanála**

Residents of Cedarbrook
c/o Stefka Stoyanova
23 Cedarbrook Ave
Cherry Orchard
Dublin 10
D10 C919

Date: 25 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 / Madam,

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

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

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

Objections- Cherry Orchard Point LDA plan

Prioritise Infrastructure and Low-Rise Housing in Cherry Orchard Point LDA Plans

To: An Bord Pleanála
64 Marlborough Street, D1

From: Residents of Cedarbrook and like-minded parties
Contact Name: Stefka Stoyanova
Address: 23 Cedarbrook Ave, Cherry Orchard, D10 C919, Dublin
Email: Cherryorchardclg@gmail.com
Phone: [REDACTED]

Case: 318607
Fee paid: €50

Date of online submission: 24th January 2024

Total number of online Petition signatures: 271 (Started on the 14th Dec'23 – Ended on the 24th Jan'24)

Petition link: <https://chnq.it/FxLFnRQWNT>

Total number of off-line petition signature: 30

We strongly oppose the granting of planning permission for the proposed development and its potential impact on our community. Our concerns, voiced with sincerity and rooted in the wellbeing of our community seem to be falling on deaf ears in the face of this planning process. It is imperative that these concerns are acknowledged and thoroughly addressed in the planning process to ensure a sustainable and harmonious integration of any new development within the community.

Right to Light

Rights to Light in Republic of Ireland states that ***"A right to light is the right to access light through windows, skylights or other apertures without obstruction by the owner of another property due to its height."***

The proposed structure of multi-storey and high-rise buildings will directly block sunlight from the properties facing the proposed developments due its height. Blocking the sunlight will increase long standing issues with humidity and mould build ups in our apartments. In conjunction, there are also individuals suffering with heavy depression to whom daylight and sunlight are of particular importance:

- Our request is for two-storey houses as opposed to high-rise buildings as a solution to accommodate growth while preserving our community's character.
- We oppose the construction of high-rise buildings and would like to have a maximum of two-storey building, similar to the new development built on Cloverhill Road or Cherry Orchard, opposite St. Ulan's School.
- Blocking and Obstruction of light for properties facing the new development will substantially reduce their Building Energy Rating and force them to use excessive levels of heating and artificial light. This will disproportionately affect people both financially and from a mental health point of view.

- We would like to see a revised full technical report of the "Right to Light" survey which has been undertaken. There are significant gaps in the report, which don't show the effect on the shadow to our development at the right hours of the day. The winter shadow impression is taken either at lunch time on the 21st December (when the sun is at its highest point) or at 4pm in the afternoon (when the sun is at sunset and moved far to the west). As well the shadow of the building near the road, facing Cedarbrook is only partly shown on the plans when convenient (Some examples are provided below - Fig. 353, Fig. 367). Report can be seen through the link below. The lack of sunshine on the road, causes the build up of moss on the road, making it slippery and therefore hazardous to people's health.

○ (<https://cherryorchardpointphase1partx.ie/wp-content/uploads/2023/10/Daylight-Sunlight-and-Overshadowing-Assessment.pdf>)



Figure 353. Shadow image on December 21st at 16 00 of Cedarbrook Apartments with Proposed Development (modelling software)

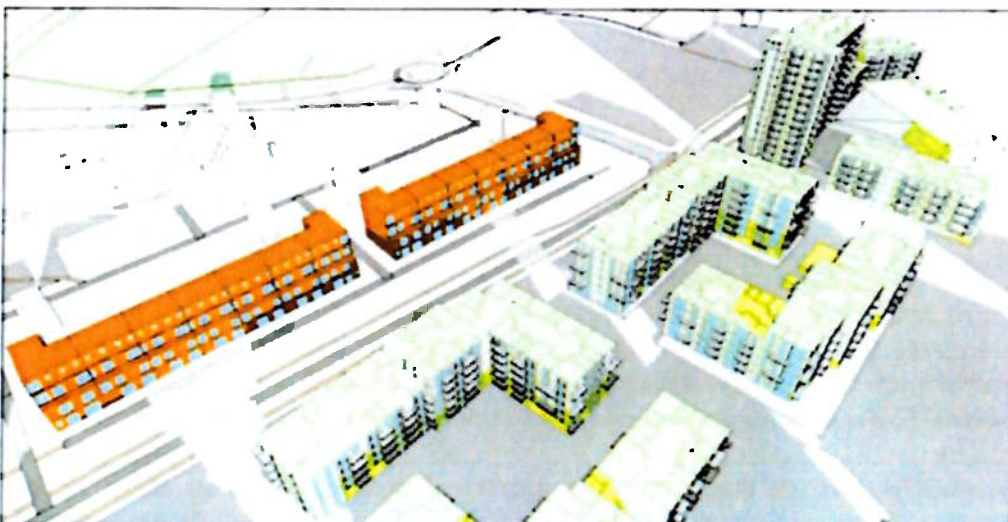


Figure 367 Shadow image on March 21 at 18 00 of Cedarbrook Apartments with Proposed Development (modelling software)

Childcare

There is a need for more schools and kindergartens for the children, who already live in the area. At present the spaces are insufficient to serve the current needs. The proposed plan has one kindergarten with only 90 spaces.

- We strongly advocate for another primary and a new secondary school to be built to accommodate the children in the area.

According to the proposed plans, the report says that stage 1 only will have a minimum of **2,219 people** living in the area. Potentially **831** of them will be children.

Calculations:

Unit Type	# units	# people	Adults	Kids	Total people
Studio	28	1	1	0	28
1 bed	263	2	2	0	526
2 bed (3 persons)	52	3	2	1	156
2 bed (4 persons)	316	4	2	2	1264
3 bed (5 persons)	49	5	2	3	245
Total	708	2219	1388	831	2219

The figures are based on the Childcare demand report figures in table 1.1. which can be found in the link below.

<https://cherryorchardpointphase1partx.ie/wp-content/uploads/2023/11/2-1225-Cherry-Orchard-Schools-and-Childcare-Demand-Assessment-V5.0.pdf>

Table 1.1 Breakdown of the Residential Units Proposed

Unit Types	Total units	% Total
Studio	28	4%
1-Bedroom	263	37%
2-Bedroom (3 persons)	52	7%
2-Bedroom (4 persons)	316	45%
3-Bedroom (5 person)	49	7%
Total	708	100%

Primary School

In the observations report in 2.7 (page 10) of the report it states: "The Local Area Plan 2019 identifies St Ultan's Primary School as the only primary school located within the Park West Cherry Orchard Local Area."

As shown in the report St. Ultan's and the other nearby schools don't have any places available for new students and a very long waiting list for kids in the area.

Table 4.1 Recorded Enrolments for Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2022/23)	Available Capacity (phone and email surveys)
20092T	St Ultans N S	191	175	366	NA
19575J	St Marys Junior N S	91	98	189	NA
19647I	St Marys Sen N S	103	108	211	20
19624V	St. Peter the Apostle JNS	130	143	273	NA
Total				1,039	20

St. Mary is too far at 25 minutes walking distance or 10-minute drive from Cherry Orchard Point. If parents/guardians need to drive to school every day this will add to the traffic congestions already present in the area. It has **20 places only**, which also need to serve the needs for the children living in the nearby areas.

Secondary school

- There is no secondary school in the area, while there was a request put ahead by local residents some 15 years ago.

College and further education

There is only one college in the area, which only has the capacity to accommodate 660 students.

Table 4.2 Recorded Enrolments for Post-Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2022/23)	Available Capacity (phone and email surveys)
70041J	Collinstown Park Community College	271	310	581	Can accommodate 660 students - Minor availability for 2nd to 5th year.
Total				581	-

Additional Developments in the area

Additional developments in the area also must be taken into consideration when analysing the effect of the overbuilding and density in the area. This will have adverse effect on the traffic, the childcare facilities, and daylight. The view to the mountain will be blocked too.

- The existing Clondalkin and Ballyfermot areas, Cherry Orchard, CedarBrook, Bernvill, Cloverhill road, Parkwest and all surrounding areas
- The new developments going on in Clondalkin area near the train station – **11,000** new units.
 - <https://www.sdcc.ie/en/devplan2022/neighbourhood-areas/clondalkin-clonburris-grange-castle/clondalkin.pdf>
- The new Parkwest development, which was granted planning permission – **750** units (case 312290 - link provided below).
 - <https://www.pleanala.ie/en-ie/case/312290?fbclid=IwAR2Q0hfmZyISGP9wf8g8ewVEIXEnYTKViuScytwsogZauqI7QH8RRUqnEGI>
- The new plan for development near Cherry Orchard hospital – **172** dwellings
 - <https://consultation.dublincity.ie/housing/cherry-orchard-part-8/>
- The remaining three stages of Cherry Orchard Point **1,100** units in **stage 1 only** (case 318607)
- Any other upcoming development case in the local area (e.g. 315216 – **1,087** units)

Traffic Congestion

We are located close to the M50 and as such all adjacent roads to Cedarbrook (Cedarbrook Avenue, Cloverhill Road and Station Road) suffer from high volume traffic, noise pollution, and environmental degradation. This is not just at peak hours but consistently throughout the day. Any further development must be mindful of these existing challenges and incorporate sustainable solutions:

- We urge for infrastructure to be put in place before any additional development is undertaken.
- A new M50 (exit 8) to be opened prior the building project starts.
- With a high presence of Children already living in the area, we need additional Traffic Calming Measures to be put in place to slow down traffic in and around Cedarbrook area.
- The through road to Cherry Orchard Hospital (By the Community Garden Centre) to be opened.

Crime / Anti-Social Issues

As residents of Cherry Orchard, Dublin 10, we are deeply concerned about the future of our community. We live in an area that already has a significant scale of social housing - nearly 20% in Cedarbrook alone. Our community is grappling with issues such as criminal activities, drug dealing, and anti-social behaviour whilst not having a strong Gardai presence within the area. Increasing the density of housing will only exacerbate these problems:

- We request a higher Gardai presence in the area and the opening of a new Cherry Orchard Garda Station prior to the building work commencing.

Health and Safety

As all roads in the estate (In particular Cedar Brook Walk and Cedar Brook Place) are owned by Cherry Orchard Avenue Management Company CLG, we would like to receive a Health and Safety Study in conjunction with details of Risk Assessments carried out prior the commencement of the project to establish:

- Confirmation that access routes to and from the construction site will be independent of Cedarbrook roads, specifically those already mentioned in this paragraph and no truck or commercial vehicles should be going through the estate at any point.
- Emergency services and Fire safety is another concern. The fire brigade and ambulance services must review the proposals in light of the equipment available to them and their access needs. We would like visibility of this report.

Project Management and Contacts

As this is due to be a long-standing project (with multiple stages), which will specifically impact all residents within the area, we would request that proper channels are established to deal with all issues ranging from day to day inconveniences to more extreme events. Specifically:

- The measures that will be in place to prevent "Dust, Noise, Anti-Social Behaviour over the lifespan of the project.
- The findings of any Environmental Impact Study taken before the project begins and when will this be made available?
- The establishment of a community engagement individual who can liaise with the residents of Cedarbrook.
- Details of who the Project Manager is and how we contact them?
- Information of where the Project Site Office is going to be located.

- Details of how we contact: D.C.C appointed Road Works Control Inspectors.
- Detailed explanation of what Direction/Control Ballyfermot Civic Office will have on this Project?
- The name of the Company who has the Tender to begin Construction.
- Information regarding how changes to the above personnel be communicated as the project moves within its own lifecycle and from phase to phase.

Public Transport

Public transport within the area is extremely lacking in terms of connections to neighbouring areas and facilities. We would specifically request that:

- The public transport network must be improved prior to adding additional housing. Presently there is no direct connection from Cedarbrook/Park West to Liffey Valley shopping centre and other key neighbouring areas.
- Train connections are increased as the existing schedule to and from the City Centre is extremely restricted in the evening at the weekend.
- The Luas line is extended from Long Mile Road over to Park West/ Cedarbrook and then on to Liffey Valley to improve connectivity and reduce high volume traffic.

Residential Privacy

Presently Cedarbrook has issues with illegal dumping of rubbish by individuals who do not reside here. Also, there is a long-standing issue of the estate being used as a shortcut by cars passing through. There can be reasonable assumption that these issues will increase significantly once the new development is under construction and built. Our concerns are:

- We aim to prevent Cedarbrook Walk from turning into a thoroughfare for external traffic. We will seek to maintain it as a private road to our estate.
- We suggest a gated entry system for Cedarbrook at both exits to keep the estate safe from speeding cars and increased dumping. We would request that Dublin City Council support any future application for planning permission regarding this request.

Commercial Units within new Development

As we understand the present situation, the plan is for commercial outlets to be sold at the end of construction and according to market forces.

- We have significant concerns over this plan, as it will leave empty commercial spaces, reminiscent of the previous situation in ParkWest when these spaces had to revert to housing.
- We need commitments from Dublin City Council that the community will have a veto on what commercial enterprises can operate, we have no desire to see business that will bring no community substance to the area such as vape shops, off licenses, phone shops etc.
- We would like assurances that the retail space will be used for businesses such as cafes and green grocers etc.
- Vacant property should be offered to local groups at peppercorn rent for community projects such as libraries and meeting spaces.

1. Online Signature names – due to GDPR the list is available under request.
2. An article published in the Echo local newspaper on the 18th January 2024.

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