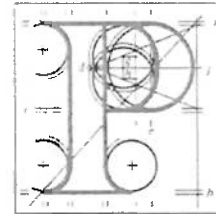


**Our Case Number:** ABP-318607-23



An  
Bord  
Pleanála

Transport Infrastructure Ireland  
c/o Tara Spain  
Parkgate Business Centre  
Parkgate Street  
Dublin 8

**Date:** 29 December 2023

**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 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](mailto:laps@pleanala.ie)

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

Yours faithfully,

Lauren Griffin  
Executive Officer  
Direct Line: 01 8737244

JA03

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

## Lauren Griffin

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**From:** Lauren Griffin  
**Sent:** Thursday 21 December 2023 12:24  
**To:** LandUsePlanning@tii.ie  
**Subject:** RE: TII23-125436- Part 10 (Section 175) Planning Application for a Proposed Mixed-use Residential Development at Cherry Orchard, Dublin 10 ABP ref. JA29N.318607

A Chara,

We acknowledge receipt of your email; official acknowledgement will issue in due course.

Kind Regards,

Lauren

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**From:** Landuse Planning <LandUsePlanning@tii.ie>  
**Sent:** Thursday, December 21, 2023 12:01 PM  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** TII23-125436- Part 10 (Section 175) Planning Application for a Proposed Mixed-use Residential Development at Cherry Orchard, Dublin 10 ABP ref. JA29N.318607

Dear ABP,

As a prescribed body TII does not have to pay a fee. This is indicated in the guidance and form .

Having decided to send this vis the consultation portal , I was undermined at the last hurdle by the fact I have to put a credit card payment to submit it. However there is no facility to bypass this step. I would suggest that this is addressed.

In the interim, I attach TII's submission on the above proposal and request an acknowledgement.

Regards

Tara Spain  
Head of Land Use Planning .  
Transport Infrastructure Ireland.  
Email: [LandUsePlanning@tii.ie](mailto:LandUsePlanning@tii.ie)



In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

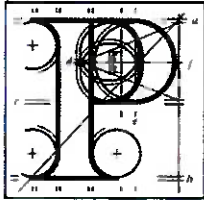
De réir pholasaí BIE An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at <https://www.tii.ie/about/about-tii/Data-Protection/>

Próiseálann BIE sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga>

TII E-mail system: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error then please notify [postmaster@tii.ie](mailto:postmaster@tii.ie) and delete the original including attachments.

Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúl do [postmaster@tii.ie](mailto:postmaster@tii.ie), le do thoil, agus scríos an ríomhphost bunaidh agus aon cheangaltáin.



An  
Bord  
Pleanála

## Observation on a Strategic Infrastructure Development Application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Tara Spain , Head of Land Use Planning

(b) Observer's postal address

**Prescribed body:** Transport Infrastructure Ireland  
Parkgate Business Centre, Parkgate St, Dublin 8

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

☒

The agent at the postal address in Part 2

☐

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

ABP ref. JA29N.318607

- (b) **Name or description of proposed development**

Part 10 (Section 175) Planning Application for a Proposed Mixed-use Residential Development

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Cherry Orchard, Dublin 10

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

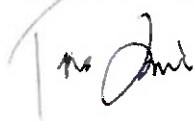
You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

Dear Secretary,

TII advises as follows :

- The Board should ensure that appropriate mitigation measures are incorporated into the development proposal due to the presence of the existing M50 and/or any new road improvement schemes which is currently in planning. The Authority requests that the Board has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application.
- Related to the above item, the Authority will entertain no future claims in respect of impacts (e.g. air, noise and visual) on the proposed development, if approved, due to the presence of the existing road or any new road scheme which is currently in planning.

Yours faithfully,



\_\_\_\_\_  
on behalf of  
Land Use Planning Unit



## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

## Oral hearing request

8. If you wish to **request the Board to hold an oral hearing**, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

☐

**No, I do not wish to request an oral hearing**

☒

## Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.



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**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**

The Secretary  
An Bord Pleanála  
64 Marlborough St.  
Dublin 1  
D01 V902

by email:

**Dáta | Date**  
21 December 2023

**Ár dTag | Our Ref.**  
TII23-125436

**Re Part 10 (Section 175) Planning Application for a Proposed Mixed-use Residential Development at Cherry Orchard, Dublin 10 ABP ref. JA29N.318607**

Dear Secretary,

TII advises as follows :

- The Board should ensure that appropriate mitigation measures are incorporated into the development proposal due to the presence of the existing M50 and/or any new road improvement schemes which is currently in planning. The Authority requests that the Board has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application.
- Related to the above item, the Authority will entertain no future claims in respect of impacts (e.g. air, noise and visual) on the proposed development, if approved, due to the presence of the existing road or any new road scheme which is currently in planning.

Yours faithfully,



on behalf of  
Land Use Planning Unit