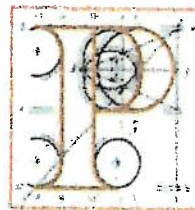


**Our Case Number:** ABP-321931-25

**Your Reference:** Dublin City Council & The Land Development Agency



**An  
Coimisiún  
Pleanála**

KPMG Future Analytics  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03

**Date:** 12 August 2025

**Re:** The proposed development of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units), provision of landscaped public open space, communal open space for the duplex and apartment units with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces

on lands at Park West Avenue, Cherry Orchard, Dublin 10


Dear Sir / Madam,

An Coimisiún Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

  
Breda Ingle  
Executive Officer  
Direct Line: 01-8737291

CH08

Tell  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
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Website  
Email

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

---

**From:** Crawford, Alan <alan.crawford@kpmg.ie>  
**Sent:** Monday 11 August 2025 10:48  
**To:** Breda Ingle  
**Cc:** LAPS  
**Subject:** RE: ABP-321931-25  
**Attachments:** Response to Observations.pdf

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Breda

Many thanks for sending this across. Please see response attached.

Many thanks,

Alan

**Alan Crawford | Associate Director | Future Analytics | KPMG Ireland**  
**Infrastructure Advisory - Sustainability | Infrastructure | Planning**  
Mobile: +353 87 050 4362 | Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)

---

**From:** Breda Ingle <breda.ingle@pleanala.ie>  
**Sent:** Thursday 7 August 2025 10:14  
**To:** Crawford, Alan <alan.crawford@kpmg.ie>  
**Subject:** [EXTERNAL] ABP-321931-25

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

FAO: Alan Crawford  
KPMG

A Chara,

I refer to the above case reference.

Please find attached letter which issued today to you by post.

A response is due not later than 5.30pm on the 25<sup>th</sup> August, 2025.

Kind regards,

Breda Ingle  
Strategic Infrastructure Development  
Ext. 7291



**KPMG**  
1 Stokes Place  
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D02 DE03  
Ireland

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**Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants**

An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01V902

7<sup>th</sup> August 2025

**Re: ABP-321931-25 – Proposed Residential Development at Park West Avenue, Cherry Orchard, Dublin 10**

Dear Sir / Madam,

KPMG refer to your correspondence dated 7 August 2025 inviting comments on the submissions received from Transport Infrastructure Ireland and Uisce Éireann in relation to the above-referenced proposed development.

We note the observations raised and can confirm the following:

1. **Noise Mitigation (TII Submission):**  
The applicant acknowledges the comments submitted by TII and confirms that the mitigation measures outlined in the Environmental Impact Assessment Report (EIAR) will be fully implemented to help address and reduce potential noise impacts arising from the adjacent M50 motorway on future occupiers of the development.
2. **Water and Wastewater Infrastructure (Uisce Éireann Submission):**  
We acknowledge the observations made by Uisce Éireann and confirm that the applicant is satisfied to accept the recommended condition set out in their submission. The applicant has already received a Confirmation of Feasibility (CDS24001410) and will comply with all necessary connection agreements and standards.

We trust the above will assist in your continued assessment of the application. Please don't hesitate to contact us should you require any further clarification.

Yours faithfully,

Alan Crawford  
Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)

Ryan McCarthy • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Brian Brennan • Alan Bromell • Christopher Brown  
Gareth Bryan • Patricia Carroll • James Casey • Neil Casey • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon  
John Corrigan • Liam Cotter • Terence Coveney • Hubert Crehan • Killian Croke • Hazel Cryan • Camilla Cullinane  
Michael Daughton • Cormac Deady • James Delahunt • Eamon Dillon • Maria Diver • Paddy Doherty • Nigel Dolman • John Doran  
David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell • Jorge Fernandez Revilla • Damien Flanagan • Maria Flannery  
Caroline Flynn • Andrew Gallagher • Frank Gannon • Shane Garahy • Orla Gavin • Michael Gibbons • Colm Gorman • Seamus Hand  
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Jackie Hennessy • Conor Holland • Rio Howley • Brian Kane • Declan Keane  
Can Kelliher • Gillian Kelly • James Kelly • Stephen King • Owen Lewis • Cian Liddy • Carmel Logan • Olivia Lynch • Tim Lynch  
Maurice McCann • Conor McCarthy • Shane McCarthy • Conor McElhinney • Tom McEvoy • Emer McGrath • John McGuckian  
Caomhe McLoughlin • Liam McNally • Brian Medjaou • Dani Michaux • David Moran • Brian Morrissey • Philip Murphy • Niall Naughton  
Sarah-Jayne Naughton • James Neill • Ian Nelson • Kate Newman • Emer O'Brien • Kieran O'Brien • Paul O'Brien • Barrie O'Connell  
Cormac O'Connor • Olive O'Donoghue • Emma O'Driscoll • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Se  
Conor O'Sullivan • Jean Rea • Cristian Reyes • Glenn Reynolds • Colm Rogers • Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan  
Sean Sheridan • Russell Smyth • Keith Stafford • Donal Thomas • Rory Timin • Keith Watt • David Wilkinson • Tom Woods • Ciara Wrafter