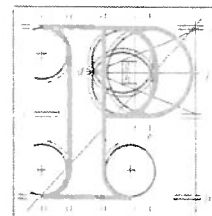


**Our Case Number:** ABP-321931-25

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



An  
Bord  
Pleanála

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

**Date:** 03 April 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 Bord Pleanála has received your recent correspondence in relation to the above-mentioned proposed development. The contents have been noted.

If you have any queries in relation to the matter please 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,

Breda Ingle  
Executive Officer  
Direct Line: 01-8737291

JA06

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

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

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

[illegible]

**From:** Crawford, Alan <[alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)>  
**Sent:** Monday 24 March 2025 09:57  
**To:** Breda Ingle <[breda.ingle@pleanala.ie](mailto:breda.ingle@pleanala.ie)>  
**Subject:** RE: ABP-321931-25 - Cherry Orchard Point: Notification of Planning Application

I am in receipt of your email below. The email addressed to [planning@water.ie](mailto:planning@water.ie) is acceptable.

Can you please forward to the Board, all cover emails issued to each Prescribed Body in relation to the above mentioned case.

Kind regards,

Breda Ingle  
Strategic Infrastructure Development  
Ext. 7291

---

**From:** Crawford, Alan <[alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)>  
**Sent:** Friday 21 March 2025 14:23  
**To:** LAPS <[laps@pleanala.ie](mailto:laps@pleanala.ie)>  
**Cc:** Breda Ingle <[breda.ingle@pleanala.ie](mailto:breda.ingle@pleanala.ie)>  
**Subject:** FW: Cherry Orchard Point: Notification of Planning Application

**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

As discussed, please see below confirming that prescribed bodies were invited to make a submission with the specified period. As mentioned, this was the same approach adopted under the Phase 1 application which was deemed acceptable by the Board.

I hope this clarifies matters.

Many thanks

Alan

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

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**From:** Corbett, Amy <[amy.corbett@kpmg.ie](mailto:amy.corbett@kpmg.ie)>  
**Sent:** Wednesday 19 February 2025 10:29  
**To:** Planning <[Planning@water.ie](mailto:Planning@water.ie)>  
**Cc:** Crawford, Alan <[alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)>  
**Subject:** Cherry Orchard Point: Notification of Planning Application

To whom it concerns,

I am writing to you in relation to a Planning Application made, on behalf of Dublin City Council (DCC), in partnership with The Land Development Agency (LDA) to An Bord Pleanála under Section 175 (Part X) of the Planning and Development Act 2000, as amended.

The proposal relates to a residential development, on a site located in Cherry Orchard, Dublin 10. The site is also identified as 'Development Site 4' under the local area plan for Cherry Orchard – 'Park West Cherry Orchard Local Area Plan 2019'.

In that regard we wish to notify you that if you wish to make any submissions / observations to the Board with respect to this planning application, you can do so, on or before 5.30 p.m. on the 11<sup>th</sup> of April 2025.

All details in relation to the proposed development and related application documentation can be found in the letter attached, herewith.

Please also note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) with all the application documentation has been set up by the applicant and is now available to view.

If you have any further queries in relation to the above, please feel free to reach out to me or my colleague (in cc) via email or on the mobile number below.

Thank you.

Kind Regards,

Amy

**Amy Corbett | Consultant (Planning) | KPMG Future Analytics**  
**Email: [amy.corbett@kpmg.ie](mailto:amy.corbett@kpmg.ie) | Phone: 086 032 4942**

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Breda Ingle  
Executive Officer  
Strategic Infrastructure Development  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902  
Tel: 01-873-7291  
Facs: 01-8722684

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

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

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**Tabhair faoi deara led thoil:** aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Bhoird Pleanála nó go gcloíonn siad le polasaithe ráite an Bhoird.

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## Callum O'Reilly

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**From:** Breda Ingle  
**Sent:** Wednesday 26 March 2025 17:02  
**To:** Callum O'Reilly  
**Subject:** FW: Cherry Orchard Point: Notification of Planning Application

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**From:** Crawford, Alan <[alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)>  
**Sent:** Wednesday 26 March 2025 16:58  
**To:** Breda Ingle <[breda.ingle@pleanala.ie](mailto:breda.ingle@pleanala.ie)>  
**Subject:** FW: Cherry Orchard Point: Notification of Planning Application

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Breda

See below as requested.

Alan

**Alan Crawford | Associate Director | KPMG Future Analytics**

Mobile: +353 87 050 4362 | Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)

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**From:** Corbett, Amy <[amy.corbett@kpmg.ie](mailto:amy.corbett@kpmg.ie)>  
**Sent:** Wednesday 19 February 2025 10:30  
**To:** Press <[press@hse.ie](mailto:press@hse.ie)>  
**Cc:** Crawford, Alan <[alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)>  
**Subject:** Cherry Orchard Point: Notification of Planning Application

To whom it concerns,

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Thank you.

Kind Regards,

Amy

**Amy Corbett | Consultant (Planning) | KPMG Future Analytics**

**Email:** [amy.corbett@kpmg.ie](mailto:amy.corbett@kpmg.ie) **| Phone:** 086 032 4942

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