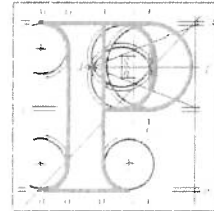


Our Case Number: ABP-321931-25



An
Bord
Pleanála

Transport Infrastructure Ireland
Land Use Planning
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

Date: 11 March 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 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

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

JA03

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Breda Ingle

From: Breda Ingle
Sent: Friday 7 March 2025 16:12
To: LandUsePlanning@tii.ie
Subject: RE: Part 10 (Section 175) Planning Application for a Residential Development at Cherry Orchard, Dublin 10 , An Bord Pleanála Case reference: JA29N.321931

FAO: Tara Spain
Landuse Planning.

A Chara,

I am in receipt of your email, an official acknowledgement will issue in due course.

Kind regards,

Breda Ingle
Strategic Infrastructure Development
Ext. 7291

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Friday 7 March 2025 15:05
To: LAPS <laps@pleanala.ie>; SIDS <sids@pleanala.ie>
Subject: Part 10 (Section 175) Planning Application for a Residential Development at Cherry Orchard, Dublin 10 , An Bord Pleanála Case reference: JA29N.321931

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.

To whom it may concern

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



I am a Designated Public Official under the Regulation of Lobbying Act 2015, for more information see www.lobbying.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 BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílím 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 BIÉ 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 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, le do thoil, agus scríos an ríomhphost bunaidh agus aon cheangaltáin.

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

Dáta | Date
7th of March 2025.

Ár dTag | Our Ref.
TII25-130460

Re: Part 10 (Section 175) Planning Application for a Residential Development at Cherry Orchard, Dublin 10 , An Bord Pleanála Case reference: JA29N.321931

Dear Secretary,

It is requested that the matters below are taken into consideration prior to any decision on the subject application:

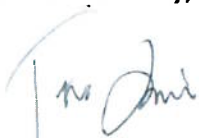
- The Board should ensure that appropriate mitigation measures are incorporated into the development proposal due to the presence of the existing M50 or any new road related projects/schemes/ management regimes associated with the M50.

TII notes that the management of M50 boundary and noise mitigation for residential development appear to rely on future commercial and enterprise uses (non-residential) development identified along the M50 boundary. TII advises that pending the delivery of this element of the scheme, TII would expect that an interim plan with appropriate measures would need to be prepared to address the presence of the existing M50 including for matters of amenity and safety of both residents and M50 Users.

- TII will entertain no future claims in respect of impacts (e.g. air, noise, environmental and visual) on the proposed development, if approved, due to the presence of the existing M50 or any new road related projects/schemes/ management regimes associated with the M50.
- By way of information, please be advised that national road drainage infrastructure is designed and provided for the national road network requirements only. Therefore, TII does not permit private connections to that storm water drainage regime exclusive to the national road. This protocol exists notwithstanding underlying land ownership.
- Taking account of the above matters, TII looks forward to consultation with Dublin City Council and the Land Development Agency on future proposed commercial and enterprise uses (non-residential) development identified along the M50 boundary. TII would highlight that there are a number of interactions associated with the management of the M50 and associated infrastructure which will need to be addressed.

The Authority trusts that the foregoing comments prove of assistance to the Board in dealing with this matter. Please acknowledge receipt of this submission.

Yours faithfully,



Tara Spain,
Land Use Planning Unit