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

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01V902

1<sup>st</sup> December 2023

Dear Sir/Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Mixed-use Residential Development at Cherry Orchard, Dublin 10**

**Applicant: The Land Development Agency on behalf of Dublin City Council**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act for The Land Development Agency (LDA), 2nd Floor Ashford House, Tara St, Dublin 2, on behalf of Dublin City Council, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 (as amended), to An Bord Pleanála.

The Proposed Development comprises the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq.m GFA).

The Subject Site (c. 6.27 hectares) is located on lands at Cherry Orchard, Dublin 10, and forms part of Site 4: M50-Cedarborok Avenue Site as identified in the Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is 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 rail line to the south, and the M50 motorway to the west.

The Subject Site is part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The subject site represents part of Development Site 4 and will form the first of four phases of development aimed at delivering upon the aspirations of the LAP for the redevelopment of these lands.

This Planning Application is made under Part 10 Section 175 of the Planning and Development Act, 2000 (as amended). Planning applications where the Planning Authority, either in its own capacity or in partnership with another entity, proposes to carry out development within its functional area in which an Environmental Impact Assessment (EIAR) has been prepared, are made under Section 175 of The Act. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

The development as described in the public notices is set out below:

*In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a 10 year approval to carry out the following proposed development on a site of c. 6.27 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019). The site is bound*

by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the rail line to the south, and the M50 motorway to the west. The development will consist of the construction of a residential led mixed use scheme containing 708no. residential apartments comprising 547no. cost rental and 161no. social / affordable units, a convenience retail supermarket, independent retail / commercial units, dedicated internal and external community and arts / cultural spaces, a childcare facility with associated outdoor play area, landscaped public open space including community plaza, multipurpose amenity lawn, play space, outdoor fitness trail, multi-use games area (MUGA), playground and all associated site and development works. The proposed development represents Phase 1 of the overall planned development for Development Sites 4 and 5 of the LAP lands.

The proposed development (GFA of c. 66,398.8sqm) involves the construction of 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys comprising 28no. studio units, 263no. one-bed units, 368no. two-bed units (52no. two-bed three-person and 316no. two-bed four-person) and 49no. three-bed units (59,022.8sq.m total residential GFA), together with a convenience retail supermarket (2,523sq.m GFA), 7no. retail / commercial units (totalling 373sq.m GFA), community, arts and cultural spaces delivered across 13no. community and arts / cultural units (totalling 1,222sq.m GFA), and associated external events space and community gardens (1,157sq.m), a childcare facility (672sq.m GFA) with associated external playing space (200sq.m) and all ancillary and sundry accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms (2,586sq.m total GFA). The proposed development is described on a block-by-block basis as follows:

- Building 1 (4,594sq.m GFA) contains 24no. apartments comprising 13no. one-bed units and 11no. two-bed units, a convenience retail supermarket and associated ancillary accommodation in a block of 5 storeys above an additional car parking storey to the rear (6 floors total). Shared communal open space (2,226sq.m) between Buildings 1, 2A, 2B and 3 is provided in the form of a landscaped podium courtyard with outdoor gym, lawn area, playground, community vegetable patch, associated outdoor seating area
- Building 2A (3,084.8sq.m GFA) contains 27no. apartments comprising 8no. one-bed units, 14no. two-bed units and 5no. three-bed units, 4no. retail / commercial units and associated ancillary accommodation in a block of 6 storeys
- Building 2B (10,096sq.m GFA) contains 110no. apartments comprising 1no. studio unit, 43no. one-bed units and 66no. two-bed units, 3no. retail units, community and arts / cultural space and associated ancillary accommodation in a block of 15 storeys
- Building 3 (3,611sq.m GFA) contains 35no. apartments comprising 12no. one-bed units and 23no. two-bed units, community and arts / cultural space including provision for a Dublin City Council Community and Estate Management Office and associated ancillary accommodation in a block of 5 storeys
- Building 5A (5,032sq.m GFA) contains 54no. apartments comprising 10no. studio units, 16no. one-bed units and 28no. two-bed units, a childcare facility with associated external play area and associated ancillary accommodation in a block of 6 storeys. Shared communal open space (550sq.m) between buildings 5A and 5B is provided in the form of a landscaped lawn area with external seating
- Building 5B (2,628sq.m GFA) contains 29no. apartments comprising 10no. one-bed units, 14no. two-bed units and 5no. three-bed units and associated ancillary accommodation in a block of 5 storeys
- Building 6A (5,019sq.m GFA) contains 58no. apartments comprising 20no. one-bed units, 32no. two-bed units and 6no. three-bed units and associated ancillary accommodation in a block of 6 storeys. Shared communal open space (1,200sq.m) between buildings 6A, 6B, 7A and 7B is provided in the form of a landscaped courtyard with lawn area, playground and external seating
- Building 6B (2,584sq.m GFA) contains 24no. apartments comprising 8no. one-bed units, 12no. two-bed units and 4no. three-bed units, community and arts / cultural space and associated ancillary accommodation in a block of 5 storeys

- *Building 7A (6,363sq.m GFA) contains 81no. apartments comprising 6no. studio units, 35no. one-bed units and 40no. two-bed units and associated ancillary accommodation in a block of 7storeys*
- *Building 7B (3,208.8sq.m GFA) contains 30no. apartments comprising 5no. one-bed units and 25no. two-bed units, community and arts / cultural space and associated ancillary accommodation in a block of 6 storeys*
- *Building 8A (5,424sq.m GFA) contains 63no. apartments comprising 6no. studio units, 17no. one-bed units, 34no. two-bed units and 6no. three bed units and associated ancillary accommodation in a block of 6 storeys. Shared communal open space (1,020sq.m) between buildings 8A, 8B, 9A and 9B is provided in the form of a landscaped courtyard and associated external spaces with lawn areas, playground and associated external seating*
- *Building 8B (2,640sq.m GFA) contains 33no. apartments comprising 5no. studio units, 13no. one-bed units, 10no. two-bed units and 5no. three-bed units and associated ancillary accommodation in a block of 5 storeys*
- *Building 9A (3,791sq.m GFA) contains 47no. apartments comprising 29no. one-bed units, 13no. two-bed units and 5no. three-bed units and associated ancillary accommodation in a block of 5 storeys*
- *Building 9B (2,075.2sq.m GFA) contains 22no. apartments comprising 8no. one-bed units, 10no. two-bed units and 4no. three-bed units and associated ancillary accommodation in a block of 4 storeys*
- *Building 10A (3,664sq.m GFA) contains 42no. apartments comprising 16no. one-bed units, 22no. two-bed units and 4no. three-bed units and associated ancillary accommodation in a block of 4 storeys. Shared communal open space (600sq.m) between buildings 10A and 10B is provided in the form of a landscaped lawn area with external seating*
- *Building 10B (2,584sq.m GFA) contains 29no. apartments comprising 10no. one-bed units, 14no. two-bed units and 5no. three-bed units and associated ancillary accommodation in a block of 5 storeys*

*The proposed development also includes the provision of landscaped public open space of 6,123sqm including a public plaza, multi-use playing spaces, outdoor fitness trail, communal amenity space of 5,596sqm. Private open space for the apartments units is achieved through the provision of balconies or terraces for all individual apartments. Boundary treatment in the form of 3m high timber hoarding is proposed as a temporary interim solution to the future Phase 2 and Phase 3 development to the north-west (Phase 2) and north-east (Phase 3) of the site and to the proposed Irish Rail compound along the western boundary of the site pending the implementation of future development phases. Permanent boundary treatment comprising 1.8m high powder coated vertical railing is proposed to the top of the embankment adjacent the rail line to the south. A permanent 1.8 m high railing is proposed to the secured communal courtyards and creche garden. Railings and gates to secure the communal courtyards are also proposed as part of the development.*

*The proposed development will also involve the provision of 444no. car parking at undercroft and surface level throughout the development, of which 328no. spaces will be for residential use. 99no. non-residential car parking spaces are also proposed to serve the commercial element of the scheme, 92 of which will serve the proposed supermarket with 7 spaces reserved for the individual retail units. 6no. car parking spaces are proposed to serve the childcare facility. The proposed development also includes the provision of 11no. car sharing spaces. 21 of the proposed car parking spaces will be accessible and 222no. EV fitted representing 50% of the total parking spaces. 22no. motorcycle spaces are also proposed to serve the development.*

*A total of 1,618no. bicycle parking spaces, accommodated through a mixture of secure designated cycle stores and stacked bicycle racks / Sheffield stands are also proposed as part of the development. 1,552no. of these spaces are designated for residential use including the provision of 245no. short stay / visitor spaces. The remaining 66no. spaces are provided for the non-residential element of the development which includes 52no. short stay / visitor spaces.*

*Vehicular, pedestrian and cyclist access routes to serve the proposed development are provided from new entrances to the east of the site along Cedar Brook Avenue and Park West Avenue, upgrades to Cherry Orchard Green including landscaping and provision of a dedicated cycle path. The proposed development also includes the provision of off-street cycle lanes along Park West Avenue and Cherry Orchard Green that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue infrastructure including green roofs, PV panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

*An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 8<sup>th</sup> December 2023 to 30<sup>th</sup> January 2024** at the following locations:*

- *The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday);*
- *Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00a.m. – 4.30p.m., Monday to Friday);*

*The application (including EIAR) may also be viewed/downloaded on the following website [www.cherryorchardpointphase1partx.ie](http://www.cherryorchardpointphase1partx.ie). Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>) to be received on or before 5.30 p.m. on the **30<sup>th</sup> January 2024** relating to:*

- the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
- the likely effects on the environment of the proposed development, if carried out.*

*An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Bord Pleanála website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information website: [www.citizensinformation.ie](http://www.citizensinformation.ie)*

*This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').*

*An acknowledgement for the Electronic Fee Transfer of €30,000 (maximum fee) made to An Bord Pleanála is enclosed as part of this application.*

*Please also find enclosed with this Cover letter, the following letters of consent from Dublin City Council (as owners of the subject landholdings):*

1. Part V confirmation Letter
2. To the LDA, to lodge a Planning Application on behalf of the City Council, to An Bord Pleanála under Section 175 of the Planning & Development Act 2000, as amended.
3. Permitting KMPG Future Analytics, acting as the LDA's agents, to sign the Cherry Orchard Project Planning Application on the DCC Cherry Orchard lands.

Furthermore, a copy of the planning application has been issued to the relevant prescribed bodies (set out under Article 121, on 'Notices to certain bodies', of the Regulations) as listed below:

- An Chomhairle Ealaíon
- An Taisce — the National Trust for Ireland
- Córas Iompair Éireann (CIÉ)
- Commission for Railway Regulation (CRR)
- Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media
- Department of Housing, Local Government and Heritage
- Fáilte Ireland
- Health Service Executive (HSE)
- Irish Aviation Authority (IAA)
- Inland Fisheries Ireland
- National Transport Authority (NTA)
- South Dublin County Council
- The Minister, the Heritage Council
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Waterways Ireland

The design of the proposed development has been informed by technical and environmental assessments. Please find the following drawings and documents enclosed with this application.

Requirement	Responsible Discipline
<b>PLANNING PARTICULARS</b>	
Cover Letter	KPMG FA
Planning Application Form	KPMG FA
Site Notice	KPMG FA
Newspaper Notice	KPMG FA
Schedule of Accommodation	VDA/CCK
Letters of consents (Appended to this Letter)	DCC
DCC Part V Letter (incl. along with letters of consents)	DCC
Letters to Prescribed Bodies	KPMG FA
EIAR Portal Confirmation	KPMG FA
Application Fee: Confirmation of Electronic Fee Transfer Acknowledgement	LDA
<b>DRAWINGS</b>	
Site Location Plan (@1:1000)	VDA/CCK
Site Layout Plan (@1:500)	VDA/CCK
Architectural Drawings and Schedule	VDA/CCK
Engineering Drawings and Schedule	WM
Landscape Drawings and Schedule	MA
Taken In Charge Drawing	VDA/CCK

Requirement	Responsible Discipline
Phasing Plan	VDA/CCK
Public Lighting Plan	WM
<b>REPORTS</b>	
Planning Report	KPMG FA
EIAR	All
Architectural Design Statement	VDA/CCK
Housing Quality Assessment	VDA/CCK
Landscape Design Report	MA
Engineering Assessment Report	WM
Daylight Sunlight and Overshadowing Assessments	Lawler Sustainability
Site Specific Flood Risk Assessment	WM
Traffic and Transport Assessment	WM
Quality Audit (Road Safety)	WM
Mobility Management Plan and Travel Plan	WM
Construction Environmental Management Plan	WM
Resource and Waste Management Plan	AWN
Operational Waste Management Plan	AWN
Community Social and Cultural Infrastructure Audit	KPMG FA
Schools and Childcare Demand Report	KPMG FA
Management Strategy (Operational Management Statement)	Savills
Retail Impact Assessment	KPMG FA
Appropriate Assessment Screening	Gerry Tobin
Climate Action and Energy Statement	WM
District Heating Viability Statement	WM
DMURS Report and Statement of Design Consistency	WM
Surface Water Management Plan	WM
Building Lifecycle Report	VDA / Design Team
Community Safety Strategy (Safe and Secure Design)	VDA/CCK
Deliveries and Servicing Management Plan	WM
Ecological Impact Assessment	Gerry Tobin
Arboricultural Impact Assessment Report (incl. Tree Survey)	VDA
Microclimate Assessment (Requirement under the Building Heights Guidelines in the case of taller buildings)	B Fluid
Telecommunications Report	WM
Public Lighting Calculation Report and Plan	WM
Glint and Glare Study	LINT

We trust that the enclosed plans and particulars are in order and look forward to receiving acknowledgement of this application in due course.

Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alan Crawford', written in a cursive style.

Alan Crawford  
Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants

# Appendix

Letters of Consents (incl. Letter of Confirmation re. Part V)





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Oifig an Phríomhfheidhmeannaigh Oifig na Cathrach, An Ché Adhmaid, D08 RF3F

*Oifigeach Poiblí Ainmnithe faoin Acht um Brústocaireacht a Rialáil 2015*

Chief Executive's Office, Civic Offices, Wood Quay, D08 RF3F

*Designated Public Official under the Regulation of Lobbying Act 2015*

T. 01 222 2100 E. [chiefexecutive@dublincity.ie](mailto:chiefexecutive@dublincity.ie)

Clare Fox Snr. Development Manager

The Land Development Agency

2<sup>nd</sup> Floor, Ashford House

Tara St.

Dublin 2

D02 VX67

29<sup>th</sup> September 2023

*Without prejudice/Subject to contract*

**Re: The proposed Cherry Orchard Point Project on lands at Cherry Orchard, Dublin 10, Letter of Confirmation re. Part V.**

Dear Clare,

Further to your request of 28<sup>th</sup> August last, Dublin City Council confirm that the level of provision of social housing in the proposed Cherry Orchard Project is as agreed and set out below.

The scheme of 708 units is to be split in tenure as follows:

Social 161 units 23%

Cost Rental 547 units 77%

This fully meets the requirements of Part V of the Planning & Development Act 2000, as amended.



Comhairle Cathrach  
Baile Átha Cliath  
Dublin City Council

Office of the Assistant Chief Executive  
Housing & Community Services  
Block 1, Floor 3, Wood Quay, Dublin 8  
T: 01-222 2010 E: [colin.oreilly@dublincity.ie](mailto:colin.oreilly@dublincity.ie)

Clare Fox, Snr. Development Manager  
The Land Development Agency  
2<sup>nd</sup> Floor, Ashford House  
Tara Street  
Dublin 2 (D02 VX67)

29<sup>th</sup> August 2023

*Without prejudice/Subject to contract*

**Re: Letter of Consent to KPMG Future Analytics (KPMGFA) signing the  
planning application as Land Development Agency Agents**

Dear Clare

Further to your request of 28<sup>th</sup> August last, Dublin City Council (DCC) hereby grant consent to the Land Development Agency (LDA) permitting KPMG Future Analytics, acting as the LDA's agents, to sign the Cherry Orchard Project Planning Application on the DCC Cherry Orchard lands.

Yours sincerely

Coilín O'Reilly  
Assistant Chief Executive

Richard Shakespeare  
A/Chief Executive



Clare Fox, Snr. Development Manager  
The Land Development Agency  
2<sup>nd</sup> Floor, Ashford House  
Tara Street  
Dublin 2 (D02 VX67)

29<sup>th</sup> August 2023

*Without prejudice/Subject to contract*

**Re: Letter of Consent to facilitate the lodgement of a Part X Planning Application to An Bord Pleanála in relation to the Dublin City Council Cherry Orchard lands, Dublin 10**

Dear Clare

Further to your request of 28<sup>th</sup> August last for a letter of consent under Section 175 of the Planning and Development Act 2000, as amended, we can confirm that we have considered this.

We acknowledge that The Land Development Agency (LDA) has engaged collaboratively with Dublin City Council (DCC) over the past year in progressing the Cherry Orchard Point project proposal and now intend to lodge a Part X Planning Application to An Bord Pleanála.

We wish to confirm that in respect of the Cherry Orchard Point Project (on DCC's Cherry Orchard lands) DCC consent to the LDA, to lodge a Planning Application on behalf of the City Council, to An Bord Pleanála under Section 175 of the Planning and Development Act 2000, as amended. The relevant lands are outlined in red on the attached drawing reference '2022-PA-001-Site Location Map' which are in the ownership of Dublin City Council.

It should be noted that all cost and expenses associated with the application in this matter are the sole responsibility of the party making the application.

No contract enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Yours sincerely

Coilín O'Reilly  
Assistant Chief Executive

Richard Shakespeare  
A/Chief Executive



NOTE: SHOWN WITH HYDRAULIC CONDUIT, CHESTNUT GROVE PARK, A11

**LEGEND**

- Property of Gas Networks
- Private / Planning / Not a Gas Network
- Lines with the appropriate Color Code as per
- Gas Networks / CHESTNUT GROVE PARK
- Gas Connections / CHESTNUT GROVE PARK

van Dijk Architects

**CONROY CROWE KELLY**  
Architects & Urban Designers

**SITE LOCATION MAP**

NO	DATE	BY	DESCRIPTION
1	11/10/20 </td <td>CONROY CROWE KELLY</td> <td>CONROY CROWE KELLY</td>	CONROY CROWE KELLY	CONROY CROWE KELLY
2	12/01/20	CONROY CROWE KELLY	CONROY CROWE KELLY
3	02/26/21	CONROY CROWE KELLY	CONROY CROWE KELLY

**DISCLAIMER**

This map is provided for information purposes only. It is not to be used for any other purpose. The information is not a contract and should not be used as such. The information is not to be used for any other purpose. The information is not a contract and should not be used as such.

