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

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70 Merrion Square S,  
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D02 NY52

[planning@artscouncil.ie](mailto:planning@artscouncil.ie)

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**

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 m 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:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) 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 all 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').

Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the 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



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Tailors' Hall, Back Lane  
Dublin 8,  
D08 X2A3

[advocacyqueries@antaisce.org](mailto:advocacyqueries@antaisce.org)

1<sup>st</sup> December 2023

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*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.*

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- the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*
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Alan Crawford  
Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants



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

Córas Iompair Éireann (CIE),  
CIÉ Group Property Department,  
Curzon House, 35 Lower Abbey Street,  
Dublin 1

[property@cie.ie](mailto:property@cie.ie)

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**

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 m 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 all 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').*

*Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.*

*Should you have any queries in relation to the 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



**KPMG**  
1 Stokes Place  
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Commission for Railway Regulation,  
Temple House  
Temple Road,  
Blackrock  
Co. Dublin  
A94 Y5W5

[info@crr.ie](mailto:info@crr.ie)

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**

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 m 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*
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*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.*

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*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.*

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

Yours faithfully,

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



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

The Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media,  
23 Kildare Street,  
Dublin 2,  
D02 TD30

[press.office@tcagsm.gov.ie](mailto:press.office@tcagsm.gov.ie)

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**

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.

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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 all 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').*

*Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.*

*Should you have any queries in relation to the 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



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

The Department of Housing Local Government and Heritage,  
Custom House, Custom House Quay,  
Dublin 1  
D01 W6X0

[QCSOfficer@housing.gov.ie](mailto:QCSOfficer@housing.gov.ie)

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**

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 m 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
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Yours faithfully,

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



**KPMG**  
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St. Stephen's Green  
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**Section within KPMG:** *KPMG Future Analytics, Chartered Planning and Development Consultants*

Fáilte Ireland,  
88 - 95 Amiens Street  
Dublin 1  
D01 WR86

[planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie)

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**

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.

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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:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) 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 all 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').

Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the 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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Health Service Executive (HSE),  
Dr. Steeven's Hospital  
Steeven's lane  
Dublin 8  
D08 W2A8

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**

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 m 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:

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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:

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*Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.*

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





**KPMG**  
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St. Stephen's Green  
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**Section within KPMG:** *KPMG Future Analytics, Chartered Planning and Development Consultants*

Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2,  
D02 T449

[planning@iaa.ie](mailto:planning@iaa.ie)

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**

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.

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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.

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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 all 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').*

*Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.*

*Should you have any queries in relation to the 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



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Dublin  
D24  
Ireland

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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**

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 m 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*
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*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.*

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*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.*



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*Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.*

Yours faithfully,

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



**KPMG**  
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National Transport Authority,  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

[info@nationaltransport.ie](mailto:info@nationaltransport.ie)

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**

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 m 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 all 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').*

*Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.*

*Should you have any queries in relation to the 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



**KPMG**  
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South Dublin County Council,  
County Hall, Tallaght  
Dublin 24,  
D24 A3XC

[planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)

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**

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 m 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
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- 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
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*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.

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- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
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This planning application including all 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').

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

Yours faithfully,

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



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

The Heritage Council,  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X264

[mail@heritagecouncil.ie](mailto:mail@heritagecouncil.ie)

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**

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.

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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 all 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').*

*Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.*

*Should you have any queries in relation to the 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



**KPMG**  
1 Stokes Place  
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Dublin 2  
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**Section within KPMG:** *KPMG Future Analytics, Chartered Planning and Development Consultants*

Transport Infrastructure Ireland (TII),  
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Parkgate Street,  
Dublin 8,  
D08 DK10,  
Ireland.

[landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)

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**

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 m 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*
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- *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*
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*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.*

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*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*
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*This planning application including all 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').*

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*Should you have any queries in relation to the 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



**KPMG**  
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Uisce Eireann  
Colvill House,  
24-26 Talbot St  
Dublin 1

[spatialplanning@water.ie](mailto:spatialplanning@water.ie)

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**

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 m 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:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) 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 all 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').

Please note that a dedicated project website, <https://cherryorchardpointphase1partx.ie/> has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the 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



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Dublin 15  
D15 Y3EK

[coporate@waterwaysireland.org](mailto:coporate@waterwaysireland.org)

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**

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 m 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*
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- *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*

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Yours faithfully,

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