

An  
Bord  
Pleanála

## Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

**Part X (Section 175) of the Planning and Development Act 2000 (as amended)**

2. **Applicant:**

Name of Applicant:	Dublin City Council in partnership with The Land Development Agency
Address:	Civic Offices Wood Quay Dublin 8 D08 RF3F Ireland
Telephone No:	01-9103400
Email Address (if any):	cfox@lda.ie

**3. Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A
Telephone No.	N/A
Email Address (if any)	N/A

**4. Person / Agent acting on behalf of the Applicant (if any):**

Name:	KPMG Future Analytics (KPMG FA)
Address:	1 Stokes Place, St Stephen's Green, Dublin 2 D02 DE03
Telephone No.	01-41-1000
Mobile No. (if any)	+353 87 050 4362
Email address (if any)	alan.crawford@kpmg.ie

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [ ☒ ] No: [ ☐ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Clare Fox, Senior Development Manager

T: +353.1.9103400 | E: cfox@lda.ie

**5. Person responsible for preparation of Drawings and Plans:**

Name:	Ciaran Savage and Pamela Gill
Firm / Company:	Van Dijk Architects and Conroy Crowe Kelly Architects and Urban Designers
Address:	Van Dijk Architects: Mill House, Mill St, Marshes Lower, Dundalk, Co. Louth, A91 XTF7  Conroy Crowe Kelly Architects and Urban Designers: 65 Merrion Square S, Dublin 2, D02 DT32
Telephone No:	Van Dijk Architects: <a href="tel:0429354466">(042) 935 4466</a>  Conroy Crowe Kelly Architects and Urban Designers: <a href="tel:016613990">(01) 661 3990</a>
Mobile No:	
Email Address (if any):	Ciaran Savage: csavage@vandijkarchitects.com  Pamela Gill: pamelagill@cck.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.  <b>Please see enclosed the Drawing Issue Register prepared by Van Dijk Architects and Conroy Crowe Kelly Architects and Urban Designers.</b>	

## 6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>The subject site is located on lands at Park West Avenue, 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. The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OSI Licence No. CYAL50316709</p> <p>Map Sheets 3261-15,20,25 and 3262-11, 21, 16</p> <p>Centre Co-ordinates: ITM 707789, 732868</p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>		<p>3.185 ha</p>
<p>Site zoning in current Development Plan for the area:</p>	<p>The subject site is zoned '<i>Z14 Strategic Development and Regeneration Area (SDRA)</i>'</p>	
<p>Existing use of the site &amp; proposed use of the site:</p>	<p>Subject site is currently vacant, and not in use previously.</p>	

	The proposed use is for a residential-led development.
Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council

**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Proposed Development has been prepared by The Land Development Agency (LDA) on behalf of Dublin City Council (DCC) under Part X (Section 175) of the Planning and Development Act 2000 (as amended). The lands are completely owned by DCC, and the development will be carried out by the LDA.		
<b>If you are not the legal owner</b> , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Dublin City Council, Office of the Assistant Chief Executive, Housing and Community Services, Block 1, Floor 3, Wood Quay, Dublin 8. Please see encl. letter of consent from Dublin City Council attached to the Cover Letter submitted with this Planning Application.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The LDA does not own any adjoining / abutting / adjacent lands.  Dublin City Council as a consenting party to this application owns adjoining / abutting / adjacent lands. Please refer to the attached Site Location Plan for details on the application and ownership boundaries.		

**8. Site History:**

**Details regarding site history (if known):**

Has the site in question ever, to your knowledge, been flooded?

Yes: [ ] No: [ X ]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No: [ X ]

If yes, please give details:

**Are you aware of any valid planning applications previously made in respect of this land / structure?**

Yes: [X] No: [ ]

*\*applications listed below relate to those made on the adjoining Phase 1 lands*

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. No:	Ref.	Nature of Development	Proposed	Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála
ABP-318607-23		A large-scale residential-led mixed use development under S175(3) of the PDA 2000 as amended		Application was approved planning permission by An Bord Pleanála in July 2024
ABP-321068-24		Proposed alterations to the previously granted planning permission under ABP-318607-23 which was for the construction of a residential led mixed use scheme		Application submitted to An Bord Pleanála on 15th October 2024. Decision due by the Board on 28th February 2025
		*Yellow site notices are not required as the Ref. ABP - 321068-24 application is a request to alter the SID and is not a planning application.		

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?**

Yes: [ ] No:[ X ]

If yes please specify

An Bord Pleanála Reference No.: \_\_\_\_\_

## 9. Description of the Proposed Development:

Brief description of nature and extent of development

The proposed development (13,280sq.m GFA) involves the construction of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units) ranging in height from two to three storeys. The proposed development also includes the provision of landscaped public open space of 2,133sq. m. Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.

The proposed development will also involve the provision of sufficient car parking (including accessible and EV car parking spaces), bicycle parking spaces at surface level and motorbike spaces throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, boundary walls, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

Please refer to the statutory notices for full and complete development description

**10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:**

<b>Class of Development:</b>	<b>Gross Floor Area in m<sup>2</sup></b>
Residential	13,015 sq.m
Ancillary Residential Accommodation including bike/bin stores and ESB substation	265 sq.m
Total	13,280sq.m

**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m <sup>2</sup>	<b>N/A</b>
Gross floor space of proposed works in m <sup>2</sup>	13,280 sq.m
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	<b>N/A</b>
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	<b>N/A</b>

**12. In the case of residential development please provide breakdown of residential mix:**

<b>Number of</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>4 + Bed</b>	<b>Total</b>
Houses			13	88			101
Apartments			18	18			36
Number of car-parking spaces to be provided	Existing: N/A		Proposed: 141no. residential car parking spaces				



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### 13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X (The proposed scheme will be delivered by Dublin City Council in partnership with the LDA and includes the provision of 137no. affordable units. As such Part V obligations do not arise in respect of application for approval under s175 of the Planning and Development Act 2000 (as amended))
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

### 14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Vacant lands (no existing or previous use)
Proposed use (or use it is proposed to retain)
A residential scheme comprising of 137 dwellings in a mix of houses, duplexes and own-door apartments.
Nature and extent of any such proposed use (or use it is proposed to retain)

Proposed use is residential as described above

#### 15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) ActC, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X*	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

*\*Note: the proposed development relates to the EIAR that was submitted as part of the consented Phase 1 scheme - This application includes an Environmental Report as an Addendum to the parent EIAR*

## 16. Services:

<b>Proposed Source of Water Supply:</b>
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment:</b>
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input type="checkbox"/> Please Specify: _____
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify:

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Name of Newspaper: Irish Daily Star Date of Newspaper Notice: 17th February 2025
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Date of Erection of Site Notice: 17th February 2025 See Site Location Map for details on location of Site Notice.
Details of other forms of public notification, if appropriate e.g. website
Part 10 Application Website: <a href="http://www.cherryorchardpointphase2partx.ie">www.cherryorchardpointphase2partx.ie</a>

## 18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
<b>Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.</b>  Enclosed: <b>Please refer to the Planning Report for details relating to pre-application consultation meetings</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.  Enclosed: <b>Please refer to the Cover Letter for the List of Prescribed Bodies and Letters to Prescribed Bodies prepared by KPMG FA, submitted with this application.</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

**19. Confirmation Notice:**

**Copy of Confirmation Notice**


Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

**The confirmation for the EIAR Portal dated 14th February 2025 with Portal ID 2025022 has been included as an Appendix to this Application Form.**

**20. Application Fee:**

Fee Payable	€30,000 <b>Acknowledgement for Electronic Transfer has been included as an Appendix to this Form</b> Payment reference IE25011656591160
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**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.**

Signed: (Applicant or Agent as appropriate)	
Date:	17th February 2025

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

## **Appendices**



# Transaction confirmation

## Transaction details

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Amount	EUR 30,000.00
My statement message	An Bord Pleanala
Payee message	The LDA
Type	Debit
Currency	EUR
Payment option	Standard
AIB reference no	0M5XDB6AWU1QS0NH
Payment status	Completed
Payment reference	IE25011656591160
Transaction Date	16/01/2025 09:39

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## Payer details

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Name	THE LAND DEVELOPMENT AGENCY
Currency	EUR
Account	IE61AIBK93101264101092

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## Payee details

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Payee name	AN BORD PLEANALA
Payee account	IE70AIBK93105500316067
Payee address	64 Marlborough St, Rotunda , Ireland
Payee bank details	IE70AIBK93105500316067 AIBKIE2D, Ireland

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**From:** [Housing Eiaportal](#)  
**To:** [Corbett, Amy](#)  
**Subject:** [EXTERNAL] EIA Portal Application Number: 2025022  
**Date:** Friday 14 February 2025 16:23:37  
**Attachments:** [image003.png](#)

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Dear Amy,

An EIA Portal notification was received on 14/02/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 14/02/2025 under EIA Portal ID number 2025022 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2025022

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**Competent Authority:** An Bord Pleanála

**Applicant Name:** Dublin City Council in partnership with the Land Development Agency.

**Location:** Lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019).

**Description:** The proposed development is a residential scheme of c. 137 no. residential units ranging in height from 2 to 3 storeys.

**Linear Development:** No

**Date Uploaded to Portal:** 14/02/2025

Regards,

Emmet

EIA Portal team

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**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

**Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0**  
Custom House, Dublin 1, D01 W6X0

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[www.gov.ie/housing](http://www.gov.ie/housing)

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An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage