



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*

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

17th February 2025

Dear Sir/Madam,

Re: Part X (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.

Applicant: Dublin City Council in partnership with The Land Development Agency

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), acting on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 (as amended), to An Bord Pleanála (ABP).

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in 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 and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form 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 application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024.

This Planning Application is made under Part X Section 175 of the Planning and Development Act, 2000 (as amended) ('the Act'). 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 (EIA) 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) Dublin City Council, in partnership with The Land Development Agency, 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) to carry out the following proposed development on a site of c. 3.185 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, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The development will consist of the construction of a residential scheme containing 137no. residential dwellings (comprising 31no. 2-bedroom units, and 106no. 3-bedroom units) through a mixture of houses, duplex units and own-door apartments. The proposed development will include a new access road connecting to the entrance point at Park West Avenue as approved under the Phase 1 scheme, new internal streets, landscaped public and communal open space, a new pedestrian connection to Cloverhill Road and all associated site and development works. The proposed development represents Phase 2 of the overall planned development for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23).

The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). 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 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue 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 works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

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

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

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

1. Letter of Consent to the LDA, to lodge a Planning Application on behalf of the City Council, to An Bord Pleanála under Section 175 of the Planning and Development Act 2000, as amended.
2. Letter permitting KPMG Future Analytics, acting as the LDA's agents, to sign the Cherry Orchard Project Planning Application on the DCC Cherry Orchard lands.
3. Letter of acceptance regarding off-site community space provision.

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

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

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

Requirement	Responsible Discipline
PLANNING PARTICULARS	
Cover Letter	KPMG FA
Planning Application Form	KPMG FA
Site Notice	KPMG FA
Newspaper Notice	KPMG FA
Letters of Consent (Appended to this Letter)	DCC
Prescribed Bodies Letters	KPMG FA
Application Fee: Confirmation of Electronic Fee Transfer Acknowledgement (Appended to Application Form)	LDA
EIA Portal Confirmation (Appended to Application Form)	KPMG FA
DRAWINGS	
Site Location Plan (@1:1000)	VDA / CCK
Site Layout Plan (@1:500)	VDA / CCK
Architect Drawings and Schedule	VDA / CCK
Engineering Drawings and Schedule	WM
Landscape Drawings and Schedule	MA
Taken In Charge Drawing	VDA / CCK
Phasing Plan	VDA / CCK
Public Lighting Plan	WM
REPORTS	

Planning Report	KPMG FA
Community, Social and Cultural Infrastructure Audit (incl Schools and Childcare Demand Assessment)	KPMG FA
Phase 1 Parent EIAR and appendices	All
Addendum to Approved Phase 1 Parent EIAR	All
Architectural Design Statement	VDA / CCK
Building Lifecycle Report	VDA / DT
Universal Access Statement	VDA / CCK
Arboricultural Impact Assessment Report (incl. Tree Survey)	VDA/Aborcare
Landscape Design Statement	MA
Landscape Materials, Equipment and Planting Booklet	MA
Landscape and Visual Impact Assessment (LVIA)	MA
Verified Views	GNET3D
Engineering Assessment Report (incl Road Safety Audit)	WM
Flood Risk Assessment	WM
Preliminary Construction Environmental Management Plan	WM
Mobility Management Plan and Travel Plan	WM
DMURS Report and Statement of Design Consistency	WM
Traffic and Transport Assessment	WM
Surface Water Management Plan	WM
Resource and Waste Management Plan	AWN
Operational Waste Management Plan	AWN
District Heating Viability Study	WM
Climate Action and Energy Statement	WM
Telecommunications Report	WM
Public Lighting Calculation Report and Layout	WM
Appropriate Assessment Screening	Gerry Tobin
Ecological Impact Assessment	Gerry Tobin
Bat Survey	Gerry Tobin
Invasive Species	Gerry Tobin
Winter Bird Count	Gerry Tobin
Daylight Sunlight and Overshadowing Assessment	DD

We trust that the enclosed plans and particulars are in order (noting there is no application form, statutory notices or notifications to Prescribed Bodies required for this initial request) and we look forward to receiving acknowledgement of this application in due course.

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

Yours faithfully,



Alan Crawford
Associate Director
KPMG Future Analytics

Chartered Town Planning and Development Consultants
Email: alan.crawford@kpmg.ie
Mobile: +353 87 050 4362

Appendix

Letter of Consent from DCC.

Clare Fox, Snr. Development Manager
The Land Development Agency
2nd Floor, Ashford House
Tara St.
Dublin 2
D02 VX67

13th February 2025

Without prejudice/Subject to contract

Re: Letter Confirming Agreement of Off-Site Community, Arts / Cultural Space Contribution as Part of the Cherry Orchard Point Phase 2 application for approval to An Bord Pleanála

Dear Clare,

We acknowledge that The Land Development Agency (LDA) has engaged collaboratively with Dublin City Council (DCC) in progressing the Phase 2 development and now intends to lodge a Part X application for approval to An Bord Pleanála (the Board) on behalf of DCC.

DCC and the LDA have undertaken extensive engagement and public consultation as part of the LAP process and in relation to the Cherry Orchard Point Project to identify the most appropriate type and form of the 5% community, arts and cultural space to ensure the delivery of a cohesive scheme across the 4 phases of development, which appropriately integrates with the wider Cherry Orchard Strategic Development and Regeneration Area (SDRA) lands. We agree that the proposed solution and delivery mechanism to comply with Policy Objective CUO25 of the Dublin City Development Plan 2022-2028, is the provision of an athletics running track facility that will be provided outside the Phase 2 development application site but within the Cherry Orchard SDRA, specifically Cherry Orchard Park.

For the purpose of the Part X planning application to An Bord Pleanála, this letter is confirmation of DCC's support of the proposed development and confirms that we consider the provision of a running track at Cherry Orchard Park, adjacent to the development, would meet the requirement for compliance with Policy Objective CUO25 to deliver the community, arts/cultural space as required by the proposed Phase 2 development.

DCC would respectfully request the Board confirm its agreement to this strategic approach to compliance with Objective CUO25 within this SDRA and note that the timing and delivery of the running track is beyond the scope of the Phase 2 development. In that regard, it would not be considered appropriate in the event of a grant of permission to require implementation of the running track before Phase 2 completion and occupation, which will provide much needed affordable housing for the area. DCC is committed to delivering this important capital project for the area as part of DCC's

plans for the wider regeneration of Cherry Orchard Park and it is progressing proposals and indicative plans for the running track and considering implementation details. The running track is an investment that will play a critical role in creating community and social cohesion within the wider Cherry Orchard Area.

The mechanism for funding and delivery of this running track will be subject to a separate agreement with the LDA and DCC following the conclusion of the planning process.

Yours sincerely,



Assistant Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Office of the Assistant Chief Executive
Housing & Community Services
Block 1, Floor 3, Wood Quay, Dublin 8
T: 01-222 2010 E: mick.mulhern@dublincity.ie

Clare Fox Snr. Development Manager
The Land Development Agency
2nd Floor, Ashford House
Tara St.
Dublin 2
D02 VX67

04 February 2025

Without prejudice/Subject to contract

Re: Letter of Consent to KPMG Future Analytics (KPMG FA) signing the Cherry Orchard Point Phase 2 application for approval comprising 137no. affordable purchase homes as Land Development Agency Agents.

Dear Clare

Further to your request of 04 February 2025, Dublin City Council (DCC) hereby grant consent to the Land Development Agency (LDA) permitting KPMG Future Analytics, acting as the LDA's agents, to sign the Cherry Orchard Project Phase 2 application for approval comprising 137no. Affordable Purchase homes on the DCC Cherry Orchard lands.

Yours sincerely

Mick Mulhern
Assistant Chief Executive
Housing & Community Services



Clare Fox Snr. Development Manager
The Land Development Agency
2nd Floor, Ashford House
Tara St.
Dublin 2
(D02 VX67)

04 February 2025

Without prejudice/Subject to contract

Re: Letter of Consent to facilitate the lodgement of a Part X application for approval to An Bord Pleanála for the Cherry Orchard Point Phase 2 project comprising 137no. affordable purchase homes on the Dublin City Council Cherry Orchard Lands, Dublin 10.

Dear Clare,

Further to your request of 04 February 2025, for a letter of consent under Section 175 of the Planning and Development Act 2000, as amended, we can confirm that we have considered this.

We acknowledge that The Land Development Agency (LDA) has engaged collaboratively with Dublin City Council (DCC) in progressing Phase 2 of the Cherry Orchard Point project. DCC has identified Phase 2 of the Cherry Orchard Point project as suitable for development by DCC pursuant to the local authority development framework as set out in Section 175 and Part 10 of the Planning and Development Regulations 2001 as amended (Part 10).

To that end, we wish to confirm that in respect of the Cherry Orchard Point project DCC will work in partnership with the LDA to seek approval pursuant to Part 10 to develop the Cherry Orchard Project lands.

Phase 2 of the Cherry Orchard Project application site is outlined in red (DN5825, DN159618F, DN149905F, DN1467), and the extent of the lands abutting the application site that are within the ownership / control of DCC are outlined in blue on the enclosed **Site Location Map** (drawing number: COP-PH2-CCK-S1b-00-DR-A-1000)

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mick Mulhern', written over a horizontal line.

Mick Mulhern
Assistant Chief Executive
Housing & Community Services