



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:

Section 175

2. **Applicant:**

Name of Applicant:	The Land Development Agency
Address:	2nd Floor Ashford House, Tara St, Dublin 2 D02 VX67
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: [X] 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:	Ciarán Savage (VDA) and Pamela Gill (CCK)
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: (042) 935 4466 Conroy Crowe Kelly Architects and Urban Designers: (01) 661 3990
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.	
Please see enclosed the Drawing Issue Register prepared by Van Dijk Architects and Conroy Crowe Kelly Architects and Urban Designers.	

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, Park West Cherry Orchard Rail Station to the southeast, the rail line 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. CYAL50176073 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>6.27 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 & proposed use of the site:</p>	<p>Subject site is currently vacant, and not in use previously.</p>	

	The proposed use is for a mixed-use 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.		
If you are not the legal owner , 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: [] No: [X]

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

Reg. No:	Ref.:	Nature of Proposed Development	Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála
N/A		N/A	N/A

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	<p>Summary Description:</p> <p><i>The proposed development (GFA of c. 66,398.8sqm) involves the construction of a residential led mixed use scheme across 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys. The development includes the provision of 708no. residential apartments comprising 547no. cost rental and 161no. social / affordable units (28no. studio units, 263no. one-bed units, 368no. two-bed units and 49no. three-bed units, 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) and a childcare facility (672sq.m GFA) with associated external playing space (200sq.m) and all ancillary accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms. The proposed development also includes the provision of landscaped public open space of 6,123 sq. m. including a public plaza, play space, outdoor fitness trail, communal amenity space of 5,596 sq. m. Private open space for the apartment units is achieved through the provision of balconies or terraces for all individual apartments.</i></p> <p><i>The proposed development will also involve the provision of sufficient car parking (including accessible car parking) and bicycle parking spaces at undercroft and surface level 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, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, 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. Please refer to the statutory notices for full and complete description of the proposed development.</i></p>
---	--

Please see encl. copy of statutory notices for the 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:

Class of Development:	Gross Floor Area in m ²
Residential	59,022.8 sq.m
Retail Convenience Supermarket	2,523 sq.m
Commercial/Retail	373 sq.m (across 7 no. units)
Childcare facility	672 sq.m (with 200 sq.m external play area)
Community, Art and Cultural Spaces	1,222 sq.m internal and 1,157 sq. m external community, art, and cultural spaces.
Sundry accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms	2,586 sq.m

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

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	c. 66,398.8 sq. m GFA
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

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

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments	28	263	368	49	N/A	N/A	708
Number of car-parking spaces to be provided	Existing: N/A		Proposed: 328 no. residential car parking (Forming part of a total car parking provision of 444			Total: 328 no. residential car parking (Forming part of a total car parking provision of 444 spaces across the full application.)	

		spaces across the full application.)	
--	--	--------------------------------------	--

13. Social Housing:

Please tick appropriate box:	Yes	No
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i></p>		<p>X</p> <p><i>(The proposed scheme is delivered by the LDA and includes the provision of a mix of social / affordable and cost rental units, and hence falls in line with the legislative and policy framework of the Affordable Housing Act.)</i></p>
<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 mix of residential, retail, commercial, community and art / cultural, and creche uses (includes a community garden and neighbourhood park)
Nature and extent of any such proposed use (or use it is proposed to retain)

As above, the scheme has proposed uses across a total floor space of 66,398.8 sq. m. GFA, of which 59,022.8 sq. m. GFA relate to the residential element of the scheme.

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

16. Services:

Proposed Source of Water Supply:
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): _____
Proposed Wastewater Management / Treatment:
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: _____
Proposed Surface Water Disposal:
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: [X] No: [] Name of Newspaper: Irish Daily Mail Date of Newspaper Notice: 1st December 2023
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] Date of Erection of Site Notice: 1st December 2023 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: Cherry Orchard Point (cherryorchardpointphase1partx.ie)

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
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. Enclosed: Please refer to the Planning Report for details relating to pre-application consultation meetings Yes: [X] No:[] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: 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. Yes: [X] No:[]


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 28th November 2023 with Portal ID 2023188 has been included as an Appendix to this Application Form.

20. Application Fee:

Fee Payable	€30,000 Acknowledgement for Electronic Transfer has been included as an Appendix to this Form
-------------	---

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:	1st December 2023

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

Electronic Fee Transfer Acknowledgement

<input type="checkbox"/>	24/10/2023	AN BORD PLEANALA IE70AIBK93105500316067	THE LDA CORPORATE ACC IE61AIBK93101264101092	EUR	30,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
My statement message		AIB reference no OKPF0SLFM90PSK2Q					
Payee message		Payee name AN BORD PLEANALA					
Payment information		Payee address 64 Marlborough St, Rotunda, Dublin 1 D01 V902, Ireland					
Payment option		Payee bank details IE70AIBK93105500316067 AIBKIE2D Ireland					
Fee CCY		Authorisation history Sandra Stafford, created (24/10/2023 at 12:48)					
AIB fee							
AIB fees paid by							
Other fees paid by							

From: [Housing Eiaportal](#)
To: [Swaminathan, Anjali](#)
Subject: EIA Portal Confirmation Notice Portal ID 2023188
Date: Tuesday 28 November 2023 10:24:44
Attachments: [image001.png](#)

Dear Anjali,

An EIA Portal notification was received on 28/11/2023 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 28/11/2023 under EIA Portal ID number 2023188 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2023188

Competent Authority: An Bord Pleanála

Applicant Name: The Land Development Agency (LDA) on behalf of Dublin City Council

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 mixed use scheme of c. 708 no. residential units with retail, community & art/cultural uses, a creche & public open space across 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys.

Linear Development: No

Date Uploaded to Portal: 28/11/2023

Kindest Regards,

Hugh Wogan,

EIA Portal team

—

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

—

T +353 (0) 1 888 2000

www.gov.ie/housing



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