

Planning
Context
Report

Lands within
Development Area 6B
Brides Glen,
Cherrywood SDZ.




For DLR Properties Ltd.
(DLRP)

May 2025

TABLE OF CONTENTS

1	INTRODUCTION	1
2	SITE CONTEXT	1
3	CHERRYWOOD PLANNING SCHEME.....	2
3.1	SITE SPECIFIC PLANNING SCHEME DETAIL	4
3.2	SEQUENCING AND PHASING	5
4	DEVELOPMENT CONTRIBUTIONS	6
5	PLANNING HISTORY	7
5.1	SUBJECT SITE	7
5.1.1	DLRCC Reg. Ref. DZ22A/0681.....	7
5.2	ADJACENT SITES	10
5.2.1	West of the Subject Site.....	10
5.2.1.1	Reg. Ref.: DZ17A/0417 - Temporary Car Parking.....	10
5.2.1.2	Reg. Ref.: DZ22A/0728 - Temporary Car Parking Extension Of Duration	10
5.2.1.3	Reg. Ref.: DZ22A/1025 – 58no. Residential Development (BG4)	10
5.2.2	East of the Subject Site	11
5.2.2.1	Reg. Ref.: DZ18A/0854 – Pond 5A	11
5.2.2.2	Reg. Ref. DZ24A/0485 – Science and Technology Building.....	11
5.2.3	North of the Subject Site.....	11
5.2.3.1	DZ22A/0591 – TC3 (TC3-7 & TC3-8).....	11
5.2.3.2	DZ21A/0785 – TC3 (TC3-1)	12
5.2.3.3	DZ20A/0052 – TC3 (TC3-1 & TC-8).....	12
6	CONCLUSIONS.....	12

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, have been instructed by DLR Properties Ltd to prepare this Planning Context Report in respect of lands located south of Cherrywood Avenue, Cherrywood, County Dublin within the Cherrywood Strategic Development Zone.

This report will provide:

- An overview of the Cherrywood Planning Scheme and its function in the context of the subject site;
- Identification of existing development / notable permissions within the Planning Scheme area;
- Planning history relative to the site

This Planning Context Report has been prepared on the instructions of, and for the exclusive use by, the Client, their agents, or assigns.

2 SITE CONTEXT

The subject site is located within Development Area 6B Brides Glen (Growth Area 3) as identified within the Cherrywood Planning Scheme. The lands are located at the south-eastern end of Cherrywood SDZ, generally between Cherrywood Avenue and Bride's Glen Road.

To the north of the site, the TC3 town centre quadrant has been subject to a number of permissions (see Section 5 below). The existing G2 and G3 HIE blocks are located to the east, while the existing Glencarrig residential development is located to the south. The Glencarrig development is designated as Res 1 under the Planning Scheme. Planning permission was granted for this residential development prior to the adoption of the Planning Scheme. An existing temporary car park, permitted under DZ17A/0417 & DZ22A/0728 is located to the west.



Figure 1: Google Earth image with the site marked indicatively with a red star (SLA Overlay)

Since its designation as a Strategic Development Zone (SDZ) in May 2010, a significant quantum on community infrastructure has already been provided. In terms of public transportation, the Luas line has been extended to Brides Glen, with 4no. of the envisaged 5no. stops within the Cherrywood SDZ are already operational, these being Carrickmines, Laughanstown, Cherrywood and Brides Glen.

In terms of green infrastructure, significant parks within the SDZ area have been completed to a Taking in Charge standard. This comprises of Ticknick Park, Tully Park and Beckett Park.

A Primary School was granted permission under Reg. Ref. DZ18A/0458 and subsequently opened in September 2020.

To date, planning permission has been granted for 5,075 homes in Cherrywood, with 1,690 completed and 2,000 homes under construction. Homes have been occupied in areas including Domville, Cherry Lane, Mercer Vale and Tully Vale.

Permission has been recently granted for the Tully Village Centre (under Reg. Ref. DZ23A/0106 as amended by DZ25A/0014/WEB as well as DZ22A/0770). Additionally, permission was granted in November 2022 for the provision of a Post Primary School under Reg. Ref. DZ21A/1038.

3 CHERRYWOOD PLANNING SCHEME

The Strategic Development Zone (SDZ) lands at Cherrywood, covering approximately 360 hectares, are located within the administrative area of Dún Laoghaire-Rathdown. These lands represent the largest undeveloped land bank in the county and one of the most significant undeveloped areas within the Dublin Metropolitan Area. The Cherrywood SDZ is strategically positioned, approximately 16km southeast of Dublin City Centre, 8km south of Dún Laoghaire, 3 km from the coastline, and 4 km from the Dublin Mountains (Figure 1).

Designated as a Strategic Development Zone by the Government in May 2010, Cherrywood offers significant potential for development. The SDZ lands are situated between the N11 and M50, benefiting from strong road network connections. Additionally, there are five Luas stops within the SDZ area—Carrickmines, Brennanstown, Laughanstown, Cherrywood, and Brides Glen—and Cherrywood is also well-served by Dublin Bus, further enhancing its accessibility.

The SDZ planning process is set out in Sections 165 to 171 of the Planning and Development Act 2000 – 2011 which provides that a Planning Scheme is prepared by a Development Agency specified by the Government, indicating the types of development that may be permitted within an SDZ.

If planning applications are in accordance with the adopted Scheme, they must be granted by the Planning Authority subject to conditions and the applicant/developer may proceed with the proposed development. If a planning application is not consistent with the Planning Scheme, it must be refused by the Planning Authority. Submissions / observations may be made by the public to planning applications within the Planning Scheme boundary, however, it should be noted that there is no provision for appeals to An Bord Pleanála by any parties. The adopted Planning Scheme is a stand alone planning document from the County Development Plan and is not superseded by future County Development Plans. Where the Planning Scheme document does not address an aspect of a development proposal the assessment will be based on the policies and objectives of the current County Development Plan.



Figure 2: Extract from Map 1.3 - Planning Scheme Boundary of the Cherrywood Planning Scheme, with the site marked indicatively with a red star (SLA Overlay)

Since permission was granted on the subject site in June 2023, 2no. subsequent Planning Scheme Amendments have been approved and adopted within the Cherrywood Planning Scheme. Amendment No. 8 centered on density and height became effective on 6th July 2024 whilst Amendment No. 9 relating to residential car parking standards came into effect on 22nd November 2024.

In terms of Amendment No. 8 – Building Height and Density Review, the most notable change relative to the subject site was an increase in the density range from 45-70 to a current density range of 45-75 dwellings per hectare. There was no alteration to the building height range of 2-5 floors for the site. This could secure up to 72no. residential units on site, subject to a new planning application being made.

Amendment No. 9 – Residential Car Parking provided for a reduction in car parking standards in support of a shift to more sustainable forms of transport. For the subject site, situated on Res 2 lands, the following maximum residential car parking standards are now in place:

Table 4.4: Maximum Residential car parking standards

Town Centre	0.5 spaces per unit
Village Centres	0.5 spaces per unit
Res 1, 2, 3 and 4	0.5 spaces per 1 bed unit 0.75 spaces per 2 bed unit 1.0 space per 2 bed house 1.25 spaces per 3 or more bed unit. 1.5 spaces per 3 or more bed house
All Residential Units/Houses	Minimum 0.02 Car Share space per unit

Figure 3: Extract from Table 4.4: Maximum Residential Car Parking Standards of the Cherrywood Planning Scheme

Subject to a new planning application being made, this would allow for a consideration reduction in car parking provision on the subject site.

Please note when the Planning Scheme is referenced within this report, this is the current version of the scheme which incorporates Amendments No. 8 and No. 9, unless otherwise stated in the report.

3.1 Site Specific Planning Scheme Detail

The subject site is located within the Development Area 6B of the Cherrywood Planning Scheme as indicated in Figure 6 below. Development Area 6, i.e. the Bride's Glen area, makes up the majority of the lands within the Plan Area designated for 'High-Intensity Employment development. Lands zoned for residential development ('Res 1' and 'Res 2') are located to the south of Cherrywood Avenue.

The subject site lands are zoned 'Res 2' and 'Physical Infrastructure' for the purposes of an attenuation pond.

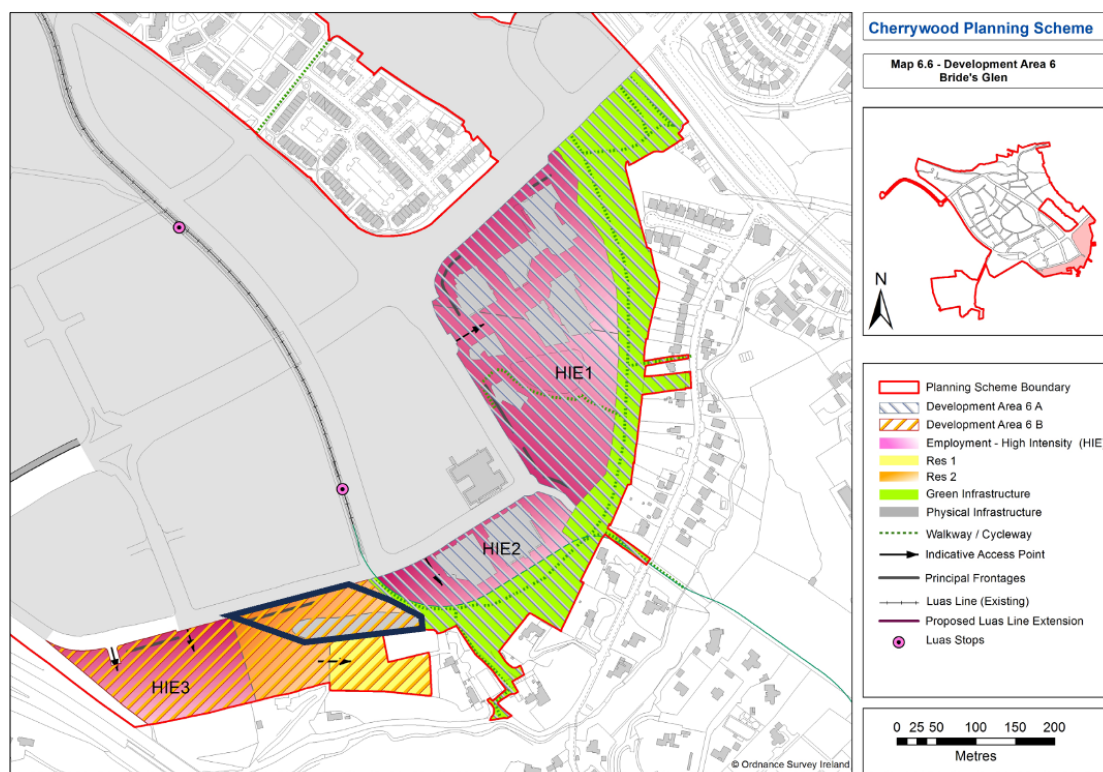


Figure 4: Extract from Map 6.6 – Development Area 6 Bride's Glen of the Cherrywood Planning Scheme with the site outlined indicatively in black (SLA Overlay)

Specific Objectives within the Cherrywood Planning Scheme relating to Development Area 6: Bride's Glen include:

DA 36 The design and layout of the area shall provide pedestrian connections to the Town Centre, N11, Cherrywood Road and Mullinastill.

DA 37 That the buildings are designed with their primary façade fronting the public domain. Where buildings adjoin the linear open space, access and overlooking of the linear park should be considered in the design of the building.

DA 38 That the design and landscaping of the area has regard to its context as viewed from Killiney Hill, the Wyattville Road and the M50.

DA 39 The parcel of residential development is accessed directly from within the Cherrywood Planning Scheme.

DA 40(a) Planning Applications are required to demonstrate that the proposal does not impact on the alignment of the Luas Line B2.

DA 40(b) A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre, Brides Glen Square, the Luas line and Green Linear Park, south of the Brides Glen Square on HIE2 lands, to provide a visual focal point at these key public realm and civic spaces.

As identified in Figure 4 below, the current version of the Cherrywood Planning Scheme instructs a density range of 45-75 dwellings per hectare, with a total number of minimum 106no. dwellings and maximum 174no. dwellings combined on the Res 1 and Res 2 plots within the Development Area.

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	2.5	
	Land Area HA	Density Range
Res 1	0.7	35 - 55
Res 2	1.8*	45 - 75
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 106	174

Figure 5: Extract from Table 6.6.1: Development Type and Quantum Development Area 6 of the Cherrywood Planning Scheme

Map 2.3 – Building Heights of the Cherrywood Planning Scheme affirms an allowable height range on the site of 2 to 5 floors.

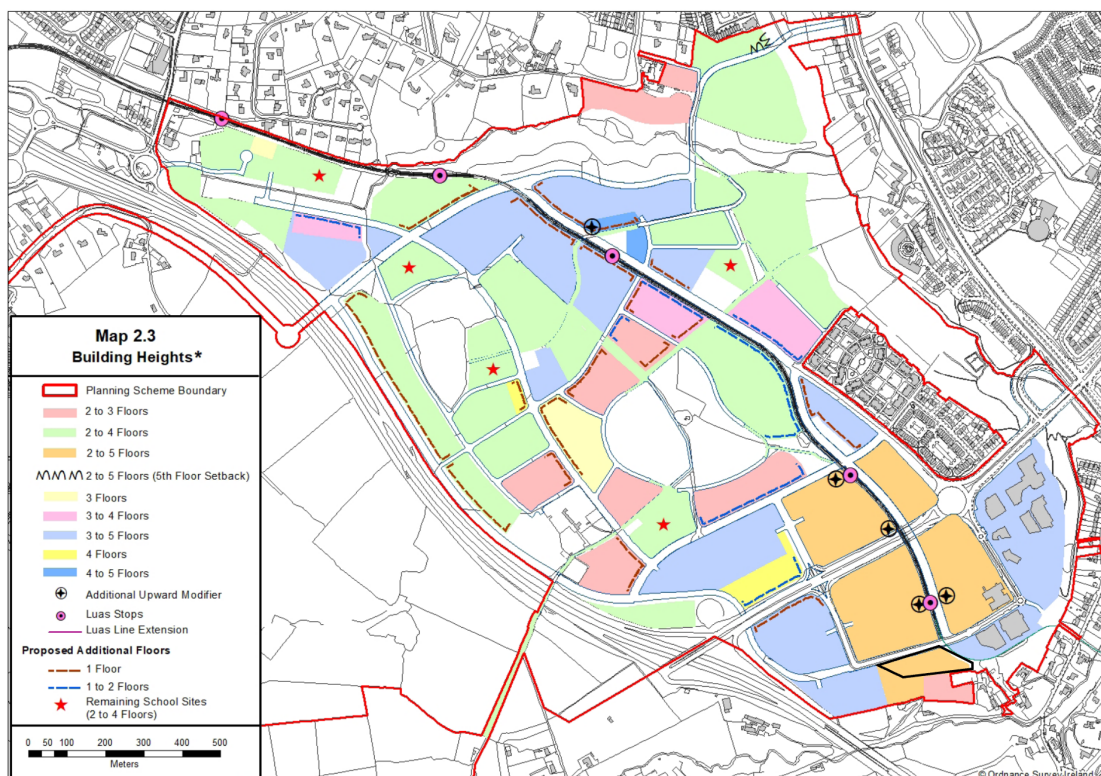


Figure 6: Extract from Map 2.3 – Building Heights of the Cherrywood Planning Scheme with the site outlined indicatively in black (SLA Overlay)

3.2 Sequencing and Phasing

The Planning Scheme affirms that the provision of infrastructure and services in a timely manner is crucial to the achievement of the vision for Cherrywood.

As confirmed above, the subject site is situated within Growth Area 3. From a residential perspective, the Planning Scheme outlines that,

“Growth Area 1 can be permitted immediately. In addition, on the basis of the infrastructure permitted to-date and under construction (Roads Phase 1, Tully Park, Ticknick Park and Beckett Park), it is considered appropriate that in addition to the residential development of Growth Area

1, development up to a maximum of 2,300 residential units in total, in either Growth Area 2 or 3 may be permitted in tandem with Growth Area 1 that residential units in Growth Area 1 can be permitted immediately.

Accordingly, the sequencing requirements allow for the delivery of residential units in Growth Areas 2 & 3 in tandem with the Growth Area 1. In addition, the Village Centres may be permitted as supporting uses for the initial threshold of 2,300 residential units in Growth Areas 2 & 3.”

We note that at the time of writing, a total of 2,193no. units have been permitted within Growth Areas 2 or 3 (excluding 200no. units permitted in the Village Centre in line with the terms of the Planning Scheme. As per the DAPT report for DZ23A/0106, residential units permitted on VC zoned lands are not included).

We note as well a 109no. unit Part 8 development in another area of the Planning Scheme is currently subject to Judicial Review is included in the 2,193no. unit total. The permitted units on the subject lands at Bride’s Glen fall in to this figure also.

In terms of strategic infrastructure, a joint planning application submitted by Hines and William Neville & Sons provided for strategic roads, junction improvements, undergrounding of ESB transmission lines, foul sewers, surface water sewers and attenuation areas within the SDZ area. The development was permitted on 16 August 2016 subject to 38 no. conditions (under DLRCC Reg. Ref. DZ15A/0758).

DLRCC granted an extension of duration of permission for this development up to and up to and including 23 November 2024 (Reg. Ref. DZ15A/0758/E), at which time that permission withered. The majority of the works associated with that development are complete, with the exception of a c.145 metre section of Grand Parade road from the junction of Grand Parade and Tully Vale Road towards Bishop Street, which have yet to be constructed. This section of roadway has been reapplied for under DZ25A/0161/WEB, with a decision due on 24 April 2025.

4 DEVELOPMENT CONTRIBUTIONS

Development Contribution Schemes are programs adopted by the Council in accordance with the provisions of Sections 48 and 49 of the Planning & Development Act 2000, (as amended). They provide a legal basis for the process whereby developers and others are required to financially contribute towards the cost of providing public infrastructure and facilities, that will benefit development within their area.

The new Development Contribution Scheme in respect of development in the Cherrywood Planning Scheme Area 2023-2028 (“the Cherrywood Scheme”), was adopted at a meeting of the Council on 9th October 2023 having undergone the statutory process in accordance with Section 48 of the Planning and Development Act 2000, as amended. The new rates of contributions are effective to all planning permissions granted on or after November 1st 2023.

As DLRCC Reg. Ref. DZ22A/0681 was issued with a Final Grant of Permission in June 2023, the permitted development is subject to the reduced, superseded development levies. The wording and amounts of these are detailed in Section 5.1.1 of this report.

Cherrywood	Current Rate 2016-2020*	New Rate from 01/01/2025
Residential Unit	€19,195.22	€31,205.51
Domestic Extension per sqm	€112.99	€116.36
Office Commercial	€193.81	€243.03
Other Commercial	€176.22	€210.77

Figure 7: Section 48 Cherrywood Development Contributions Scheme

2025 LUAS
Residential ; €351,774.00 per Gross Site Hectare
Commercial ; €802,047.00 per Gross Site Hectare

Figure 8: Section 49 Development Contributions Scheme

5 PLANNING HISTORY

5.1 Subject Site

5.1.1 DLRC Reg. Ref. DZ22A/0681

A planning application was lodged on 13 September 2022 by DLR Properties for a development consisting of within a total application area of 1.048Ha to include the construction of a five storey over ground residential apartment development on a site of 1.02Ha and inclusion of an additional area of 0.028Ha to facilitate site access via Cherrywood Avenue. The Development as applied for consisted of:

- 70 no. apartments (34 no. 1-bedroom apartments, 27no. 2-bedroom apartments, and 9no. 3-bedroom apartments)
- Shared resident support facilities and tenant amenity (total approx. 190m²) comprising a communal lounge, communal workshop, concierge and post room at ground level, and communal amenity space (total approx. 124m²) in the form of 8 no. wintergardens at the upper levels, and communal open space (total approx. 2749m²)
- 71 no. car parking spaces (including 4 no. disabled spaces) and 72 no. long-stay cycle parking spaces at under-croft level and 6 no. visitor car parking spaces at ground level (accessed via Cherrywood Avenue) and 16 no. visitor cycle parking spaces at street level.
- Creation of 2no. pedestrian accesses, modifications/improvements to the existing footpath, and works to Cherrywood Avenue to facilitate vehicular access to the site; and
- Hard and soft landscaping, boundary treatments, green roof, on-site lighting, ESB substation, plant room, SuDs drainage, piped and other services, and all ancillary site development works necessary to facilitate the development (including the alteration of site levels and the development of the previously permitted Pond 5A1 granted under Planning Register Reference DZ18A/0854).

Following the submission of further information, the Planning Authority issued a Final Grant of Permission on 28 June 2023, subject to 42no. conditions.

We note in particular Condition 6 of the Grant instructs that proposed density for the application site is in excess of the permitted density range for Res2 zoned lands at 45-70 units and therefore, revised plans and particulars which demonstrate a reduction in overall density to a maximum of 70no. units per hectare is required.

Noting permission for the subject development was granted on 28 June 2023 and has a life of 5 years, the permission is due to wither on 27 June 2028, with provision for a further 45 days beyond that having regard to the provisions of Section 251 of the Planning & Development Act 2000, as amended.

We would highlight that compliance submissions have been made for a number of conditions, with several conditions deemed 'In Compliance'. A summary of the note worthy conditions and their current status is outlined below:

Condition No.	Summary of Condition	Status Update
1	Development carried out in accordance with plans and particulars.	No submission required.

2	Compliance with Part V	No Part V proposals put forward .
3	Cherrywood Avenue and Beckett Road Underpass H-G-F-F1 road network shall have commenced construction prior to the final occupation of the subject development (the final 10% of the dwelling units)	Note. DLRCC are delivering Beckett Road and is currently out to tender.
6	Revised design demonstrating density reduction	Compliance submission lodged demonstrating density of 70no. units per hectare – deemed ' In Compliance '. 67 no. units provided for.
7	Detail of the external design / finishes	Compliance submission lodged – deemed ' Not In Compliance '.
8	Revised drawings identifying location of service boxes	Compliance submission lodged – deemed ' Not In Compliance '.
10	Signage Strategy	Compliance submission lodged – deemed ' Not In Compliance '.
11	Construction Management	No submission made.
14	Detail on Pond 5A	Compliance submission lodged – deemed ' In Compliance '.
15	Submission of Stormwater Audit	Compliance submission lodged for Stage 2 SW Audit – deemed ' In Compliance '.
17	Development access junction drawings	Compliance submission lodged for 17(b) relating to the access junction – deemed ' In Compliance '.
18	Detailed design for development's internal footpaths and shared surface access road	Compliance submission lodged – deemed ' In Compliance '.
19	Submission of Quality Audit	Compliance submission lodged for Stage 2 Quality Audit – deemed ' In Compliance '.
20	Car Parking Management	Compliance submission lodged – deemed ' Not In Compliance '.
21	Cycle Parking Management Strategy	Compliance submission lodged – deemed ' Not In Compliance '.
23	Appointment of Landscape Architect	Appointment Confirmed.
24	Details of all Hard Landscape Plans and Construction Details	Compliance submission lodged – deemed ' Not In Compliance '.
25	Details of Soft Landscape Design	Compliance submission lodged – deemed ' Not In Compliance '.
26	Appointment of Arborist	Appointment Confirmed.
27	Design Details of Play Opportunities and Facilities	Compliance submission lodged – deemed ' Not In Compliance '.
28	Submission of Play Map in GIS Format	Compliance submission lodged – deemed ' Not In Compliance '.

29	Details, Specifications And Samples For All Boundaries, Interfaces And Transition	Compliance submission lodged – deemed ' Not In Compliance '.
30	Appointment of Ecological Consultant	Appointment Confirmed.
31	Commission and Implementation of Invasive Species Eradication Plan	Compliance submission lodged – deemed ' Not In Compliance '.
32	Details of Owners Management Company	Compliance submission lodged – deemed ' In Compliance '.
33-42	Bonds and Financial Contributions	Status not known.

The basis for any **Not In Compliance** decisions have been identified by DLRCC and can be readily responded to in due course. Any new submissions will take a further 8 weeks.

Following correspondence with DLRCC Planning Compliance Section, revised compliance submissions will be allowed for conditions which have already been issued with a compliance agreement.

In respect of Development Levies, the following conditions (summarised) were attached to the grant of permission:

- **Condition 33** - A financial contribution shall be paid by the proposer to the Council towards the cost of the extension of Luas Line B from the Sandyford Depot to Cherrywood, namely Luas Line B1. The rate of contribution payable shall be that pertaining to the particular year in which implementation of the Planning Permission is commenced. The Supplementary Development Contribution Scheme provides for an annual increase in the levels of contribution payable, as outlined in the scheme, by a factor of 5% compound interest per annum. The rate of contribution payable in respect of this development, at current contribution rates is €351,774.00, and is subject to increase as outlined above.
- **Condition 34** - The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €23,677.56 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of Surface Water Public Infrastructure and Facilities benefiting development in the area of the Authority.
- **Condition 35** - The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €542,227.48 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Roads Public Infrastructure and Facilities benefiting development in the area of the Authority.
- **Condition 36** - The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €351,973.78 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities benefiting development in the area of the Authority.
- **Condition 37** - The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €47,058.90 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of Surface Water Public Infrastructure and Facilities benefiting development in the Cherrywood Planning Scheme area only of the Authority.
- **Condition 38** - The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €299,475.40 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Roads Public Infrastructure and Facilities in the Cherrywood Planning Scheme Area.

- **Condition 39** - *The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €81,286.10 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Community & Parks Public Infrastructure Facilities & Amenities in the Cherrywood Planning Scheme Area.*

5.2 Adjacent Sites

5.2.1 West of the Subject Site

5.2.1.1 Reg. Ref.: DZ17A/0417 - Temporary Car Parking

A final grant of permission was issued on the 7th of November 2017 by the Planning Authority, for the use of BG4 lands as a temporary car park for a period of 5 years (1.88 ha surface area with a maximum capacity for approx. 740 cars) including 2 vehicular access points (1 entrance only and 1 exit only) and pedestrian access from Cherrywood Avenue, boundary and surface treatments, hard and soft landscaping, public lighting and all associated site and associated development works.

5.2.1.2 Reg. Ref.: DZ22A/0728 - Temporary Car Parking Extension Of Duration

Application granted on 14 March 2023 for a period of 3 years for the continued use of lands (2.66ha) as a temporary surface carpark (approx.. 740 cars) including all associated site and development works.

5.2.1.3 Reg. Ref.: DZ22A/1025 – 58no. Residential Development (BG4)

LSREF V EDEN BG4 Limited applied for planning permission for a residential development adjoining the subject site to the west.

The development as permitted on 02 November 2023 consisted of a residential development comprising 58no. dwellings in building heights ranging from 2-3 storeys.

Note part of the site is currently in use as a temporary car park. The applicants Planning Application Report confirms, *“It is agreed by both parties that the use of the portion of temporary car park on the BG4 site will cease prior to construction of the proposed residential development. The recently permitted application under Reg. Ref.: DZ21A/1017 for Beckett Road provides a new access and egress arrangements to the west from Cherrywood Avenue to the plot H1E and therefore to the remaining temporary car park area if it is to continue operating after the commencement of the residential development at BG4.”*



Figure 9: Extract from Site Layout Plan submitted as part of Clarification of Further Information - DZ22A/1025

5.2.2 East of the Subject Site

5.2.2.1 Reg. Ref.: DZ18A/0854 – Pond 5A

Permission was applied for consisting the construction of an attenuation pond system (known as Pond 5A) comprising 3no. ponds (including Pond 5A-0 – sedimentary forebay and Ponds 5A-1 and 5A-2 – treatment and attenuation ponds) with associated outfall, infilling of the existing temporary attenuation pond (south of Cherrywood Avenue and west of Block G2) and regarding of the site levels to facilitate the development of the adjoining Res 2 residential plot (subject to separate planning application).

Permission was granted in 31 October 2018.

Pond 5A-0 and Pond 5A-2 are to be delivered by DLRCC as a public infrastructure project. We currently understand that ponds will be completed in Q2 2025.

Development on the site subject to this report permitted under DZZ2A/0681 included proposals to deliver Pond 5A-1.

5.2.2.2 Reg. Ref. DZ24A/0485 – Science and Technology Building

DLR Properties applied for permission for a science and technology-based office building of 4 storeys over basement with a gross floor area of 5,818 sqm.

Following the submission of Further Information, the proposed development was issued with a Final Grant of Permission on 19 December 2024.

5.2.3 North of the Subject Site

5.2.3.1 DZ22A/0591 – TC3 (TC3-7 & TC3-8)

Permission was sought for the construction of a mixed-use development ranging in height from 2no. storeys to 5 no. storeys from street/podium level over 1 no. basement level. The overall development

comprises 33,557 sq.m residential 1597 sq.m cafe/restaurant/services (non-retail) uses of development, 821 sq.m community uses and 427 sq.m retail uses with an overall total 36,402 sq.m excluding basement.

Provision of 418 no. Build-To-Rent apartments units in four blocks ranging in height from 2 to 5 storeys over basement, comprising of 124 studios, 96 no 1 bedroom units, 81 no. 2 bedroom (3 Person) units and 117 no. 2 bedroom (4 person) units with associated balconies and terraces.

The development was issued with a Grant of Permission on 20 June 2023.

5.2.3.2 DZ21A/0785 – TC3 (TC3-1)

Permission was sought for the provision of an office building (High Intensity Employment) of 13,487 sqm. up to 8 no. storeys in height to the south-east corner of the TC3 quadrant (Block TC3-1) including non-retail (incl. café /restaurant) uses comprising 1,221 sq.m at ground/street level.

The development was issued with a Grant of Permission on 30 March 2022.

5.2.3.3 DZ20A/0052 – TC3 (TC3-1 & TC-8)

Permission sought for the construction of a mixed-use development (Blocks TC3-1 and TC3-8) ranging in height from 2 no. storeys to 8 no storeys from street/podium level over two basement levels the overall development comprises 12,705 sqm residential (192 residential units); 13,487 sqm. office (High Intensity Employment) and 1,221sq.m. café restaurant (non-retail) uses of development with an overall total, including ancillary spaces of 32,666 sqm.

The development was issued with a Grant of Permission on 13 April 2021.

6 CONCLUSIONS

As identified above, the subject site located south of Cherrywood Avenue, Cherrywood, County Dublin within the Cherrywood Strategic Development Zone has been subject to a recent Grant of planning permission under DLRCC Reg. Ref. DZ22A/0681.

Noting permission for the subject development was granted on 28 June 2023 and has a life of 5 years, the permission is due to wither on 27 June 2028, with provision for a further 45 days beyond that having regard to the provisions of Section 251 of the Planning & Development Act 2000, as amended.

A significant number of compliance submissions have already been made, with 7no. deemed In Compliance and 11no. considered to be Not In Compliance and which require a further submission.

Since permission was granted on the subject site in June 2023, 2no. subsequent Planning Scheme Amendments have been approved and adopted within the Cherrywood Planning Scheme. Amendment No. 8 centered on density and height became effective on 6th July 2024 whilst Amendment No. 9 relating to residential car parking standards came into effect on 22nd November 2024.

In terms of Amendment No. 8 – Building Height and Density Review, the most notable change relative to the subject site was an increase in the density range from 45-70 to a current density range of 45-75 dwellings per hectare. There was no alteration to the building height range of 2-5 floors for the site. This could secure up to 72no. residential units on site, subject to a new planning application being made.

Amendment No. 9 – Residential Car Parking provided for a reduction in car parking standards in support of a shift to more sustainable forms of transport. For the subject site, situated on Res 2 lands, a reduction in car parking on site is possible through the submission of a new planning application.

As identified in Section 3.1.1 above, a large quantity of compliance submissions have been formally submitted to the DLRCC in respect to the permission on site, with several compliance submissions deemed 'In Compliance'. We do however note that following correspondence with DLRCC Planning Compliance Section, revised compliance submissions will be allowed for conditions which have already been issued with a compliance agreement.

Stephen Little & Associates are committed
to progressing and achieving sustainable
development goals.

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