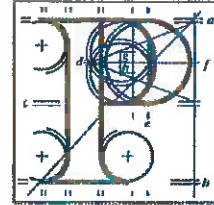


**Our Case Number: ABP-317193-23**



**An  
Bord  
Pleanála**

Dun Laoghaire Rathdown County Council  
County Hall  
Marine Road  
Dun Laoghaire  
Co. Dublin



**Date: 25 May 2023**

**Re: Proposed Amendment No. 8 of the Cherrywood Planning Scheme 2014 (as amended) Building Height and Density Review regarding the Cherrywood Planning Scheme  
Cherrywood, Co. Dublin**

Dear Sir / Madam,

Enclosed is a copy of an appeal lodged with the Board pursuant to section 169(6) of the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 169 of the Planning and Development Act, 2000, (as amended). Please forward, within a period of 2 weeks beginning on the date of this letter, any information or documents in the possession of the planning authority which is or are relevant to this appeal.

2. To ensure that the Board has a full and complete set of the material and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case, by signing the certification on page 2 of this letter and returning the letter to the Board.  
Submissions or observations by the planning authority.

3. As a party to the appeal you may under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you.

Please quote the above appeal reference number in any further correspondence.

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2884
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

I hereby certify that the planning authority has complied with section 128 and section 169 of the 2000 Act , (as amended), and that all material relevant to (ABP-317193-23) the request at 1 on page 1 of this letter has been forwarded.

Yours faithfully,



Eoin O'Sullivan  
Executive Officer  
Direct Line: 01-8737134

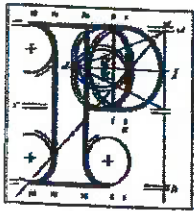
SDZ07 - ~~Karas~~

**Tel**  
Glao Áitúil  
**Facs**  
Láithreán Gréasáin  
Ríomhphost

**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2884  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid MacIbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An  
Bord  
Pleanála

<b>AN BORD PLEANÁLA</b>	
LDG-	_____
ABP-	_____
23 MAY 2023	
Fee: €	270 type: <u>CARD</u>
Time:	17:27 By: <u>HAND</u>

## Planning Appeal Form

### Your details

#### 1. Appellant's details (person making the appeal)

Your full details:

(a) Name

RACHEL MCGOWAN on behalf of Glendruid  
Dolmen Public Group

(b) Address



### Agent's details

#### 2. Agent's details (if applicable)

If an agent is acting for you, please also provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.



## Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

Dunlaoughaire Rathdown County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

Amendment 8 to the Cherrywood SDZ

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Cherrywood SDZ

## Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Please see attached submission.

## Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

## Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

## Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an additional **non-refundable fee of €50**. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

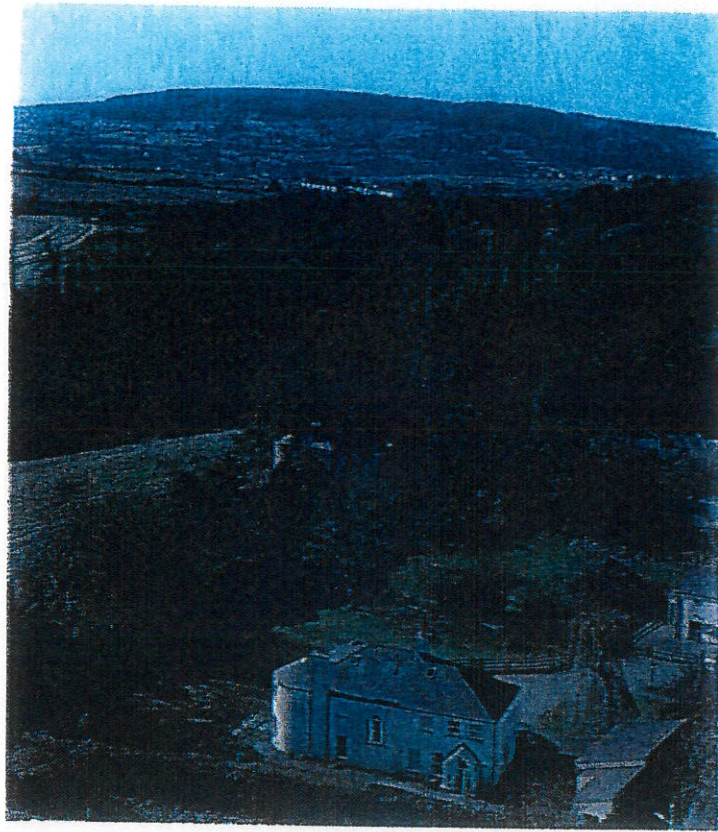
NALA has awarded this document its Plain English Mark

Last updated: April 2019.

Planning Appeal Form  
April 2019







## **Glendruoid Dolmen Public Group**

**Appeal Submission to An Bord Pleanála  
against the approval of  
Amendment 8 to the Cherrywood SDZ,  
With regard to Heights and Densities**

**23 May 2022**

Submitted on behalf of Group (GDPG)

by : Rachel MacGowan

Postal Address:

## **Introduction**

In an email dated 5th April 2023 we are informed by DLR Forward Planning Infrastructure Department that:

*"You [Glendruid Dolmen Public Group] had previously made a submission in respect of the Proposed Amendment No. 8: Building Height and Density Review of the Cherrywood Planning Scheme, 2014, as amended.*

*Please be advised that the Proposed Amendment No. 8: Building Height and Density Review of the Cherrywood Planning Scheme, 2014, as amended, was considered at a Special Meeting of the County Council on 25 April 2023. It was agreed by resolution to make the proposed Amendment, but subject to variations or modifications, as per Section 169 (4)(b)(i) of the Planning & Development Act, 2000 (as amended). The Council has now published a notice in the national newspapers and on our website to notify all cited parties that the Proposed Amendment with variations or modifications was accepted by the Members".*

This submission from the *Glendruid Dolmen Public Group* applies for an Appeal of this decision.

## **Background on Amendment 8**

- The amendment proposes to increase number of units in Cherrywood SDZ by 1,714 units to 10,500 units.
- This is an increase of almost 20% of number of units in Cherrywood SDZ.
- The Amendment proposes that development in the sensitive Glendruid Valley area will be increased by 10% to 143 residential
- Glendruid will then represent 1.2% of all units planned, however the proposed development will represent the end to the special character of this part of the valley.

## **GDPG Appeal of Decision**

We appeal this decision on the following grounds:

- Development Area 5, Druid Glen, is a most sensitive area at the periphery of the Cherrywood SDZ. It has the most significant heritage and natural environment areas of the SDZ, particularly when the neolithic tomb on an immediately adjacent site is taken into account.
- Proper planning should take regard of this and not increase densities in this area.
- Amendment 8 applies a national or regional approval to increase heights and densities, without taking the unique setting of the lands around Glendruid House into account. This non-differentiated approach to the development is contrary to principles of good planning.

- Development Area 5 is opposite a woodland with important natural habitats. The protection of this habitat from noise and light pollution requires limited development, or no development of the area to the South of Glendruid House within Development Area 5.
- The current SDZ plans for Development area 5 around Glendruid House, a protected structure, will seriously degrade the historical context of the house and its relationship with the valley and views to and from this historical house.
- Additionally GPG submit that the developments at Glendruid Valley in the Sub-areas marked 1 & 2 be reduced to close to zero. We would consider as reasonable a max of 6 houses in Sub Area 1, behind Glendruid House, and, if any, a max 6 houses in Sub-Area 2 (to front and sides of Glendruid House).

A total of 12 units in the 2.6 hectare area. This would be 5 units per hectare instead of the 55 units per hectare proposed in the Amendment.

- In particular, the Group request that Sub-Area 2 in front and to south of Glendruid House be designated Amenity Area and for be for parkland landscaping.
- We submit that the land at Glendruid House to be acquired for the public and be used to increase the amenity space in the SDZ as an offsetting measure for the additional 1,714 housing units proposed under the Amendment.
- The handling of building heights on steep terrain to be explicitly clarified. The maximum of 3 floors in total to be stipulated for sloped sites.
- We submit that a further Amendment to the SDZ be considered to specifically address the planning and development aspects of Glendruid Valley. This amendment to consider change from residential development to more amenity and parkland zoning.

#### **Expanded Rationale for Appeal.**

- The views of and from Glendruid House are important. The current SDZ plan provides for some degree of protection, but this is inadequate.
- The proposed development will bring noise and light into the valley directly opposite a sensitive woodland valley putting further pressure on bio-diversity in one of the very few areas of natural environment remaining in the SDZ .
- The heritage value of the Glenruid Valley with its period house, landscaped gardens, landscaped parklands, and connection with Glendruid Dolmen area will be forever seriously negatively impacted.
- The impact on the overall SDZ development quantum would be minimal if the development quantum for Glendruid Valley is removed.
- The terrain at Glendruid, with steep valley is inappropriate for large scale development.
- Housing on steep slopes and requiring additional road infrastructure will be inherently be expensive to design and construct and will not contribute to achieving objective of affordable housing.

- Development along Brennanstown Road will require new internal road across the area in front of Glendruid house.
- Brennanstown Road has major traffic issues and can not handle additional residential entrances at this section.
- There is no proposed increase in the building heights in the Amendment 8 in the Glendruid Area The height range is given as 2-3 floors. Our group asks that the Amendment specifically address how height is to be dealt with on a steeply sloping site. Three floors level with Brennanstown road could be 5 or 6 floors facing the valley if these floors are not taken account of. Clarification on how the floor height restriction is applied in the case of valley site is required.

#### **Background of Development Area 5**

Glendruid Valley is part of Development Area 5 "Druids Glen"

The Zoning is RES1 which allowed for 50 units per hectare.

The Res 1 area is 2.6 Hectare

Amendment 8 to the SDZ proposes to increase the density by 10% to 55 units per Hectare.

In real terms an increase from 130 units to 143 units.

#### **The Glendruid Dolmen Public Group, GDPG**

The Glendruid Dolmen Public Group was established in October 2021 by concerned members of the public to raise awareness and get greater transparency on access and other issues relating to Glendruid Dolmen and Valley area.

We are seeking to improve access to the Glendruid Dolmen and to protect its special setting, and the parkland character of the Glendruid valley for current and future generations. This includes protection of the views in the valley and protection of the natural woodland character.

The About section from October 2021 gives the group's objective:

*"This Group has objective of giving a forum for anyone interested in this amazing Dolmen that sits in a beautiful valley in South County Dublin. For almost 5,500 years it has enjoyed a natural setting and this may change with the encroachment of large residential developments. It is important that the public know what is planned and how this is sensitively handled."*

The interest of the Group has extended to the wider Glendruid valley area, and issues of heritage, biodiversity, spiritual aspects of the ancient tomb area, and greater access.

The Group currently has **1,350 members**. It has a four person organising committee, and three administrators to moderate online content. This submission is the approved submission on behalf of the Group and was prepared by the GDPG committee.

APPENDICES

APPENDIX 1

AERIAL VIEW OF GLENDRUID VALLEY IN SDZ

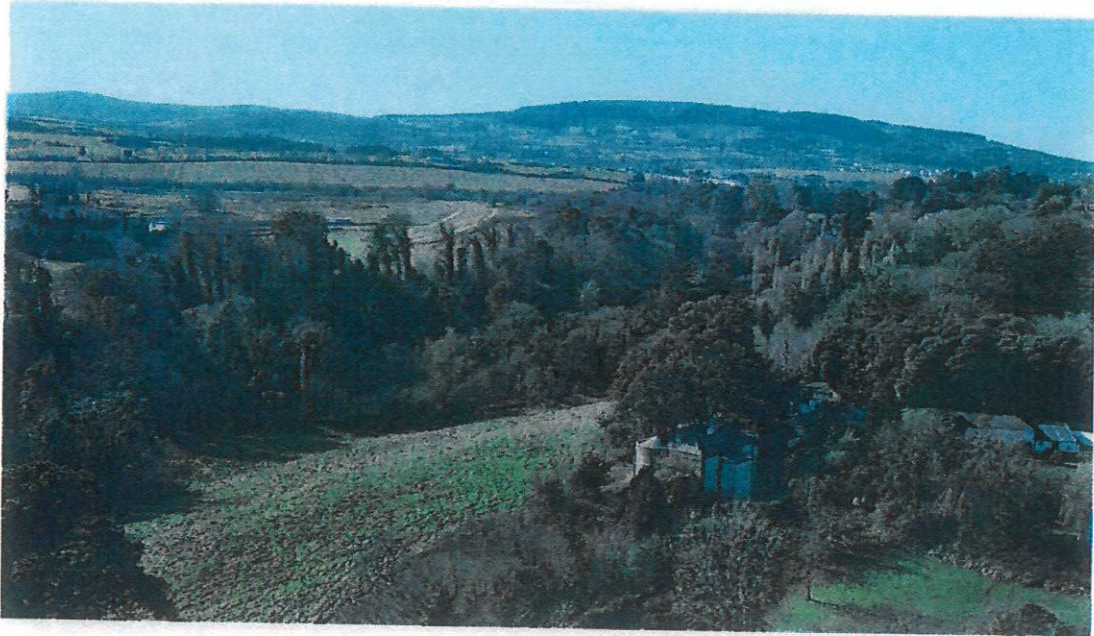


*Aerial View 1: Areas around Glendruoid House identified as Sub-area 1 and Sub Area 2.*



### APPENDIX 3

#### Image of Glendruid Woodlands



#### Glendruid Valley's ancient Woodlands –

Glendruid Valley is a magical woodland valley in the heart of south county Dublin, with the Carrickmines river flowing through it, and steep valley sides with their tall Scotts Pines. Overlooked at one end by Barrington's Glendruid House, and in the valley floor a portal tomb from our long past ancestors.

Extract on the ecological value of Glendruid Valley and a proposal for an ecological buffer zone. Its from an 2011 Cherrywood SDZ report.

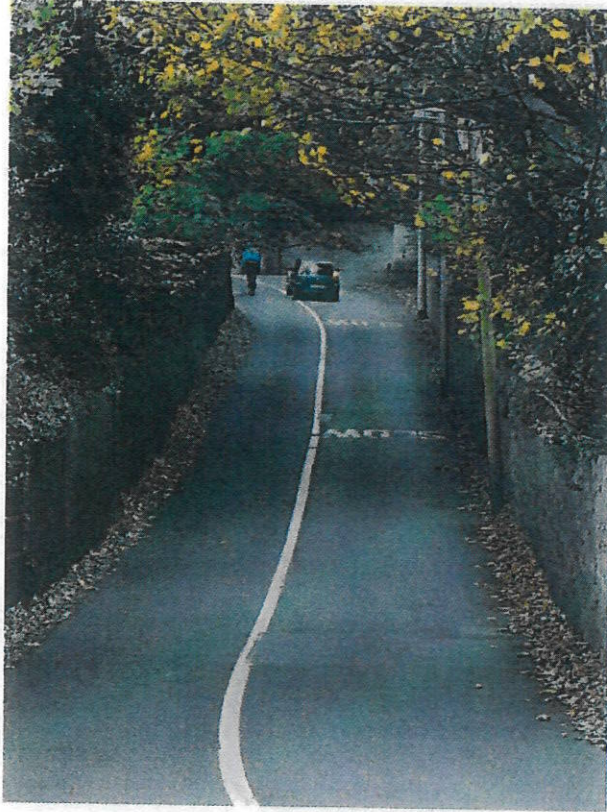
"The Glen contains both freshwater and woodland habitat types including .. (mixed) broadleaved woodland. These habitats support a range of fauna that are found only in the Glen in the context of the whole SDZ area.

The full report is here.

[https://www.dlrco.ie/.../files/atoms/files/appendixd\\_0.pdf](https://www.dlrco.ie/.../files/atoms/files/appendixd_0.pdf)

**APPENDIX 4**

***Traffic Issues on Brennanstown Road.***



**Brennanstown Road – the land on left is in area in SDZ.**

**No cycle facilities along Brennanstown Road. In parts, not even pedestrian pathways.**

**GDPG Submission:**

**Dangerous for cyclists and pedestrians. On these ground alone the development of Residential off this stretch of Brennanstown Road needs to be fully reconsidered. Infrastructure for walking and cycling and amenity to be considered ahead of any residential development.**



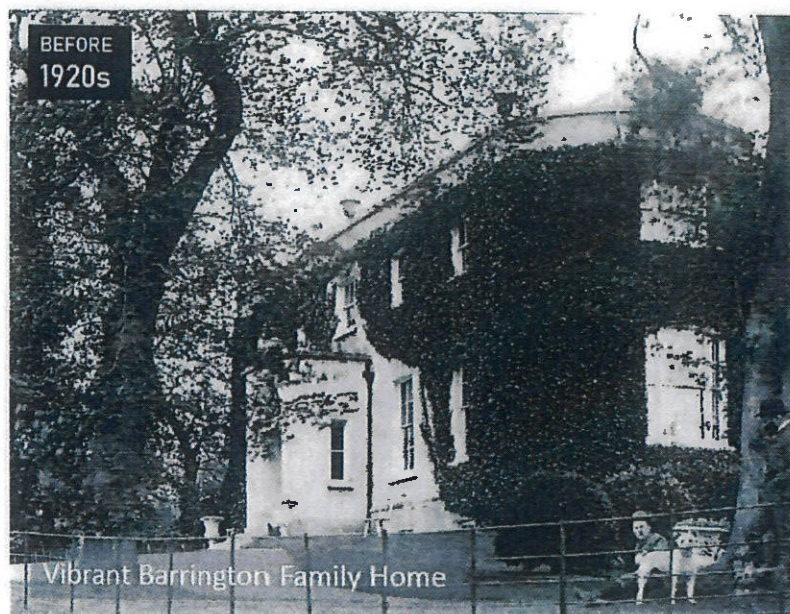
## Appendix 5

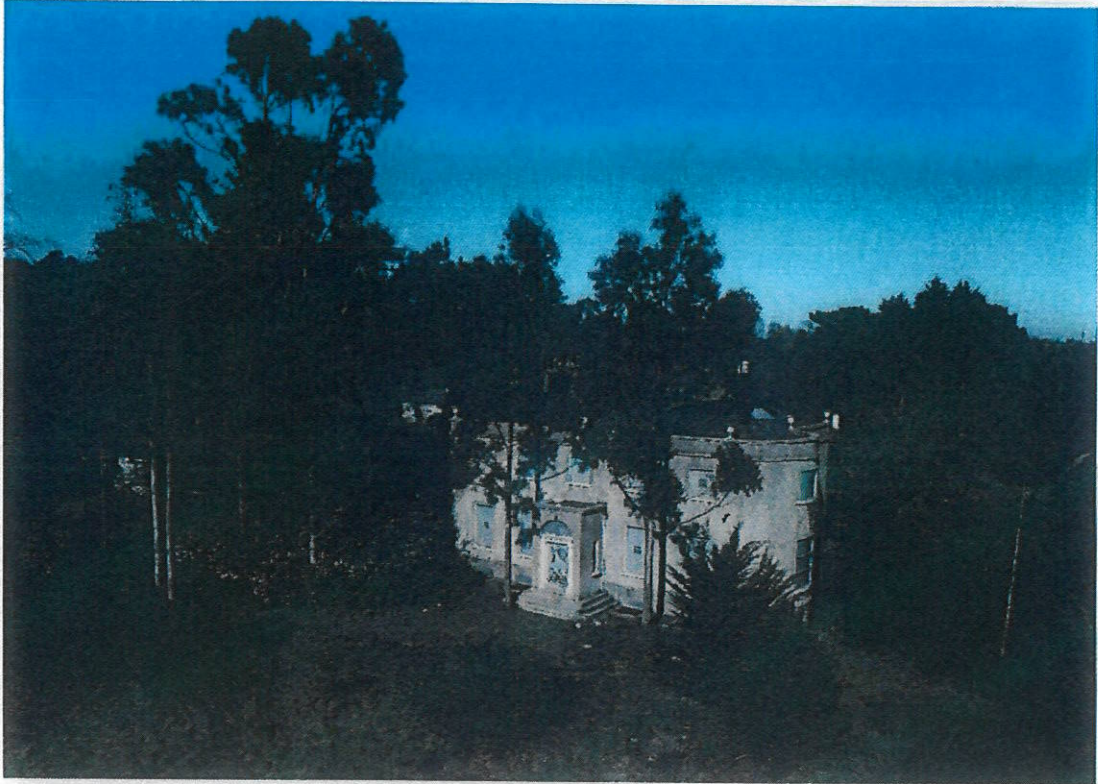
### Glendruid House off Brennanstown Road.

Built in 1808 by John Barrington, a quaker, successful Dublin soap manufacturer, and the visionary behind Glendruid estate. The property is a relatively restrained family home reflecting the quaker values of its owner and the fact that lands were leased, and not acquired until much later after his death.

According to the website of the National Inventory of Architectural Heritage: "Glendruid House is a delightful detached two-storey Georgian house, situated above an unspoilt and picturesque glen which stretches westward towards Carrickmines with unrivalled views. The House is five windows-wide and has a bow end with a pretty, Ionic-pillared porch. The plan form of the House is compact, centred on a classically-detailed doorcase demonstrating good quality workmanship. The elementary form is still intact, in addition to the urn-topped parapeted roofline, restrained chimneypieces, and plasterwork refinements. The deliberate alignment of the house is to maximise the scenic vistas overlooking the rolling grounds and a richly-wooded tributary of the Loughlinstown River."

Although Glendruid House is a protected structure, it has been left derelict and boarded up since at least 2003. According to the DLR CC Cherrywood SDZ appendix B Cultural Heritage, it is stated that; "The original early 19th century house is vacant and in a very poor state of repair. This is of considerable concern. The best way to protect the building is to keep it in active use". It would be a shame to witness the demise of yet another fine house, representing an important component of the early nineteenth-century domestic-built heritage of south County Dublin.





**Glendroid House today. Following 20 years of vacancy.**

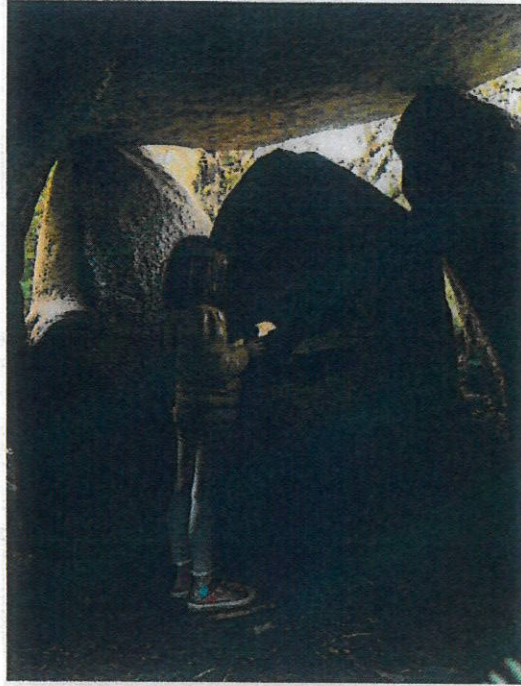


**Glendroid House setting.**

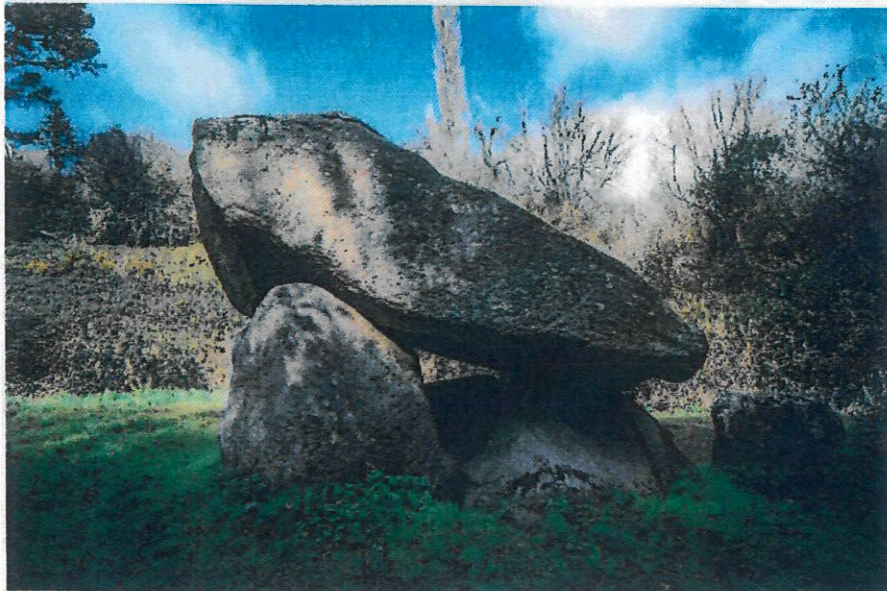
## APPENDIX 6

### Glendruid Dolmen and Valley

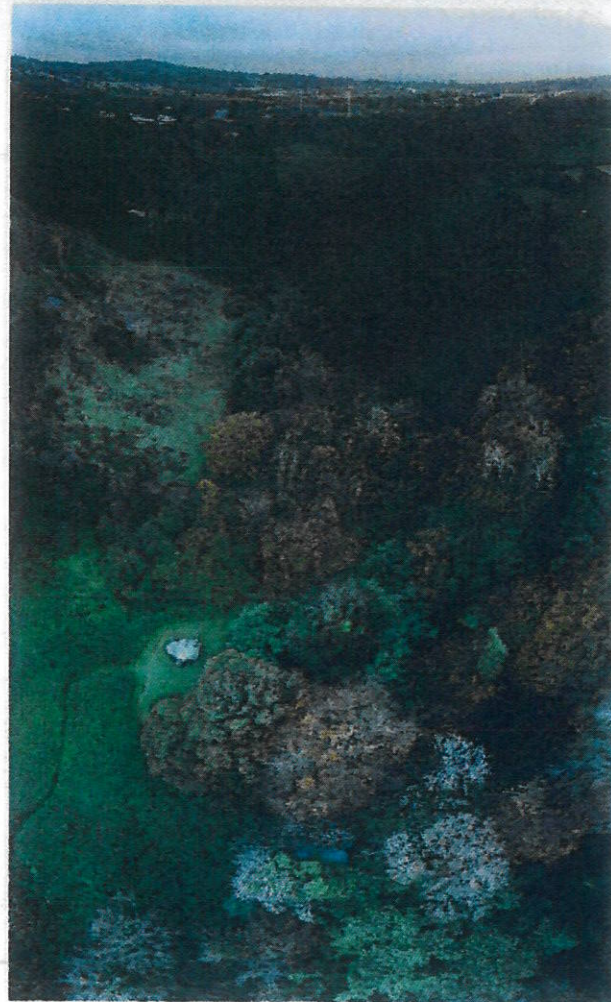
For the purpose of an impression of the valley and importance of setting and context some images are included in this appendix.



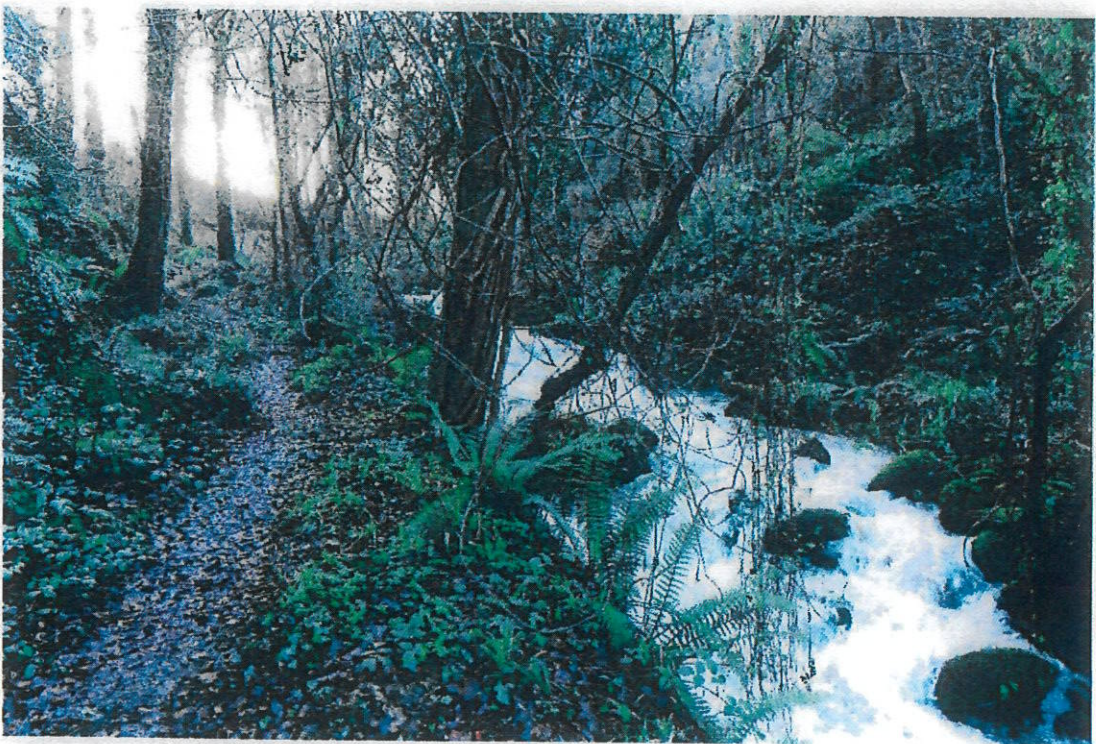
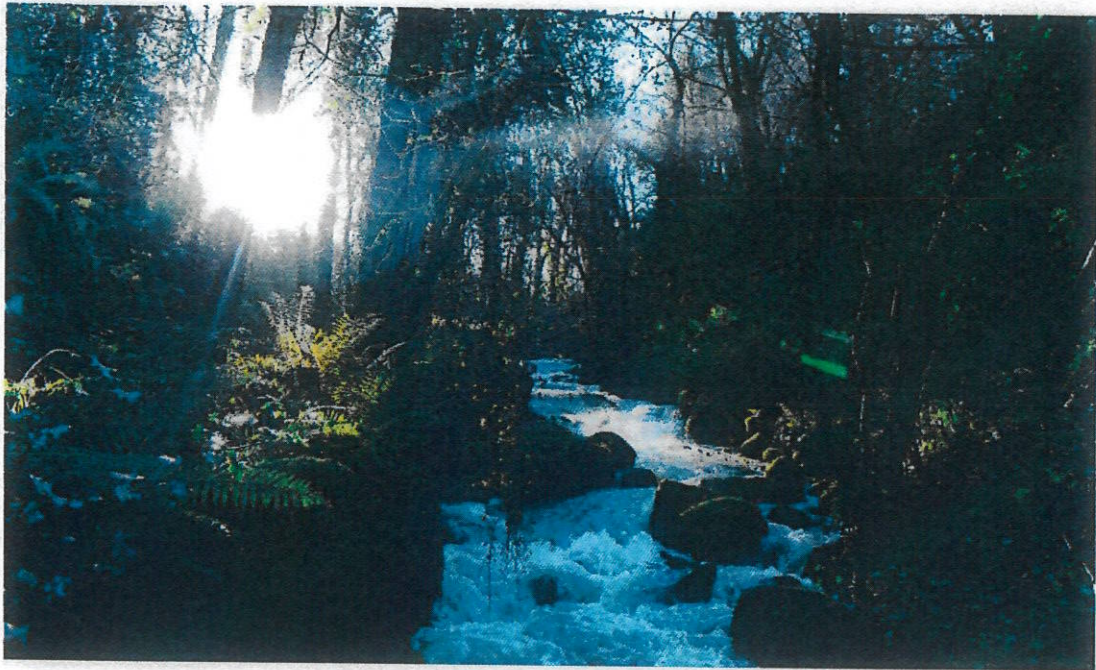
Heritage is for passing securely from one generation to the next.



Built 5,500 years ago, this tomb and its important setting deserves the protection of DLR Co Co. It lies just outside the SDZ area, but its setting is the river valley and woodlands which fall in the SDZ.



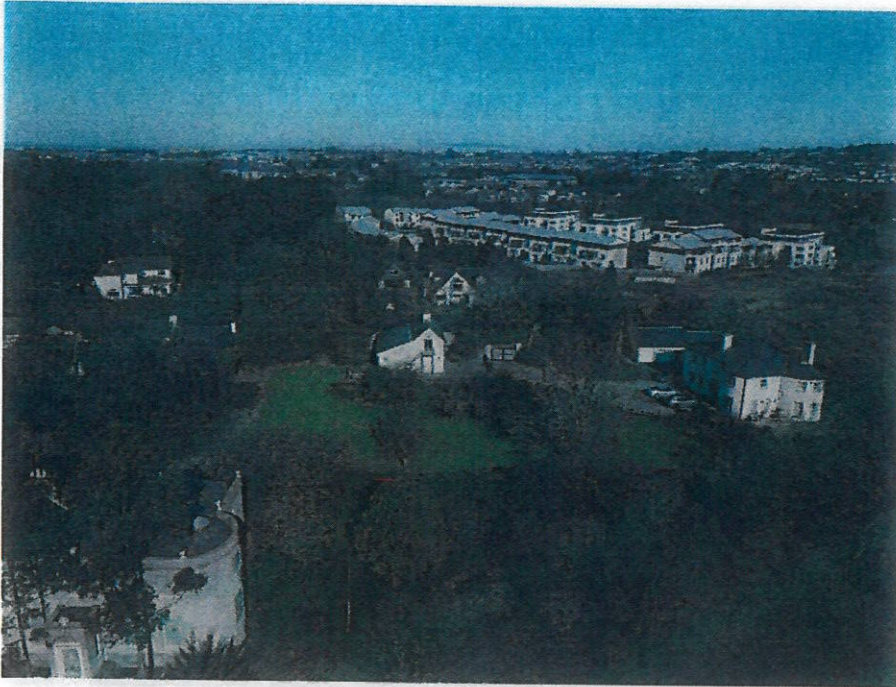
Glendruid view up valley to the East.



Scenes from Glendruid Valley water cascades.

## Appendix 7

### Aerial Views of Development Area 5



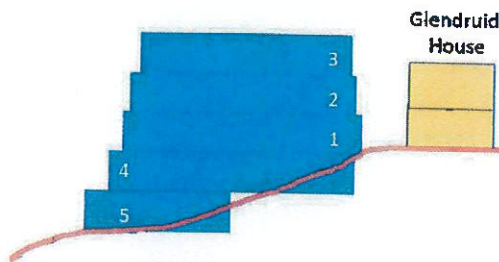
Area to back of Glendruid could support approx. 6 more houses, and not 60 housing units.



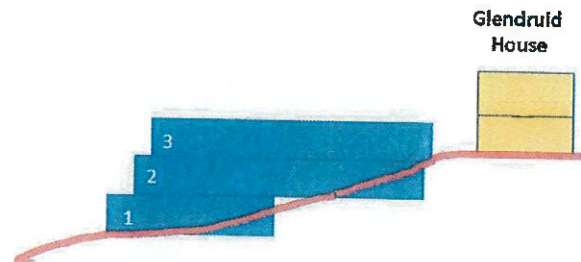
Impact of residential blocks at the location will degrade amenity and setting of historical monument at the centre of Glendruid Valley.

## Appendix 8 Building Heights

### Building Height – how will it be interpreted?



Will the site topography be used  
justify additional "lowerground"  
floors.



Will development stay with strictly 3  
levels.

**Section 6.5 Development Area 5: Druid's Glen**

**PAGE 77**

**Amend table 6.5.1: Development Type and Quantum for Development Area 5 Druid's Glen, Sub-Heading Residential Development.**

<b>RESIDENTIAL DEVELOPMENT</b>		
<b>Total Residential Lands HA</b>	<b>8.5</b>	
	<b>Land Area HA</b>	<b>Density Range</b>
<b>Res 1</b>	2.6	35-50
		35-55
<b>Res 2</b>	5.9	45-70
		45-75
<b>Res 3</b>	0	65-100
		65-145
<b>Res 4</b>	0	85-125
		85-175
	<b>Min</b>	<b>Max</b>
<b>No. of Dwellings on Residential Lands</b>	Circa 357	543
		Circa 586
	<b>Min</b>	<b>Max</b>
<b>Overall Residential Density</b>	42 per ha	64 per ha
		69 per ha
<b>Building Height in Storeys</b>	2	4
	<b>Min</b>	<b>Max</b>
<b>TOTAL NO. OF RESIDENTIAL DWELLINGS</b>	Circa 357	543
		Circa 586

GDGP submit that max 12 houses are possible in the RES 1 area. A density of 5 per HA.



Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
<b>Res 1</b>	3.9	5%	35	<del>50</del> 55	137	<del>195</del> 215
<b>Res 2</b>	44.5	58.5%	45	<del>70</del> 75	2,003	<del>3,073</del> 3,338
<b>Res 3</b>	21.8	28.5%	65	<del>100-145</del>	1,417	<del>2,130</del> 3,161
<b>Res 4</b>	5.9	8%	85	<del>125</del> 175	502	<del>738</del> 1,033
<b>Mixed Use Areas</b>	N/a	N/a	N/a	N/a	Circa 1,596	Circa 2,050 2,160
<b>Developed to date</b>	N/a	N/a	N/a	N/a	600	600
<b>TOTALS</b>	<b>76</b>	<b>100%</b>	-	-	Circa 6,255	Circa 8,786 10,500

The SDZ amendment will increase volume of housing by 20%. 1,716 additional units.

Value to Private Developers estimate at approx. €150m.

Compensation Measure for residents and wider public, currently Zero in the Amendment.