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The Secretary
An Bord Pleanála
64 Marlborough Street
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30th May 2025

Re: Proposed Amendment (No. 12) of the Cherrywood SDZ Planning Scheme relating to Sequencing & Phasing - 2,300 Threshold (Section 4.2. and Section 7.2 of the Approved Planning Scheme, 2014 (as amended)).

Dear Sir/ Madam

Dún Laoghaire - Rathdown County Council (hereafter DLRCC) as the Development Agency appointed by Government to promote the Cherrywood Strategic Development Zone (SDZ) Planning Scheme makes this application to An Bord Pleanála to amend the approved Cherrywood Planning Scheme, 2014 (as amended).

Purpose

The purpose of the Proposed Amendment to the Planning Scheme is to modify the sequencing and phasing of the delivery of homes in the Cherrywood SDZ, and bring forward 500 No. residential units, taking cognisance of additional capacity in the transportation network that has now become available.

The Planning Scheme, as approved, sets out the phased delivery of development relative to the sequential delivery of infrastructure within the 3 No. Growth Areas. The Proposed Amendment will allow for the occupation of housing to be brought earlier than is currently allowed for within the Sequencing and Phasing of development set out within the Planning Scheme. It will allow for an additional 500 Units to be brought forward having regard to available infrastructure capacity. The amendment focuses on residential development and delivering homes and comprises of changes to Text and Tables within Sections 4.2. Transportation and Section 7.2 Sequencing and Phasing of the Cherrywood Planning Scheme.

This Amendment will allow for residential development to proceed in Growth Areas 2 and 3 of the Planning Scheme, without which development may stall unnecessarily across these areas.

DLR is progressing this Amendment on a proactive basis to ensure on-going development throughout the SDZ and maximising the capacity of existing available infrastructure.

This approach and the Proposed Amendment also supports and aligns with the key message from the Minister for Housing, Local Government and Heritage, to Chief Executives of City and County Councils, in correspondence of 16 May 2025, outlining the level of urgency required to increase Ireland's housing supply and as such review Development Plans to align with the recently approved revised National Planning



Framework. Without the amendment, development will be stalled across Growth Areas 2 and 3 of the Planning Scheme.

Evidence- Based Review

The Proposed Amendment takes cognisance of the evidential review findings of the background technical report – Cherrywood SDZ: Development Sequencing and Transport Capacity (Aecom April 2025). The background technical report commissioned by DLRCC, sets out the findings of an update to an assessment undertaken in 2018, which at that time suggested that an additional 2,300 residential units in Growth Areas 2 and 3 could be brought forward earlier than allowed for by the Planning Scheme. An earlier Amendment (No. 5) to the Sequencing and Phasing of the Planning Scheme was approved at that time as a result. The aim of the updated assessment was to consider if there was any available capacity within the transport system and influence of policy, which would affect mode choice, that would allow for additional residential units, in addition to the 2,300 units identified in Table 7.3 of the Planning Scheme, to be brought forward.

The findings of this updated assessment, which includes the measures currently provided for by the now approved Residential Car Parking amendment (Amendment No.9 to the Cherrywood Planning Scheme) and its reduced car parking standards and ambitious modal split targets for sustainable transport modes, concludes that there are an additional 500 No. residential units (2,300 to 2,800) that could be delivered and occupied within Growth Areas 2 & 3 of Cherrywood SDZ, prior to the completion of Barrington's Road Druid's Glen Road P3 – C.

Nature of the Proposed Amendment

In brief, the Amendment proposes the following revisions to the Planning Scheme Text/Tables:

- Table 7.3 - increases the occupation of residential units from 2,300 units to 2,800 units.
- Removes reference to 'Lehaunstown Park Open Space' from Table 7.2 'Open Space and Green Infrastructure', omitting the phasing requirements for this open space and decoupling it from the occupation of the future use of Lehaunstown Park House. The rationale for this is as follows:
 - Lehaunstown Park Open Space has planning permission.
 - Lehaunstown Park Open Space will be delivered by DLRCC under the Urban Regeneration Development Fund – programme for delivery is 2026.
 - Lehaunstown Park House has planning permission for commercial use which should not be restricted by way of phasing in terms of commencement or occupation, which in turn will support the protection of the Protected Structure and National Monument on site.
 - Other minor text changes and updates and references to ensure accuracy and currency.

SEA/AA

A report to inform both AA Screening and a SEA Screening for the proposed amendment, prepared by Fehily Timoney, on behalf of DLRCC, are enclosed. The reports conclude that this proposed amendment would not likely result in significant environmental effects or give rise to any effect on the ecological integrity of any European sites alone or in combination with any other plans, programmes, projects etc. Consequently, full AA/ SEA is not required to be undertaken.

Letters of Support

Both the NTA and TII have submitted letters in support of this Proposed Amendment No.12. (Please See enclosed).

Section 170(A) of the Planning and Development Act, 2000 (as amended)

Having regard to Section 170(A) of the Planning and Development Act, 2000 (as amended), DLRCC as the Planning Authority and the Development Agency for the Cherrywood Planning Scheme request An Bord Pleanála to amend the Cherrywood Planning Scheme as per the text of the Proposed Amendment.

With reference to Section 170A(3)(b) (i) to (iv) of the Planning and Development Act, 2000, as amended, DLRCC contends and respectfully submits that the proposed Amendment would not constitute the making of a material change to the Planning Scheme. In this respect, attention is also drawn to the previous determination made by the Board in relation to Amendment No.5 Sequencing and Phasing of the Planning Scheme, whereby the Board determined it would not constitute a material change to the Planning Scheme.

Accordingly, having regard to the nature of the Proposed Amendment as **non-material in nature and critical to releasing homes**, DLRCC as Planning Authority and the Development Agency, respectfully request that An Bord Pleanála make a determination without delay.

Conclusions

It is considered that the Proposed Amendment accords with Government policy that meeting housing needs is a priority and it will further the timely delivery of housing. To facilitate an increase in the residential threshold is critical in the releasing of housing within Growth Areas 2 and 3 in Cherrywood that would otherwise be stalled.

As such and again having regard to the letter from the Minister to the Chief Executives of the City and County Councils in respect to the critical need to increase housing supply, it is respectfully requested that a determination be made by An Bord Pleanála as expeditiously as possible.

The Planning Authority is available to meet with An Bord Pleanála to clarify any queries that may arise relating to the proposed Amendment.

Yours sincerely,



Frank Curran
Chief Executive.

Enclosed Supporting Documents

- Aecom Technical Report – Cherrywood SDZ: Development Sequencing and Transport Capacity, April 2025
- Text amendments to Chapter 4 and Chapter 7 of Cherrywood Planning Scheme, tracked Changes
- Text Amendments to Chapter 4 and Chapter 7 of Cherrywood Planning Scheme, tracked Changes final version
- Current text - Chapter 4 and Chapter 7 of Cherrywood Planning Scheme, tracked Changes

