Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Ard na Gréine



PROPOSED RESIDENTIAL DEVELOPMENT

Lehaunstown Lane Dublin 18

Chief Executive's Report - Part 8 Planning Process

Councillor Briefing:
7 September 2026

Council Meeting:
14 September 2026

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

14th September 2026

Report submitted in accordance with:
Part 8 of the Planning and Development Regulations 2001, as amended,
Part XI of the Planning and Development Act 2000 as amended, and
Section 179 of the Planning and Development Act 2000 as amended

Proposed Residential Development at Lehaunstown Lane, Dublin 18 – Part 8 Report

1. PC/H/02/2026

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on 26th May 2026. Plans and particulars were made available for inspection during office hours at the Planning Department and Housing Department, County Hall, Marine Road, Dún Laoghaire at the dlr Consultation Hub, and the Council offices, Dundrum Office Park, Dundrum up to and including 10th July 2026.

Submissions and observations with regards to the proposed development could have been made up to and including 10th of July 2026.

https://dlrcoco.citizenspace.com/housing/lehaunstown-lane-part-8/

2. SITE LOCATION AND DESCRIPTION

The subject site is located off Lehaunstown Lane, Laughanstown, Co. Dublin, within Development Area 1 of the Cherrywood Strategic Development Zone (SDZ). The site comprises an approximately 3.58-hectare rectangular parcel of land currently in agricultural use. It is characterised by a pronounced west-to-east gradient descending towards the Cabinteely River, which forms the eastern boundary. The southern and western boundaries are defined by established hedgerows, while the northern and north-western boundaries adjoin existing low-density residential properties and agricultural lands.

The proposed development comprises a residential scheme of 103 no. units, including a mix of terraced houses, duplex units, and apartment buildings ranging in height from two to four storeys.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

The layout is structured around a clear urban framework consisting of a principal east–west route ('The Mall') and a central public open space ('The Square'), creating a legible and coherent residential environment. The design places strong emphasis on pedestrian permeability, high-quality public realm, and integration with the surrounding green infrastructure, including connections to the adjacent river valley and greenway network, in accordance with the objectives of the Cherrywood Planning Scheme.

3. ZONING AND OTHER OBJECTIVES

The subject site is located within the Cherrywood Strategic Development Zone (SDZ) and falls within Development Area 1: Lehaunstown. In accordance with the Cherrywood Planning Scheme, the lands are predominantly zoned for 'Residential' use, with a portion of the site designated for Green Infrastructure and Greenway provision, forming part of the wider Lehaunstown Valley network.

The proposed development has been designed to comply with the provisions of the Cherrywood Planning Scheme and the Dún Laoghaire-Rathdown County Development Plan 2022–2028. The scheme aligns with the applicable objectives relating to residential density, urban form, and the delivery of a connected network of green infrastructure, including the integration of natural green spaces and active travel routes.

The development also responds to key site-specific requirements, including the retention of protected hedgerows, the protection of designated natural green space, and the provision of a cycle greenway along the western boundary. Furthermore, the proposal supports the strategic objective of creating a coherent, sustainable residential neighbourhood with strong pedestrian permeability, enhanced public realm, and integration with adjoining and future developments within the SDZ lands.

4. DETAILED DESCRIPTION OF PROPOSED WORKS

The project details are contained in the proposed development drawings and the Architectural Design Statement prepared by ABK Architects, multi-disciplinary team leaders; the Engineering Report and associated engineering documents prepared by the PUNCH Consulting Engineers and all other associated reports prepared by specialist consultants.

The proposed development includes 103 no. residential units, in a mix of terraced houses, duplex units and apartment buildings ranging in height from two to four storeys, and consisting of:

- 25 one-bedroom units (for 2 people)
- 6 two-bedroom units (for 3 people)
- 53 two-bedroom units (for 4 people) and
- 19 three-bedroom units.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Included in the proposal is the provision of associated site infrastructure, including vehicular and pedestrian access via a proposed access road to the west, internal roads, footpaths, and shared surface areas designed to prioritise pedestrian movement.

The layout facilitates future connectivity to Lehaunstown Lane and integrates with the wider road network envisaged under the Cherrywood Planning Scheme.

The proposed development satisfies current Department of Housing, Local Government and Heritage's specifications and Dún Laoghaire-Rathdown County Council's housing standards as expressed through the Dún Laoghaire-Rathdown Development Plan 2022 – 2028.

Design Approach

The proposed development is guided by the Cherrywood Planning Scheme, the Dún Laoghaire-Rathdown County Development Plan, and relevant national design guidance. It seeks to create a coherent and legible residential neighbourhood that responds to the site's topography, natural features, and surrounding context.

The layout is structured around a clear urban framework, with a central public square and a primary east–west route ('The Mall'), promoting permeability, connectivity, and a strong sense of place. A mix of building typologies is arranged to define streets and spaces, ensure active frontage, and enhance passive surveillance.

The design also integrates green infrastructure and open space, including connections to the river valley and greenway network, supporting a high-quality, sustainable and pedestrian-friendly residential environment.

Open Space & Landscaping

The proposed development incorporates a network of public, communal and private open spaces, designed to support a high-quality residential environment and promote social interaction. A central public square forms the focal point of the scheme, complemented by a landscaped park to the eastern boundary and a secure communal garden serving the apartment blocks.

The landscape strategy adopts an integrated approach that responds to the site's topography and existing natural features, including the retention of protected hedgerows and the incorporation of natural green space in accordance with the Cherrywood Planning Scheme. The design also provides for pedestrian and cycle connectivity through landscaped routes linking the development to the adjacent greenway and wider green infrastructure network.

Overall, the proposed open space and landscaping strategy enhances biodiversity, supports sustainable drainage through SuDS measures, and delivers attractive, usable amenity spaces for residents, consistent with the objectives of the Cherrywood Planning Scheme and Dún Laoghaire-Rathdown County Development Plan.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Parking

Car parking is provided in accordance with the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood Planning Scheme which, at Amendment 9, Table 4.4 of Section 4.2.10, stipulates a maximum quantum of parking. All parking areas are designed to be EV-ready in line with current policy requirements. The parking distribution is as follows:

No. of Spaces	Parking space location/category	For use by:
43	Basement	Blocks A1, A2 and B
23	On-street	Blocks B, C and D
5	On-street Accessible	Blocks A1, A2, B, C and D
12	On-curtilage	Block E (4 of the 8 units have 2 spaces each)
+ 2	Car-share	Residents (located adjacent to Block A2)
85	Total parking spaces	

Secure cycle parking facilities are incorporated throughout the development, including covered and communal cycle storage for apartment units and individual storage provision for houses.
The overall parking strategy has been designed to support a balanced approach to transport provision, with emphasis on sustainable travel modes and integration with pedestrian and cycle networks within the Cherrywood SDZ. A total of 26 short-stay and 162 long-stay cycle spaces are proposed.

Water Services Infrastructure

The proposed development includes the provision of water services infrastructure in accordance with the requirements of Uisce Éireann, the Dún Laoghaire–Rathdown County Development Plan, and the Cherrywood Planning Scheme. A connection to the existing trunk watermain located at Grand Parade has been agreed in principle.

Foul drainage will be connected to the existing combined trunk sewer located along the northern boundary of the site, with an agreement in principle in place for this connection.

Surface water management will be addressed through a Sustainable Urban Drainage Systems (SuDS) approach, incorporating measures such as green roofs, swales and attenuation features, in accordance with the relevant guidelines and policies.

Overall, the proposed water services infrastructure has been designed to integrate with existing and planned networks and to support the sustainable development of the site.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Construction
Construction of the proposed development will be carried out in accordance with a Construction Management Plan and all relevant statutory requirements, including the Safety, Health and Welfare at Work (Construction) Regulations.

Appropriate measures will be implemented to manage construction traffic, minimise disruption to adjoining properties, and mitigate potential impacts such as noise, dust, and vibration. Works will be undertaken in a phased manner to ensure an orderly and efficient construction process.

A Construction and Environmental Management Plan (CEMP) has been prepared and is included in the Planning documentation.

5. APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening Report was prepared by Fehily Timoney and Company, commissioned by Dún Laoghaire-Rathdown County Council, for the proposed residential development at Lehaunstown Lane.

The screening was undertaken in accordance with Article 6(3) of the Habitats Directive, the Birds Directive, the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and the Planning and Development Act 2000, as amended.

The assessment considered relevant European sites, potential impact pathways, and in-combination effects. It concluded that the proposed development is not likely to have significant effects on any European site, either alone or in combination with other plans or projects.

6. ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

An Environmental Impact Assessment Screening has been carried out for the proposed residential development at Lehaunstown Lane. The proposed development is below the mandatory EIA thresholds set out in Schedule 5 of the Planning and Development Regulations 2001, as amended.

Having regard to the criteria in Schedules 7 and 7A, the nature, scale, location, and characteristics of the proposed development, and the mitigation measures incorporated into the design, it is concluded that the development is not likely to have significant effects on the environment. Accordingly, an Environmental Impact Assessment Report is not required for this Part 8 proposal.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

The proposed development is consistent with the proper planning and sustainable development of the area, having regard to the provisions of the Cherrywood Planning Scheme and the Dún Laoghaire–Rathdown County Development Plan 2022–2028.

The Dún Laoghaire-Rathdown County Development Plan (Chapter 4: Neighbourhood – People, Homes and Places) seeks to accommodate the full spectrum of current and future housing needs across the County, including the provision of specialised housing and the delivery of sustainable residential communities. In this regard, the proposed development will contribute positively to these objectives by providing a high-quality residential scheme within the Cherrywood SDZ.

The scheme supports compact and sustainable growth by making efficient use of serviced lands within the SDZ and delivering a mix of residential typologies, high-quality public realm, and accessible open spaces. It integrates with existing and planned infrastructure, including pedestrian and cycle networks and green infrastructure, thereby promoting sustainable travel patterns and reducing reliance on private car use.

Furthermore, the proposal incorporates appropriate environmental and design considerations, including SuDS measures, retention of natural features, and enhancement of biodiversity. Overall, the development will contribute positively to the orderly development of the area and is in accordance with the relevant planning policies and objectives.

8. INTERNAL REPORTS FROM DLR DEPARTMENTS

1.0 ARCHITECTS

The department has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

2.0 PROPERTY MANAGEMENT

No comments received from department.

3.0 COMMUNITY & CULTURAL DEVELOPMENT

Community and Cultural Services have no objections to the proposed development.

4.0 FORWARD PLANNING INFRASTRUCTURE

The department has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

5.0 INFRASTRUCTURE & CLIMATE CHANGE

5.1 CAPITAL PROJECTS

No comments received from department.

5.2 ENVIRONMENTAL ENFORCEMENT

The Environmental Enforcement has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

5.3 ESTATES OFFICER

No comments received from department.

5.4 TRANSPORTATION PLANNING

No comments received from department.

5.5 ACTIVE TRAVEL

No comments received from department.

5.6 CLIMATE ACTION OFFICIER

No comments received from department.

6.0 MUNICIPAL SERVICES

6.1 BIODIVERSITY OFFICER

The Biodiversity Officer has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

6.2 DRAINAGE PLANNING

The Drainage Planning has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

6.3 PARKS

The Parks section has no objection in principle to the proposed development.

6.4 ROAD MAINTENANCE

The Road Maintenance section has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

6.5 TRAFFIC

The Traffic section has no objection to the proposal, subject to conditions. All comments and feedback received have been incorporated into the design or will be addressed through planning conditions at detailed design and construction stage.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

7.0 PLANNING DEPARTMENT

No comments received from the Planning Department.

9. STATUTORY BODIES/ORGANISATIONS

Details were submitted to the following Statutory Bodies/Organisations:

Statutory Body: Development Applications Unit - Department of Housing, Local Government and Heritage
Response: Response received from the Department of Housing regarding Archaeological recommendations.

Statutory Body: Uisce Éireann
Response: Response received from Uisce Éireann with recommendation.

Statutory Body: Transport Infrastructure Ireland (TII)
Response: Response received from the Transport Infrastructure Ireland (TII) with observations.

Statutory Body: National Transport Authority
Response: NTA acknowledged receipt of the DLR enquiry, but no response was received from the National Transport Authority.

Statutory Body: EPA
Response: No response was received from EPA.

Statutory Body: Heritage Council
Response: No response was received from Heritage Council.

Statutory Body: An Taisce
Response: No response was received from An Taisce.

Statutory Body: Inland Fisheries Ireland
Response: No response was received from Inland Fisheries Ireland.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), the Council gave notice of the Proposed Residential Development at Lehaunstown Lane, Dublin 18, in the Irish Times on 26th May 2026. A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

10.2 TABLE A: List of persons/bodies who made submissions

29 submissions were received within the stipulated time period, which are listed as follows:

No.	Ref.	Name	Submission Type
1		Sarah Bradley	Email Submission
2	ANON-3K4Y-6Y8Q-3	Sue Sellis	CitizenSpace
3	ANON-9F8C-2W2W-C	Cian McGuire	CitizenSpace
4	ANON-3G8C-2T8T-7	Deirdre McGing	CitizenSpace
5	ANON-2Z5A-4H4U-7	Sheryar Syed	CitizenSpace
6	ANON-3S7V-8S6P-4	Carly Bailey	CitizenSpace
7	ANON-3S7V-8S6E-S	Ellen Dunne	CitizenSpace
8	ANON-2W6H-8W5P-U	Holly Whelan	CitizenSpace
9	ANON-6B3Q-9E2Q-W	Caroline Delaney	CitizenSpace
10	ANON-7G7D-6S7Z-K	Denisa Cozan	CitizenSpace
11	ANON-9F8C-2G5H-G	Richard Collumb	CitizenSpace
12	ANON-8V9M-5B4N-D		CitizenSpace
13	ANON-8W2F-5C9B-T	Mairead Healy	CitizenSpace
14	ANON-2E4Y-6Q3B-Z		CitizenSpace
15	ANON-3Y7S-5V4M-2	Lucy Geoghegan	CitizenSpace
16	ANON-6X9G-8Q2B-B	Yvonne O'Neill	CitizenSpace
17		Statutory Body/TII	Email Submission
18	ANON-4M4P-3A8U-6	Soren Thorvald	CitizenSpace
19	ANON-3G8C-2T2J-Q		CitizenSpace
20	ANON-4Y3N-7R8E-M	Amanda Reilly	CitizenSpace
21	ANON-7P5A-4J6U-6	Megan O'Rourke	CitizenSpace
22	ANON-4D2F-5Q5J-N	Anthony	CitizenSpace
23	ANON-9G7S-4Y3U-Y	Laura Isabel Santos Rodrigues Dias	CitizenSpace
24		Amy Hasting, Brian Fagan	Email Submission
25		Statutory Body/DHLGH	Email Submission
26		O'Connell and Clarke- Solicitor LLP	Letter Submission
27		Brian Fagan	Email Submission
28		Grace Forkin	Email Submission
29		Statutory Body/UÉ	Email Submission

10.3 Summary of the issues raised in the submissions/observations received

Certain issues in relation to the proposal were raised. The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed accordingly. The pertinent issues raised and the Chief Executive's responses are summarised as follows:

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Section Number	Observation Received by Category	Submission Number	Response – ABK Architect / DLR County Council
1	**In Favour of Proposal**		
	I fully support the planned development, especially its density and high quality.	**3**	**DLR and ABK:** We are glad to hear that. Thank you!
	I welcome the proposal to deliver 109 new homes on Council-owned land at Lehaunstown Lane, particularly given the ongoing housing need in the area.	**5**	**DLR and ABK:** We are glad to hear that. Thank you!
	It's a great addition to the area I'm from Shankill and would love to get on the list for one of these homes.	**7**	**DLR and ABK:** We are glad to hear that. Thank you! We trust you will soon get on the list.
	I agree with the proposal.	**10**	**DLR and ABK:** We are glad to hear that. Thank you!
	Given the lack of housing availability in DLRCC, greater Dublin & wider country and the low level potential negative impacts, this housing scheme makes perfect sense. Hopefully it will proceed without objections.	**11**	**DLR and ABK:** Thank you!
	The scheme itself is very positive in its aims to provide housing within in the DLRCoCo area, and I welcome the mix of housing styles proposed.	**12**	**DLR and ABK:** We are glad to hear that. Thank you!
	I am very happy to see that 109 new homes are being proposed for the Lehaunstown Lane site. There is a clear need for more housing in the area, and I welcome the Council's plans to develop this land for new homes.	**15**	**DLR and ABK:** We are glad to hear that. Thank you!
	I really like the scheme. Delighted DLRCOCO is going to build something up in Cherrywood. Great news thanks so very much.	**16**	**DLR and ABK:** We are glad to hear that. Thank you!

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	As long as people who need it most can get access to them.	**18**	**DLR:** Thank you!
	Affordable homes are in need in this area. I welcome it as a middle-aged woman with a child that cannot afford a home on my own anywhere near my family for their support.	**20**	**DLR:** Thank you for the kind thought.
	I strongly support this proposed housing development. There is a significant need for more housing in Dublin, particularly affordable and Cost Rental homes for families and key workers. I hope this development will provide a good mix of affordable, social and Cost Rental housing, along with high-quality public spaces, safe pedestrian and cycling routes, and good access to public transport. As a resident of the area, I believe this project will help address the current housing shortage and create a well-connected and sustainable community. I encourage the Council to deliver the project as soon as possible while ensuring that local infrastructure, childcare facilities, schools and healthcare services keep pace with the growing population.	**23**	**DLR:** Thank you for sharing your thoughts with us!

2	**Suitability of the Housing Type Proposed / Development Height-Extents / Compatibility with Surrounding Area**		
	Can the planning authority clarify whether a reasonable proportion of the proposed housing will be specifically allocated to (a) older persons and (b) individuals with additional or special needs?	**2**	**DLR:** Although no specific proportion is available, it is likely that some of the demand relates to social housing need.
	There is a perception that many of the existing developments in Cherrywood are primarily targeted towards younger, tech-sector residents, with limited provision for older persons and those with additional needs. How does this proposal address that gap and ensure a diverse and inclusive residential mix?	**2**	**DLR:** The proposed development is not intended for any specific age group or category of occupants.
	How does the proposal ensure high-quality building design, appropriate privacy standards, and the long-term maintenance of communal spaces?	**5**	**ABK:** The project has been designed to the highest standards and is compliant with the relevant statutory and local authority requirements. The maintenance of the new estate will be jointly done by Council sections - Parks, Roads Maintenance, Housing Department.
	What evidence demonstrates the need for additional housing in this location, and how does the proposal respond to that identified need?	**6**	**DLR:** The housing waiting lists for the area and the Allocations Section of our Housing Department confirmed that the development and its unit mix is needed and appropriate.
	How does the proposal support the creation of a well-balanced and inclusive community, rather than a solely high-density residential environment?	**14**	**ABK:** The project has been designed around streets, squares, communal gardens and parkland that together create a coherent public realm for the residents, that together with the greater Cherrywood Planning Scheme SDZ provides for a well-balances and inclusive community.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	What proportion of the proposed units are designed to universal design standards to accommodate people with disabilities, older residents, and those with changing mobility needs over time?	**15**	**ABK:** 6 no. 1-Bed Accessible Apartments to Universal Design Standards will be provided with 3 no. located in block A1 and 3 no. located in block A2. The proposed development is designed in accordance with TGD M of the Building Regulations. Apartment blocks, communal facilities and external communal space have been designed so that they are easy for people to use regardless of age or ability. The development complies with Part M of the Building Regulations. Entrance thresholds to apartment foyers, common areas, ground floor units and communal facilities are flush throughout. Access to upper floors is via lift together with the provision of TGD M-compliant stairs.
	How does the overall housing mix ensure inclusivity and adaptability to meet the needs of a diverse range of residents across different life stages and abilities?	**15**	**DLR:** The Allocations Section of our Housing Department has deemed the proposed mix as appropriate.
	How does the proposed building height and scale integrate with adjacent properties, including existing dwellings such as Grangeland House, and what role does landscaping play in this transition?	**16**	**ABK:** Building heights vary from 2-4 floors (including ground floor) in accordance with Cherrywood Planning Scheme Map 2.3. Building heights are distributed in response to the site topography and adjacent land-use. Taller, four-storey buildings are located at the lowest level of the site overlooking public amenity areas and playgrounds. Two- and three-storey buildings located towards the upper levels of the site. **DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is taking measures to omit three duplexes (6 units) from Block D.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How has the internal layout of the buildings been designed to minimise potential noise impacts, such as lift noise affecting residential units?	**16**	**ABK:** Lift shafts and stairs will be constructed of concrete to provide an appropriate level of acoustic separation. Where possible, lifts are located with secondary space between units.
	What consideration has been given to the selection of high-quality external materials and finishes, and how do these contribute to the overall character and appearance of the development?	**16**	**ABK:** The development proposes the use of brick as the principle facing material throughout the development. Brick colour and texture will vary in tone from block to block and within blocks in order to provide variation and a modulation of scale across the development while also contrasting with planting. Brick detailing, including varying brick bonding, will provide variation and character. A selected brick is proposed for all buildings. The use of stone precast concrete will provide variation to this palate. Garden walls and planters are to be faced with brick, with selected brick / stone copings.
	Concern was raised that Block D may result in overlooking of the neighbouring dwelling at Grangeland, leading to a loss of privacy and an adverse impact on existing residential amenity. **See full observation at Appendix A.**	**24, 26**	**DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is proposing to omit three duplexes (6 units) from Block D.
	Concern was raised that the height, scale and proximity of Block D may have an overbearing visual impact on the adjacent single-storey dwelling and surrounding properties. **See full observation at Appendix A.**	**24, 26**	**DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is proposing to omit three duplexes (6 units) from Block D.
	Concern was raised that the proposed development may increase overshadowing of the neighbouring property, reducing sunlight access to the dwelling and private amenity areas, particularly during winter months. **See full observation at Appendix A.**	**24, 26**	**DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is proposing to omit three duplexes (6 units) from Block D.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	Concern was raised regarding the potential reduction in daylight to the neighbouring dwelling and the absence of a daylight assessment to demonstrate that residential amenity would not be adversely affected. **See full observation at Appendix A.**	**24, 26**	**DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is proposing to omit three duplexes (6 units) from Block D.
	Concern was raised that the scale and layout of the proposed development may constitute overdevelopment of the site and may not adequately protect the amenity of adjoining residential properties. **See full observation at Appendix A.**	**24, 26**	**DLR:** Although the proposal is not specifically in contradiction with the regulations, DLR is proposing to omit three duplexes (6 units) from Block D.
	Concern regarding the proposed use of private land as green space: A significant concern has been raised regarding the allocation of a substantial portion of private land as green space. Previous submissions on PC/SDZ/013/2022 – Proposed Green Routes Network have not received a formal written response, and clarification is sought on how the issues raised have been considered and addressed in the current proposal. **See attached at Appendix B.**	**28**	**ABK and DLR:** All land under this planning process belongs to DLR. Some of the resulting green land will be used only by the residents of the new estate, while the rest will become land for all public use.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

3	**Public Transport Capacity, Traffic**		
	Given that traffic in the Cherrywood area is already heavily congested, with effectively only one primary access route currently available and frequent traffic build-up, how will the proposed development address existing and future traffic pressures?	**1, 12, 6**	**DLR:** The proposed development is within the approved Cherrywood Planning Scheme, which has dealt with the overall road infrastructure. The proposal is not relying on Lehaunstown Lane as the long-term access route. The Traffic and Transportation Assessment states that normal vehicular, pedestrian and cycle access will be taken from the proposed Lehaunstown Neighbourhood Road to the west, which connects to Grand Parade and forms part of the Cherrywood SDZ Road infrastructure. The report estimates the development would generate about 52 additional vehicle trips in the AM peak and 53 in the PM peak. It also states that separate junction capacity analysis was not carried out because the traffic from this site is assumed to have been allowed for within the wider Cherrywood SDZ transport planning. To reduce pressure on the road network, the Mobility Management Plan then supports this with measures to encourage Luas, bus, walking, cycling, carsharing and reduced single-occupancy car use.
	What traffic management and road safety measures are proposed for the surrounding road network, particularly during peak times?	**5**	**DLR:** The road infrastructure outside the substantive residential project will be designed and constructed (by the road departments of the Council) to the national standards and the Cherrywood Planning Scheme requirements and taking into account the local specificity of the necessary traffic measures. The same applies for the Lehaunstown Neighbourhood Road, which has achieved planning permission. This road will be the main access to the new development.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	What improvements to public transport, including bus services, are planned to support the increased population generated by the development?	**4**	**DLR:** While the public transport improvements are a matter for the overall Cherrywood Planning Scheme and the transport authorities, it is noted that: The development is intended to be connected by more than one sustainable travel route. The Mobility Management Plan identifies Lehaunstown Luas stop as approximately 500 m from the current access point, around a 7-minute walk, and confirms pedestrian and cycle access through the main entrance and via a connection to the Cherrywood Greenway. The Traffic and Transportation Assessment also confirms that pedestrians are catered for with footpaths in all directions, links to external segregated footpaths and greenways within the Cherrywood SDZ, and access via the proposed Lehaunstown Neighbourhood Road. Cycle parking is also provided above the minimum requirement, with 26 short-stay and 162 long-stay spaces proposed.
	How will adequate public transport connectivity be ensured, and what provision is being made for safe pedestrian and cycling access?	**23**	**DLR:** Please refer to the three responses directly above.
	Is the development adequately served by public transport that has sufficient capacity, and is not already over-subscribed?	**12**	**DLR:** Public transport is not oversubscribed. The development is per the sequencing rules of the Cherrywood Planning Scheme and, when readily constructed, will be served by the necessary public transport to provide access to the necessary amenities. While the construction of the Cherrywood Planning Scheme continues, that is expected to provide more amenities closer to the development.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How are existing capacity constraints and journey times on the Luas Green Line, particularly from the Cherrywood / Lehaunstown area to the city centre, being taken into account?	**12**	**DLR:** Transportation to the city centre is not expected to be of prime necessity for the new residents of this development. However, the following are noted: The Mobility Management Plan clearly recognises that the Luas Green Line is operating close to its maximum theoretical capacity at peak times and refers to wider NTA proposals such as Green Line capacity enhancement, Metro South and a future Luas extension towards Bray. For this development, the practical approach is to avoid placing all demand on the Luas by supporting a wider mix of travel options, including walking, cycling, buses, car sharing and DART access. The Traffic and Transportation Assessment also notes that the high level of public transport available to the SDZ may lead to lower car use than a typical development of similar scale.
	How does the current bus network, including services such as the E1 and Route 7, provide sufficient connectivity to key destinations such as Dún Laoghaire and the city centre?	**12**	**DLR:** Yes, it is believed that the bus route 7 provides sufficient connectivity to Dun Laoghaire, and the bus routes running on N11, and the Luas, provide sufficient connectivity to the city centre.
	What consideration has been given to improving accessibility, including public transport provision and park-and-ride facilities, to support residents' mobility needs?	**14**	**DLR:** Please refer to the responses above.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	Given that the proposed indicative greenway is expected to provide future access to the N11, should interim measures be introduced to improve permeability in the short term? In particular, should a temporary pedestrian and cycle connection (e.g. an asphalt path to Beech Park) be provided to enhance access to the high-frequency E-Spine bus corridor and reduce walking times from approximately 15 minutes to around 5 minutes?	**19**	**DLR:** The Lehaunstown Neighbourhood Road will provide, right from the beginning, sufficient motor, cycle and pedestrian access to Grand Parade, and from there to Wyattville Road and the N11.
	Given that demand for the Luas during morning peak times is already very high, what provisions or mitigation measures are proposed to accommodate the increased number of passengers arising from the development?	**1**	**DLR:** Please refer to the responses above.
4	**Local Capacity (School, doctors, facilities)**		
	Is there sufficient school capacity locally to accommodate the additional population arising from the proposed development?	**4**	**DLR:** The proposed development is within the approved Cherrywood Planning Scheme, which has dealt with the overall provision for and access to amenities. While some of the existing amenities are not in close proximity, during the construction within the SDZ, it is expected that more amenities will be established. Part of those will be a school in the neighbouring land. Seven (7) hectares of land have been categorised for primary use of Education under the Cherrywood Planning Scheme. The nearest primary school will be located within a 2-minute walk of the development.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How will existing shortages in GP services, healthcare provision and childcare facilities be addressed to meet the needs of future residents?	**5**	**DLR:** Additional Healthcare facilities are planned to be established in the Town Centre and Village Centre areas of Cherrywood, as per the Cherrywood Planning Scheme.
	What secondary school provision is available within the immediate area for future residents of the development?	**13**	**DLR:** The seven (7) hectares of land categorised for educational use under the Cherrywood SDZ Planning Scheme includes primary and post-primary schools.
	How does the development ensure adequate provision of essential infrastructure and services, including schools, hospitals, GP services, and other community facilities?	**1, 8, 9, 14, 22**	**DLR:** As part of the Cherrywood Planning Scheme, the continuing construction of residential neighbourhoods will drive the expansion of local services and amenities. In addition to the local schools and healthcare services described above, improvements in infrastructure, including the Druid's Glen Road and Bridge, will enhance access to services in the wider Dublin area. Plans for other community facilities such as youth spaces, libraries, places of worship, sports facilities etc. are detailed in the Cherrywood Planning Scheme. St. Columcille's Hospital is at a very short distance to the development, which is also well connected, by the N11 road, to a major hospital, St. Vincent's Hospital.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

5	**Open Space / Environment / Impact on Health**		
	How does the development provide for sufficient green space, tree planting, and biodiversity measures within the site?	**5**	**ABK:** An integrated approach to landscape has been developed that looks to create a coherent strategy that resolves existing topography, works with existing landscape features (in particular the existing protected hedgerows), reinforces existing biodiversity, and connects with existing and proposed strategic landscape infrastructure. The soft landscaping proposal for this scheme aims to provide year-round colour and interest while being robust, low maintenance and with a heavy emphasis on native planting. Street trees are utilised to create a strong streetscape, while native tree planting along banks creates biodiverse corridors. The proposal provides well-designed external public and communal space provision in excess of the requirements of the development plan.
	How does the development account for the loss of existing informal recreational use of the area, such as walking routes for local residents?	**6**	**ABK:** The proposal looks to facilitate leisure activities for pedestrians by creating a series of legible paths, routes and spaces that respond to desire-lines, positively contribute to the character of the area, and connect with the greater Cherrywood Way. The design is organised around an east-west pedestrian through-route that looks to connect Grand Parade to the Natural Green Space that runs along the valley floor to the east of the site.
	What measures are proposed to minimise tree removal and protect existing ecological features within the site?	**6**	**ABK:** A comprehensive tree protection strategy forms part of the submission. Refer to the item above regarding existing ecological features.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How will the development mitigate impacts on local wildlife and natural habitats, including potential disturbance to species such as birds, squirrels, rabbits, hares, and foxes?	**6**	ABK: Various ecology constraints were taken into account during development of the landscape proposals; these include retained habitats, badger & bat activity and Tufa Springs. Working in close collaboration with the Project Ecologist, one of the overarching aims of the landscape proposal is to protect existing green infrastructure and re-invigorate local biodiversity and wildlife within the site through the use of native planting and wildflower meadows. The design puts forward planting schemes with a range of species and plant types to encourage a variety of habitats which will support a diverse wealth of ecologies. Careful consideration has been given to the retention of existing mature trees and hedgerows that encompass the site. The proposed trees consist of 20 different tree species, 17 of which are native to Ireland. The proposed new tree species have been selected for longevity, suitability to local soil and anticipated environmental conditions and for biodiversity.
	What provision is being made to create community-focused spaces that support social interaction and bring residents together?	**9**	**ABK:** The project has been designed around streets, squares, communal gardens and parkland that create a coherent public realm for the residents, that, within the context of the greater Cherrywood Planning Scheme, provides for a well-balanced and inclusive community.
	How does the proposal respond to concerns regarding isolation within the area, particularly during evenings and winter months when activity levels are lower?	**9**	**ABK:** We refer to response above.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How does the development provide for children's play facilities, such as a playground, to meet the needs of families in the area?	**10**	**ABK:** Children's play needs will be provided for in accordance paragraph 5.6 of the CPS and with current DLR County Development Plan policy paragraph 12.8.9. Specifically, the following will be provided: • Age 0-6 yrs: A play space (approx. 85-100 m^2) with suitable play equipment will be incorporated into the design of the Public Square to meet the specific needs of toddlers and children to the age of six. • Age 7-13 yrs: A play area for older children and young teenagers of approximately 200–400 m^2 will be incorporated into the lower-level landscaped Park accessed via the pedestrian route that runs through the site. Play spaces are overlooked by adjacent apartments providing passive surveillance and security. Children's play spaces are within 150 m of the residential accommodation which they serve.
	What provision is being made for seating areas and informal communal spaces to support use by residents and visitors?	**14**	**ABK:** Benches will be incorporated into the landscape design for communal and public spaces.
	What measures are included to provide community-focused amenities such as community gardens, recreational facilities, and youth spaces?	**14**	**ABK:** The project has been designed around streets, squares, communal gardens and parkland that create a coherent public realm for the residents.
	How does the development contribute to a high-quality living environment that supports residents' physical and mental wellbeing?	**14**	ABK: The project consists of generous, well-designed homes with good daylight, surrounded by a variety of landscaped communal and public amenity spaces that create the framework for cohesive community for the residents that, within the context of the greater Cherrywood Planning Scheme, will provide a high-quality living environment.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	How are wildlife preservation, green corridors, and ecological networks incorporated into the design of the development?	**14**	**ABK:** Various ecology constraints were taken into account during development of the landscape proposals; these include retained habitats, badger & bat activity and Tufa Springs. Working in close collaboration with the Project Ecologist, one of the overarching aims of the landscape proposal is to protect existing green infrastructure and re-invigorate local biodiversity. Careful consideration has been given to the retention of existing mature trees and hedgerows that encompass the site. A riparian buffer is being installed along the stream's edge to screen the Cabinteely River from ecological disturbances, thereby providing a strong link for local biodiversity to traverse the river way ecological corridor and to negate any impact the development may have on other corridors.
	Should existing roadside trees be retained, public access to the Giant's Tomb Dolmen right of way be maintained, and appropriate measures implemented to protect nearby watercourses from potential pollution arising from the development?	**21**	**DLR:** The question is outside of this project. But the Council has a policy to protect all monuments, ruins and features of historic interest.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	Concern was raised regarding the adequacy of the proposed public open space provision, including whether the quantum of open space complies with the requirements of the Dún Laoghaire-Rathdown Development Plan and whether the proposed areas constitute usable and accessible public open space. **See full observation at Appendix A.**	**24,26**	**ABK:** In accordance with DLR Development Plan Table 12.8, a minimum of 15% of the overall site area is required to be provided as Public Open Space. Based on the site area, this requires a minimum of 3,059 m^2 of public space. The proposed design will provide a total of 4,200 m^2 of Public Open Space allocated as follows: Public Square: A new public square is proposed as the focus of the community and is designed as part of traffic-calmed 'Home-Zone'. The space consists of a level terrace running north-south formed by low retaining walls and a flight of steps along the eastern edge for people to sit and children to play. It incorporates a children's play space and a seating area within a grove of trees for relaxation and leisure. Park: A Sloping landscaped parkland that extends along the eastern site boundary crossed by paths that follow that gradient of the site and connect to the Greenway which in turn leads to the Green Infrastructure beyond.
	The proposal does not clearly demonstrate how existing mature trees adjacent to the development boundary will be protected during construction and throughout the lifetime of the development. A response is required detailing the measures proposed to safeguard these established trees and their root protection areas.	**27**	**ABK:** Please refer to Arborists Associates Ltd's Arboricultural Assessment that forms part of the planning submission which addresses tree protection.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	A mature sycamore tree located along the property boundary is likely to overhang one or more of the proposed rear gardens. Clarification is required regarding how the long-term management and protection of this tree will be addressed, including responsibility and liability in the event that future pruning or cutting contributes to tree instability, property damage, personal injury, or tree failure.	**27**	**ABK:** Please refer to Arborists Associates Ltd's Arboricultural Assessment that forms part of the planning submission which addresses tree protection. **DLR:** All bordering trees will be protected and looked after, and such measures will be incorporated as conditions to the Design & Build Construction Contract.
	The property is bounded by a mature Leylandii hedge which has historically been maintained from the adjoining lands using specialist machinery. A response is required explaining how future access for hedge maintenance will be facilitated and protected following completion of the proposed development.	**27**	**ABK and DLR:** The hedge will be maintained by the Council. The hedge does not require specialist machinery to maintain it and can be accessed and cut 'by hand' using standard hedge cutting equipment as is common practice in garden maintenance.
	Maintenance of the existing boundary hedge requires the use of heavy-duty hedge-cutting equipment, which can generate debris and timber fragments during operation. A response is required outlining how the safe ongoing maintenance of the hedge can be achieved without posing a risk to future residents of the adjoining dwellings.	**27**	**ABK and DLR:** The hedge will be maintained by the Council. The hedge does not require specialist machinery to maintain it and can be accessed and cut 'by hand' using standard hedge cutting equipment as is common practice in garden maintenance.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

<table>
<tr><td>6</td><td colspan="3">Bike Park / Car Park / Anti-Social Behaviour / Litter</td></tr>
<tr><td></td><td>What measures are proposed to address the underutilisation of retail units in the area, which are currently vacant and contributing to anti-social behaviour, and how will these spaces be activated or improved?</td><td>1</td><td>DLR: The proposed project, organised by DLR Housing Department, has no retail units. The Cherrywood SDZ Planning Scheme and other Council Departments deal with aspects which this question relates to.</td></tr>
<tr><td></td><td>What level of parking provision is proposed for the development, and how does this respond to anticipated demand?</td><td>8</td><td>ABK: Car parking provision will be in accordance with The Cherrywood Planning Scheme Section 4.2.10 as amended, specifically, Table 4.4 of Section 4.2.10 which defines the maximum quantum of parking that may be permitted for any residential development.
The proposed design will provide 83 car parking spaces with an additional 2 spaces provided for car-share totalling 85 spaces. All parking designed to be EV ready.

The parking distribution is as follows:
<table>
<tr><th>No. of Spaces</th><th>Parking space location/category</th><th>For use by:</th></tr>
<tr><td>43</td><td>Basement</td><td>Blocks A1, A2 and B</td></tr>
<tr><td>23</td><td>On-street</td><td>Blocks B, C and D</td></tr>
<tr><td>5</td><td>Accessible</td><td>Blocks A1, A2, B, C and D</td></tr>
<tr><td>12</td><td>On-curtilage</td><td>Block E (4 of the 8 units have 2 spaces each)</td></tr>
<tr><td>2</td><td>Car-share</td><td>Residents (located adjacent to Block A2)</td></tr>
</table>
Underground car parking is located below apartment Blocks A1 and A2. Vehicular access is provided via a car park ramp to the north which is secured by means of an access-controlled vehicular barrier.</td></tr>
</table>

	How will potential parking shortfalls be managed to avoid overspill parking and conflicts within the surrounding community?	**8**	**ABK:** Car parking provision will be in accordance with The Cherrywood Planning Scheme Section 4.2.10 as amended, specifically, Table 4.4 of Section 4.2.10 which defines the maximum quantum of parking that may be permitted for any residential development. **DLR:** The parking will be enforced should it become a necessity or a social problem.
	Is the proposed number of parking spaces within the development sufficient to meet the likely demand from residents?	**12**	**ABK:** Car parking provision will be in accordance with The Cherrywood Planning Scheme Section 4.2.10 as amended, specifically, Table 4.4 of Section 4.2.10 which defines the maximum quantum of parking that may be permitted for any residential development.
	What lessons have been considered from comparable developments, such as Shanganagh Castle, where parking provision has reportedly been a source of contention for residents?	**12**	**DLR:** Each development is analysed on their own condition and merits. Solutions for problems which occurred elsewhere are considered, however solutions are not fully defined or applied in practice until the problem and its source becomes clear.
	How does the proposal account for the continued reliance on private cars, particularly where public transport options may not fully meet residents' needs for commuting and daily activities?	**12**	**ABK:** The development will be well served by public transport. Parking provision is in line with the Cherrywood Planning Scheme Section 4.2.10 as amended. A Mobility Management Plan forms part of this submission and addresses matters relating to parking, cycle provision, public transport including train, bus and LUAS services provision, cycling.
	What measures are in place to prevent overspill parking into surrounding areas or nearby public facilities not intended for residential use?	**12**	**DLR:** Solutions for such problem will be defined should the problem occur, and after the source of the problem is identified.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

<table>
<tr><td></td><td>How will the development ensure that nearby public amenities are not adversely affected by parking demand associated with the scheme?</td><td>12</td><td>DLR: Solutions for such problem will be defined should the problem occur, and after the source of the problem is identified.</td></tr>
<tr><td></td><td>How has the allocation and distribution of parking spaces within the development been determined, and does it adequately reflect the needs of different dwelling types?</td><td>12</td><td>ABK: Parking provision for the different dwelling types is in accordance with the Cherrywood Planning Scheme Section 4.2.10 as amended, specifically, Table 4.4 of Section 4.2.10.

The parking distribution is as follows:

<table>
<tr><th>No. of Spaces</th><th>Parking space location/category</th><th>For use by:</th></tr>
<tr><td>43</td><td>Basement</td><td>Blocks A1, A2 and B</td></tr>
<tr><td>23</td><td>On-street</td><td>Blocks B, C and D</td></tr>
<tr><td>5</td><td>Accessible</td><td>Blocks A1, A2, B, C and D</td></tr>
<tr><td>12</td><td>On-curtilage</td><td>Block E (4 of the 8 units have 2 spaces each)</td></tr>
<tr><td>2</td><td>Car-share</td><td>Residents (located adjacent to Block A2)</td></tr>
</table>

DLR: The allocation of parking will be defined during the construction phase and before the allocation of the new units.</td></tr>
<tr><td></td><td>How does the development ensure safe and convenient pedestrian and cycle connectivity to key nearby destinations such as Cabinteely and local retail centres including Tesco Ballybrack?</td><td>16</td><td>DLR: The development is within easy cycling distance to Tesco Ballybrack. Walking, although longer in time, is also possible.</td></tr>
</table>

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

7	**Infrastructure / Construction Stage**		
	How is the proposed level of residential development being supported by corresponding infrastructure and service capacity in the area?	4	**DLR:** The necessary road infrastructure will be in place at the time when this project is constructed. For other infrastructure, the Cherrywood Planning Scheme is laid out with consideration for a minimum infrastructure before the development of a zone can take place. This is administrated by the Forward Planning Infrastructure Department of the County Council.
	Is there a strategy in place to ensure that essential infrastructure and services are delivered in advance of, or in tandem with, the residential development?	4	**DLR:** The necessary road infrastructure will be in place at the time when this project is constructed. For other infrastructure, the Cherrywood Planning Scheme is laid out with consideration for a minimum infrastructure before the development of a zone can take place. This is administrated by the Forward Planning Infrastructure Department of the County Council.
	What measures are proposed to minimise disruption to the surrounding area during the construction phase?	**5**	**ABK:** A detailed Construction and Environmental Management Plan forms part of this submission. It addresses site access, construction parking, hoarding, construction noise, dust and general environmental management including communications with Local Stakeholders, so as to mitigate any disruption caused by construction.
	How is the existing shortfall in infrastructure within the Cherrywood area being addressed in the context of ongoing and proposed development?	**8**	**DLR:** The necessary road infrastructure will be in place at the time when this project is constructed. For other infrastructure, the Cherrywood Planning Scheme is laid out with consideration for a minimum infrastructure before the development of a zone can take place. This is administrated by the Forward Planning Infrastructure Department of the County Council.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

8	**Observations raised**		
	How does the development provide for housing specifically suited to older persons, including those who may wish to downsize while remaining within their local community?	**15**	**ABK:** The project provides for a range of housing types suitable for those wishing to downsize: 6 no. 1-Bed Accessible Apartments to Universal Design Standards will be provided with 3 no. located in Block A1 and 3 no. located in Block A2.
	Has consideration been given to the potential use or acquisition of adjacent sites, such as Grangeland House, to provide community facilities including local retail, childcare, or healthcare services?	**16**	**DLR:** Yes; however, for specific reasons, it is not possible to proceed with any action at this stage.
	Should high-quality, warm, soft, diffused LED street lighting be used in this development, given that harsher white lighting can negatively affect wildlife and human health? In particular, should a maximum colour temperature of 2700 Kelvin be applied, with consideration given to an even lower range (e.g. 2200K) to better support residential amenity and protect local biodiversity, including bat activity, within the surrounding wooded areas?	**19**	**ABK:** For Bat protection, the following mitigation measures have been imposed. Lighting has only been installed where necessary for public safety. These lights have been designed and selected with specific shutters and filters to minimise any potential for back spills into the sensitive locations while still providing the primary function of safely lighting to the circulation routes. To minimize bat disturbance, the design avoids the use of upward lighting by shielding or by downward directional focus. To minimize bat disturbance, the design avoids the use of strong UV lighting. The lighting design is currently based on the use of LED lighting which has minimal or no UV output of significance and use of monochromatic sources and a warm-white with low blue content. The colour temperature value can be reviewed, as noted, at detailed design stage, subject to compliance with the relevant legislation.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

9	**Statutory Bodies**		
	TII-See attached letter at Appendix C. TII requests that the planning authority has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application. Future Luas, Metro and Bus Connects alignments are a matter for the National Transport Authority (NTA).	**17**	**DLR:** The Cherrywood Planning Scheme dealt with those aspects at its formation. Accordingly, the substantive land is zoned residential in the area where the proposed development would be constructed.
	DHLGH- See attached letter at Appendix D. The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, and/or groundworks within the area of the proposed development that has not been resolved under Licences 24E0678 & 24R0344 (see report titled 'Excavation report, Laughanstown, Dublin 18 (Licences 24E0678 & 24R0344)' by Archaeology Plan). The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.	**25**	**DLR:** All such works will be monitored by a suitably qualified and licensed archaeologist.
	DHLGH-See attached letter at Appendix D. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.	**25**	**DLR:** Noted. Will comply if the case.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	DHLGH-See attached letter at Appendix D. Should archaeological remains be identified during archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation].	**25**	**DLR:** Noted. Will comply if the case.
	DHLGH-See attached letter at Appendix D. Following the completion of all archaeological work on site and any necessary post excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.	**25**	**DLR:** Noted. Will comply.
	DHLGH-See attached letter at Appendix D. The planning authority and the Department shall also be furnished with a final archaeological report describing the results of all archaeological investigative work/excavation that have occurred thus far. All resulting and associated archaeological costs shall be borne by the developer. One final report will suffice if the archaeological monitoring is carried out as an extension of Licence 24E0678.	**25**	**DLR:** Noted. Will comply.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

	UÉ-See attached letter at Appendix E. The applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.	**29**	**ABK:** Noted
	UÉ-See attached letter at Appendix E. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.	**29**	**ABK:** Noted
	UÉ-See attached letter at Appendix E. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.	**29**	**ABK:** Noted

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

11. PLANNING JUSTIFICATION

Published Planning Proposal

DLR published this proposal for Public Consultation under the Part 8 Process in May 2026 with designs for a residential development of 109 units. The comments and observations received are based on the published designs for a development of 109 units. The comments have been analysed and answered.

Proposed Amendment – Unit Numbers

With consideration of the comment received from the property in close proximity, and in consultation with ABK Architects, multi-disciplinary design team leaders, it is proposed to omit three duplexes (amounting to 6 units) from the western end of Block D, bringing the total residential yield to 103 units.

This proposed refinement will enhance the overall quality of the development without materially altering the nature, character, scale or overall planning objectives of the development, or any of the surveys undertaken or the reports produced, which still apply as valid. The established land use, building heights, access arrangements and servicing strategy of the scheme are all maintained.

Planning Justification Conclusion

The *Ard na Gréine* residential development will be home to **103 households**. From its concept, it is designed to provide much-needed housing supply during a time of rapid growth in the Cherrywood area. The architecture of the development promotes public realm and a connected community.

The proposal guarantees the preservation of existing flora along the site boundaries, with comprehensive environmental management plans for the native wildlife on site. The development advances the vision described in the Cherrywood SDZ Planning Scheme, contributing towards the Government's 'Housing for All' plan.

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

12. RECOMMENDATION

The proposed development is in accordance with the provisions of the 2022-2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area.

In accordance with the legislation, the proposed development of 103 units may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above approval, Members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development, subject to the conditions outlined above and to any such minor or immaterial alterations to the plans and particulars of the development.

Gerard O'Sullivan
Director of Housing
DLR County Council

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Appendix A - PLANNING OBSERVATION

1. INTRODUCTION

Armstrong Planning (with offices at 12 Clarinda Park North, Dún Laoghaire, Co. Dublin, A96 V6F9) have been retained by Brian Fagan (our Client) of Grangeland, Lehaunstown, Cabinteely, Dublin 18, D18 Y4C4, to make this observation in relation to the proposed development at Lehaunstown Lane, Dublin 18 (the subject site) involving construction of 109 dwellings together with associated infrastructure (Ref: PC/H/02/2026).

Our Client resides at the property directly northwest of the subject site, Grangeland, and stands to be negatively affected by the scale and nature of the proposed development. We respectfully ask the determining authority to have proper regard to the following observations.

2. GROUNDS OF OBSERVATION

2.1 Substandard Provision of Public Open Space

The proposed provision of public open space is both quantitatively and qualitatively deficient. Section 12.8.3.1 of the *Dún Laoghaire-Rathdown Development Plan 2022-2028* (the Development Plan) requires that where *"residential development in new residential communities"* is proposed, that a minimum of *"15% (of the site area)"* be reserved for public open space.

The site area is 35,822 sqm, which should generate a requirement for 5,373 sqm of public open space. However, Drawing 790_PA905 (prepared by ABK Architects) shows that only 4,200 sqm of public open space has been provided (Note: the quantum of public open space is described as 4,254 sqm in other application documents). Section 4.4 of the Architectural Design Statement for the application states that 15% of the *"overall"* area of the site would amount to a requirement of 3,059 sqm, but the basis for this calculation is not provided. It is assumed that the Applicant seeks to justify this under-provision on the basis that the public open space requirement was calculated at 15% of the 'net development area', as opposed to using the 'site area', but this methodology does not rely on the text of the Development Plan for its efficacy.

Moreover, we would point out that Section 12.8.3.1 of the Development Plan goes on to prescribe that *"to be qualified as public open space the area must be designed and located to be publicly accessible and usable by all in the County; generally free from attenuation measures and capable of being taken in charge"*. We note that the public open space provision, such that it is, is disaggregated into two areas, a larger area to the east of Block A2, and a small central square. The main attenuation tank for the scheme's drainage system is located under the larger area to the east, running the full length of that area of public open space from north to south. A large proportion of the area to the east is not usable, particularly given the sloping topography and proposals for planting. Specifically, the Landscape Design Report shows the majority of the principal open area as a *"Native Woodland Screening Bank"*, which is almost entirely planted with scrub and woodland and seemingly walled off from the path. This green space does not meet the criteria for

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

counting as usable public open space. It amounts in practical terms to Space Left Over After Planning (SLOAP), and would better be termed 'green infrastructure' or a 'landscaping' area.

In light of these points, and aside from the demonstrable quantitative deficiency, the proposed public open space provision should also be considered to be qualitatively deficient. The scheme is therefore in material contravention of the Development Plan.

1.2 Overlooking and Overbearing Impact

Block D of the proposed development is designed as a three-storey apartment building with fenestration on every floor of its northern elevation. This three-storey apartment block is to be located approximately 18.5 m from the existing single-storey structure to the north of the site known as Grangeland. Given the height differential between the Grangeland and Block D, the latter will overlook the bedrooms and living areas of the existing residential dwelling, and will be afforded uninterrupted views from an elevated position, out over the private amenity space that is positioned to the south of Grangeland, where there should be a reasonable expectation of privacy. The proposed development will introduce a significant amount of new overlooking and will therefore amount to a devastating loss of privacy for the property to the north.

The proposed development will also be visually dominant when viewed from the Grangeland, and the design will exert an unacceptably overbearing impact on the surrounding single-storey structures along Lehaunstown.

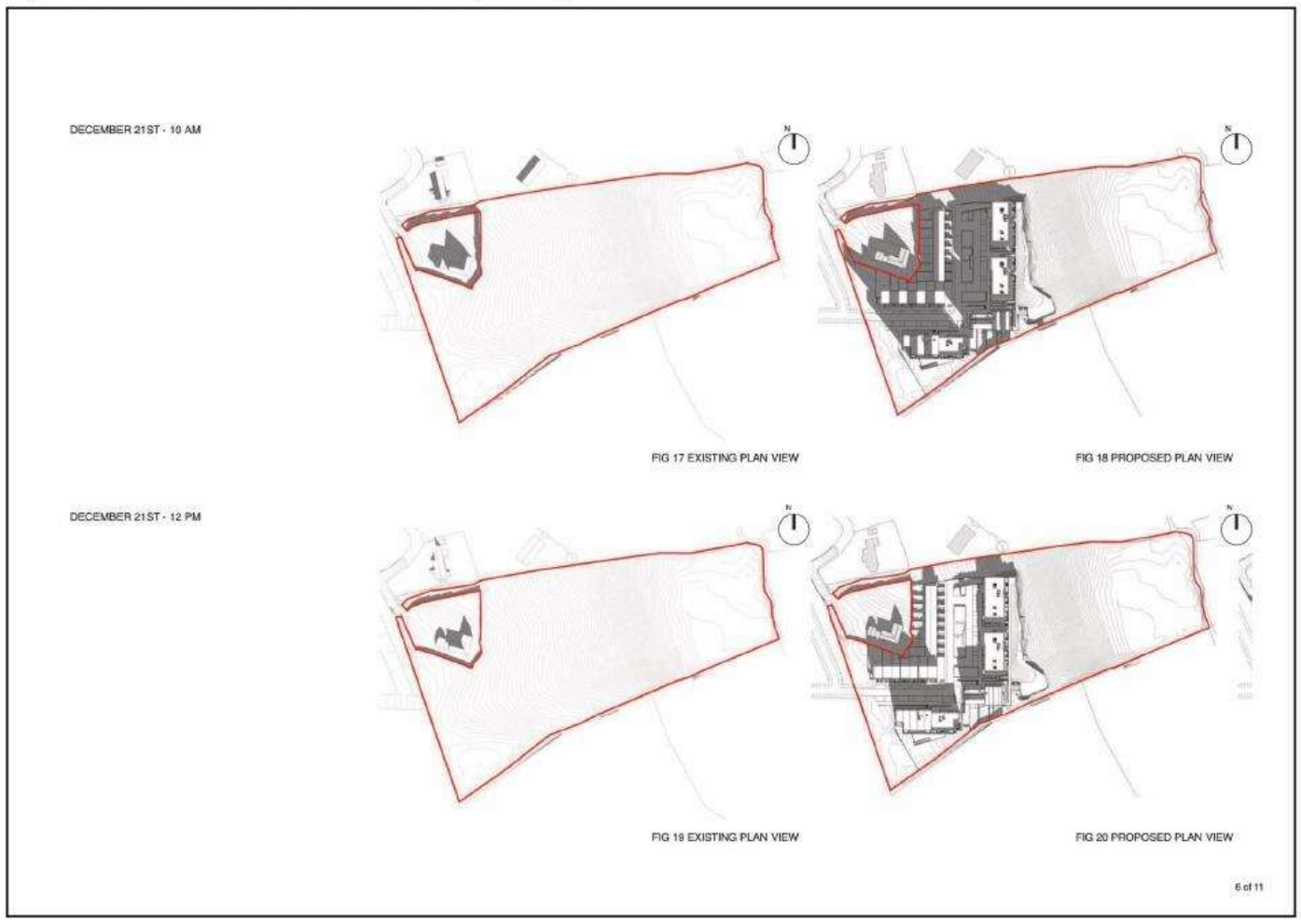
In this regard the proposed development should be considered contrary to Policy Objective PHP20 of the Development Plan, which concerns the 'Protection of Existing Residential Amenity' and states that it is the policy objective of the Council to ensure that "*the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.*"

2.3 Overshadowing Impact

Grangeland to the north currently enjoys a sunny aspect which contributes greatly to the quality of the residential amenity enjoyed by the occupiers, and to the overall enjoyment of their property. The massing of the proposed Block D, due to its orientation in relation to Grangeland, and its close proximity, would block the afternoon and evening sunlight from reaching the windows and private amenity space at Grangeland, especially during the winter months (See Fig 1 below, depicting the degree of overshadowing on the Winter solstice).

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Fig. 1: Extract from the Shadow Analysis Report



2.4 Potential Impact Due to Loss of Daylight

Site layout planning for daylight and sunlight: A guide to good practice (the BRE Guide) provides that assessment of the impact of development on daylight access should be undertaken if any part of the new development is three or more times its height above the centre of an existing window in an existing building. Paragraph 2.2.4 states:

> *"Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus, if the new development were 10 m tall, and a typical existing ground floor window would be 1.5 m above the ground, the effect on existing buildings more than 3 x (10 – 1.5) = 25.5 m away need not be analysed."*

The application drawings indicate that the ground level around our Client's house at Grangeland is approximately 45 m. The proposed Block D is shown as built to a level of 59.753 m (i.e. a height of approximately 14.753 m above the ground level of Grangeland). In the case of the proposed development, the distance within which the effect of the proposed Block D on daylight access should be analysed is:

> 3 x (14.753 - 1.5) = **39.759 metres**

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

The existing dwelling at Grangeland is approximately **18.5 metres** from the proposed Block D. Given this, Paragraph 2.2.4 of the BRE Guide suggests a potential for the proposal to result in an adverse reduction in daylight access to Grangeland.

However, the application does not include any assessment of the impact of the proposal on daylight access to existing dwellings within the meaning of the BRE Guide. Given that Paragraph 2.2.4 of the BRE Guide suggests a potential for the proposal to result in an adverse reduction in daylight access to neighbouring existing dwellings, such as Grangeland, it is submitted that the application does not contain sufficient information to demonstrate that the proposal would not result in a significant impact of the existing residential amenity of the dwellings to the south due to loss of daylight.

3. CONCLUSION

The proposed development would incur numerous negative impacts on the residential amenities of neighbouring dwellings, particularly at Grangeland to the north. The proposal amounts to overdevelopment of a constrained site, as is evident from the qualitative and quantitative deficiencies in the provision of public open space, and as such the proposal materially contravenes the Development Plan.

Prepared by

AMY HASTINGS *BCL BL MSc (Spatial Planning) MIPI*

For and on behalf of Armstrong Planning Ltd
12 Clarinda Park North, Dún Laoghaire, Co. Dublin, A96 V6F9
01 5787104 | info@armstrongplanning.ie | www.armstrongplanning.ie

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Appendix B - Submission & Observations 9th May 2022 re: "Proposed Green Routes Network Cherrywood SDZ"

EAMONN HALPIN & CO. LTD.
Chartered Valuation Surveyors & Estate Agents
Coolbracken House, 7C Church Terrace, Bray, Co. Wicklow
Tel: 01 2866244 Email: eamonnhalpinandco@gmail.com
· Rating Consultants · Valuers · Auctioneers · Surveyors · Negotiation Services ·

FAO: The Administrative Officer
Forward Planning Infrastructure Department
Dun Laoghaire Rathdown County Council
County Hall
Marine Road
Dun Laoghaire

9th May 2022

Submission and Observations
re "Proposed Green Routes Network Cherrywood SDZ"
Our clients: Reps. Mrs. Forkin, Springdale, Lehaunstown, Cabinteely, D18

Dear Sir/Madam

We write in connection with the above proposed development.

The Lands

Our client's lands currently comprise approx. 5 acres (2.02 hectares) and these lands are categorised as RES.2 in the SDZ amended master plan 2020. Under this designation, the lands are capable of housing 45-70 units per hectare within buildings of two to four stories. The loss of the suggested greenway space clearly substantially impacts the amount of development that can take place on the lands should it go ahead. It must be further borne in mind that there are substantial green open space commitments throughout the Cherrywood SDZ (see attached map indicating approx. boundary with proposed Green Infrastructure area superimposed).

Title and Ownership of the Lands

Our client's hold title to the lands having been in long term occupation of same. It has to be said that the proposed green routes network appears to fail to recognise our client's entitlement to hold same and indeed it would suggest, from the maps, that all lands for the proposed greenway are under the Council's control which is not the case.

Conditional support for the Scheme
(subject to sustainable amendments to make it fit for purpose)

Whilst our clients are generally supportive of the proposed greenway, linking paths and cycle ways, they are however concerned that the proposed extent of the land being subsumed by the proposed development is excessive in terms of the reduction in development land associated within the overall SDZ. The SDZ itself incorporates a very significant amount of open space and the proposed land take, particularly in the area of our client's property where it adjoins the Carrickmines Stream and the Cabinteely River, appears to be much more significant than what is shown on the drawings attached to your proposed scheme, namely drawing - Project number 60599677, Sheet title: general arrangement plan, Sheet no. 60599677-SHT-20-L-1005. The extent of the impact on our client's property appears to be to reduce its total of five

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

acres of development land to less than half of this. There does not appear to be any particular reason for the suggested large scale take which seems far in excess of what would be required to create an attractive river valley and link between Cherrywood and Cabinteely. Your proposals in relation to storm water drainage, which appear to be routed additionally through our client's lands, mean that they are doubly impacted. Indeed, the storm water drainage could more efficiently follow the line of the Carrickmines Stream which would allow it to obtain the same objective without impacting any lands directly. It should be further noted that our client's lands would also be deprived of direct access to their natural water sources if the scheme was progressed as currently suggested.

Requirement to amend the proposed plan

We thus believe that the plans should be amended to leave the greatest amount of development land available for housing, whilst at the same time supporting the attractive riverwalk and cycleway in the public interest. The suggested land take from the subject property appears to be much more substantial than other properties along the route and thus we believe it is not, in its current proposed format, in accordance with the proper planning and development of the area. Nothing in our suggestion would impede the Cherrywood Planning Scheme Objective – Green Infrastructure GI 35. The Green Infrastructure walkway/cycleway can be fully implemented by the acquisition of a much smaller land take from the subject property, similar to what is suggested for the adjoining properties on the other side of the Cabinteely Stream, where development has already been completed. It is unfair in the extreme to concentrate the acquisition to the determent of our client's property on two sides, fronting the Cabinteely Stream and the Carrickmines River. The indicated land take greatly reduces the amount of residential development that could be achieved on the subject property and thus is not in accordance with the sustainable proper planning and development of the subject lands and the area.

Alternative siting for the proposed four metre Greenway

The proposed four metre greenway (Lehaunstown Valley South) could just as easily be moved to the eastern side of the Cabinteely River, where development has already been completed, leaving our client's property largely intact for full development, with its full open space requirement being met within its existing boundary, and thus maximising the amount of housing development that could be accommodated, whilst not detracting from the overall intention of the scheme, which is to link the various local connections (Cabinteely Village, Cherrywood, Brides Glen etc – see attached proposed relocation of proposed four metre Greenway).

We are available to discuss the suggested superior layout and location of the 4m Greenway if required and indeed would welcome the opportunity to put our client's point of view, which does not seem to have been properly considered thus far.

Yours sincerely,

E. S. Halpin

Eamonn S. Halpin B.Sc.(Surveying) M.R.I.C.S. M.S.C.S.I.
For and on behalf of Eamonn Halpin & Co. Ltd.

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Appendix C - Transport Infrastructure Ireland

Bonneagar Iompair Éireann
Transport Infrastructure Ireland

Housing Projects
Housing Department
Dún Laoghaire-Rathdown County Council
County Hall
Marine Road
Dún Laoghaire

By email: lehaunstownpart8@dlrcoco.ie

Dáta | Date	Ár dTag | Our Ref.	Bhur dTag | Your Ref.
15 June 2026	TII26-136562	PC/H/02/2026

RE: Part 8 - Proposed Residential Development at Lehaunstown Lane, Dublin 18.

Dear Sir /Madam,

Transport Infrastructure Ireland (TII) acknowledges receipt of referral of the above proposed development application.

In the case of this planning application, TII observes:

- TII requests that the planning authority has regard to the provisions of Chapter 3 of the DoECLG *Spatial Planning and National Roads Guidelines* in the assessment and determination of the subject planning application.
- Future Luas, Metro and Bus Connects alignments are a matter for the National Transport Authority (NTA).

Please acknowledge receipt of this submission.

Yours faithfully,

on behalf of
Land Use Planning Unit

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó I gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie
TII process personal data in accordance with its Data Protection Notice available at www.tii.ie

www.tii.ie info@tii.ie +353 (01) 646 3600 Parkgate Business Centre, Parkgate Street, Dublin 8, D08 DK10, Ireland

dlr Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Appendix D - Department of Housing, Local Government and Heritage (DHLGH)

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

Planning Ref: Part 8 Lehaunstown Lane, Dublin 18
(Please quote in all related correspondence)

09 July 2026

Director of Services – Planning
County Hall, Marine Road,
Dún Laoghaire,
Co Dublin,
A96 K6C9

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: The project includes 109 new homes made up of:
28 one-bedroom homes (for 2 people)
6 two-bedroom homes (for 3 people)
53 two-bedroom homes (for 4 people)
22 three-bedroom homes
The development will include:
open spaces
shared community spaces
parking
bicycle parking
The buildings will be from 2 to 4 storeys high.

A Chara

I refer to correspondence received in connection with the above.
Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

The Department is in receipt of a report titled 'Excavation Report, Laughanstown, Dublin 18 (Licences 24E0678 & 24R0344)' by Mr. Steven McGlade and Graham Nevin of Archaeology Plan.
According to the report, a complex of prehistoric burnt mounds and a post-medieval trackway were excavated at the proposed development site under Licences 24E0678 & 24R0344.

Aonad na nIarratas ar Fhorbairt, Oifigí an Rialtais, Bóthair an Bhaile Nua, Loch Garman, Y35 AP90
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@npws.gov.ie
www.gov.ie/housing

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

According to the report, one area of the proposed development site has not been archaeologically resolved.

According to the report, Specialist analysis and reporting on the archaeological material retrieved during the excavation is currently being carried out. The final findings of excavation, informed by the specialist analyses, will be compiled in a final report once this work is complete.

Therefore, the Department of Housing, Local Government and Heritage, in line with national policy —see Section 3.7 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999— recommends that Licensed Archaeological Monitoring, as described below, should be required as archaeological mitigation. A Final Report containing the results of the excavations to date and of the recommended archaeological monitoring and any subsequent required archaeological work shall be submitted to Department and the Planning Authority.

Please note that this recommended Condition aligns with Sample Condition C3 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the characteristics of this development and informed by the findings of the archaeological report.

Recommended Archaeological Mitigation

1. The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, and/or groundworks within the area of the proposed development that has not been resolved under Licences 24E0678 & 24R0344 (see report titled 'Excavation report, Laughanstown, Dublin 18 (Licences 24E0678 & 24R0344)' by Archaeology Plan). The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. Should archaeological remains be identified during archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation].
3. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.
4. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

5. The planning authority and the Department shall also be furnished with a final archaeological report describing the results of all archaeological investigative work/excavation that have occurred thus far. All resulting and associated archaeological costs shall be borne by the developer. One final report will suffice if the archaeological monitoring is carried out as an extension of Licence 24E0678.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at referrals@npws.gov.ie, where used, or to the following address:

The Manager, Development Applications Unit (DAU), Government Offices, Newtown Road, Wexford Y35 AP90

Is mise, le meas

David O'Connor
Development Applications Unit
Administration

dlr Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Appendix E - Uisce Éireann

Uisce Éireann Irish Water

Uisce Éireann's Ref: PN26000042419

Planning Ref: Part 8 - Proposed Residential Development at Lehaunstown Lane, Dublin 18

Planning Authority: D.Laoire/Rathdown County Council

Issue Date: 13 July 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: land at Lehaunstown Lane, Dublin 18

Development Description: Part 8 application – 109 residential units.

A Chara,

Uisce Éireann (UÉ) has reviewed the submitted Engineering Planning Report, Site Layout and Proposed Watermain Layout drawings for the proposed residential development at Lehaunstown, Cherrywood and has the following observations;

Service Connections

The applicant obtained a Uisce Éireann Confirmation of Feasibility [Ref. **CDS23009206**] in 2023 indicating that both water and wastewater connections are feasible, and UÉ notes that the current Public Capacity Register indicates there remains available headroom to serve the proposed development with both water and wastewater services.

However, Uisce Éireann would generally expect a Confirmation of Feasibility to be no more than 12 months old and, as such, an updated servicing assessment may be required to confirm the current servicing position.

The applicant has also provided reference to Uisce Éireann Confirmation of Feasibility [Ref. **CDS25006343**], relating to the proposed connection of an existing neighbouring dwelling to the public wastewater network following the removal of an existing septic tank. Uisce Éireann has confirmed the feasibility of this wastewater connection.

The applicant proposes to connect the development to a new watermain network which will ultimately be supplied from the existing 315mm watermain on Grand Parade via the proposed Lehaunstown Neighbourhood Road infrastructure.

It is noted from the Watermain Layout drawing that the proposed water service connection is to a proposed OD 225mm watermain, with the drawing specifically stating that the watermain is to be installed as part of the separate Lehaunstown Neighbourhood Project and that the contractor shall connect to the watermain in accordance with Uisce Éireann standards. Accordingly, the

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

UE / LH / OP448 / 1024

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

proposed water supply for the development is dependent on the delivery and commissioning of this infrastructure.

Subject to the delivery of the Lehaunstown Neighbourhood Road watermain infrastructure and compliance with all Uisce Éireann connection requirements and standards, the development appears capable of being serviced from both a water supply and wastewater perspective.

UE Assets

GIS records indicate that Uisce Éireann assets are present on the site. Based on a review of the submitted drawings and supporting documentation, there is no indication that existing Uisce Éireann assets will be directly impacted by the proposed development.

Notwithstanding this, the applicant shall ensure that all required separation distances to existing and proposed Uisce Éireann infrastructure are maintained in accordance with Uisce Éireann standards and codes of practice.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. The applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.

3. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,

Dermot Phelan

Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.