

Mary Henchy, Director of Services,
Planning Department
Dun Laoghaire Rathdown County Council
County Hall
Marine Road
Dun Laoghaire
Co. Dublin

12 May 2021

Re: Proposed Building Height Amendment of Cherrywood SDZ Planning Scheme.

Dear Ms. Henchy

Transport Infrastructure Ireland (TII) works closely with the NTA and DLRCC on monitoring the implementation of the Cherrywood SDZ planning scheme. This important activity promotes sustainable modal choice, addresses potential adverse impacts on capacity, efficiency and safety of the national road network and ensures the efficient and effective operation of Luas to serve the development area and the city.

It is an investment priority of the National Development Plan, 2018 – 2027 and Spatial Planning and National Roads Guidelines for Planning Authorities' (2012) to ensure that the extensive transport networks which have been greatly enhanced over the last two decades, are maintained to a high level to ensure quality levels of service, accessibility and connectivity to transport users. TII seeks to ensure that these official national objectives are not undermined and that the anticipated benefits of the investment made in the national road network are not jeopardised. The M50 and N/M11 are heavily trafficked and critical national transport. Therefore, it is important that the transport mitigations including population quantum's incorporated in to the Adopted Cherrywood SDZ Planning Scheme are maintained.

Transport Infrastructure Ireland has reviewed the text for the proposed amendment and notes that the proposed amendment would bring the residential units up to circa 10,500 Units. However, it is observed that with a reduced household size, the population for the SDZ will be broadly equivalent as that proposed in the existing Planning Scheme. Taking account of this factor, TII considers, that subject to maintaining the transport controls and population quantum of the adopted Planning Scheme, this proposed amendment is appropriate and acceptable.

Yours sincerely,



Tara Spain
Head of Land Use Planning

cc by email , Byrne Vivienne DLRCC