

# **Local Infrastructure Housing Activation Fund**

**Dún Laoghaire-Rathdown County Council**

**Cherrywood: Common Infrastructure**

## **Introduction**

This LIHAF application is in support of infrastructure provision in Cherrywood – the largest remaining tranche of undeveloped housing lands inside the M50 and the key strategic landbank for Dún Laoghaire-Rathdown. The Cherrywood lands are strategically located between the M50 and N11, have the benefit of five Luas Stations and have an approved SDZ Masterplan in place which provides for c.8000 residential units and 350,000sq.m of commercial floorspace.

The SDZ Planning Scheme provides for new residential communities integrated with social/community infrastructure, schools, parks and public transport. The Cherrywood lands are located in a high demand area in South Dublin and LIHAF funding to enable the commencement of residential building in the area has the potential to act as a catalyst for the delivery of homes, at scale, in an area where people really want to live.

## **Project Proposal and Link to Housing Delivery:**

### **i) Summary of the LIHAF proposal (critical infrastructural constraint and housing potential) and costs.**

The Cherrywood SDZ lands is the largest "ready to go" development site in Dublin, with masterplan approval for around 8,000 residential units within a mixed use environment with extensive parks and public open spaces, currently served by five LUAS stops.

The land is predominantly owned by 11 individual land owners, with Hines being the largest at 60% of all the land. The key landowners have worked together to develop a scheme to provide 95% of the land that will become publicly owned and the key initial infrastructure to "open up" the masterplan and accelerate the delivery of housing.

Full planning permission has recently been received for the key initial infrastructure and parks (5.4km of roads and 14 Hectares of parkland, planning permission of a further 19 Hectares of parkland has been applied for to service the first 2,000 units mentioned above, tenders have been obtained and a contractor appointed.

An extensive suite of 'Common Infrastructure' – roads, bridges, surface water drainage, water supply and foul drainage, public open space and utilities– has been identified and costed. The cost of infrastructure has been estimated at approximately €130-160m.

Specifically, in relation to residential development, the LIHAF Fund could play an important role in reducing the overall burden of infrastructural contribution required per residential unit. A contribution from the LIHAF fund to the overall Cherrywood Common Infrastructure costs could reduce the burden on a per-residential unit basis by a significant margin.

### **(ii) Detailed project description (including infrastructural prioritisation/timeframe), deliverability and detailed cost (housing delivery proportional to infrastructural investment, including apportionment of non-LIHAF infrastructural costings i.e. other funding and revenue streams). Cherrywood SDZ - Background**

Cherrywood was designated as a Strategic Development Zone (SDZ) under Government Order (SI No. 535 of 2010).

Dún Laoghaire-Rathdown County Council was appointed by Government as the Development Agency specified for the purposes of the Act and the Cherrywood SDZ Planning Scheme (2014) was approved by An Bord Pleanála in April 2014 to give effect to the SDZ designation.

The Cherrywood SDZ, when complete, will provide **c.8000 residential units (Part 5 = 800 units)**. 1 Town Centre, 3 Village Centre, 4 Primary Schools, 2 Secondary schools. In addition, extensive Community, High Intensity Employment, Non-retail, Commercial space will also be provided.

### **Landowners**

The lands are predominately owned by 10 Landowners:

- Hines
- William Neville & Sons
- Tudor Homes Ltd.
- Dun Laoghaire Rathdown Properties Ltd.

- PWC as Receivers with "Declan McDonald and William G O'Riordan as Joint Receivers of Benreef Ltd and Carlovent Ltd (both in Receivership)".
- Cairn Homes Ltd.
- Starwood Capital
- Kennedy Family
- Smith Family
- Dun Laoghaire County Council

## **Infrastructure**

There is a considerable amount of infrastructure already provided at Cherrywood: Luas (4 stations), M50 Junction upgrade, N11 Junction Upgrade, WLR across site linking M50 and N11, ESB substation, water and sewage systems.

The main elements of infrastructure prescribed in the Planning Scheme (see Maps from the Cherrywood Planning Scheme attached) that has yet to be provided are outlined below:

### CLASS 1 COMMUNITY PARKS, FACILITIES AND AMENITIES

#### **Green Infrastructure** (Map 5.1 - Class 1 Amenity Open Space)

"Natural green space"  
 Ticknick Park-15.5Ha  
 Tully Park- 9Ha  
 Beckett Park- 5Ha  
 Parade Green- 1 Ha  
 Priorsland Park- 1 Ha  
 Synthetic Sports pitch- 1.5Ha

#### **Community Facilities and Schools**

TC1 (1100-1500 sqm)  
 TC3 (1100-1500 sqm)  
 Lehaunstown Village Centre (250-500 sqm)  
 Priorsland Village Centre (250-500 sqm)  
 Tully Village Centre (250-500 sqm)

#### **Schools**

Cherrywood Post Primary School (1 plot)  
 Tully Post Primary School (1 plot)  
 Tully Primary School (2 plots)  
 Domville Primary School (1 plot)  
 Priorsland Primary School (1 plot)

### CLASS 2 ROADS INFRASTRUCTURE AND FACILITIES

#### **Roads Infrastructure - Levels 2-4 of the Road Hierarchy (Map 4.5)**

Grand Parade B-C  
 Grand Parade B-A2  
 Grand Parade A2- A3  
 (of which Grand Parade Bridge)  
 Tullyvale Road A-B  
 Cherrywood Avenue C-A

H (Cherrywood Avenue)-WLR  
Barringtons Road C-P  
Barringtons Road E-C  
Druid Glens Road Q - P3  
Druid Glens Road P3-P  
Bishop Street A1 - F  
J (Bishop Street) - WLR  
Beckett Road E - F / Beckett Road Underpass G-F  
Castle Street D - F1, D - M  
Gun and Drum Hill E2 - P2, P2 - P  
WLR Pedestrian Bridge  
\* Public Transport (Map 4.6) i.e. Bus Infrastructure,  
Greenways and 2no. Transport Interchanges

CLASS 3 SURFACE WATER INFRASTRUCTURE AND FACILITIES

Map 4.2. Proposed Storm Water Infrastructure

### **Infrastructure Costings**

Extensive cost analysis of the infrastructure has been carried out and there is general agreement of the costings of the various infrastructure elements. The costings below have been provided by the Landowners.

Infrastructure provided at Cherrywood prior to the SDZ designation includes Luas viaduct/ extension to Brides Glen. M50/WLR upgrade and a new ESB substation and the total value of this infrastructure is c. €20M.

The total cost of the provision of the new Common Local Infrastructure specified in the Planning Scheme and listed above is **€137M**. This common infrastructure excludes infrastructure to be directly funded by landowners, particularly in the Town Centre, which amounts to an additional €25M.

The value of land associated with this Common Infrastructure is valued at **c. €130M** (Note: It is not proposed to include the detailed costing analyses in the application but details can be provided on request).

The Governments' Housing Delivery Office (HDO) is currently involved in reviewing the costings and the funding options and are working with the Development Agency and the landowners.

To put the above figures into perspective, it is estimated that the amount that would be collected based on the current Section 48 Development Contributions rates (ie. Residential @ €8,500/ unit/ Commercial @ €75/sqm) would be c. €101M. However, the Section 48 Scheme does not specifically provide for the delivery of local, internal Cherrywood infrastructure.

As such, the current Dun Laoghaire Rathdown' S.48 scheme excludes the great majority of common infrastructure required for Cherrywood as set out above. Therefore the current S.48 scheme, in and of itself, is not sufficient to deliver this common infrastructure.