Cherrywood Town Centre Development
TC1, TC2 AND TC4

PLANNING APPLICATION REPORT

BMA PLANNING
PLANNING AND DEVELOPMENT CONSULTANTS

September 2017
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1.0 INTRODUCTION

This Planning Application Report has been prepared in association with the submission of a planning application to Dun Laoghaire Rathdown County Council (DLRCC) for a proposed development at Cherrywood, Laughanstown, Glebe and Loughlinstown, Dublin 18 (also Co. Dublin). This application is being made on behalf of Hines Cherrywood Development Fund ICAV (Applicants). The site is part of the Cherrywood Strategic Development Zone (SDZ). A 10-year permission is sought.

The development relates to Development Area 2 (Cherrywood) and the development of Cherrywood Town Centre Plots TC1, TC2 and part of TC4. The project is described in Section 2.0 below.

The purpose of this Planning Report is to provide background information on the site and the proposed development and to provide the planning context to demonstrate that the proposals are consistent with the Planning Scheme and the proper planning and sustainable development of the area.

This Planning Report should be read in conjunction with the drawings and other technical reports submitted with this application. As set out in the Cover Letter, the application particulars, drawings and technical reports are arranged in six packs as follows:

- Pack 1: - Planning Application Particulars
- Pack 2: - Planning Maps (Site Location and Site Layout Plans)
- Pack 3: - Drawings Overall Town Centre - TC1/ 2 and TC4
- Pack 4: - Drawings and Design Statements – TC1/ 2
- Pack 5: - Drawings and Design Statements – TC4
- Pack 6: - Design, Engineering and Technical Reports.

The report provides an overview of the current application and acts as a point of reference to the Planning Authority to tie together the various design, engineering and technical reports submitted with the application, as follows:

<table>
<thead>
<tr>
<th>Document</th>
<th>Author</th>
</tr>
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<tbody>
<tr>
<td>Environmental Impact Assessment Report</td>
<td>BMA Planning</td>
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<tr>
<td>Retail Impact Assessment</td>
<td>BMA Planning</td>
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<td>Architectural Design Statement – Overall Town Centre</td>
<td>Henry J Lyons Architects</td>
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<td>Architectural Design Statement TC1/ 2</td>
<td>MOLA &amp; OMP Architects</td>
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<td>Architectural Design Statement TC4</td>
<td>Henry J Lyons Architects</td>
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<tr>
<td>Housing Quality Assessment TC1/ 2</td>
<td>OMP Architects</td>
</tr>
<tr>
<td>Housing Quality Assessment TC4</td>
<td>Henry J Lyons Architects</td>
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</table>
These reports are referred to below as appropriate.

The *Cherrywood Planning Scheme 2014* (Chapter 1) provides the planning framework and background to the current application site and is supplemented in terms of detail by the *Cherrywood Urban Form Development Framework (September 2017)*. These reports are taken as read and referred to hereafter as the ‘Planning Scheme’ and ‘UFDF’.
2.0 OVERVIEW OF CURRENT APPLICATION

2.1 THE SITE

The application site (measuring c.17.01ha) consists of three of the four town centre plots identified in the Planning Scheme i.e. TC1, TC2 and TC4 and other associated infrastructure and roads etc. adjacent to the 3 plots. TC3 is within separate ownership. The Luas Line and Wyattville Link Road (WLR) traverses the site from north to south and separates Plots TC1 and 2. TC4 is separated from TC1/2 by the WLR which travels east to west.

2.2 CONTEXT

The applicant has commenced the construction of the roads and infrastructure required to serve the wider Cherrywood Planning Scheme lands previously permitted under Reg. Ref. DZ15A/0758. These works include c.4kms of new roads, the reconfiguration of the existing WLR roundabout (Junction A) and widening of Tully Vale Road. Services infrastructure is also included in the permitted works under construction.

Construction is also underway within the applicant’s landholding of three of the main public parks proposed for the Planning Scheme lands. These include Tully Park (Reg. Ref. DZ15A/0813), Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570).

2.3 PRE-PLANNING & STAKEHOLDER CONSULTATION

The current application has been the subject of extensive preplanning consultation with DLRCC Development Agency Project Team (DAPT) and the Planning Authority over the past 12 – 18 months. The issues raised and discussed at these meetings have informed the design and layout of the proposed development.

The design process for the current application has been undertaken in tandem with the preparation of the Cherrywood Urban Form Development Framework (UFDF) which was finalised and agreed between the Development Agency and the land owners – Hines and DLR Properties – in September 2017.

The applicant’s design team has held discussions and workshops with a number of relevant external stakeholders including the NTA, TII and local residents and landowners in the Cherrywood area.

These discussions and workshops were supplemented with Public Open Days in Cherrywood Business Park where design team members were on hand to present and discuss the key aspects of the development with interested parties.
2.4 DESIGN STATEMENTS

For a more complete presentation, the information below should be read in conjunction with the drawings and other technical reports submitted with this application. In particular, the following reports present detailed proposals for each of the plots and the public realm:

- Architectural Design Statement – Overall Town Centre
- TC1/2 Executive Architects Design Statement
- TC4 Executive Architects Design Statement
- Landscape Design Statement

2.5 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development relates to a mixed-use town centre development on plots TC1, TC2 and TC4 in accordance with the Cherrywood SDZ Planning Scheme 2014 (as amended).

The proposed development will comprise a total of 191,115 sq.m (gross floor area - GFA) in 15 blocks including: 1,269 no. residential units (115,332 sq.m), Retail Gross (20,284 sq.m), High Intensity Employment (HIE) uses (22,946 sq.m), Non Retail uses (31,115 sq.m), Community uses (1,437 sq.m) and all associated roads, streets and public spaces, services infrastructure and all associated site and development works. The 15 blocks are located above 2-3 levels of basement/below podium car parking and service areas which create revised/new site levels across the site.

The development is described as follows on a plot by plot and block by block basis and Figure 2.1 below illustrates the Plot and Block numbering system within the proposed Cherrywood Town Centre.

Plot TC1

- **Block A1 (13,976 sq.m):** 146 no. apartments, ancillary accommodation and associated balconies and roof terraces in a 5 to 8 storey block (comprising 4 no. studios, 31 no. 1 bed, 90 no. 2 bed and 21 no. 3 bed). The block includes 1 no. retail unit of 467 sq.m and 2 no. Non Retail units totalling 380 sq.m (comprising 1 no. restaurant/bar of 297 sq.m and 1 no. financial/professional/other services unit of 83 sq.m) on the ground floor fronting Cherrywood Square/Grand Parade, Bishop Street and Civic Street (proposed internal street).

- **Block A2 (10,803 sq.m):** 110 no. apartments and all associated ancillary accommodation and associated balconies and roof terraces in a 5 storey block (comprising 14 no. studios, 1 no. 1 bed, 81 no. 2 bed and 14 no. 3 bed and including communal facilities at Ground and First Floor levels totalling 398 sq.m); 1 no. non-retail unit (restaurant/bar of 223 sq.m) at ground floor level fronting onto Civic Street.

- **Block A3 (5,314 sq.m):** 61 no. apartments, ancillary accommodation and associated balconies and roof terraces in a 5 storey block (comprising 6 no. studios, 16 no. 1 bed, 25 no. 2 bed and 14 no. 3 bed).
• **Block B1 (14,700sq.m):** 5no. retail units and associated ancillary areas totalling 7,564sq.m over 2 levels; 9no. Non Retail units totalling 2,523sq.m over 2 levels (comprising 7no. restaurant/ bar units totalling 1,574sq.m, 2no. financial/ professional/ other services units totalling 246sq.m and associated ancillary areas totalling 703sq.m); HIE uses consisting of office accommodation and associated ancillary accommodation totalling 4,613sq.m in 3 levels above 2 levels of retail and Non Retail uses (i.e. 5 levels in total).

• **Block B2 (8,037sq.m):** 9no. retail units and associated ancillary areas totalling 3,578sq.m; 14no. Non Retail units totalling 4,459sq.m over 2 levels (comprising foodcourt restaurant area and associated seating areas totalling 2,199 sqm, 1no. leisure/ entertainment unit of 709sq.m, 1no. financial/ professional/ other services unit of 114sq.m, 1no. pub of 494sq.m and ancillary / circulation space totalling 943 sqm).

• **Block B5 (14,890sq.m):** 8no. retail units and ancillary / circulation space totalling 3,504sq.m over 2 levels; HIE uses consisting of office accommodation and ancillary / circulation space totalling 4,413sq.m in 3 levels above 2 levels of retail, Non Retail and Community uses (i.e. 5 levels in total); Non Retail uses totalling 2,482sq.m over 2 levels (comprising 1no. restaurant / bar of 128sqm, a primary care centre of 1,820sq.m and ancillary/ circulation space of 534sq.m); Community uses comprising a library and exhibition space and ancillary/ circulation space totalling 1,437sq.m at ground floor level; 48no. apartments with ancillary / circulation space (comprising 12no. studios, 24no. 1 bed and 12no. 2 bed) over 6 storeys above 2 levels of retail, Non Retail and Community uses (i.e. 8 storeys/ levels in total).

• **Block B6 (5,011sq.m):** 12no. retail units and ancillary / circulation space of totalling 2,478sq.m at ground floor; Non Retail uses totalling 2,533 sq.m (comprising 4no. restaurant/ bar units totalling 1,668sq.m over 2 levels, 1no. leisure / entertainment unit of 714sq.m and ancillary / circulation space of 151sq.m) over 2 levels.

The pedestrian streets between Blocks B1 to B6 are covered by a building mounted glazed roof structure providing shelter to these areas (with provision for temporary supports, if necessary, pending construction of Blocks B3 and B4).

Blocks B3 and B4 are not part of the current application but will be subject to a separate future planning application. These blocks, which will accommodate Retail and Non Retail floorspace at Level B1, Level G and Level 1 and a 14 screen cinema, are shown and referred to in the plans and particulars submitted for information purposes and to demonstrate conformity with the Planning Scheme and the Cherrywood Urban Form Development Framework (UFDF). The layout and use of the floorspace at Level B1 will also be the subject of a separate future planning application.

**Plot TC2**

• **Block C1 (17,956sq.m):** 181no. apartments, ancillary accommodation and associated balconies (comprising 13no. studios, 38no. 1 bed, 98no. 2 bed and 32no. 3 bed and including communal facilities at Ground and Lower Ground Floor Levels totalling 857sq.m); 2no. retail units totalling 300sq.m at ground level fronting Grand Parade and Bishop Street; Non Retail uses over 2 levels fronting Grand Parade totalling 608sq.m (comprising 2no. restaurant / café units totalling 550sq.m
and 1 no. financial/ professional/ other services unit of 55 sq.m and ancillary / circulation space of 3 sq.m). The block is 5 storeys to Grand Parade, 5 – 6 storeys to Bishop Street and 5 storeys to Tullyvale Road.

• **Block C2 (19,632 sq.m):** 203 no. apartments, ancillary accommodation and associated balconies (comprising 27 no. studios, 38 no. 1 bed, 113 no. 2 bed and 25 no. 3 bed); Non Retail uses at 2 levels fronting Grand Parade and internal streets totalling 1,390 sq.m (comprising 2 no. restaurant / café units totalling 507 sq.m, 4 no. financial/ professional/ other services units totalling 357 sq.m, ancillary / circulation space of 52 sq.m and a creche of 474 sq.m). This block is 5 storeys to Grand Parade and Tullyvale Road and 4 - 6 storeys to the proposed internal streets.

• **Block D1 (8,792 sq.m):** Hotel consisting of 204 no. bedrooms and associated ancillary accommodation in a block which is 5 storeys to Grand Parade and the proposed internal street and 6 storeys to Tullyvale Road.

**Plot TC1 and TC2 Below Podium**

The 10 blocks proposed on Plots TC1 and TC2 (and the future Blocks B3 and B4) are located over and serviced by a 3 level basement which, in addition to basement accommodation directly associated with the relevant block referred to above, includes shared facilities including 2,792 car parking spaces (comprising 749 no. residential spaces and 2,043 no. non-residential spaces), 135 no. motorcycle parking spaces, service/ delivery yards, bicycle parking spaces (882 spaces), vehicle and pedestrian circulation, stair cores, lifts, plant and storage and other ancillary accommodation.

The TC1/2 basement creates a raised podium which establishes new ground levels which generally follow the level of the existing Luas line and the proposed Grand Parade (see description below). The proposed buildings range from 2 storeys to 8 storeys in height above the new ground/ street formation level. The basement car park is accessed from Tully Vale Road (left-in/ left-out), an entrance/ exit on Grand Parade and 2 no. entrance/ exits on Cherrywood Avenue (WLR – J) (see description below). A dedicated service entrance from the WLR is also proposed.

**Plot TC4**

• **Block E1 (13,920 sq.m):** HIE uses comprising office accommodation associated ancillary accommodation and roof terrace in a building which is 5 storeys to Grand Parade, 7 storeys to the WLR and 5 storeys to Cherrywood Avenue (A – I).

• **Block F1 (21,687 sq.m):** 228 no. apartments, ancillary accommodation and associated balconies and roof terrace (comprising 25 no. studios, 49 no. 1 bed, 115 no. 2 bed and 39 no. 3 bed and including communal amenity facilities totalling 951 sq.m at Ground and Fourth Floor Levels); 3 no. retail units totalling 393 sq.m (comprising 2 no. retail units fronting Grand Parade and 1 no. retail unit fronting onto Central Avenue (proposed internal street). The block is 5 to 8 storeys to Grand Parade and 4 to 7 storeys to the internal courtyard and Central Avenue.

• **Block F2 (19,567 sq.m):** 212 no. apartments, ancillary accommodation and associated balconies (comprising 22 no. studios, 41 no. 1 bed, 117 no. 2 bed and 32 no. 3 bed and including communal
amenity facilities of 115sq.m at Fourth Floor Level); 1no. retail unit of 114sq.m at ground level fronting Cherrywood Avenue (A – I). This block is 5 storeys to Central Avenue and 5 to 6 storeys to the internal courtyard and Cherrywood Avenue (A – I).

- **Block F3 (7,298sq.m):** 80no. apartments, ancillary accommodation and associated balconies (comprising 6no. studios, 12no. 1 bed, 48no. 2 bed and 14no. 3 bed); 1no. retail unit of 63sq.m at ground level fronting Grand Parade; Non Retail uses consisting of a Luas toilet/ welfare facility of 16sq.m at ground level to internal street. The block is 5 storeys to the Grand Parade and 5 to 7 storeys to Cherrywood Avenue (I – A3).

- **Block G1 (9,510sq.m):** Non Retail uses comprising a Hotel consisting of 223no. bedrooms and associated ancillary accommodation totalling 7,687sq.m); 1no. retail unit of 1,823sq.m fronting Cherrywood Avenue (I – A3). The block is 5 storeys to Grand Parade and 5 to 6 storeys to Cherrywood Avenue (I – A3).

**Plot TC4 Below Podium**

The 5 blocks on Plot TC4 are serviced by a 2 level basement which, in addition to basement accommodation directly associated with the relevant block referred to above, includes shared facilities including 1,120no. car parking spaces (comprising 520no. residential spaces, 406no. non-residential spaces and 194no. Park & Ride spaces), 56no. motorcycle parking spaces, service/ delivery yards, bicycle parking (930 spaces), vehicle and pedestrian circulation, stair cores, lifts, plant and storage and other ancillary accommodation. The TC4 basement creates a raised podium over part of the site between the Grand Parade and the internal street (Central Avenue). The basement car park is accessed from Cherrywood Avenue (I1 – I) and via Central Avenue and from Cherrywood Avenue (A3 – I). The proposed buildings range from 5 storeys to 8 storeys in height.

**Grand Parade**

Grand Parade (A2-A3) is a new vehicular/ cycle and pedestrian boulevard which runs for c.450metres on the northern edge of the existing Luas Corridor between Cherrywood and Brides Glen Luas Stops. The Grand Parade has a cross section of c.27.1metres minimum and includes a new bridge structure crossing the Wyattville Link Road, incorporating Non Retail uses (coffee dock building) of 22sq.m, and providing a link between the 2 northern town centre plots (TC1 and TC2) and the southern town centre plots (TC3 and TC4). The proposals include new public spaces at Cherrywood and Brides Glen Luas stops and secondary public spaces on either side of the new bridge. The proposals for Grand Parade provide for tie-in works to Cherrywood Avenue (A3) and revisions to the previously permitted road layout and treatment to tie-in with Bishop Street (A2). The proposals for Cherrywood Square and Grand Parade incorporate existing and new Luas furniture and street furniture and public lighting. Existing Luas poles and power cables will be retained.

**Infrastructure and Associated Site and Development Works**

The proposed infrastructure and associated site and development works include: -
• Minor revisions and tie-ins to the road layout permitted under Reg Ref: DZ15A/0758 affecting Tully Vale Road (A1 – A), Bishop Street (A1 – J), the Wyattville Link Road (WLR) and WLR/Junction A.
• A new road from Bishop Street (J) to the existing junction on the WLR is proposed (Cherrywood Avenue J - WLR) and this link serves an underpass access road/tunnel providing access to TC1/2 basement.
• Transport Interchange with bus stop, 4no. taxi-set down spaces and cycle parking linking to Cherrywood Luas Stop.
• Revised proposals for the hard and soft landscaping at the Tully Park pedestrian entrance (permitted under Reg. Ref. DZ15A/0813) to integrate Tully Park entrance, Bishop Street and Cherrywood Square and a new pedestrian crossing of Bishop Street at new public space adjacent to Block A3 (Bishop Street Square).
• Upgrade of part of Cherrywood Avenue (A – I1 – I – A3) are proposed adjacent to TC4 and including the tie-in with Grand Parade (and providing for future upgrade works as part of the TC3 development – by others).
• 12no. surface car parking spaces on Central Avenue in TC4;
• 28no. surface car parking spaces and 1no. loading bay at Cherrywood Avenue (I1 – I); 1no. car parking space, 2no. loading bays and 2no. Luas set down spaces on Cherrywood Avenue (I – A3).
• 2,690no. bicycle parking spaces are proposed (comprising 1,812no. basement level spaces and 878no. surface level spaces)
• Services infrastructure/public utilities including 2no. gas district regulator installations (comprising 1no. adjacent to Tully Park entrance and 1no. south of Cherrywood Avenue junction I1).
• Connection to the existing attenuation Pond 4 in Cherrywood Business Park and works are proposed to Pond 4 and lands in the immediate vicinity. The development also connects to the permitted surface water drainage in Tully Vale Road permitted under Reg. Ref. DZ15A/0758 which connects to permitted attenuation Pond 2B.
• future pedestrian bridge connection from Level 1 of Block B2 over Wyattville Link Road (WLR) to Plot TC3 will also be the subject of a separate future planning application. The support column within the WLR median for this future pedestrian bridge is included within this application.
• Permission is also sought for all ancillary uses and all site and development works associated with the above development including internal roads/streets, Town Centre and shopfront signage, directional signage, stairs, lifts, escalators and all associated hard and soft landscaping.

A detailed schedule of accommodation is provided in the Overall Town Centre Design Statement (Henry J Lyons). A summary schedule of accommodation is provided in Tables 2.1 and 2.2 below.
Figure 2.1 Site Layout Plan and Block Numbering System
### Table 2.1: Summary Schedule of Accommodation (sq.m)

<table>
<thead>
<tr>
<th>Block No.</th>
<th>Total GFA</th>
<th>Retail</th>
<th>HIE</th>
<th>Residential (units)</th>
<th>Non Retail</th>
<th>Community</th>
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<td>A1</td>
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<td>A2</td>
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<td>10,580 (110)</td>
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<tr>
<td>A3</td>
<td>5,314</td>
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<td>5,314 (61)</td>
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<td>B1</td>
<td>14,700</td>
<td>7,564</td>
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<td>2,523</td>
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<td>3,578</td>
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<td>4,459</td>
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<td>(13,107)</td>
<td>(9,066)</td>
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<td>(4,041)</td>
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<td>B4</td>
<td>(8,301)</td>
<td>(5,328)</td>
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<td>(2,973)</td>
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<td>2,533</td>
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<td>GP Bridge</td>
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<td>---</td>
<td>22</td>
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</tr>
<tr>
<td>C1</td>
<td>17,956</td>
<td>300</td>
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<td>17,048 (181)</td>
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<td>C2</td>
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<td>18,242 (203)</td>
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<td>D1</td>
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<td>F1</td>
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<td>393</td>
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<td>21,294 (228)</td>
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<td>F3</td>
<td>7,298</td>
<td>63</td>
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<td>7,219 (80)</td>
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<td>G1</td>
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<td>1,823</td>
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<td><strong>TOTAL Current Application (excluding B3 + B4)</strong></td>
<td><strong>191,115</strong></td>
<td><strong>20,284</strong></td>
<td><strong>22,946</strong></td>
<td><strong>115,332 (1,269)</strong></td>
<td><strong>31,115</strong></td>
<td><strong>1,437</strong></td>
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## Table 2.2: Residential Mix

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<tr>
<th></th>
<th>Total No. of Units</th>
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<th>2 bed</th>
<th>3 bed</th>
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<td>TC1 (Blocks A1, A2, A3, B5)</td>
<td>365</td>
<td>36</td>
<td>72</td>
<td>208</td>
<td>49</td>
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<td>TC2 (Blocks C1, C2)</td>
<td>384</td>
<td>40</td>
<td>76</td>
<td>211</td>
<td>57</td>
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<td>TC4 (Blocks F1, F2, F3)</td>
<td>520</td>
<td>53</td>
<td>102</td>
<td>280</td>
<td>85</td>
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<tr>
<td>TOTAL</td>
<td>1,269</td>
<td>129</td>
<td>250</td>
<td>699</td>
<td>191</td>
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3.0 COMPLIANCE WITH THE CHERRYWOOD PLANNING SCHEME 2014 (AS AMENDED) AND UFDF

Under the provisions of the Planning and Development Act 2000-2016 (Article 170 (2)), an application for planning permission which is consistent with the Planning Scheme must be granted. Therefore, the principle issue to be considered by the planning authority in the assessment of the current application is whether the proposed development is consistent with the approved Cherrywood Planning Scheme 2014, as amended.

Section 7.5 of the Planning Scheme sets out the principle considerations in determining if planning applications should be granted or refused as follows:

1. According with the ordering of development

2. According with Development Areas

3. According with the objectives set out in the Planning Scheme.

4. According with the Physical Infrastructure and Green Infrastructure requirements.

5. Overall design detail’.

The proposed Cherrywood Town Centre development is considered under each of these headings in turn below.

The UFDF which has been agreed between the Development Agency and the landowners in September 2017 provides more detailed guidance in relation to the Town Centre and is referred to below where relevant.

Amendments 1 – 4 to the Planning Scheme were approved by An Bord Pleanála in June 2017 and have informed the current application insofar as apartment numbers and standards are concerned. Amendment 5 was proposed to address the 50:50 retail allocation for the town centre but has yet to be approved by An Bord Pleanala.

For ease of reference, a consistency matrix attached as Appendix A to this report has summarised how the various aspects of the current application are consistent with the Planning Scheme and UFDF.
3.1 ACCORDING WITH THE ORDERING OF DEVELOPMENT

Chapter 7 of the Planning Scheme relates to the sequencing and phasing of development.

Section 7.2 of the Planning Scheme refers to a 50/50 split of retail provision within the Town Centre over the First and Second Growth Areas. The provision requires that permission is granted for the minimum number of units in the First Growth Area (i.e. 2,249) before permission can be granted for the second 50% of the retail allocation. In January 2017, DLRCC submitted an amendment (Amendment No. 5) the Planning Scheme to remove the 50:50 phasing of the town centre retail allocation. This Amendment has not been ratified on the date of writing this report. Two blocks (B3 and B4) have been omitted to comply with the Planning Scheme pending the ratification of an Amendment or compliance with the required threshold of permitted units. Of the total retail allocation of 40,909sq.m, a total of 20,284sq.m of retail floorspace is proposed within the current application which is less than 50%.

The Cherrywood Town Centre site is located within the First and Second Growth Areas. Tables 7.1 to 7.6 of the Planning Scheme sets out the infrastructure requirements for roads infrastructure, schools and open space respectively.

In terms of the roads requirements set out in Table 7.1 of the Planning Scheme, permission is in place for the roads and infrastructure required to serve the wider Cherrywood Planning Scheme lands (permitted under Reg. Ref. DZ15A/0758) including the upgraded Junction A and Tully Vale Road A1 to B. All roads related infrastructure directly relating to the Town Centre development, including Grand Parade A2 – A3, are provided within the current application.

The applicant has held discussions with the planning authority and Cherrywood Development Agency in relation to schools provision in Cherrywood. In the context of the phasing of development at Cherrywood (Table 7.2 of the Cherrywood Planning Scheme), applicant has engaged with the Department of Education & Skills (DOES) and it is understood that the DOES is satisfied that the development currently proposed by the applicant can proceed. The Development Agency / Planning Authority can confirm this with the DOES.

Open space requirements for the First Growth Area comprise Tully Park, Ticknick Park and relevant green infrastructure within the application site. Construction is underway within the applicant’s landholding of three of the main public parks proposed for the Planning Scheme lands. This includes Tully Park (Reg. Ref. DZ15A/0813), Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570). The current Town Centre application includes the green infrastructure elements required within plots TC1, TC2, TC4 and along the Grand Parade.

Table 7.10 of the Planning Scheme sets out the Strategic Infrastructure and Services - Phasing Thresholds for the Cherrywood lands. As required, and as part of the permitted Phase 1 roads infrastructure and the current Town Centre application, the applicant is providing the relevant infrastructure requirements within their control including internal bus infrastructure, the transport interchange and new and improved pedestrian and cycle facilities on the existing road network and within the Town Centre.
On the basis of the above, the current application is consistent with the phasing and sequencing of development as set out within the Planning Scheme.

3.2 ACCORDING WITH DEVELOPMENT AREAS

The proposed Cherrywood Town Centre is located within Development Area 2: Cherrywood. Consistency with the key development parameters for Development Area 2 are considered in turn as follows:

3.2.1 Unique Character

Cherrywood Town Centre will have a unique character as a modern town centre development located at the centre of the developing Cherrywood area with an appropriate range and level of retail, commercial and services provision together with residential accommodation and employment opportunities. Physically the Town Centre will function as a link between the existing Cherrywood Business Park and the permitted Tully Park via a central Grand Parade with a variety of pedestrian and cycle routes focused around a new Town Centre.

3.2.2 Design Challenges

The proposed Town Centre addresses the design challenges identified in the Planning Scheme and UFDF by:

- Providing a quantum of retail development appropriate to the requirements of the residential and employment populations within the wider Cherrywood area.

- Raising the floor level of the Town Centre to the new ground level created by the Luas thereby returning the Luas to a street level transport system and creating a new Grand Parade route that extends the full length of the Town Centre and facilitates access to and interaction between the proposed buildings on the adjoining development plots.

- Bridging the Wyattville Link Road with the Grand Parade which serves to segregate Town Centre movements by pedestrians and cyclists while linking the Town Centre plots and creating a new civic space.

- Linking the proposed Town Centre to the permitted Tully Park to the north via a series of streets and civic spaces that encourage movement on foot and by bicycle.

3.2.3 Future Form/Urban Form Development Framework

The applicant has worked closely with the Cherrywood Development Agency in the preparation of the Cherrywood UFDF and the proposed Town Centre is consistent with the land use, urban form, public realm and access and movement strategies contained within the UFDF. The following points are noted in respect of each Section of the UFDF:

• Section 2 – Land Use Strategy of the UFDF sets out the land use distribution for Cherrywood Town Centre with the aim of providing a mix of interdependent land uses that contribute to a sense of place and identity. The proposed developments within TC1/2 and TC4 follow the principles established in the UFDF by providing a strong retail core centred on TC1 incorporating a mix of retail, non retail, community and HIE uses with residential uses within the northern third of the plot. TC2 is predominately residential in land use terms with a buffer of non retail uses (hotel) proposed within the southern third of the site and north west of the Cherrywood Avenue and WLR junction (Junction A). As set out within the UFDF, the proposed development within TC4 comprises a mix of HIE, residential and non retail uses with the residential uses located centrally within the site and bound to the north and south by the HIE and non retail land uses.

• Section 3 – Urban and Built Form and Layout of the UFDF defines the principle design parameters for development within the Town Centre plots. The applicant and their design team have worked closely with the Development Agency to ensure that the current design proposals are consistent with key design considerations emerging from the UFDF in relation to ground levels, block layout, urban grain, building frontages, height, scale and massing and materials. The enclosed Architectural and Landscape Design Statements illustrate in detail how the proposed development is consistent with the layout and built form requirements of the UFDF.

• Section 4 – Public Realm Strategy details the strategy for the location, design and treatment of squares, civic spaces and the public realm. Gross Max have prepared a detailed landscape design proposal for the proposed public spaces and public realm within TC1/2 and TC4 including Grand Parade, Cherrywood Square and Tully Park link, Wyattville Link Plaza and Bridge, Brides Glen Square, Town Square East, Town Square West, Bishop Street Square and Civic Street. Details are provided within the Landscape Design Statement prepared by Gross Max.

• Section 5 – Access and Movement Strategy of the UFDF sets out the principles for pedestrian, cycle and vehicular movements within Cherrywood Town Centre. These principles have been incorporated into the design and layout of the Town Centre as described in detail within the Architectural Design Statements enclosed with this application. The Traffic and Transport Assessment by Arup also provides detailed assessments of pedestrian, cycle and vehicular trip generation within the proposed Town Centre. Combined these reports demonstrate that priority has been given to the design of pedestrian and cycling facilities, followed by public transport infrastructure and other vehicular movements, in that order.

On the basis of the above and the detailed information contained in the Design Statements enclosed, it is submitted that the proposed development is consistent with the UFDF.

3.2.4 Specific Objectives

Appendix A contains a detailed matrix of all provisions and specific objectives of the Planning Scheme and demonstrates how the proposed development is consistent with the Planning Scheme.
Specific Objectives DA10 to DA18 relate to Development Area 2 Cherrywood and it is submitted that the proposed development is consistent with these objectives on the basis of the following:

- **DA10:** The design and layout of the Town Centre addresses the varying ground levels across the site by proposing development at podium level with ground floor building frontages to the Luas viaduct/new Grand Parade. Bridging of the Wyattville Link Road further enhances linkages between the Town Centre plots.

- **DA11:** In accordance with the requirements of the UFDF the Wyattville Link Road bridge provides a universal crossing point and link between the Town Centre plots and a new civic space protected from the elements. The proposed Town Centre link is described in detail within the enclosed Bridges Design Statement by Sean Harrington Architects.

- **DA12:** A Retail Impact Assessment is enclosed with the current application and concludes that there is very strong policy support for the development of Cherrywood Town Centre in the format and at the scale proposed.

- **DA13:** The proposed Town Centre design and layout includes a variety of public spaces and access and circulation routes that focus on public transport nodes and the accesses to the proposed buildings. Details of the layout and treatment of the proposed public spaces and access and circulation routes are provided within the Landscape Design Statement prepared by Gross Max Landscape Architects.

- **DA14:** The applicant has obtained permission for Tully Park (Reg. Ref. DZ15A/0813) and the development of this amenity space has commenced.

- **DA15:** The transport interchange is included within the current application.

- **DA16:** Provision is made for a community facility within Block B5 of the Town Centre.

- **DA17:** Provision is made for a library within Block B5 of the Town Centre.

- **DA18:** A primary care facility is included within Block B5 of the Town Centre.

On the basis of the above, the proposed development is consistent with the specific objectives for Development Area 2: Cherrywood.

### 3.2.5 Development Type and Quantum

**Floorspace Allocations**

All uses proposed within the current application are in accordance with the Town Centre (Primary and Supporting Land Uses), Primary Land Use Map 2.1 and the Primary Land Use Matrix in Appendix A of the Planning Scheme.
When fully developed, the proposed Cherrywood Town Centre development within TC1, TC2 and TC4 will comply with the overall minimum and maximum quantum of development for each of the Primary Development Land Uses (i.e. retail, residential, High Intensity Employment, non-retail and community uses) in the Planning Scheme as indicated in Tables 6.2.1 and 6.2.2. The following points are noted in respect of the development quantums within the current application:

- **TC1**: The proposed HIE, residential and community floorspace quantums are within the minimum and maximum ranges identified in Table 6.2.2 of the Planning Scheme. The minimum floor areas for retail and non retail uses in TC1 will be achieved when Blocks B3 and B4 are permitted.

- **TC2**: In accordance with Table 6.2.2 no HIE or community floorspace is provided in TC2. The proposed floorspace within TC2 is below the minimum quantum for retail floorspace and above the maximum quantum for non retail floorspace due to the implementation of a transfer between TC1 and TC2. The Planning Scheme makes allowance for a transfer of 10% of uses between the 4 plots in the Town Centre. The current application utilises the 10% transfer allowance to increase the quantum of non-retail floorspace by 1,900sq.m within TC2 for the purpose of providing restaurants/bars along the eastern edge of Grand Parade and thereby increasing activity and animation on to this thoroughfare. To complete the transfer a total of 1,900sq.m of retail floorspace is transferred from TC2 to TC1 and is incorporated into the retail core within TC1.

The table below illustrates the implementation of the proposed transfer within the current application.

<table>
<thead>
<tr>
<th>Before Transfer</th>
<th>TC1</th>
<th>TC2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>15,691</td>
<td>2,200</td>
</tr>
<tr>
<td>HIE</td>
<td>9,026</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>32,076</td>
<td>35,290</td>
</tr>
<tr>
<td>Non Retail</td>
<td>14,522</td>
<td>8,890</td>
</tr>
<tr>
<td>Community</td>
<td>1,437</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>After Proposed Transfer</th>
<th>TC1</th>
<th>Transfer</th>
<th>TC2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>17,591</td>
<td>1,900</td>
<td>300</td>
</tr>
<tr>
<td>HIE</td>
<td>9,026</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential</td>
<td>32,076</td>
<td>35,290</td>
<td></td>
</tr>
<tr>
<td>Non Retail</td>
<td>12,622</td>
<td>1,900</td>
<td>10,790</td>
</tr>
<tr>
<td>Community</td>
<td>1,437</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

- **TC4**: In accordance with Table 6.2.2 no community floorspace is provided in TC4. The proposed floorspace is within the minimum and maximum ranges for retail and residential lands uses within TC4. The proposed HIE and non retail floorspace within TC4 is less than the minimums identified within the Planning Scheme however it is anticipated that the minimums for these lands use categories will be achieved with further development on the TC4 plot within and adjoining the existing Block H building.
**Plot Ratio/ Site Coverage**

The proposed plot ratio of 2.2 for each plot TC1, TC2 and TC4 and the proposed site coverage of TC1 – 72%, TC2 – 57% and TC4 – 59% are within the minimum and maximum ranges identified within the Planning Scheme and the UFDF.

**Building Height**

Buildings heights are within the 2 – 5 storey range specified within Map 2.3 of the Planning Scheme, subject to the provision that height is measured from the highest street as specified within Section 2.9 and specific objective DA10 of the Planning Scheme. Upward modifiers of 8 storeys are proposed at the locations established by the UFDF. Refer to Architects Design Statements for further details.

**Number of Residential Units**

A total of 1,269no. residential apartments units are proposed within the current application which is within the minimum and maximum range for apartment units as identified within Amendment 3 of the Planning Scheme.

On the basis of the above it is submitted that the proposed development types and quantum within the current application are consistent with the Planning Scheme.

3.2.6 **Infrastructure Requirements**

Table 6.2.3 of the Planning Scheme sets out a series of infrastructure requirements for Development Area 2 under the headings of Road Requirements, Construction Access, Stormwater Requirements, Foul Sewer Requirements and Water Supply Requirements.

Table 3.1 below summarises the status of each infrastructure item. Further details in relation to the infrastructure proposed under the current application is provided within the enclosed Roads Engineering Report prepared by Arup and the Planning Drainage & Watermain Reports for TC1/2 and TC4 prepared by Arup and MMOS Consulting Engineers respectively.

<table>
<thead>
<tr>
<th>Roads Requirements</th>
<th>Comment/ Application</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reconstruct existing roundabout at A to signalised 4 arm junction.</strong></td>
<td>Permitted by Reg. Ref. DZ15A/0758.</td>
</tr>
<tr>
<td><strong>Complete existing Tully Vale Road (Grand Parade) A to B in accordance with cross sections.</strong></td>
<td>Permitted by Reg. Ref. DZ15A/0758.</td>
</tr>
<tr>
<td><strong>Construct Street A1 to F1.</strong></td>
<td>Permitted by Reg. Ref. DZ15A/0758.</td>
</tr>
<tr>
<td>Construction Item</td>
<td>Notes</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Construct at-grade junction (left in/left out) on Wyattville Road.</strong></td>
<td>Upgrade of existing junction proposed within current application.</td>
</tr>
<tr>
<td><strong>Construct road J to WLR.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Set up Traffic Management Plan to facilitate construction of bridge over Wyattville Link Road.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Construct Overbridge on WLR and street A2-A3.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Complete existing road A3 to H to WLR in accordance with cross section.</strong></td>
<td>11-A3 to be provided within current application. A3-H-WLR subject to future application by others.</td>
</tr>
<tr>
<td><strong>Reconstruct existing road A3 to I to A in accordance with cross section.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Construct street A2-B.</strong></td>
<td>Permitted by Reg. Ref. DZ15A/0758 with Transport Interchange and A2 included in current application.</td>
</tr>
<tr>
<td><strong>Construct streets linking to overbridges on WLR and complete the core street network.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Construct remainder of street network specified for Development Area 2 i.e. all other streets designed to suit development of buildings and the urban landscape.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Construction Access</strong></td>
<td></td>
</tr>
<tr>
<td><strong>From Wyattville Link Road via junction A or left in/out junction.</strong></td>
<td>Permitted by Reg. Ref. DZ15A/0758 and included within current application.</td>
</tr>
<tr>
<td><strong>Traffic Management proposal to be prepared and approved to keep traffic operational in a safe manner on the Wyattville Link Road during construction of the Cherrywood Town Centre.</strong></td>
<td>Included within current application.</td>
</tr>
<tr>
<td><strong>Stormwater Requirements</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Attenuation ponds at outfall 5A.</strong></td>
<td>Pond 5A subject to future application with outfall to Pond 4 and 2B provided in current application.</td>
</tr>
<tr>
<td><strong>Foul Sewer Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--</td>
</tr>
<tr>
<td>450mm approx. diameter SW sewer from J environs to outfall 5A and 300mm diameter SW outlet to Cherrywood Road SW sewer</td>
<td>Proposed catchment strategy detailed within the enclosed Water Services Engineering Reports by Arup and MMOS Consulting Engineers.</td>
</tr>
<tr>
<td>450mm approx diameter SW sewer from A2 environs to pond 2B.</td>
<td>Included within Reg. Ref. DZ15A/0758.</td>
</tr>
<tr>
<td><strong>Water Supply Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>Connection to DCC Stillorgan 24” Main.</td>
<td>Included within current application.</td>
</tr>
<tr>
<td>400mm approx. diameter from 24” main to A.</td>
<td>Included within Reg. Ref. DZ15A/0758.</td>
</tr>
<tr>
<td>Upsizing (600mm) and re-route of existing 20” AC Main.</td>
<td>Subject to future works by Irish Water with indicative alignment included in current application.</td>
</tr>
<tr>
<td>500 to 300mm diameter loop around Cherrywood Town Centre, from upsized 600mm diameter main.</td>
<td>Included within current application, refer to Roads Engineering Report for details of proposals around TC1/2 and TC4.</td>
</tr>
</tbody>
</table>
3.3 ACCORDING WITH THE OBJECTIVES SET OUT IN THE PLANNING SCHEME

Appendix A contains a matrix of the Planning Scheme objectives and demonstrates that the proposed Town Centre Development is consistent with the relevant objectives and requirements of the Planning Scheme and UFDF.

The relevant objectives are also addressed in the various reports submitted with the application insofar as they are relevant to the report in question.

3.4 ACCORDING WITH THE PHYSICAL INFRASTRUCTURE AND GREEN INFRASTRUCTURE REQUIREMENTS

Appendix A contains a matrix of all Planning Scheme requirements and objectives including physical infrastructure and green infrastructure requirements as set out in Chapters 4 and 5 of the Planning Scheme and confirms that the proposed development is consistent with all relevant requirements and objectives of the Planning Scheme and UFDF.

The physical and green infrastructure requirements are also addressed in the various reports submitted with the application insofar as they are relevant to the report in question.

3.5 OVERALL DESIGN DETAIL

The overall design intent and detail for the Town Centre development is set out within the Design Statements enclosed with the current application including:

- Overall Executive Design Statement prepared by Henry J Lyons Architects
- Executive Architect Design Statement for TC1/2 by Mola Architecture.
- Landscape Design Statement by Gross Max Landscape Architects.
- Bridges Design Statement by Sean Harrington Architects.

As demonstrated within the enclosed design statements the proposed Town Centre development follows the principles established by the UFDF and addresses the key challenges of providing an appropriate scale of retail and commercial development on a podium that interfaces directly with the Luas. The design and layout also achieves the key objectives of bridging the Wyattville Link Road for pedestrians, cyclists and vehicles while providing a network of open spaces and links between Lehaunstown Valley to the east and south and Tully Park to the north.

3.6 CONCLUSION

On the basis of the above it has been demonstrated that the proposed Town Centre development is consistent with the Planning Scheme. In accordance with Section 170(2) of the Planning and Development Act 2000 (as amended) permission should be granted for the proposed development.
4.0 COMPLIANCE WITH MINISTERIAL GUIDELINES

The relevant Section 28 Ministerial Guidelines are as follows:

- Retail Planning Guidelines 2012.

4.1 GUIDELINES FOR PLANNING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS 2009 AND ASSOCIATED DESIGN MANUAL

The high level aims of these Guidelines and the accompanying Design Manual are translated into the planning and design objectives and standards contained in the Dun Laoghaire Rathdown Development Plan 2016 – 2022, the Cherrywood Planning Scheme 2014 (as amended) and the UFDF. Utilising the plan-led approach it is these objectives and standards that have informed the nature, scale and form of development within the current application. Consistency with the 12 Design Criteria listed below is demonstrated in detail within the Architectural & Landscape Design Statement submitted with the current application.

<table>
<thead>
<tr>
<th>Box 2: Best Practice Design Manual criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Context: How does the development respond to its surroundings?</td>
</tr>
<tr>
<td>2. Connections: How well is the new neighbourhood / site connected?</td>
</tr>
<tr>
<td>3. Inclusivity: How easily can people use and access the development?</td>
</tr>
<tr>
<td>4. Variety: How does the development promote a good mix of activities?</td>
</tr>
<tr>
<td>5. Efficiency: How does the development make appropriate use of resources, including land?</td>
</tr>
<tr>
<td>6. Distinctiveness: How do the proposals create a sense of place?</td>
</tr>
<tr>
<td>7. Layout: How does the proposal create people-friendly streets and spaces?</td>
</tr>
<tr>
<td>8. Public realm: How safe, secure and enjoyable are the public areas?</td>
</tr>
<tr>
<td>9. Adaptability: How will the buildings cope with change?</td>
</tr>
<tr>
<td>10. Privacy / amenity: How do the buildings provide a high quality amenity?</td>
</tr>
<tr>
<td>11. Parking: How will the parking be secure and attractive?</td>
</tr>
<tr>
<td>12. Detailed design: How well thought through is the building and landscape design?</td>
</tr>
</tbody>
</table>
4.2 SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS GUIDELINES FOR PLANNING AUTHORITIES 2015

The design and layout of the proposed apartments are consistent with the standards for internal floor areas, rooms sizes, private amenity space and communal amenity space as set out in the 2015 Guidelines. Comprehensive schedules and floor plans demonstrating compliance with the standards are provided within the Housing Quality Assessments prepared by OMP Architects and Henry J Lyons Architects.

The apartments proposed in TC1, TC2 and TC4 are designed and will be operated as a centrally managed Build to Rent Apartment Scheme. Build to Rent is a particular form of residential development which has been recognised in the 2015 Guidelines and is promoted by Government in *Rebuilding Ireland: the Action Plan for Housing and Homelessness*. Further guidance has been provided by Government in Circular PL 11/2016 APH 5/2016, issued on 19th October 2016. This Circular amends and updates the 2015 Guidelines and provides policy clarity around certain aspects of the Build-to-Let/Rent sector.

In light of the new Apartment Guidelines, DLRCC has amended the Planning Scheme 2014 with Amendments 1 to 4 which relate to the following:

- Amendment 1: Objective PD5 now refers to the new Apartment Guidelines and the associated special planning policy requirements.

- Amendment 2: The Planning Scheme has been amended to clarify that the floorspace measure takes precedence in the town and village centres and that the number of units is indicative only. The reference to 120sq.m average floorspace is removed.

- Amendment 3: Changes to tables within the Planning Scheme arising from the Amendments 1 and 2 above are addressed under Amendment 3 and the total number of units in the Planning Scheme is increased from 8336 to 8786.

- Amendment 4 inserts a new Objective PD4 into the Planning Scheme which allows a unit mix (with provision for some variation) for Build to Rent schemes in Town and Village Centres, as follows:
  - 10% Studio (as part of build to let development)
  - 20% - 1 bed units
  - 55% - 2 bed units
  - 15% - 3 bed units.

The current application is designed to comply with the above Amendments to the Planning Scheme.
4.3 RETAIL PLANNING GUIDELINES 2012

The principle aim of the Retail Planning Guidelines 2012 is to ensure that the planning system continues to play its role in supporting competitiveness and choice in the retail sector while promoting the vitality and viability of city and town centres. In ensuring there is a comprehensive retail planning and development framework planning authorities are requested to take account of five key policy objectives as follows:-

- Policy Objective 1: Plan Led Development / Retail Strategies: - The objective of this policy is to secure plan-led development following the settlement hierarchy.

- Policy Objective 2: Sequential Approach (2.5.2): - Enhance vitality in city and town centres by promoting a sequential approach to retail development. Sequential development means that the overall preferred location for new retail development is within city and town centres.

- Policy Objective 3: Competitiveness in the Retail Sector (2.5.3): - The objective is to ensure that the planning system continues to play its part in ensuring an effective range of choice for the consumer, thereby promoting a competitive market place.

- Policy Objective 4: Sustainable Travel (2.5.4): - An emphasis on securing the general shift towards sustainable travel modes through careful location and design of new retail development relative to the catchment area being served.

- Policy Objective 5: Retail Development and Urban Design (2.5.5): - A new feature of the Guidelines is the emphasis on the importance of high quality urban design. Significantly, there is a Retail Design Manual provided as an accompaniment guide to the RPGs to demonstrate best practice and to assist in accommodating large format retail floorspace in a manner which also provides high quality urban design outcomes.

Notwithstanding the significant planning policy support for the Cherrywood Town Centre development a Retail Impact Assessment has been prepared and submitted with the current application in accordance with Objective DA 12 of the Planning Scheme. The Retail Impact Assessment confirms that there is adequate expenditure potential in the defined catchment area to support the delivery of the proposed gross retail floorspace within the Town Centre. Furthermore, the retail component of the proposed development will form an integral part of the overall Town Centre development and the early delivery of the retail uses will act as a catalyst for other residential and employment development in Cherrywood and the wider district.

The 10 Key Principles of Urban Design set out within the Retail Design Manual have informed the design and layout of the retail and commercial floorspace within the Town Centre. A detailed description of the layout and form of development within the Town Centre is contained within the Architectural Design Statement for TC1/2 prepared by Mola Architecture and OMP Architects.
4.4 THE PLANNING SYSTEM AND FLOOD RISK ASSESSMENT GUIDELINES FOR PLANNING AUTHORITIES 2009

In accordance with the Planning System and Flood Risk Management Guidelines a Site-Specific Flood Risk Assessment (SSFRA) has been prepared for the current application by Arup. The SSFRA considers the risk of flooding for the proposed development of plots TC1, TC2, TC4 and associated town centre roads in the Cherrywood SDZ. The report also outlines measures that have been undertaken in the drainage design to ensure flooding in the surrounding watercourses is not exacerbated by the proposed works.

Although the primary risk of flooding to the site is fluvial, all available data shows that TC1, TC2, TC4 and associated town centre roads all lie outside the 1 in 1000 year flood extent and are at a significantly higher elevation than any nearby watercourse. The plots are also unlikely to be affected by groundwater flooding as indicated by an examination of groundwater mapping for the area. Any residual risk will be mitigated by using tanked construction for all basement levels and the impervious nature of the finished surface around the buildings. Pluvial flooding within the plots is a minor risk however the risk has been mitigated further through the design of drainage infrastructure and the incorporation of SuDS features such as green roofs.

The SSFRA concludes that the flood risk for plots TC1, TC2, TC4 and associated Town Centre roads is considered to be low and any minor risks have been alleviated by the surface water drainage design.

4.5 CHILDCARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2001

Childcare Facilities Guidelines for Planning Authorities 2001 refer to a benchmark of an average of one facility (with 20 childcare spaces) for 75 houses but also provide broader guidance on suitable locations and standards for facilities. In practice, the guideline of one per 75 dwellings has seldom been applied and crèches tend to be larger than 20 spaces.

The Childcare Act 1991 (Early Years Services) Regulations 2016 were published in May 2016 and provide regulations in relation to the childcare premises and space requirements. “Clear floorspace” of between 1.8sq.m and 3.5sq.m is required per child and dependent on age range. Clear floorspace is defined to exclude storage space, furniture, permanent fixtures and ancillary areas including administration, toilets, kitchens and areas designated solely for use for sleeping.

Combined TC1, 2 and 4 will accommodate 1,269 apartments. Based on an estimated occupancy rate of 2.5 persons per unit the total population of the apartments within TC1, 2 and 4 will be c.3172. Assuming that 2-3% of this population will require childcare facilities (i.e. will be aged between 1 - 4 years), this equates to a potential requirement in Cherrywood Town Centre of c.63 - 95 children. The standards within the Childcare Regulations are expressed as net or clear areas and it is not stated in gross floor area terms. If we assume a gross area per child of c.6sq.m, the overall floor area requirement across TC 1, 2 and 4 for childcare facilities could be in the region of 378 - 570sq.m. The provision of outdoor play areas associated with the crèche also needs to be considered.
The proposed Cherrywood Town Centre development provides a creche of 474 sq.m gross floor area within Block C2 of TC2. The proposed creche will also include an external play area of c.59 sq.m. On the basis of the assessment above the proposed creche will provide c.79 childcare spaces meeting the requirements for childcare facilities within the Cherrywood Town Centre.

The creche is centrally located within the overall development and therefore will be accessible to the future residents of both TC1/2 and TC4. Access to the creche is provided from ground floor level (Grand Parade) and via a lift/stair core from the basement level car parking spaces. The creche also has frontage onto the internal courtyard within Block C2.

The proposed childcare facility within Cherrywood Town Centre will augment existing childcare facilities in the area including the existing Giraffe Childcare facility in Cherrywood Business Park and Park Academy Childcare in Tullyvale. Additional childcare facilities will be provided in the village centres at Tully, Lehaunstown and Priorsland as those developments and the surrounding neighbourhoods are developed.

On the basis of the assessment above it is submitted that the proposed creche facility is of sufficient scale, appropriately designed and suitably located to serve the Cherrywood Town Centre development.
5.0 ROADS AND TRANSPORTATION

5.1 ROADS & ACCESS

A Traffic and Transportation Assessment has been completed by Arup and is enclosed with the current application. To assist with the assessment of impact of the proposed development, Local Area Models have been developed in collaboration with, and agreed by the Cherrywood Development Agency, the National Transport Authority and Transport Infrastructure Ireland. The assessment and modelling methodology used in the development of the Local Area Models are presented in detail in the ‘Cherrywood Transport Modelling Using NTA East Regional Model’ report prepared by SYSTRA enclosed within Appendix A of the Traffic and Transportation Assessment. The access confirms that the proposed road network is appropriately designed to place priority on vulnerable road users and sustainable travel modes rather than private cars.

In accordance with the Access and Movement Strategy contained within the UFDF, the Traffic and Transport Assessment set out the access routes to the proposed development. Vehicles can access the Town Centre car parks within TC1/2 from the M50 using the left turning movement provided off Wyattville Link Road onto Cherrywood Avenue (WLR-J) where there is basement access. Basement access is also provided off Tully Vale Road. Dedicated residential and hotel vehicle car park access is made off Grand Parade. TC4 is access from Cherrywood Avenue between junctions I1 - I and I – A3. Trips from the rest of the Cherrywood development will be encouraged to use sustainable modes of transport such as walking, cycling and public transport, however should a vehicle trip be made they will use Tully Vale Road, Cherrywood Avenue, Bishops Street and Grand Parade to access the Town Centre.

5.2 PUBLIC TRANSPORT

Cherrywood SDZ is served by five Luas stations, four of which are currently operational. Two of these Luas stations are located within the Town Centre – Cherrywood Luas Stop and Brides Glen Luas Stop. The design and layout of the proposed Town Centre development fully integrates the Cherrywood and Bridges Glen Luas Stops in accordance with the land use and urban and built form and layout strategies contained within the UFDF.

A number of bus improvement measures are also incorporated into the proposed Town Centre. Quality Bus Corridors will be provided on Bishop Street, Tully Vale Road and Wyattville Road. A Transport Interchange will also be provided at Bishop Street/Grand Parade, incorporating a taxi rank for no. 4 taxis, in addition to the Cherrywood Luas Stop and the bus stops on Bishop Street.

5.3 PEDESTRIAN & CYCLE ROUTES

In accordance with the Planning Scheme and Design Manual for Urban Roads and Streets, the design of the roads and junctions forming part of the roads proposal has been developed with a focus on sustainable transport modes, with priority given to the design of pedestrian and cycling facilities, followed by public transport infrastructure and other vehicular movements, in that order. This has
resulted with a high-quality network of cycle and pedestrian facilities throughout the proposed development in line with Planning Scheme Objectives PI14 and GI34. The location and design of pedestrian and cycle routes has also been informed by the principles of the Access and Movement Strategy contained within the UFDF. As a result the network of pedestrian and cycle links proposed within the Town Centre connects all relevant internal and external desire lines. Details of the proposed pedestrian and cycle access routes are provided within the Traffic and Transport Assessment prepared by Arup and the Landscape Design Statement prepared by Gross Max.

5.4 CAR PARKING

Car parking is an integral element and the parking provision contained in the application and described below has been discussed and agreed with the DAPT at preplanning stage.

Table 5.1 below sets out the proposed car parking provision within the Cherrywood Town Centre development based on the car parking standards Planning Scheme, UFDF and Development Plan. The table shows that the actual parking provision proposed is in accordance with the parking requirement based on standards in the Planning Scheme / UFDF and Development Plan.

The parking provision and application of standards needs to be considered against the background of recent adjustments in parking standards which already reflect the fact that Cherrywood is on a public transport corridor and which reflect the changing policy context and smarter travel objectives. These sustainable transportation principles are already embedded in the standards applied at Cherrywood.

Retail parking is provided based on the Planning Scheme standards of 1/20sqm for food and 1/50sqm for non-food retail floorspace. Therefore, in keeping with the vision for Cherrywood in the Planning Scheme, parking at Cherrywood will be lower than all existing District Centres in the County where there is an existing pool of public and private commercial parking based on historical standards (e.g. Blackrock, Stillorgan, Nutgrove, Cornelscourt etc.).

HIE floorspace is based on 1/100sq.m and provision is made for the additional HIE spaces in accordance with Table 4.5 of the Planning Scheme. Community Uses are applied based on 1/50sqm.

In terms of Non-retail uses, the potential for maximum standards to be reduced at the discretion of the Planning Authority based on the potential for dual usage / multi-purpose trips has been considered. Leisure and financial / professional services have been allocated 1 space per 50sq.m in accordance with the Development Plan and UFDF. The Hotel standard of 1 space per 2 bedrooms and the additional provision for ancillary uses within the Hotel equates to 1 space per 86sqm and is acceptable in the context of the accessibility of the site and hotel operator’s requirements. The cinema is an important element of the overall use mix and, given the reduced retail standards applied, it is considered that the provision of 323 spaces is the minimum needed for a 1600-seat multi-plex cinema complex. (Note: The current standard of 1 space per 5 seats standard for the cinema was previously 1 per 3 seats in the 2010 Plan that was in force when the Cherrywood Planning Scheme was approved).

There is some dual usage potential for the foodcourt associated with the retail floorspace. Therefore, the reduced standard of 1/50sqm has been applied to this floorspace.
Destination food and beverage uses, such as those along the Grand Parade and on Cherrywood and Brides Glen Squares, are an important element of the land use strategy in the UFDF in terms of animation of the ground floors of the buildings and the achievement of activity on the Grand Parade. These units are more independent of the core retail area and have peak usage in the evening that coincides with retail trading hours. The Development Plan standard for such uses of 1/15sqm has been reduced to 1/25sq.m to reflect their good accessibility and the potential for shared trips with the other non retail uses.

The residential accommodation in TC1/2 and TC4 is provided at the minimum level of 1 space per residential unit. The residential element of the Town Centre could be provided with additional spaces based on the County Development Plan standards (ie. 1 space per 1 bed, 1.5 spaces per 2 bed and 2 spaces per 3+ bed) which would require an additional 322 spaces for TC1/2 and 226 spaces for TC4 (548 spaces in total). The ability for residential visitors to use the non-residential spaces may have shared or dual use implications and the application of non-residential standards should be considered in that context.

It is important to ensure that the long term future of the Town Centre is considered and that flexibility it provided to adapt to changing trends and new and innovative technologies. The 2016 Development Plan parking objectives make provision for additional parking areas in a development to provide parking for electric vehicles. This is an important consideration for the Cherrywood Town Centre development going forward. The electric vehicles requirement for the residential uses can be managed within the residential allocation proposed. For the shared non-residential areas, an allocation of up to 10% of non-residential parking spaces for electric vehicles has been applied in TC1/2 and TC4. The provision of electric vehicle facilities supports the objectives in the County Development Plan and the Cherrywood Planning Scheme in relation to encouraging sustainable energy usage and new and innovative technologies. (Ref. Planning Scheme Objectives PI28-31)

Part M (Accessible), Parent & Child parking spaces and Motorcycle parking spaces will be provided at a rate of 4% of the car parking spaces provided for each category.
### TABLE 5.1 – PROPOSED CAR PARKING PROVISION IN TC1/2 AND TC4

#### TC1/2 – PARKING PROVISION

<table>
<thead>
<tr>
<th>USE – PARKING PROVISION</th>
<th>Sub-Category</th>
<th>Rate Applied</th>
<th>Proposed Parking</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL GROSS</td>
<td>convenience (food)</td>
<td>5,595 sq.m @1/20sqm</td>
<td>280</td>
<td>814</td>
</tr>
<tr>
<td></td>
<td>comparison (non-food)</td>
<td>26,690 sq.m @1/50sqm</td>
<td>534</td>
<td></td>
</tr>
<tr>
<td>HIE</td>
<td>Offices</td>
<td>9026 sq.m @1/100sqm</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td></td>
<td>MSCP spaces</td>
<td>Table 4.5.</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td>COMMUNITY</td>
<td></td>
<td>1/50sqm</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>NON RETAIL</td>
<td>Hotel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bedrooms</td>
<td>1 per 2 beds</td>
<td>102</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hotel Conference</td>
<td>1/10 seat</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hotel – Bar / Rest</td>
<td>1/25sqm</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multi-plex Cinema</td>
<td>1 space per 5 seats</td>
<td>323</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Restaurants/ Bars</td>
<td>1/25sqm</td>
<td>222</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Foodcourt</td>
<td>1/50sqm</td>
<td>44</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Leisure</td>
<td>1/50sqm</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Primary Care</td>
<td>2 per consult room</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Professional Services</td>
<td>1/50sqm</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Creche</td>
<td>1 per employee</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL NON-RES</td>
<td></td>
<td>1857</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elec Vehicles (10%)</td>
<td></td>
<td>186</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RESIDENTIAL</td>
<td>1 space per unit.</td>
<td>749</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>2792</td>
<td></td>
</tr>
</tbody>
</table>

#### TC4 – PARKING PROVISION

<table>
<thead>
<tr>
<th>USE – PARKING PROVISION</th>
<th>Rate Applied</th>
<th>Subtotal</th>
<th>TC4</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL GROSS</td>
<td>comparison (non-food)</td>
<td>2393 sq.m @1/50sqm</td>
<td>48</td>
</tr>
<tr>
<td>HIE</td>
<td>Offices</td>
<td>13920 sq.m @1/100sqm</td>
<td>140</td>
</tr>
<tr>
<td></td>
<td>MSCP spaces</td>
<td>Table 4.5.</td>
<td>66</td>
</tr>
<tr>
<td>COMMUNITY</td>
<td></td>
<td>1/50sqm</td>
<td>0</td>
</tr>
<tr>
<td>NON RETAIL</td>
<td>Hotel</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bedrooms</td>
<td>1 per 2 beds</td>
<td>112</td>
</tr>
<tr>
<td></td>
<td>Hotel Conference</td>
<td>1/10 seat</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Hotel – Bar / Rest</td>
<td>1/20sqm</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>TOTAL NON-RES</td>
<td></td>
<td>379</td>
</tr>
<tr>
<td></td>
<td>Elec Vehicles (10%)</td>
<td></td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>RESIDENTIAL</td>
<td>1 space per unit.</td>
<td>520</td>
</tr>
<tr>
<td></td>
<td>Park + Ride</td>
<td>200 spaces</td>
<td>194</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>1120</td>
</tr>
</tbody>
</table>
5.5 CYCLE PARKING

Dun Laoghaire Rathdown County Council’s ‘Standards for Cycle Parking and Associated Cycling Facilities for New Developments (July 2017)’ provide the relevant standards for cycle parking in Cherrywood Town Centre.

Section 3.6 of the Traffic & Transport Assessment prepared by Arup applies the short stay and long stay standards within the above document to the floorspace within proposed within Cherrywood Town Centre and estimates a requirement for c.1,400 cycle parking spaces. The overall development at Cherrywood Town Centre includes 2,780 no. cycle parking spaces which is significantly above the number of spaces estimated to be required.

The current application will provide 2,690 no. cycle parking spaces with the remaining 90 no. spaces located at ground floor level within Blocks B3 and B4 and to be provided with the development of those blocks. The proposed cycle parking includes short stay and long stay spaces which are distributed across the Town Centre development plots at basement level and at podium level as listed within the Table 5.2 below. Showers and drying rooms are also provided at basement level to cater for employees of the Town Centre HIE, retail and non-retail uses.

<table>
<thead>
<tr>
<th>Table 5.2 Proposed Cycle Parking Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level</td>
</tr>
<tr>
<td>Podium</td>
</tr>
<tr>
<td>- External</td>
</tr>
<tr>
<td>- Internal (Blocks B3 &amp; B4)</td>
</tr>
<tr>
<td>Basement Levels</td>
</tr>
<tr>
<td>- BM</td>
</tr>
<tr>
<td>- Level B1</td>
</tr>
<tr>
<td>- Level B2</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>- (Including Blocks B3 &amp; B4)</td>
</tr>
</tbody>
</table>

Details of the location and design of the proposed podium level cycle parking spaces are provided within Section J of the Gross Max Landscape Design Statement. The basement level drawings for TC1/2 and TC4 prepared by Mola Architecture and Henry J Lyons Architects respectively, illustrate the location and layout of the proposed cycle parking and associated facilities, including shower and drying rooms, at basement levels.

Access to cycle parking within the basement levels of TC1 is provided via a suitable lift for cyclists and bicycles within Block A2. Cycle parking at basement levels within TC2 is accessed at grade from Tully Vale Road. Access to cycle parking within basement levels of TC4 is provided at grade from Central Avenue and Cherrywood Avenue.
6.0 WATER SERVICES

Details of the proposed water services infrastructure within the Town Centre plots is provided within the enclosed Water Services Engineering Reports for TC1/2 and TC4 prepared by Arup and MMOS Consulting Engineers respectively. The enclosed Roads Engineering Report by Arup provides details of the drainage and services infrastructure within the roads element of the proposed development.

6.1 PROPOSED FOUL DRAINAGE

Foul drainage from the proposed blocks on TC1/2 will drain by gravity to the site boundary and discharge to the foul sewerage systems on Bishop Street (permitted) and Wyattville Link Road (existing).

It is intended to discharge the foul water from locks E1 and part of F1 and F2, via suspended pipe runs and downpipes to a gravity network of foul water sewers, running between blocks E1 & F2, to outfall to a new gravity sewer in Cherrywood Avenue (A – I). It is intended to discharge the foul water from the block F3 and part F1 & F2, to a gravity network of foul water sewers, running along Central Avenue, to outfall to a new gravity sewer in Cherrywood Avenue (A – I). These new sewers in Cherrywood Avenue will connect to the existing foul sewer, previously constructed to serve the site, in the road outside Block F2. Block G1 will discharge in a similar manner to suspended gravity pipe system at the underside of the podium level to discharge to an existing foul sewer in Cherrywood Avenue (I – A3).

Foul drainage from both TC1/2 and TC4 will be drained by a separate system to that of the surface water drainage system.

6.2 PROPOSED WATER SUPPLY

Irish Water have responded to a pre-connection enquiry to confirm that a connection to the Irish Water network can be facilitated. A copy of the Irish Water confirmation of feasibility is enclosed within Appendix E of the Water Services Engineering Report TC1/2 by Arup.

There are Irish Water watermains in the vicinity of site including a 600mm trunk main on Wyattville Link Road, a 300mm on Tully Vale Road and a 400mm on Bishop Street. A future 600/500mm main will be constructed from Bride’s Glen and the Rathmichael Reservoir which will provide the final supply to the Town Centre development in compliance with Table 6.2.3 of the Planning Scheme. A new 200mm ring will be installed around the new Town Centre development, including a new main on Grand Parade, connecting back into the existing 300mm public network on Tully Vale Road initially and eventually to the main on Cherrywood Avenue, when completed by Irish Water, in compliance with Specific Objective PI 5 of the Planning Scheme.
6.3 PROPOSED SURFACE WATER DRAINAGE

The surface water drainage strategy contained in the application and described below has been discussed and agreed with the DAPT at preplanning stage.

Surface water discharges from the site will be restricted to 1 litre/second/hectare in line with Dun Laoghaire Rathdown County Council’s Water Services requirements and Specific Objective PI 8 of the Cherrywood Planning Scheme.

Surface water run-off from TC1/ 2 will drain by gravity and discharge to the existing surface water sewerage system on Wyattville Link Road at the southeast corner of the plot in compliance with Table 6.2.3 of the Planning Scheme. Surface water runoff from roof and podium levels from the proposed TC1 and TC2 residential blocks A1, A2, A3, C1 and C2 will discharge by gravity to Basement Level -1 and to a storm attenuation facility located under the car park at Basement Level -1 in TC2, adjacent to the Tully Vale Road site boundary. Surface water run-off from the roof and podium levels to the commercial/retail blocks (Blocks B to B6) and hotel (Block D1) will discharge down by gravity, via a series of suspended pipework systems, located to the underside of the Mezzanine Level and connect directly into the proposed attenuation tank.

As part of the development existing surface water drains on the site will be diverted to a new surface water sewer on Bishop Street. This sewer will discharge by gravity to a new Pond 2b permitted at Druid Valley as part of the permitted roads and infrastructure development (Reg. Ref. DZ15A/0758). Outfall to the existing surface water sewer on the WLR discharges to the existing Pond (Pond 4 of the Cherrywood Planning Scheme) adjacent to the Cherrywood Business Park prior to out falling into the Carrickmines River. Works are proposed to Pond 4 and the lands in the immediate vicinity as detailed in the enclosed Water Services Engineering Report TC1/ 2 by Arup.

Regarding TC4, storm water from building roofs and courtyard/podium areas will drain by gravity to surface water sewers in Central Avenue, running to an onsite attenuation facility proposed beneath the north-eastern corner of Block F1. The restricted outfall from the attenuation tank will discharge to a new surface water drain in Cherrywood Avenue (A – I). This pipe flows to the existing main collector sewer running eastwards to discharge into the existing attenuation Pond 4 within Cherrywood Business Park.

SuDS features and components incorporated into the development include intensive and extensive greenroofs, rainwater harvesting, water butts, proprietary surface water treatment systems and soft landscaping including planted areas and gardens at podium slab level. These measures are in compliance with Specific Objective PI7 of the Planning Scheme. The architectural drawings for TC1/ 2 (Mola Architecture & OMP Architects) and TC4 (Henry J Lyons Architects) provide details of the proposed green roof layouts. Gross Max Landscape Architects drawings provided details of the soft landscaping features.

Stormwater Audits of the proposed developments in TC1/ 2 and TC4 have been completed by Punch Consulting Engineers. Further details are provided within the Water Services Engineering Reports for TC1/ 2 and TC4 prepared by Arup and MMOS Consulting Engineers.
7.0 PART V PROPOSAL

Further to preplanning discussions with DLRCC Housing Department, the applicants propose to provide 10% of the proposed units on site in order to comply with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended). The proposed development consists of 1,269 apartment units. Therefore, the 10% requirement equates to 126no. units.

The final mix of units proposed to be provided to comply with Part V will be subject to discussions following a final grant of permission. It is anticipated that the proposed Part V units will be located within Block B3 in TC1 and Block F3 in TC4.

Table 7.1 below sets out the estimated cost of the above units based on the format provided in Table B of the Department of Housing, Planning Community and Local Government’s Guidelines on Part V of the Planning and Development Act 2000 issued in January 2017.

The information provided within this proposal is intended to provide a reasonable estimate of the costs and values of the proposed Part V units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with DLRCC. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a grant of permission and upon the site value at the time the permission is granted.

<table>
<thead>
<tr>
<th>TABLE 7.1: ESTIMATED COSTS FOR PART V PROPOSAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cherrywood Town Centre – TC1/2 &amp; TC4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost Analysis</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Component (per sq.m)</td>
<td></td>
<td></td>
<td></td>
<td>Total Cost</td>
</tr>
<tr>
<td>1. Construction Costs</td>
<td>3,163.58</td>
<td>3,163.58</td>
<td>3,163.58</td>
<td>Total Cost</td>
</tr>
<tr>
<td>2. Development Costs</td>
<td>695.99</td>
<td>695.99</td>
<td>695.99</td>
<td>Total Cost</td>
</tr>
<tr>
<td>3. Development Profit @12%</td>
<td>463.15</td>
<td>463.15</td>
<td>463.15</td>
<td>Total Cost</td>
</tr>
<tr>
<td>4. Estimated Existing Use Cost</td>
<td>4.50</td>
<td>4.50</td>
<td>4.50</td>
<td>Total Cost</td>
</tr>
<tr>
<td>5. Total ex VAT</td>
<td>4,327.22</td>
<td>4,327.22</td>
<td>4,327.22</td>
<td>Total Cost</td>
</tr>
<tr>
<td>6. VAT @13.5%</td>
<td>584.17</td>
<td>584.17</td>
<td>584.17</td>
<td>Total Cost</td>
</tr>
<tr>
<td>Floor Area</td>
<td>49.5 m2</td>
<td>73 m2</td>
<td>90 m2</td>
<td>Total Cost</td>
</tr>
<tr>
<td>Total Cost per Unit</td>
<td>€243,113.82</td>
<td>€358,531.49</td>
<td>€442,025.12</td>
<td>Total Cost</td>
</tr>
<tr>
<td>Total Cost Proposed Mix*</td>
<td>€11,912,577.18</td>
<td>€21,153,357.91</td>
<td>€7,956,452.16</td>
<td>€41,022,387.25</td>
</tr>
</tbody>
</table>

*For purposes of this proposal only, the proposed mix is 49no. 1 bed units, 59no. 2 bed units and 18no. 3 bed units.
8.0 EIA/ AA

8.1 EIA

An Environmental Impact Assessment Report (EIAR) is required under Part 2(10) (b) of the Planning and Development Regulations 2001 (as amended) and has been prepared in association with the submission of this application. The EIAR has been prepared in accordance with Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment as adopted on 16 April 2014 as an amendment of Directive 2011/92/EU.

The EIAR has regard to and builds on the Strategic Environmental Assessment prepared with the Cherrywood Planning Scheme. The EIAR has considered the likely, significant, adverse effects of the proposed project on the receiving environment. Mitigation measures are included, to reduce impacts on the environment where considered necessary. Mitigation measures have also been incorporated into the design of the proposed development to avoid or reduce the effects on the environment, as appropriate. The EIAR concludes that there are no material or significant environmental issues arising which were not anticipated by the Planning Scheme and associated Strategic Environmental Assessment.

8.2 AA SCREENING

Scott Cawley Ecologists have completed a report entitled Provision of Information for Screening for Appropriate Assessment and this is enclosed with the application. This report concludes that there will be no likelihood of significant effects on any European sites, either alone or in combination with other plans or projects and on that basis an Appropriate Assessment is not required.
9.0 OTHER DEVELOPMENT MANAGEMENT CONSIDERATIONS

Appendix 10 of the *Dun Laoghaire Rathdown County Development Plan 2016 – 2022* contains a development management thresholds list setting out the information required to be submitted with applications for commercial and residential developments.

The following is a review of the requirements listed within Appendix 10 of the Development Plan and cross reference to the relevant report within the current application.

- **Travel Plan**
  Refer to Section 9 of Traffic & Transport Assessment prepared by Arup.

- **Traffic & Transport Assessment**
  Refer to Traffic and Transport Assessment prepared by Arup.

- **Waste Management Plan**
  Refer to Outline Operational Waste Management Plan prepared by AWN Consulting.

- **Retail Impact Assessment**
  Refer to Retail Impact Assessment prepared by BMA Planning.

- **Landscape Design Rationale**
  Refer to Landscape Design Statement prepared by Gross Max.

- **Construction Management Plan**
  Refer to Outline Construction Management Plan prepared by DCON Safety Consultants. A detailed Construction Management Plan will be prepared by the appointed contractor and presented to the planning authority prior to the commencement of development.

- **Recycling, Bin Point, Bring Centre**
  Refer to Outline Operational Waste Management Plan prepared by AWN Consulting.

- **Energy Statement**
  Refer to Energy & Sustainability Statement prepared by O’Connor Sutton Cronin.

- **Stormwater Impact Assessment**
  Refer to Water Services Engineering Report TC1/2 by Arup and Water Services Engineering Report TC4 by MMOS Consulting Engineers.

- **Green Roof**
  Refer to Water Services Engineering Report TC1/2 by Arup and Water Services Engineering Report TC4 by MMOS Consulting Engineers.
• Design Statements
  Refer to Architectural Design Statements by Henry J Lyons Architects (2no.), Mola Architecture, Sean Harrington Architects and Gross Max.

• Climate Change Impact Assessment
  Refer to Water Services Engineering Report TC1/ TC2 by Arup and Water Services Engineering Report TC4 by MMOS Consulting Engineers.

• Method Statement (relating to mews developments)
  Not applicable.
10.0 CONCLUSION

On the basis that this development has been designed to be consistent with the Cherrywood Planning Scheme 2014, as amended and in accordance with Section 170(2) of the Planning and Development Act 2000, as amended, a grant of permission is sought.

We look forward to your decision in due course.

__________________________
BMA PLANNING
September 2017
APPENDIX A

CONSISTENCY MATRIX -
CHERRYWOOD PLANNING SCHEME 2014, AS AMENDED AND UFDF
## CONSISTENCY MATRIX – CHERWOOD PLANNING SCHEME AND UFDF

<table>
<thead>
<tr>
<th>Cherrywood Planning Scheme 2014</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHAPTER 1 – PLANNING SCHEME</strong></td>
<td></td>
</tr>
<tr>
<td>1.1 Introduction</td>
<td>Noted</td>
</tr>
<tr>
<td>1.2 Structure of Scheme</td>
<td>Noted</td>
</tr>
<tr>
<td>1.3 Introduction and Context</td>
<td>Noted</td>
</tr>
<tr>
<td>1.4 Background</td>
<td>Noted</td>
</tr>
<tr>
<td>1.5 National, Regional and Local Context</td>
<td>Noted.</td>
</tr>
<tr>
<td>1.6 Vision for Cherrywood</td>
<td>The overarching vision for Cherrywood as contained within Section 1.6 of the Planning Scheme has informed the concept, design and layout of the proposed Cherrywood Town Centre as contained within the current application.</td>
</tr>
<tr>
<td>1.7 Principles for Cherrywood</td>
<td>In accordance with the principles for Cherrywood, the proposed Town Centre development will comprise a sustainable and vibrant urban centre with a range of uses for residential, working and visitor populations all set within a network of landscaped urban spaces that are accessible by sustainable modes of transport.</td>
</tr>
<tr>
<td>1.8 Four Themes for Cherrywood</td>
<td>Noted</td>
</tr>
<tr>
<td>1.9 Purpose</td>
<td>Noted</td>
</tr>
<tr>
<td>1.10 Sustainable Development</td>
<td>Noted</td>
</tr>
</tbody>
</table>
### Cherrywood Planning Scheme 2014

#### CHAPTER 2 – PROPOSED DEVELOPMENT IN CHERRYWOOD

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Comment</th>
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<tbody>
<tr>
<td>2.1</td>
<td>Introduction</td>
<td>Noted</td>
</tr>
<tr>
<td>A</td>
<td>NATURE OF DEVELOPMENT</td>
<td></td>
</tr>
<tr>
<td>2.2</td>
<td>Primary Land Uses</td>
<td>All uses proposed are in accordance with the Town Centre (Primary Land Use) and the Primary Land Use Matrix in Appendix A of the Planning Scheme.</td>
</tr>
<tr>
<td>2.2.1</td>
<td>Area of Primary Land Uses</td>
<td>The current application relates to lands within the Town Centre Primary Land Use area as identified within Table 2.1.</td>
</tr>
<tr>
<td>2.2.2</td>
<td>Definition of Primary Land Uses</td>
<td>All uses proposed are in accordance with the Town Centre (Primary Land Use), Map 2.1 Primary Lands Uses and the Primary Land Use Matrix in Appendix A of the Planning Scheme.</td>
</tr>
<tr>
<td>2.3</td>
<td>Supporting Land Use Development</td>
<td>A range of supporting land uses are provided within the Town Centre to serve the emerging communities in Cherrywood.</td>
</tr>
<tr>
<td>2.3.1</td>
<td>Non Retail Uses</td>
<td>Non retail uses are provided in the Town Centre in the form of Hotel, Cinema, Leisure facilities, Primary Care Centre, crèche, restaurants, pubs and other non-retail and professional services. A full schedule of the proposed non retail uses within the Town Centre is provided within the Cherrywood Town Centre Floorspace Schedule prepared by Henry J Lyons Architects.</td>
</tr>
<tr>
<td>2.3.2</td>
<td>Local Convenience Retail</td>
<td>Local convenience retail floorspace is provided within the proposed Town Centre.</td>
</tr>
<tr>
<td>2.3.3</td>
<td>Childcare</td>
<td>A crèche with a gross floor area of 474sq.m is provided within the Town Centre (Block C2). Together with existing childcare facilities in Cherrywood Business Park and neighbouring residential communities it is considered that the proposed crèche is of sufficient scale to serve the Town Centre population. Additional childcare facilities will be provided within the village centres and residential areas in Cherrywood as demand arises within these emerging communities.</td>
</tr>
<tr>
<td>2.3.4</td>
<td>Community Uses</td>
<td>Community floor space is provided within TC1 (Block B5) and, subject to the requirements of DLRCC, can accommodate a library with exhibition and arts/cultural space and multimedia learning space.</td>
</tr>
<tr>
<td>2.3.5</td>
<td>Sports Facilities</td>
<td>Sports and recreational facilities to serve the Cherrywood development will be provided within the permitted Tully Park (Reg. Ref. DZ15A/0813), Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570).</td>
</tr>
<tr>
<td>2.3.6</td>
<td>Health Care Facilities</td>
<td>A Primary Care Centre of 1,820sq.m is proposed to be centrally located within TC1 (Block B5) and is of sufficient scale to meet the needs of the proposed Town Centre population and residents and workers within the adjoining business park and residential neighbourhoods.</td>
</tr>
<tr>
<td>2.3.7</td>
<td>Care for the Elderly</td>
<td>The proposed Town Centre includes adaptable, integrated and accessible living and working accommodation catering for all sectors of the population.</td>
</tr>
<tr>
<td>2.3.8</td>
<td>Traveller Accommodation</td>
<td>The Planning Authority will provide Traveller Accommodation in the Cherrywood area in accordance with the current Traveller Accommodation Programme.</td>
</tr>
<tr>
<td>2.4</td>
<td>Education</td>
<td>The Planning Authority and the Department of Education and Skills will provide schools as required. The applicant will assist were necessary.</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td>SCALE OF DEVELOPMENT</td>
<td></td>
</tr>
</tbody>
</table>
| 2.5 | Planning Scheme Overall Development Quantum | The proposed development and the imminent proposal for Blocks B3 and B4 will comply with the overall minimum and maximum quantum of development for each of the Primary Development Land Uses in the Planning Scheme as indicated in Table 2.2 and Map 2.2 as amended by Amendment 3 of the Cherrywood Planning Scheme subject to the implementation of a transfer between TC1 and TC2 as permitted by the Planning Scheme. Refer to:  
- Floorspace Schedule prepared by Henry J Lyons Architects. |
<p>| 2.6 | Scale of Development within Mixed Use Development Areas | Noted. |
| 2.6.1 | Plot Ratio | The proposed plot ratio of 2.2 for each of the plots TC1, TC2 and TC4 is within the range specified in Table 2.4 (1:1.7 to 1:2.3). |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.6.2</td>
<td>Town Centre and Village Centre</td>
<td>The proposed development and the imminent proposal for Blocks B3 and B4 are in accordance with the min/ max ranges for Retail, HIE, Non Retail and Community Uses outlined in Table 2.3 as amended by Amendment 3 of the Planning Scheme and subject to the implementation of a transfer between TC1 and TC2 as permitted by the Planning Scheme. The number of residential units and gross floor area of residential floorspace proposed within the Town Centre is permissible in accordance with the Apartment Guidelines 2015 (SPPRs) and Tables 2.3 and 2.9 as amended by Amendment 3 of the Planning Scheme.</td>
</tr>
<tr>
<td>2.6.3</td>
<td>High Intensity Employment Development</td>
<td>Proposed HIE floorspace of 22,946sq.m is significantly less than the remaining quantum of 101,753sq.m for HIE floorspace identified in Table 2.6 of the Planning Scheme.</td>
</tr>
<tr>
<td>2.6.4</td>
<td>Site Coverage</td>
<td>The proposed site coverage of 72% for TC1, 57% for TC2 and 59% for TC4 is within the range of 50% to 80% specified in of the Planning Scheme and UFDF.</td>
</tr>
<tr>
<td>2.6.5</td>
<td>Commercial Uses</td>
<td>Proposed commercial leisure and recreation uses within the Town Centre will complement the retail and commercial function of the Town Centre. Traffic impacts arising from these uses are considered in detail within the Traffic and Transport Assessment prepared by Arup.</td>
</tr>
<tr>
<td>2.7</td>
<td>Residential Development</td>
<td>Noted</td>
</tr>
<tr>
<td>2.7.1</td>
<td>Net Density</td>
<td>Noted</td>
</tr>
<tr>
<td>2.7.2</td>
<td>Residential Density Range and Housing Mix</td>
<td>The overall number of residential units within the current application comprises 1,269no. units and is permissible in accordance with Table 2.9 of the Planning Scheme as amended by Amendment 3.</td>
</tr>
<tr>
<td><strong>Specific Objectives</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
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</tr>
<tr>
<td><strong>PD 1</strong> A consistent approach shall be taken to advertising for buildings or businesses along Beckett Road. Such advertising shall not be excessive in scale, particularly when viewed from the M50 motorway. Lighting in this commercial area shall be discreet and unobtrusive.</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>PD 2</strong> Res1 plots have been identified for a number of reasons including topography and/or proximity to sensitive sites. Such sites shall accommodate residential development made up predominantly of houses, which have their own private gardens and no less than 2 bedrooms.</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>PD 3</strong> In Res2 plots the typology shall be predominantly own door units except for areas that require higher density (those fronting the Grand Parade, Castle Street and overlooking open space).</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
| **PD 4** In Res3 and Res4 plots, where residential development is proposed as part of mixed-use development within the Town Centre or three Village Centres, a maximum 20% of units shall comprise 1-bed units, while a maximum 40% shall be 2-bed units, and a minimum 40% of units shall be of a size to comprise of 3 or more bed units. | Specific Objective PD 4 is amended by Amendment 4 of the Planning Scheme and provides for a revised mix of apartment types comprising 10% - studio units, 20% - 1 bed units, 55% 2 bed units and 15% 3 bed units. The proposed apartment units within the current application are in accordance with unit mix identified within the amended Specific Objective PD4. Refer to: -  
- Housing Quality Assessment for TC1/ TC2 prepared by OMP Architects.  
- Housing Quality Assessment for TC4 prepared by Henry J Lyons Architects. |
| **PD 5** The floor areas of the housing units shall comply with the current County Development Plan standards and requirements. In all cases the planning application shall demonstrate that the mix of units proposed in any residential development is suitable for life long living. | Specific Objective PDS is amended by Amendment 1 of the Planning Scheme. The proposed apartment units comply with the Specific Planning Policy Requirements contained in the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015* and Specific Objective PDS as amended. |

2.7.3 **Private Open Space** | Open space to serve the proposed apartments, including private and communal open space, complies with the provisions of the ‘*Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015.*’ |

2.7.4 **Part V Specific Objective** | A Part V Proposal is included within the application and has been the subject of discussions with DLRCC Housing Department. |
<table>
<thead>
<tr>
<th><strong>PD 6</strong></th>
<th>All residential development, including those in the mixed use areas of the Town Centre and the Village Centre will fulfil the social and affordable requirements of Part V of the Planning and Development Act 2000 as amended. The Dún Laoghaire-Rathdown County Development Plan 2010-2016 has a 20% requirement for social and affordable housing. At all times the requirements of the current County Development Plan and Housing Strategies will also apply to residential development in the Planning Scheme. Refer to: - • Planning Application Report prepared by BMA Planning.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C</strong></td>
<td><strong>Form of Development</strong></td>
</tr>
<tr>
<td><strong>2.8</strong></td>
<td><strong>Urban Form</strong></td>
</tr>
<tr>
<td><strong>Specific Objectives</strong></td>
<td>The overall design concept has regard to the principles outlined in terms of Site Context, Connections, Inclusivity, Variety, Efficiency, Distinctiveness, Layout and Public Realm and the principles and requirements of the UFDF.</td>
</tr>
<tr>
<td></td>
<td>Refer to: - • Overall Town Centre Design Statement prepared by Henry J Lyons Architects. • TC1/ TC2 Design Statement prepared by Mola Architecture. • TC4 Design Statement prepared by Henry J Lyons Architects.</td>
</tr>
<tr>
<td><strong>PD 7</strong></td>
<td><strong>To promote the development of each area as a distinct and legible new neighbourhood with an individual character achieved through concept, design style and use of materials. In this regard a design statement referring to the character of the specific development area shall be submitted with each application. This shall have regard to the unique character of each Development Area as set out in Chapter 6.</strong></td>
</tr>
<tr>
<td><strong>PD 8</strong></td>
<td>Each individual neighbourhood will be locally distinct with individual features including public art and civic landmarks to form its character. It should incorporate focal points utilising views in and out of the area as identified in Section 2.11. The Cherrywood UFDF contains a Public Realm Strategy for Cherrywood Town Centre that details the design concept and principles for each of the public spaces including Grand Parade, Cherrywood Square, the Town Centre Link, Tully Link, Bride’s Glen Square, TC1 Retail Covered Streets and Internal Residential Streets and Courtyards. These principles are incorporated in the design and layout of the public</td>
</tr>
</tbody>
</table>
realm and are described in detail in the architect’s Design Statements and the landscape architect’s Design Statement enclosed with this application.

Impacts on and utilisation of views into and out of the town centre, including those listed within Section 2.11 of the Planning Scheme are considered in detail in the Environmental Impact Assessment Report – Chapter 16: The Landscape.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

**PD 9** To provide for principal frontages in each development plot to define strong streetscape elements, turn corners on public roads, and enclose and overlook amenity open space areas and green routes. These are identified on Map 2.4 and are indicative in length to allow for sufficient flexibility in breakages and access points.

The design concepts and block layouts for each of the TC1, TC2 and TC4 development plots provide strong frontages to key streets, spaces and roads while integrating appropriate breakages for access and egress.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

**PD 10** To require the layout of residential areas to maximise pedestrian permeability with clear, legible and direct routes for pedestrians and cyclists along anticipated desire lines, with safe edge treatment, clear sight lines at eye level and an appropriate level of passive supervision.

A detailed Access and Movement Strategy for Cherrywood Town Centre is contained within the Cherrywood UFDF and provides a framework for pedestrian, cycle and vehicular movements as well as access to public transport. This framework and its guiding principles are incorporated into the design and layout of the proposed Town Centre.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.
- Traffic and Transport Assessment prepared by Arup.
<table>
<thead>
<tr>
<th><strong>PD 11</strong></th>
<th>To ensure that innovative building typologies are used throughout Cherrywood for life long living and that address issues of car parking, private open space, and the need for high quality residential amenity. To ensure that these buildings have a greater engagement with the varying road and green way layout.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PD 12</strong></td>
<td>To ensure a sustainable built form with best practice sustainable design, construction methods and materials, which has regard to solar effect, wind tunnelling prevention and microclimate. Adaptable residential building design, which is responsive to changing technical/economic and social conditions, is generally encouraged.</td>
</tr>
<tr>
<td><strong>PD 13</strong></td>
<td>To ensure that frontage widths of individual buildings and massing allow for their successful integration into the streetscape.</td>
</tr>
<tr>
<td><strong>PD 14</strong></td>
<td>To ensure that the distinctiveness of materials is used at various scales, allowing for a coherent and high-quality built environment, with an individual palette to identify each neighbourhood. High-quality finishes are to be used in the public realm, including external elevational treatment to buildings, structures and public open space. A materials and finishes palette guide will be required post-adoption of the Planning Scheme.</td>
</tr>
</tbody>
</table>

The design and layout of the proposed buildings within Cherrywood Town Centre seeks to incorporate the varying needs of end users for access, car parking and private and communal amenity space into the overall design concept to create a fully integrated urban environment.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

Sustainable design, construction methods and use of materials is incorporated into the architectural concepts for Cherrywood Town Centre and is supplemented by the use of innovative building techniques and technologies.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Energy & Sustainability Statement prepared by O’Connor Sutton Cronin Consulting Engineers.

The massing, scale and frontage widths of each individual building take cognisance of the adjoining streetscape creating an integrated urban setting for Cherrywood Town Centre.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

A selected ranged of high-quality materials and finishes is used across the building designs and public spaces within the town centre plots to create a coherent built environment.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.
### PD 15
To promote the strategic design and location of bin-stores, service boxes and similar ancillary provision, including meter boxes, into the curtilage of developments or as positive design features that enhance the local streetscape and do not register as visual clutter.

The location and design of bin stores, sub stations and services boxes etc. has been incorporated in the overall design and layout of the developments within TC1, TC2 and TC4.

Refer to: -
- Outline Operational Waste Management Plan prepared by AWN Consulting.
- Energy & Sustainability Statement prepared by O’Connor Sutton Cronin Consulting Engineers.

## 2.8.1 Building Set backs

**Specific Objectives**

**PD 16** To ensure that appropriate building line set backs, on street parking and privacy strips are provided for in residential and commercial development.

Appropriate building setbacks are provided within the Town Centre development were necessary.

**PD 17** To require that, where appropriate, residential streets shall have narrow, landscaped front-gardens/ privacy strips to provide a buffer between private living space and the public realm, to contribute to local biodiversity, SuDS, and facilitate passive supervision. They should not adversely impact on active street frontages and should be too small to be converted into paved driveways or parking spaces.

Where appropriate landscaping features and buffers are incorporated into Cherrywood Town Centre development.

Refer to: -
- Landscape Design Statement prepared by Gross Max Landscape Architects.

## 2.8.2 Skyline

**Specific Objectives**

**PD 18** New developments within Cherrywood will be designed to incorporate green roofs as required in Chapter 4.

Green roofs are incorporated in the design of the proposed roof spaces within the proposed development.

Refer to: -
- Architectural drawings for TC1/ 2 prepared by Mola Architecture and OMP Architects and architectural drawings for TC4 prepared by Henry J Lyons Architects.
- Water Services Engineering Report TC1/ TC2 prepared by Arup.
**PD 19** Services on roofs will be covered and designed so as not to be visually prominent. In this regard natural ventilation of buildings will be promoted.

- Water Services Engineering Report TC4 prepared by MMOS Consulting Engineers.

Services and roof level plant are incorporated into the overall design and layout of the proposed buildings with appropriate screening where necessary.

Refer to:
- Architectural drawings for TC1/2 prepared by Mola Architecture and OMP Architects and architectural drawings for TC4 prepared by Henry J Lyons Architects.

### 2.8.3  Civic Spaces

- **Specific Objectives**
  - Civic spaces will be fully accessible to all users, have a legible layout with clearly defined desire line routes and be composed of high quality/durable materials with a SuDS function that have a good mix of hard and soft landscaping elements.

- Detailed design proposals are provided for all of the proposed civic spaces within the current application.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

### 2.9  Building Heights

- **Specific Objectives**
  - To allow building height within the range of storeys identified on Map 2.3. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.

- The proposed building heights are within the permissible range of 2 – 5 storeys. In accordance with the Planning Scheme and UFDF, building heights are determined from the new ground level determined by the construction of the podium that rises to the level of the Luas line. Where a building addresses two streets the proposed building height is measured from the higher street.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
<table>
<thead>
<tr>
<th>PD 22</th>
<th>Local landmark and feature building elements over the stated building heights are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These buildings are identified by the use of upward modifiers in Table 2.11 and act as focal points or gateways, emphasising hierarchy and urban activity in the Town and Village Centres and public transport nodes, at locations identified in Map 2.3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD 23</td>
<td>It is an objective to encourage the use of ‘adaptable’ ground floor residential units with a greater internal floor to ceiling heights of 4 metres, along the Grand Parade and adjacent to Cherrywood Town Centre where increased overall building heights are proposed.</td>
</tr>
</tbody>
</table>

Following on from the guidance provided in the Planning Scheme the Cherrywood UFDF sets out the rationale and specific locations for the upward modifiers in TC1 and TC4. In accordance with the Cherrywood UFDF the proposed upward modifiers are located within TC1 at Block A1 and Block B5 and within TC4 at Block F1.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

Where appropriate proposed ground floor levels of buildings within TC1, TC2 and TC4 are designed to be adaptable.

Refer to:
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

<table>
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<tr>
<th>2.10</th>
<th>Linkages</th>
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</table>

**Specific Objectives**

**PD 24** To ensure that the public domain is coherent and provides linkages to the main civic and public sites, with a preference for pedestrian and cyclists. The proposed greenways and cycle path network in Map 2.5 will be clearly defined in a coherent and legible way with consistent signage and routing to give clear direction for the user. The routes through Green Infrastructure are indicative and cycling may not be suitable on some of these routes.

The proposed development brings forward the principles of the Access and Movement Strategy contained within the Cherrywood UFDF including pedestrian and cycle linkages.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.
- Traffic & Transport Transport Assessment by prepared by Arup.

**PD 25** It is an objective to encourage direct walking routes through plazas, pocket parks and open space areas to improve linkages and enhance natural desire lines between the Town Centre and Village Centres, schools, amenity open space, neighbourhood areas and public transport.

Walking routes and linkages between the various land uses and urban blocks within the Town Centre have been designed to follow the natural desire lines and to encourage walking between and through the public realm areas.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.
- Traffic and Transport Assessment by prepared by Arup.
| **PD 26** The routes should be visually interesting and varied with a sequence of long and short views, and ideally terminated with a building of note, to give orientation and create unique places and neighbourhoods. |
| The detailed design proposals for the public realm areas include hard and soft landscape features that provide variety and interest along the various routes. The buildings framing these routes and linkages also address the spaces and provide reference points for pedestrians and cyclists. Refer to: - TC1/ TC2 Design Statement prepared by Mola Architecture. - TC4 Design Statement prepared by Henry J Lyons Architects. - Landscape Design Statement prepared by Gross Max Landscape Architects. |

**2.11 Views and Prospects**

**Specific Objectives**

**PD 27** It is an objective to protect and enhance views and panoramas to key local vantage points, local skylines and civic buildings in the surrounding area, and within the Planning Scheme itself. These views are identified in the SEA and consideration of significant views should inform all stages of the design process.

Views from the site to key local points have been considered within the design process. A number of significant views are maintained from public spaces and buildings within the development resulting in a positive outcome for the future inhabitants and visitors to Cherrywood Town Centre. Refer to: - Chapter 16 The Landscape of the Environmental Impact Assessment Report.

**PD 28** Views to be protected and enhanced are separated into those from certain internal vantage points to areas outside of the Planning Scheme (external), and those within the Plan Area (internal). Views are not all panoramas, but include partial, intermittent and glimpsed views.

A detailed assessment of externals views listed in the Planning Scheme is undertaken within Chapter 16 – The Landscape of the Environmental Impact Assessment Report. The assessment concludes that the impacts will be positive in nature as the proposed development will be distinct and recognisable in views and will therefore add to the richness and variety of views into the site. Refer to: - Chapter 16 The Landscape of the Environmental Impact Assessment Report.

**PD 29** Internal Views should also seek to ensure that principal visual axis of the public realm incorporate views towards significant landscape features within the Plan Area because these enhance its character and distinctiveness.

Chapter 16 The Landscape of the Environmental Impact Assessment Report concludes that the low character and sensitivity values of the existing landscape within the site means that there will be positive impacts to the quality of the landscape when the development is completed and in use. This arises on the basis that the mixed-use urban development proposed will have higher landscape quality.
Planning Application Report  
September 2017

| 2.12 | Signage and Advertising  
Specific Objectives  
**PD 30** Signage fascias should be designed as an integral element of the overall contemporary building façade system and consist of high quality modern/durable materials and finishes, which respect the proportions, materials and scale of the adjoining architecture.  
A Shopfront Design Guide for Cherrywood Town Centre has been prepared by Dunnett Craven Architects and is enclosed as an appendix to the Design Statement for TC1/TC2. This Design Guide provides principles that will govern the layout and materials to be used in shopfronts within Cherrywood Town Centre.  
Refer to:  
- TC1/TC2 Design Statement prepared by Mola Architecture. |

| 2.12.1 | Directional Signage  
Specific Objective  
**PD 32** All directional signage will be coherent and uniform. Post adoption of the Planning Scheme, a guidance document relating to wayfinding/directional signage for Cherrywood will be produced.  
Directional and wayfinding signage will be provided within Cherrywood Town Centre in accordance with the guidance provided by Cherrywood Development Agency. |

| 2.13 | Noise Sensitivity  
**PD 33** It is an objective to require all development proposals to undertake a detailed noise impact assessment, including noise survey, prior to the lodgement of any planning application. The noise survey shall be carried out in general accordance with International Standards Organisation (ISO) 1996:2007: Acoustics – Assessment, Description and Measurement of  
Chapter 11 Noise and Vibration of the Environmental Impact Assessment Report includes a noise impact assessment that considers the construction and operational noise impacts of the proposed development. The assessment concludes that the relevant noise limit values can be achieved during the construction and operational phases of the development. |
Environmental Noise. In residential proposals, this survey shall be undertaken for a period of not less than two weeks, and in non-residential areas it shall be undertaken for a period of not less than 1 day. The noise impact assessment shall include an assessment of the survey findings, and recommendations on mitigation and control measures to protect amenity. The noise impact assessment shall be lodged with the relevant planning application.

Refer to:
<table>
<thead>
<tr>
<th>CHAPTER 3 : CULTURAL AND BUILT HERITAGE</th>
<th>COMMENT</th>
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<td><strong>3.1 Introduction</strong></td>
<td>Noted</td>
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<td><strong>3.2 Archaeology</strong></td>
<td></td>
</tr>
<tr>
<td><strong>3.2.1 Introduction</strong></td>
<td>Noted</td>
</tr>
<tr>
<td><strong>3.2.2 National Monuments</strong></td>
<td>Noted</td>
</tr>
<tr>
<td><strong>3.2.3 Archaeological Monuments</strong></td>
<td>Noted</td>
</tr>
<tr>
<td><strong>3.2.4 Archaeology Objectives</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Specific Objectives</strong></td>
<td></td>
</tr>
<tr>
<td><strong>H1</strong> To comply with all of the policies of the current Dún Laoghaire Rathdown County Development Plan relating to archaeology and heritage. In particular, to preserve the archaeological heritage of the area of the Scheme and to protect and promote public access to such heritage where feasible, and to carry out an access audit by a suitably qualified person of sites in public ownership.</td>
<td>Chapter 15 Cultural Heritage of the Environmental Impact Assessment Report concludes that there will be no predicted impacts to the cultural heritage during the construction or operational phases of the development. Refer to: - Chapter 15 Cultural Heritage of the Environmental Impact Assessment Report</td>
</tr>
<tr>
<td><strong>H2</strong> To require pre-application archaeological assessment by a suitably qualified Archaeologist for all planning applications in accordance with the advice of the Department of Arts, Heritage and the Gaeltacht. In cases of repeat applications or proposals for minor developments, this will not necessarily be required. In addition, Statutory Agencies will be required to carry out archaeological assessments prior to the detailed design stage of significant development as far as is practicable, in accordance with the advice of the Department of Arts, Heritage and the Gaeltacht.</td>
<td>Chapter 15 Cultural Heritage of the Environmental Impact Assessment Report confirms that previous archaeological investigations of the current application site have completely resolved of archaeological features and that the site was subsequently subject to significant ground disturbance. Refer to: - Chapter 15 Cultural Heritage of the Environmental Impact Assessment Report</td>
</tr>
<tr>
<td><strong>H3</strong> To require appropriate high quality information signage for each of the entries to the Record of Monuments and Places (RMP), which ‘brings the monument to life’.</td>
<td>Directional and wayfinding signage will be provided in accordance with the guidance provided by Cherrywood Development Agency.</td>
</tr>
<tr>
<td><strong>H4</strong> To investigate the potential to provide interpretation of the rich heritage of the area and to appropriately display artefacts found in the area, including the ‘Rathdown Slabs’ from Tully Church in the proposed new library building in Cherrywood Town Centre or other similar location.</td>
<td>The potential for the display of artefacts in the proposed community building can be discussed and agreed with the planning authority following a grant of planning permission.</td>
</tr>
</tbody>
</table>
### H 5 To locate where feasible, identified archaeological sites and monuments within open space areas.

Where relevant archaeological sites and monuments are incorporated into the design and layout of the permitted Tully Park (Reg. Ref. DZ15A/0813), Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (DZ16A/0570). There are no archaeological site and monuments within the Town Centre site.

### H 6 To require a place-naming scheme which reflects the rich heritage of the Cherrywood area (see Appendix B3).

Place-naming for Cherrywood Town Centre can be agreed as a condition of a grant of planning permission.

### 3.2.5 Objectives Relating to Specific Record of Monuments and Places

#### Specific Objectives

<table>
<thead>
<tr>
<th>H7 To improve the access to and presentation of, including appropriate information signage, the following National Monuments: Tully Church and crosses, Lehaunstown Wedge Tomb and Brenanstown Dolmen.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Directional and wayfinding signage will be provided in accordance with the guidance provided by Cherrywood Development Agency.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H8 To include Tully Church, graveyard and high crosses within a public park, Tully Park. When the detailed layout plan is prepared for Tully Park, Tully Church and Cemetery shall have a defined boundary to protect both the Church and Cemetery which have National Architectural Value. All proposed works shall involve prior consultation with the Department of Arts, Heritage and The Gaeltacht (DoAHG).</th>
</tr>
</thead>
<tbody>
<tr>
<td>This objective will be achieved under planning application Reg. Ref. DZ15A/0813 for Tully Park.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H9 To protect the vistas and views from/to Tully Church, graveyard and immediate environs towards Killiney Hill and Obelisk, Puck’s Castle, the Lead Mines Chimney (Ballycorus), Two Rock and Three Rock Mountain as the setting to these monuments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Views from Tully Church to the proposed Town Centre will be screened by existing vegetation. Refer to: - • Chapter 16 The Landscape of the Environmental Impact Assessment Report.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H10 To maintain a visual corridor between Tully Church and Lehaunstown Castle (within Lehaunstown Park) from a point from the cross in the field to the west of Tully Church and graveyard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The visual connections between these monuments will not be affected by the proposed development. Refer to: - • Chapter 16 The Landscape of the Environmental Impact Assessment Report.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td><strong>H 11</strong></td>
</tr>
<tr>
<td><strong>H 12</strong></td>
</tr>
</tbody>
</table>

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<table>
<thead>
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<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.3</strong></td>
<td>Protected Structures</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.1</strong></td>
<td>Introduction</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.2</strong></td>
<td>General Objectives for works to Protected Structures and the lands associated with them</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.3</strong></td>
<td>Glendruid</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.4</strong></td>
<td>Priorsland</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.5</strong></td>
<td>Carrickmines Station</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.6</strong></td>
<td>Lehaunstown Park</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.7</strong></td>
<td>Bride’s Glen Viaduct</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.8</strong></td>
<td>Development on Lands Adjacent to Lehaunstown Park</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>3.3.9</strong></td>
<td>Items of Historical Interest</td>
<td>n/a</td>
</tr>
</tbody>
</table>
### Cherrywood Planning Scheme 2014

**CHAPTER 4: PHYSICAL INFRASTRUCTURE**

<table>
<thead>
<tr>
<th>4.</th>
<th>PHYSICAL INFRASTRUCTURE</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Environmental</td>
<td>Noted</td>
</tr>
</tbody>
</table>

#### 4.1.1 Water Supply

**Specific Objectives**

**PI 1** In common with all development in the Dublin region, development in the county is dependent on an adequate supply of water for the Dublin region. It is an objective to liaise with the Department of Environment Community and Local Government (DECLG) and Dublin City Council on regional water supply availability.

**PI 2** It is an objective to reach agreement with Dublin City Council on measures to reprioritise water allocation to Rathmichael reservoir. This may also involve installation of a new strategic watermain to Shankill to reduce over-reliance on Roundwood Water Treatment Works.

**PI 3** Development beyond 4ml/day capacity in the Planning Scheme and other new developments in the supply area (including Shankill, Shanganagh and Woodbrook) will require construction of the Old Connaught Woodbrook Water Supply Scheme. It is an objective to progress this scheme which is currently awaiting approval of the DECLG.

**PI 4** It is an objective to ensure a planned approach is taken to the local distribution network within the zone to facilitate co-ordinated development. To support the use of water saving systems and landscaping. Where national standards are adopted, under the Water Services Act 2007 or otherwise, for rainwater harvesting and/or greywater recycling for use within buildings, these will be incorporated to the maximum practicable extent.

Rainwater harvesting will be incorporated into the drainage systems for each of the Town Centre plots, TC1/ TC2 and TC4.

Refer to:
- Water Services Engineering Report TC1/ TC2 prepared by Arup.
- Water Services Engineering Report TC4 prepared by MMOS.

**PI 5** It is an objective to replace a short portion of critical trunk main from Bride’s Glen Road at an early stage to secure supply.

Noted.
### 4.1.2 Surface Water Drainage Development Stormwater Management

**Specific Objectives**

**PI 6** It is an objective to promote Sustainable Urban Drainage Systems (SuDS) to manage surface and groundwater regimes sustainably. The following measures are the key elements of the SuDS solution proposed for the Planning Scheme area in the public realm areas, i.e. those areas not within private developments. Measures within private development sites are also listed below.

These SuDS requirements are to be read in tandem with GI15, GI16, GI55 and GI60 in Chapter 5 Green Infrastructure.

**Measures in Public Realm Areas:**
- Ponds located at several major outfall locations. These will provide storage to meet attenuation requirements for the 1 in 100 year criterion. Ponds will provide the final stage of treatment for water runoff prior to discharge to the watercourses. The ponds, which are located in open space areas will also provide amenity and biodiversity benefits in accordance with best design practice.
- Detention basins adjacent to existing and proposed roads. These are vegetated surface storage basins that provide flow control through attenuation of stormwater runoff. They also facilitate some settling of particulate pollutants. They are normally dry and in most cases can accommodate soft landscaping and contribute to local amenity.
- Infiltration basins located at carefully selected locations in the detention basins. These are vegetated depressions designed to store run off and infiltrate it gradually into the ground. These are very effective at pollutant removal and contribute to groundwater recharge.
- Infiltration trenches and engineered swales located throughout public realm spaces and along selected routes including green routes and cycle routes. These are narrow excavations (1 to 2m depth) filled with selected stone that create temporary subsurface storage for infiltration of stormwater runoff.

SuDS measures including Green Roofs, tree root stormwater management systems and podium landscaping are incorporated into the proposed surface water drainage systems for the development.

Refer to:
- Water Services Engineering Report TC1/TC2 prepared by Arup.
- Water Services Engineering Report TC4 prepared by MMOS.
• Underground Modular systems with a high void ratio (e.g. Stormtech system or similar) will be used subject to agreement with the Local Authority in any suitable locations of open spaces and parks subject to level and ready access to provide below ground storage and infiltration.

• Tree Root Structural Cell Systems (e.g. Silva Cell) are subsurface tree and stormwater systems that hold large soil volumes while supporting traffic loads beneath paving and hardscapes. It is proposed that these will be used throughout the Planning Scheme area to assist with attenuation and groundwater recharge. The size of the existing Town Centre pond – both treatment storage and flood attenuation storage – needs to be confirmed, to check suitability and available capacity prior to permitting further stormwater runoff into it (see Map 4.2).

Measures within Private Development Site Boundaries:
The Stormwater Management Guidelines for the Cherrywood Rathmichael Development Area 2009 list various SuDS measures that are required for different development types. These include:
• Green Roofs
• Pervious Paving (proposals where surface water accesses the underground storage via gaps in interlocking paving will not be permitted – grilles, gullies, or similar, that are easily maintained are only permitted.
• Infiltration Trenches – if ground conditions permit.
• Detention Basins.
• Swales.
• Water Butts.
• Tree Root Structural Cell Systems.
• Rainwater Harvesting.

Runoff from all sites must pass through at least one level of treatment using a SuDS component prior to the final level of treatment in the public realm areas.

**PI 7** It is an objective to ensure that stormwater management, flood attenuation and Sustainable (Urban) Drainage Measures (SuDS), including a requirement to undertake Stormwater Audits, shall form part of the pre-planning, planning and post construction stages of any application.

Details of proposed stormwater management, flood attenuation and Sustainable (Urban) Drainage Measures (SuDS) and their integration are provided within the relevant engineering reports and drawings. A SuD Audits has been prepared by Punch Consulting Engineers and issues to the planning authority.

Refer to: -
PI 8  It is an objective to ensure that SuDS measures shall be fully implemented on all sites to 1 litre per second per hectare runoff rates, unless otherwise agreed with Dún Laoghaire Rathdown County Council. In this regard solutions other than tanking systems shall be required for all developments. For larger applications, Green Roofs shall be used in accordance with Dún Laoghaire Rathdown County Council’s Green Roofs Guidance Document.

SuDS measures will be implemented on site in accordance with the required runoff rate. Details of the proposed green roofs within TC1/ TC2 and TC4 are provided on the architectural drawings enclosed with the application and within the relevant engineering reports.

Refer to:
- Architectural drawings prepared by Mola Architecture and Henry J Lyons Architects.
- Water Services Engineering Report TC1/ TC2 prepared by Arup.
- Water Services Engineering Report TC4 prepared by MMOS.

PI 9  It is an objective to ensure urban areas are designed to accommodate surface water flood flow at times of extreme events through the dual use of roads and pathways as flood conveyance channels and low value areas (parkland, car parks, large paved areas etc) used as temporary flood ponding areas.

Flood conveyance channels and flood ponding areas are incorporated in the design and layout of appropriate routes and urban spaces.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

PI 10  It is an objective to ensure that all trees planted in/adjacent to hard paved areas (footpaths, parking areas etc) incorporate tree root structural cell systems.

Appropriate tree root systems are integrated into the design of the hard landscaped spaces.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

PI 11  It is an objective to ensure that predicted flooding in the Priorsland area does not pose an unacceptable risk to persons or property. In this regard a flood containment zone shall be constructed in the Priorsland area by raising adjacent ground levels approx 500mm and by incorporating a large diameter (1650mm) bypass culvert.

n/a

4.1.3  Foul Water Drainage

Specific Objectives
<table>
<thead>
<tr>
<th><strong>PI 12</strong></th>
<th>It is an objective that significant foul trunk sewer infrastructure is provided within the Planning Scheme area.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Significant foul sewer infrastructure is currently being provided on site in accordance with the Roads and infrastructure Phase 1 permission (Reg. Ref. DZ15A/0758). The sizing of the foul sewers located within the road corridor has been designed to service the full development of the SD2 lands including Cherrywood Town Centre.</td>
</tr>
<tr>
<td></td>
<td>Refer to:</td>
</tr>
<tr>
<td></td>
<td>• Water Services Engineering Report TC1/TC2 prepared by Arup.</td>
</tr>
<tr>
<td></td>
<td>• Water Services Engineering Report TC4 prepared by MMOS.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>4.2</strong></th>
<th>Transportation Specific Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PI 13</strong></td>
<td>It is an objective to develop and support a culture of sustainable travel into and within the Planning Scheme.</td>
</tr>
<tr>
<td><strong>4.2.1</strong></td>
<td>Sustainable Travel Targets</td>
</tr>
<tr>
<td></td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>Refer to:</td>
</tr>
<tr>
<td></td>
<td>• Traffic and Transport Assessment prepared by Arup.</td>
</tr>
<tr>
<td><strong>4.2.2</strong></td>
<td>Potential for Public Transport</td>
</tr>
<tr>
<td></td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>Refer to:</td>
</tr>
<tr>
<td></td>
<td>• Traffic and Transport Assessment prepared by Arup.</td>
</tr>
<tr>
<td><strong>4.2.3</strong></td>
<td>Potential for Walking and Cycling</td>
</tr>
<tr>
<td></td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>Refer to:</td>
</tr>
<tr>
<td></td>
<td>• Traffic and Transport Assessment prepared by Arup.</td>
</tr>
<tr>
<td><strong>4.2.4</strong></td>
<td>Overall Potential for Sustainable Travel</td>
</tr>
<tr>
<td></td>
<td>Noted.</td>
</tr>
</tbody>
</table>
### 4.2.5 Existing Travel Infrastructure

Noted.

### 4.2.6 Future Road Strategy

**Specific Objective**

**PI 14** It is an objective to implement the road infrastructure (including segregated pedestrian / cycle routes) proposed in this Planning Scheme to facilitate access to and within the area by all travel modes (see Map 4.5).

Following on from the roads infrastructure provided within the Roads and infrastructure Phase 1 permission (Reg. Ref. D215A/0758) the current application provides for the roads infrastructure required to serve Cherrywood Town Centre.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.
- Traffic and Transport Assessment prepared by Arup.

### 4.2.7 Internal Road Proposals

Noted.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.
- Traffic and Transport Assessment prepared by Arup.

### External Road Proposals

**Specific Objective**

**PI 15** The Council will support the NRA in consultation with the NTA in implementing measures to improve the functioning of the M50/ M-N11 road corridor.

Noted.

### 4.2.8 Public Transport Strategy

**Specific Objectives**

**PI 16** It is an objective to support and facilitate the development of an integrated public transport network in the Planning Scheme, in association with relevant transport providers, agencies and stakeholders.

Noted.

Refer to:
- Traffic and Transport Assessment prepared by Arup.

**PI 17** It is an objective to facilitate and promote the enhancement of bus services through the implementation of QBCs and bus priority measures, and

The design and layout of Cherrywood Town Centre facilitates the provision of bus services within and around the town centre area.
<table>
<thead>
<tr>
<th>by ensuring that the design and layout of neighbourhoods facilitates the expansion of bus services.</th>
<th>Refer to: - • Traffic and Transport Assessment prepared by Arup.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PI 18</strong> It is an objective to pump prime the extension of bus services and the provision of new bus services during the early stages of development in the Planning Scheme area.</td>
<td>Noted.</td>
</tr>
<tr>
<td><strong>PI 19</strong> It is an objective to construct a Transport Interchange in the vicinity of the Cherrywood Luas stop (see Map 4.6).</td>
<td>The Transport Interchange is included within the design and layout of the proposed Cherrywood Town Centre. Refer to: - • Roads Engineering Report – Overall Town Centre prepared by Arup.</td>
</tr>
<tr>
<td><strong>4.2.9 Pedestrian and Cycle Movement Strategy</strong>  <strong>Specific Objective</strong>  <strong>PI 20</strong> It is an objective to prioritise walking and cycling in the internal route hierarchy, to create a network of walking and cycling routes within the Planning Scheme and to improve circulation and permeability. All proposed access points, routes, mews and streets must connect logically with the existing street network to aid legibility, permeability and walkability and also must complement local user desire lines.</td>
<td>Walking and cycling routes are fully integrated into the design and layout of the Town Centre at Cherrywood. Refer to: - • Roads Engineering Report – Overall Town Centre prepared by Arup. • Landscape Design Statement prepared by Gross Max Landscape Architects.</td>
</tr>
<tr>
<td><strong>4.2.10 Car Parking Standards</strong>  <strong>Specific Objective</strong>  <strong>PI 21</strong> It is an objective that car parking within the Planning Scheme be controlled so as to determine car use and promote sustainable travel modes.</td>
<td>The Planning Scheme and UFDF sets out the principles of car parking provision within the Town Centre and car parking is provided in accordance with the standards contained in the Planning Scheme and the Dun Laoghaire Rathdown County Development Plan as appropriate. Refer to: - • Planning Application Report by BMA Planning.</td>
</tr>
<tr>
<td>Residential</td>
<td>Noted.</td>
</tr>
<tr>
<td>High Intensity Employment (HIE)</td>
<td>Noted.</td>
</tr>
<tr>
<td>Retail</td>
<td>Noted.</td>
</tr>
<tr>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Primary and Post Primary Schools</td>
<td>NA</td>
</tr>
<tr>
<td>Park and Ride</td>
<td>The current application includes a proposal for a Park &amp; Ride facility with the Basement of TC4. A dedicated lift provides access to the Park &amp; Ride from the Brides Glen Luas stop.</td>
</tr>
</tbody>
</table>

### 4.2.11 Bicycle/ Motorcycle Parking Standards

**Specific Objective**

*PI 22* Development in the Planning Scheme shall adhere to the guidance and standards for cycle parking and associated cycling facilities for new developments set out in the current ‘Dún Laoghaire-Rathdown County Council Cycling Policy’ (June 2010 or as updated).

Cycling and motorcycle parking is provided within the Town Centre in accordance with the standards contained in the Dun Laoghaire Rathdown County Council Cycling Policy.

Refer to:
- Traffic and Transport Assessment prepared by Arup.
- Planning Application Report by BMA Planning.

### 4.2.12 Area Wide Travel Plans (formerly Area Wide Mobility Management Plans)

**Specific Objectives**

*PI 23* The Council will prepare an Area Wide Travel Plan for the Planning Scheme in conjunction with the National Transport Authority and stakeholders in the area. Developers, employers and organisations in the area will be required through the planning process to work positively with others to achieve the objectives of the Plan.

An Area Wide Travel Plan for Cherrywood Town Centre is included within the Transport Assessment submitted with the current application.

Refer to:
- Transport Assessment prepared by Arup.

### 4.2.13 Travel Plans (formerly Mobility Management Plans)

**Specific Objective**

*PI 24* A Travel Plan will be required for developments in the Planning Scheme that exceed the thresholds for Mobility Management Plans set out in the current County Development Plan.

A Travel Plan will be prepared for the proposed development in accordance with a condition attached to a grant of planning permission.

Refer to:
- Traffic and Transport Assessment prepared by Arup.
<table>
<thead>
<tr>
<th>4.2.14</th>
<th>Helipad</th>
<th>n/a</th>
</tr>
</thead>
</table>

### 4.3 UTILITIES AND TELECOMS

#### 4.3.1 Electricity
Ducting for electrical services is currently being provided within the roads infrastructure being constructed on site as part of the Roads and Infrastructure Phase 1 (Reg. Ref. DZ15A/0758) will be extended into the roads corridors provided under the current application.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.

#### 4.3.2 Gas
Specific Objective

*PI 25* An Above Ground Installation will be required near Tully Bridge to supply gas to the Planning Scheme Area. This will be provided in accordance with the phasing requirements of Table 7.10 in Chapter 7.

The gas installation is permitted under planning application Reg. Ref. DZ16A/0570.

#### 4.3.3 Telecoms
Specific Objective

*PI 26* It is an objective to require applications to include communication networks at the design stage of a scheme and to provide details of the proposed network with planning applications.

Ducting for telecoms services is currently being provided within the roads infrastructure being constructed on site as part of the Roads and Infrastructure Phase 1 (Reg. Ref. DZ15A/0758) will be extended into the roads corridors provided under the current application.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.

### 4.4 ENERGY
Noted.

Specific Objectives

*PI 27* Within this framework it is an objective to encourage locally generated renewable and low emission energy to supply a proportion of Cherrywood’s energy demand. This could include a range of energy options such as district biomass, solar thermal collectors, ground thermal energy storage, and integrated energy/heating systems such as Combined Heat and Power (CHP).

It is proposed to utilise a district heating centre to provide the primary heat source for the space heating and domestic hot water production for each dwelling. The energy centre will incorporate a Combined Heat and Power Cogeneration Plant. This system will assist in the development achieving Part L requirements.
## 4.5 Waste Management Specific Objective

<table>
<thead>
<tr>
<th>PI 32</th>
<th>It is an objective that all developments will comply with the waste policy as set out in the current County Development Plan. Layouts should be designed to incorporate bring centres, refuse collection points and make provision for recycling and composting when required at suitable locations.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Refer to: -</td>
</tr>
<tr>
<td></td>
<td>• Energy and Sustainability Statement prepared by O’Connor Sutton Cronin.</td>
</tr>
<tr>
<td></td>
<td>The management of waste during the operational phase of the development has been considered and incorporated into the design and layout of the Town Centre development.</td>
</tr>
<tr>
<td></td>
<td>Refer to: -</td>
</tr>
<tr>
<td></td>
<td>• Outline Operational Waste Management Plan prepared by AWN Consulting.</td>
</tr>
<tr>
<td><strong>Cherrywood Planning Scheme 2014</strong></td>
<td><strong>CHAPTER 5: GREEN INFRASTRUCTURE</strong></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td><strong>5.1 Introduction</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>5.2 Cherrywood Way</strong></td>
<td><strong>5.1 Introduction</strong></td>
</tr>
<tr>
<td><strong>Specific Objective</strong></td>
<td><strong>GI 1</strong> It is an objective to require the provision of Civic Space within Cherrywood Town Centre to provide a civic setting and cater for pedestrians and the employment population. This provision shall be in line with current County Development Plan qualitative and quantitative requirements and will be set out in the preparation of the overall Urban Form Development Framework for the Cherrywood Town Centre.</td>
</tr>
<tr>
<td><strong>5.3 General Green Infrastructure Objectives</strong></td>
<td><strong>GI 2</strong> To require that green infrastructure provision is implemented in agreement with, and at no cost to, Dún Laoghaire-Rathdown County Council.</td>
</tr>
<tr>
<td></td>
<td><strong>GI 3</strong> To comply with all of the policies of the current Dún Laoghaire-Rathdown County Development Plan relating to open space, biodiversity and green infrastructure, except for quantitative Class 2 open space provision.</td>
</tr>
<tr>
<td></td>
<td><strong>GI 4</strong> To require pre-application discussions with Dún Laoghaire-Rathdown County Council in relation to all green infrastructure provision.</td>
</tr>
<tr>
<td><strong>GI 5</strong> To require that the layout and orientation of residential areas ensures adequate levels of sunlight and good accessibility to all open space, in accordance with the requirements of Chapter 2.8.</td>
<td>The issue of sunlight penetration to the open space areas and areas of residential amenity has been considered in detail and in consultation with the planning authority. All future residents will have access to amenity spaces with high levels of sunlight provision. Refer to: - Sunlight, Daylight &amp; Shadow Report prepared by IES. - Landscape Design Statement prepared by Gross Max Landscape Architects.</td>
</tr>
<tr>
<td>GI 6</td>
<td>To require that open space is designed in compliance with current relevant national, regional and local design guidance.</td>
</tr>
<tr>
<td>GI 7</td>
<td>To require a straightforward, high-quality design approach to all green infrastructure, which creates inviting, flexible, multifunctional places, protects and enhances local distinctiveness and character, incorporates retained features and important vistas, in a manner that will facilitate easy maintenance.</td>
</tr>
<tr>
<td>GI 8</td>
<td>To require clear delineation of the boundaries and transitions between private space, communal space and public space.</td>
</tr>
<tr>
<td>GI 9</td>
<td>To require that public open space includes a range of natural habitats and facilitates preservation of flora and fauna where consistent with recreational requirements, landscape improvement and visual amenity.</td>
</tr>
<tr>
<td>GI 10</td>
<td>To promote the retention, protection and improvement of distinctive landscape features by, for example, incorporating them into or adjacent to open space, greenways, communal areas, SuDS provision, boundary features.</td>
</tr>
<tr>
<td>GI 11</td>
<td>To demonstrate that level changes necessary to accommodate development and associated infrastructure will not encroach on planned open space and will facilitate the protection of features for retention.</td>
</tr>
<tr>
<td>GI 12</td>
<td>To agree, with Dún Laoghaire-Rathdown County Council, plans, designs, detailed schedules and specifications of work for all public open space and green infrastructure (see Map 5.1).</td>
</tr>
</tbody>
</table>
| **GI 13** | To promote the design and implementation of planned public open space provision by Dún Laoghaire-Rathdown County Council, at no cost to the Council. | The proposed open and amenity spaces will be delivered as part of the overall development. 

Refer to: - Landscape Design Statement prepared by Gross Max Landscape Architects. |
| **GI 14** | To promote the sharing of outdoor recreational facilities between local schools and the local community, including the sharing of public open space provision with schools. | Outdoor recreational facilities are being provided within the permitted Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570) and these facilities will be available to the local community and schools. |
| **GI 15** | To require that SuDS corridors alongside roads and greenways incorporate wildlife habitat, pedestrian links and structural planting where appropriate, in accordance with the requirements of 4.1.2. | SuDs corridors are incorporated into the design of the landscapes areas where appropriate. 

Refer to: - Landscape Design Statement prepared by Gross Max Landscape Architects. |
| **GI 16** | To promote open SuDS features and wetland features in planned open spaces, subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access, in accordance with the requirements of 4.1.2. | Open SuDs are provided where suitable within landscape design. 

Refer to: - Landscape Design Statement prepared by Gross Max Landscape Architects. |
| **GI 17** | To require within public open spaces a wide range of appropriate, modern, high quality, sporting and recreational facilities for various disciplines, age groups and abilities, being informed by the current Dún Laoghaire-Rathdown Open Space Strategy, current guidance and best practice, in consultation with the Local Authority. | Formal outdoor recreational facilities are being provided within the permitted Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570). Appropriately scaled play facilities are being provided within the relevant amenity spaces within the Town Centre. 

Refer to: - Landscape Design Statement prepared by Gross Max Landscape Architects. |
| **GI 18** | To require that all sports provision is compliant with the relevant European Standards and the requirements of the relevant national sports bodies. | The recreational facilities to be provided within the permitted Beckett Park (Reg. Ref. DZ15A/0814) and Ticknick Park (Reg. Ref. DZ16A/0570) meet all required standards as will the play facilities proposed within the relevant amenity spaces within the Town Centre. 

Refer to: - Landscape Design Statement prepared by Gross Max Landscape Architects. |

### 5.4 Specific Objectives

#### 5.4.1 Natural Green Space
### Specific Objective

**GI 19**  
To safeguard the ecological integrity of the Carrickmines, Loughlinstown and Bride’s Glen rivers and the linear park adjacent to Cherrywood Business Park, and to require the sensitive improvement and management of these areas for biodiversity, education, landscape integration and visual amenity.

The Environmental Impact Assessment Report confirms that the proposed development will not adversely impact the Carrickmines, Laughlinstown or Bride’s Glen rivers and associated ecological corridors.

Refer to following chapters of the Environmental Impact Assessment Report:
- Chapter 6.0 Biodiversity/ Species and Habitats
- Chapter 8.0 Water
- Chapter 16.0 The Landscape.

**GI 20**  
To require sensitive low-key improvement of the Druid’s Glen Valley, such as the control of non-native vegetation, provision of a safe and naturalistic pedestrian pathway, provision of appropriate interpretation, and the minimisation of access points and disturbance, with particular regard to the Cherrywood SDZ Biodiversity Plan.

n/a

**GI 21**  
To require an ecological buffer area on the south side of Druid’s Glen, in compliance with the Cherrywood SDZ Biodiversity Plan, that includes an avenue of large canopy trees, pedestrian and cycle routes, native shrub, woodland and meadow planting, and a SuDS swale. The need for this buffer area is detailed in Appendix D.

n/a

**GI 22**  
To require the improvement and continuation of the Linear Park adjacent to Cherrywood Business Park and proposed Town Centre to link with surrounding greenways and habitats, Bride’s Glen Road and Bride’s Glen Luas Stop.

n/a

### 5.4.2 Amenity Open Space, Class 1

### Specific Objectives

**GI 23**  
Tully Park  
To require a high profile, high quality and distinctive flagship park with a range of visitor attractions and diverse active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage but may include e.g. flagship playground, local pitches, courts, tea-rooms, toilets, public art, litter bins, street furniture, interpretation. The development of Tully Park shall be appropriate to the tranquil character and

Tully Park is permitted under Reg. Ref. D215A/0813.
setting of the cluster of national monuments at its centre. The mature trees in the vicinity of the Tully Church complex shall be retained insofar as possible.

**GI 24 Beckett Park**

To require a major local park with a range of active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage but may include e.g. playground, local pitches, public art, street furniture.

Beckett Park is permitted under Reg. Ref. DZ15A/0814.

**GI 25 Priorsland Park**

To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating.

n/a

**GI 26 Lehaunstown Park**

To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating.

n/a

**GI 27 Synthetic Outdoor Sports Pitch**

To require at least one public synthetic sports pitch (multifunctional and able to accommodate senior soccer) north of the M50 motorway, compliant with the relevant European Standard(s) and equipped with appropriate ancillary features such as floodlighting, changing facilities, parking.

A synthetic sports pitch is provided within the permitted Becket Park (Reg. Ref. DZ15A/0814).

**GI 28 Ticknick Park**

To require circa 12 hectares of public land in the Ticknick area, south of the M50 motorway, incorporating formal grass pitches, vehicular access, parking, changing rooms, toilets and associated ancillary requirements. Specific design requirements within this area of land shall be detailed at planning application stage, informed by the current Dún Laoghaire-Rathdown Open Space Strategy and best practice at that time. The lands within the Planning Scheme boundary west of the motorway corridor and within the townlands of Laughanstown and Ticknick are to be used solely for

Ticknick Park is permitted under Reg. Ref. DZ16A/0570.
the purpose of the provision of outdoor active and passive recreational uses directly related to the wider Cherrywood Planning Scheme.

<table>
<thead>
<tr>
<th>5.4.3</th>
<th><strong>Amenity Open Space, Class 2 Specific Objectives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GI 29  Lehaunstown Lane Pocket Parks</strong></td>
<td>To require the provision of 3 public pocket parks (circa 0.2ha) associated with adjacent residential areas, accessible to the general public and facilitating small-scale recreation. Pocket parks may incorporate Lehaunstown Lane and should transition, in a legible manner, to communal open space. See typical sketch below in Figure 5.3.</td>
</tr>
<tr>
<td><strong>GI 30  Tuffa Springs Pocket Parks</strong></td>
<td>To require the provision of public open space within residential areas to protect the integrity of Tuffa Springs. Size and location needs shall be informed by ecological/hydrological reports, as explained in Appendix E.</td>
</tr>
<tr>
<td><strong>GI 31  Lehaunstown Village Neighbourhood Plaza</strong></td>
<td>To require an open space of a formal village green character to serve local neighbourhoods and provide a setting for Lehaunstown Village centre. Cater for pedestrians and include some passive recreation facilities.</td>
</tr>
<tr>
<td><strong>GI 32  Tully Village Neighbourhood Plaza</strong></td>
<td>To require an open space of a formal village green character to serve local neighbourhoods and provide a setting for Tully Village centre. Cater for pedestrians and include some passive recreation facilities.</td>
</tr>
<tr>
<td><strong>GI 33  Luas Tunnel Neighbourhood Plaza</strong></td>
<td>To provide a paved plaza of a civic nature to cater for movement of pedestrians, cyclists and provide legibility and setting to local built form and circulation. This plaza will deal with the termination of the Grand Parade in a legible and clear manner, incorporating landscaping, pedestrian and cycle circulation. See sketch below Figure 5.4.</td>
</tr>
</tbody>
</table>
### 5.4.4 Communal Open Space, Class 2

Communal open space is provided within residential areas in accordance with standards contained in the *Dun Laoghaire Rathdown County Development Plan 2016 – 2022* and the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015*.

Refer to:
- Housing Quality Assessment for TC1/ TC2 prepared by OMP Architects.
- Housing Quality Assessment for TC4 prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

### 5.4.5 Greenways and Pedestrian Links

#### Specific Objectives

**GI 34** To require that a network of permeable pedestrian routes and greenways shall link all areas with the Planning Scheme including Luas stops, bus stops, employment areas, schools, village centres, Town Centre, open spaces and green infrastructure.

The network of urban spaces proposed within the current application is linked by a series of routes and greenways to the principle residential, commercial, community and transport facilities within the Town Centre.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

**GI 35** To require that development within the Planning Scheme is consistent with the development of strategic greenways outside the Planning Scheme, such as:
- To Ballyogan
- To Cabinteely Park & Cabinteely Village
- To Kilbogget Park
- To Heronford Lane
- To the Bride’s Glen wooded area and Rathmichael
- To the proposed NHA in Loughlinstown (part of the Dalkey Coastal Zone and Killiney Hill pNHA) and Shanganagh coastline
- To Sandyford Business Park.

The proposed Town Centre development will link with existing and proposed strategic greenways outside the Planning Scheme area.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- Traffic and Transport Assessment prepared by Arup.

**GI 36** To require that greenways function as green infrastructure by facilitating an ecological role in addition to their transport role.

The layout and design of greenways and linkages have been designed to function as green infrastructure with ecological roles appropriate to the urban location.
<table>
<thead>
<tr>
<th>GI 37</th>
<th>To promote greenways which reflect and contribute to the distinctive character and appearance of their settings.</th>
</tr>
</thead>
</table>
| GI 38 | Lehaunstown Lane
To require that Lehaunstown Lane, between Lehaunstown Village and the M50 pedestrian bridge, is retained as a route of ecological and cultural importance and incorporates the following principles:
- Limit vehicular access to the lane
- Retain and supplement where appropriate the lane’s rural hedges, trees, banks and other features to preserve elements of the lane’s rural character
- Create a buffer circa 10m either side of the lane where indicated by Planning Scheme drawings
- Locate Class 2 pocket parks (circa 0.2ha), associated with adjacent residential areas, along the lane (refer to Figure 5.3). The pocket parks should straddle the lane.
- The lane shall form part of a walking route linking Cabinteely and Brennanstown with lands south of the M50 (Ballycorus, Carrickgollogan, Rathmichael etc.) and east of the Planning Scheme (the coast, Shanganagh etc.).
- Promote reconfiguration of the existing Lehaunstown Lane M50 bridge to include soft landscape elements that enable wildlife to cross the motorway and increase pedestrian connectivity with the proposed recreation lands in Ticknick. |
| GI 39 | Greenway link to Tully Park
To require that Tully Park is linked to the Town Centre and adjacent Luas stop by a greenway that incorporates the following principles:
- Retains the existing visually prominent tree-line along the ridgeline;
- Accommodates a large pedestrian footfall and safe usage by cyclists
- Universal access for a range of abilities including wheelchair users |

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

The proposed landscape design takes cognisance of the existing topography of the site, the proposed podium construction and the design and layout of the proposed urban blocks.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

n/a
• Facilitates a logical and legible transition between the civic character of the Town Centre and the more natural character of Tully Park
• Promote the provision of a raised, high-quality paved crossing between the Tully Park link and the Town Centre
• Forms part of an integral link between Tully Park and Bride’s Glen, via the Town Centre (in accordance with objective GI77).

5.4.6 Green Corridors

<table>
<thead>
<tr>
<th>5.4.7</th>
<th>Trees and Hedgerows</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Objectives</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GI 42** To require that the approach to existing and proposed trees throughout the Planning Scheme is consistent with the current Dún Laoghaire-Rathdown tree strategy (currently Dún Laoghaire-Rathdown TREES, 2011-1015) and associated guidelines.

**GI 43** To require the retention and protection (in accordance with BS5837) of trees and hedgerows which are of particular significance to amenity and biodiversity or listed for retention. These are highlighted on Map 5.2. These include but are not necessarily limited to the following:

- Turkey Oaks, Priorsland (within proposed SUDS provision).
- Trees along Loughlinstown River to rear of The Ramparts and Willow Court.
- Wooded areas, Bride’s Glen.
- Extensive woodland, Druid’s Glen.
- Trees along Lehaunstown Lane.
- Tree line, southwest boundary Lehaunstown House/Castle.
- Mature tree-line running along ridge line from Tully Church down to the Cherrywood Luas stop.
- Hedgerows along Lehaunstown Lane.
- Hedgerows within and around proposed Beckett Park.
- Hedgerow linking northern end of Lehaunstown Lane to the Lehaunstown Valley.
- Hedgerow north of confluence of Cabinteely Stream and Carrickmines River.

• Landscape Design Statement prepared by Gross Max Landscape Architects.
• Retained hedgerows in an urban setting may require management work or reshaping to prevent conflict with health and safety requirements. This detail shall be outlined by the applicant in the Habitat Management Plan required under Biodiversity Policy BP 03.

GI 44  To require that all roads include an appropriate level of tree planting in accordance with the following principles:
• Avenue street tree planting is required along all structural roads. Where pavement width is greater than 2.5m, trees shall be planted in linear trenches making use of proprietary planting systems or structural soil which can form part of the drainage network in consultation with Dún Laoghaire-Rathdown Local Authority. Trees can also be planted in road verges. Particular regard shall be had to tree planting along the Grand Parade, which shall incorporate an avenue of large growing, structural, canopy trees.
• Where there are SuDS swales or open spaces adjacent to roads, it is preferable for tree planting to be located within these instead of the footpath, in accordance with Section 4.1.2.
• Where insufficient space for street tree planting is indicated in the road section or adjacent green infrastructure, sufficient space must be provided along the edge of adjacent development plots.
• Sufficient space must be provided underground for street trees and urban trees.
• Establish a minimum density of tree planting within development plots throughout the Planning Scheme Area to provide shelter, noise mitigation, mitigation of particulate pollution.
• Tree planting provision must be agreed at application stage.

Tree planting is incorporated into the design and layout of the proposed roads within the current application and follows on from the tree planting permitted within Roads and Infrastructure Phase 1 (Reg. DZ15A/0758).

Refer to: -
• Landscape Design Statement prepared by Gross Max Landscape Architects.

Long Term Tree Management
Specific Objectives
GI 45  To require the submission of management programmes for retained and newly planted trees, shrubs and other vegetation demonstrating long-term continuity and consistency.

A landscape maintenance and management plan is provided within the enclosed Landscape Design Statement.

Refer to: -
• Landscape Design Statement prepared by Gross Max Landscape Architects.

5.5 Biodiversity

Noted.
### 5.5.1 Requirement for further ecological assessment

**Specific Objectives**

<table>
<thead>
<tr>
<th>GI 46</th>
<th>To require the involvement of a suitably qualified Ecologist prior to and when undertaking ecologically sensitive, or ecologically related works or proposals e.g. ecological surveys, reports, proposals, site supervision.</th>
</tr>
</thead>
</table>

Scott Cawley are retained by the applicant to provide advise in relation to ecological and biodiversity issues and are an integral part of the design team for Cherrywood Town Centre.

Refer to the following reports by Scott Cawley:
- Chapter 6.0 Biodiversity/ Species and Habitats within the Environmental Impact Assessment Report
- Appropriate Assessment Screening Report
- Habitat Management Plan.

<table>
<thead>
<tr>
<th>GI 47</th>
<th>To demonstrate that the development has regard to the principles of the ‘Green City Guidelines’ (UCD Urban Institute Ireland, 2008) and that green infrastructure is consistent with the provisions of the current County Council’s Parks Biodiversity Policy.</th>
</tr>
</thead>
</table>

The design and layout of the proposed development has been informed by the principles of the ‘Green City Guidelines’ and the Dun Laoghaire Rathdown Biodiversity Plan.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.
- Habitat Management Plan prepared by Scott Cawley.

<table>
<thead>
<tr>
<th>GI 48</th>
<th>To ensure that the development complies with the Cherrywood SDZ Biodiversity Plan.</th>
</tr>
</thead>
</table>

The proposed development complies with the Cherrywood Biodiversity Plan.

Refer to:
- Habitat Management Plan prepared by Scott Cawley.

<table>
<thead>
<tr>
<th>GI 49</th>
<th>Promote liaison with National Parks and Wildlife Service during the development design, construction, monitoring and management stages.</th>
</tr>
</thead>
</table>

The proposed development has been designed and will be developed in accordance with relevant guidance and standards set out by the NPWS. On site meetings have been held with the local NPWS Conservation Ranger.

Refer to the following reports by Scott Cawley:
- Chapter 6.0 Biodiversity/ Species and Habitats within the Environmental Impact Assessment Report
- Appropriate Assessment Screening Report.
- Habitat Management Plan.

### 5.5.2 Public Lighting

**Specific Objective**

<table>
<thead>
<tr>
<th>GI 50</th>
<th>Require that any public lighting is minimised in areas within 30m of existing or proposed hedgerows, treelines, watercourses or woodland edges.</th>
</tr>
</thead>
</table>

The public lighting is appropriately located to ensure no impact on biodiversity and habitats.
specifically in areas that are important for bats such as along commuting routes and at foraging and roosting locations. In these locations, lighting shall be installed only where necessary for public safety, with directional illumination and to the minimum lux level consistent with this need.

Refer to the following reports by Scott Cawley:
- Chapter 6.0 Biodiversity/Species and Habitats within the Environmental Impact Assessment Report

### 5.5.3 Maintenance of physical ecological connectivity with Green Infrastructure

**Specific Objective**

**GI 51** Ensure that the design and function of green infrastructure is able to allow the movement of species across the Planning Scheme lands and to maintain connectivity between the ecological corridors at Druid’s Glen, Lehaunstown Valley and Bride’s Glen. This provision may be required within development plots where there is insufficient space e.g. alongside some greenways.

**GI 52** Ensure that the design of all development takes account of the sensitivities of retained habitats and greenways and avoids adverse impacts resulting from noise, lighting and other types of disturbance.

The design of proposed lighting is in accordance with good practice and will ensure that adverse impacts are minimised.

Refer to the following reports by Scott Cawley:
- Chapter 6.0 Biodiversity/Species and Habitats within the Environmental Impact Assessment Report

**GI 53** Encourage awareness among local communities of the existence of important greenways, treelines and ecological connectivity to ensure their retention and management for future generations.

There are no existing greenways or treelines on the site. Linkages and pathways to importance external greenways are provided within the proposed development.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

### 5.5.4 Creation of SuDS and wetlands

**Specific Objective**

**GI 54** Ensure that the design of swales and stormwater attenuation areas and SuDS proposals within private developments include commitments to addressing a net gain in biodiversity. Where planting is required, native species must be used, including trees where suitable.

SuDs features are provided in accordance with best practice and planting will comprise native species.

Refer to:
- Water Services Engineering Report TC1/TC2 prepared by Arup.
- Water Services Engineering Report TC4 prepared by MMOS.
- Landscape Design Statement prepared by Gross Max Landscape Architects.
| **GI 55** | To require that SuDS features in river valley areas shall be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/enhancement of biological diversity. | n/a |
| **GI 56** | To require that the approach to retained and new ponds, basins or watercourses throughout the Planning Scheme shall incorporate best practice with respect to design, landscaping and management techniques to promote biodiversity and visual amenity. | The proposed works to the existing Pond 4 will not impact on existing biodiversity or disrupt visual amenity. Refer to the following reports by Scott Cawley: - Chapter 6.0 Biodiversity/ Species and Habitats within the Environmental Impact Assessment Report. - Chapter 16.0 The Landscape within the Environmental Impact Assessment Report. |
| **GI 57** | To require that where SuDS features are connected to open watercourses then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology. | A Fisheries Protection Method Statement prepared by Scott Cawley is enclosed within the Outline Construction Management Plan prepared by DCON Safety Consultants and includes measures to minimise impacts on watercourse and associated ecology. Refer to: - Outline Construction Management Plan prepared by DCON Safety Consultants. |
| **GI 58** | To require the submission and adherence to site-specific method statements demonstrating how pollution of watercourses during and after the construction period will be prevented and/or mitigated. These shall be developed in consultation with the relevant river authorities or fisheries boards. | A series of measures to prevent pollution to water courses during the construction phase of the development are provided within the Outline Construction Management Plan prepared by DCON Safety Consultants enclosed with this application. The OCMP also includes a Fisheries Protection Method Statement prepared by Scott Cawley. Refer to: - Outline Construction Management Plan prepared by DCON Safety Consultants. |

**5.5.5 Retention protection and management of existing habitats**

**Specific Objective**

**GI 59** Require the protection of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats. Retention of habitats should take into account the environmental conditions required to maintain their condition

A Habitat Management Plan is enclosed with the current application. Refer to: - Habitat Management Plan prepared by Scott Cawley.
(e.g. shading, drainage). In these areas, the applicant shall provide a Habitat Management Plan detailing how this will be achieved.

**GI 60** Ensure the protection of the biodiversity associated with watercourses and their riparian (bankside) habitats through detailed design and protective measures during construction. Where diversion and flood relief measures are required then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology, in accordance with the requirements of the Water Framework Directive. No projects shall give rise to significant erosion and deposition of soil into natural watercourses.

**GI 61** Ensure the protection of calcareous (tuffa) springs and the area surrounding them by having no net effect on the hydrogeological and other physical conditions on which these springs rely. Any Planning Application that is located within the hydrogeological catchment of these areas as outlined in the protection zone map of the Hydrogeological Study in Appendix E will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required in some cases to prove that there will be no effect on these features.

**GI 62** Ensure the protection of the physical and biological structure of Bride’s Glen and Druid’s Glen ecological corridors including the habitat and species diversity and richness of terrestrial and aquatic habitats. Development applications within 150m of the edge of the corridor and any proposals within the corridor should provide details on how the corridor will be protected from direct/indirect effects of lighting, noise, visual disturbance and how surface water runoff quality will be controlled.

**GI 63** The ecological sensitivity of Druid’s Glen has been examined and the full details of the study are contained in the report in Appendix D. Due to the complexity of the habitats within the Glen, buffer zones have been created along the southern valley edge and within the northern valley. These are designed to separate the effects of development (light, visual disturbance)
from the sensitive habitats and species in the Glen and at its edge. Any development on lands affected by this buffer shall ensure the maintenance and appropriate use of the 50m buffer around Druid’s Glen in accordance with the report in Appendix D.

GI 64  Promote sustainable recreation within the Planning Scheme Area that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure. This will be achieved by prioritising class I and II open spaces for public use and discouraging visitor access at sensitive sites in the valleys such as the areas surrounding the petrifying springs and calcareous grassland in the Lower Carrickmines valley.

Following on from the permissions granted for Class 1 open spaces at Ticknick Park, Beckett Park and Tully Park the proposed developed incorporates a range communal amenity spaces to serve the future population within Cherrywood Town Centre.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

5.5.6 Restoration of Biodiversity in new landscapes

**Specific Objective**

GI 65  To require the use of native trees, shrubs and grasses in landscaping proposals and promote the re-use of existing topsoil and subsoils within landscaping plans in both public and private open space areas to allow the preservation of the native seed bank within landscaping schemes.

Placing will comprise native species and soils will be reused on site preserving the native seed bank.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.

GI 66  To require that all proposals for open space and landscape design to include biodiversity conservation and enhancement measures.

Biodiversity enhancement by management and planting of native species are included within the proposed development.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.
- Habitat Management Plan prepared by Scott Cawley.

GI 67  Require that any developments retaining semi-natural habitats set out clear commitments to managing these areas to maximise their visual amenity and ecological value.

n/a

GI 68  Require the effective control of invasive species within the Planning Scheme Area. In order to achieve this, landowners will be required to work with the Council to develop a strategic approach to controlling invasive species throughout these lands.

Noted.
| 5.5.7 | Other measures  
Specific Objectives  
GI 69  Ensure that the crossing of Druid’s Glen is designed to be the best ecological option. Proposals should demonstrate measures to avoid significant habitat loss, disturbance to surrounding habitats and species, proposals to prevent water pollution and protect riparian habitats.  

GI 70  Ensure that the measures contained within the Biodiversity Plan are reviewed at a minimum of five yearly intervals by the Planning Authority, after adoption of the Plan. This addresses the fact that species may shift their ranges and habitats will change over time and that this may warrant revisions to the protective recommendations in the Plan.  

| n/a |

| 5.6 | Play  
Specific Objectives  
GI 71  To promote a child-centred approach, based where appropriate on ‘home-zone’ principles, that enables children to:  
- Move freely and safely around their neighbourhood;  
- Play within sight of their home;  
- Play in the natural environment;  
- Play at purposefully designed play facilities.  

Play spaces are integrated into the residential courtyards in TC1/ TC2 and TC4 and are visually and functionally accessible to the proposed residential units.  

Refer to: -  
  • Landscape Design Statement prepared by Gross Max Landscape Architects.  

GI 72  To require that play provision:  
- Has regard to the relevant design standards of the Council’s Open Space Strategy and the current Council Play Policy;  
- Complies with the relevant British (BS) or European (EN) Standards.  
- Has regard to the requirements of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities. September 2007. DEHLG.  
- Complies with the minimum recommended distance thresholds and local provision standards in place at the time of implementation.  
- Is carefully sited in easily accessible locations and well overlooked by adjacent housing, while not causing a nuisance to nearby residences.  
- Has a clear hierarchy: Flagship playground (Tully Park); Local Playgrounds in Class 1 Open Space; Neighbourhood play lots in local neighbourhoods; Community playgrounds in secure community centres.  

The proposed play spaces have been design and set out in accordance with relevant standards and guidelines.  

Refer to: -  
  • Landscape Design Statement prepared by Gross Max Landscape Architects. |
### 5.7 Communal Open Space

**Specific Objective**

**GI 74** To require multi-functional and flexible Communal open spaces within residential areas that are inviting places for people and used for informal recreation. They must be well overlooked (not oppressively so) and within sight of the buildings they serve, with high quality tree planting and soft/hard landscaping. Open grass areas lacking in recreational facilities are not acceptable.

Multi-functional and communal spaces for the residential blocks are provided at courtyard level and roof level providing a mix of passive and active spaces.

Refer to:
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

### 5.8 Boundaries

**Specific Objectives**

**GI 75** To require that where the boundaries of sites incorporate or are adjacent to existing trees and hedgerows to be retained, these shall be utilised as part of the boundary.

There are no trees or hedgerows identified for protection within the current application site.

**GI 76** To require that boundaries:
- Clearly delineate the transition between private, communal and public areas
- Enable reasonable surveillance of the adjacent public realm by residents
- Present the building frontage visually as part of the public realm
- Reflect the local streetscape and neighbourhood character and context
- Are visually harmonious with the surrounding area, not visually intrusive
- Do not provide a suitable face for graffiti
- Respond to slopes by following contours

The design and treatment of open space boundaries is informed by the function of the space and the need to integrate with the adjoining residential and commercial blocks that frame them. A variety of boundary treatments are proposed.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.
### 5.9 Town Centre Civic Space

**Specific Objectives**

GI 77 To require the design, as an integral component of the Cherrywood Urban Form Development Framework (see Figure 6.1) of a clear, legible and inviting network of civic open space, incorporating pedestrian and cycle links, between Tully Park and Bride’s Glen. Civic open spaces shall be located at pedestrian focal points e.g. adjacent to the Tully Park Greenway, Luas stops, Wyattville Road pedestrian link. This provision shall be set out with regard to the qualitative and quantitative requirements of the current County Development Plan.

GI 78 To require that the Town Centre is linked either side of the Wyattville Road and to promote this link as an integral public space of a civic, character, with tree and soft landscape elements for shelter and visual amenity.

A hierarchy of civic spaces is proposed within the Town Centre in accordance with the UFDF. These spaces are focused around key pedestrian/cycle routes and nodes and public transport stops.

Refer to:

- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement prepared by Gross Max Landscape Architects.

A detailed proposal for the Town Centre Link across the Wyattville Link Road has been prepared by Sean Harrington Architects and comprises a bespoke bridge design with the dual function of continuing the street and creating an active place.

Refer to:

- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- Bridges Design Statement prepared by Sean Harrington Architects.
### Cherrywood Planning Scheme 2014

#### CHAPTER 6: DEVELOPMENT AREAS

<table>
<thead>
<tr>
<th>DEVELOPMENT AREAS</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Tully Park</td>
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</tr>
</tbody>
</table>

#### Design Challenges

There are a number of challenges that need to be addressed in the design and layout of proposals in this Development Area, including the following:

- **Town Centre**
  - To ensure the scale of retail development relates to the growth potential of the Plan Area.
  - Relating development to the new ground level created by the Luas line.
  - Bridging the Wyattville Link Road for pedestrians, cyclists and vehicles.
  - The critical design and layout challenge is to provide an environment which overcomes the division caused to the Plan Area by the Wyattville Link Road in a manner that is pedestrian friendly and which enables the different activities of the Town Centre to interact. This reinforces the smarter travel policies in the Plan, the mixed-use nature of the Plan Area and the relationship between the Town Centre and the whole of the Plan Area.

- **Tully Park**
  - The requirement to work with the historic landscape in the provision of an active recreational Park.
  - To retain the environmental quality of the area while providing for safe movement throughout.

The design challenges identified in the Planning Scheme have been carefully considered by the concept and executive architect teams involved in bringing forward the proposals for Cherrywood Town Centre. The design responses are detailed in the enclosed Design Statements.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

#### Future Form

Cherrywood Town Centre will accommodate the greatest concentration of development within the Plan Area. The Town Centre area is a mixed-use area, which will provide for a range of uses including: residential, office, retail, leisure, cafés and restaurants, ensuring that there is activity throughout the day and into the evening. The mix of interdependent land uses will contribute to the sense of place and identity.

The future form of Cherrywood Town Centre is guided by the principles established within the UFDF and these principles are carried forward into the design and layout of each of the Town Centre plots.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/ TC2 Design Statement prepared by Mola Architecture.
The challenge with the Town Centre and the benefit of having it straddle the Wyattville Link Road is that there is an opportunity for it to create its own character, building on its wider setting. The Town Centre will bridge the divide created by the Wyattville Link Road, will create a Centre where all the different land uses are catered for and the needs of the residents and employees are met. It is the centre of economic, social and retailing activity within the Plan Area. It’s design and layout must embrace these functions by developing spaces of a quality that attracts people to them and through them to allow a sustainable level of footfall to be achieved that will enhance the viability of the area and contribute to a feeling of security.

This could be approached in a number of ways including:

• Designing the Town Centre link so that it will encourage and channel movement across the Wyattville Link Road.
• Designing the layout of the Town Centre so that ease of pedestrian movement to the Town Centre link is a primary design consideration. This could be achieved in a number of ways including:
  > Stepping the buildings up from the perimeter of the Town Centre plots to the level of the Luas line and the pedestrian crossing of the Wyattville Link Road, so that across the Town Centre the buildings immediately adjoining the Town Centre link and Luas line are at grade;
  Or
  > Building the Town Centre on a podium that rises to the level of the Luas line. The treatment of plot edges will require considered design solutions.

For this elevated environment to be successful it will be perceived by the pedestrian as a real and natural place. As such the interface between the elevated Town Centre link and the adjoining ground should be designed to protect from the visual and auditory effects of traffic on the Wyattville Link Road.

The transport interchange for Bus and Luas is adjacent to the Town Centre. A plaza area to focus pedestrian and cycle access to the Town Centre from the west provides the main access to the central amenity area of Tully Park.
Tully Park fulfils a myriad of functions aside from the area being for recreational activities and being of historical significance:

- It provides pedestrian and cycle linkages between the Village Centres, the Town Centre and employment areas.
- It provides the recreational space for the primary and post primary schools adjoining the park.
- It provides views across the Plan Area and visually links the Plan Area to its hinterland.

**Urban Form Development Framework**

Achieving a successful urban form in the Cherrywood town centre is critical. The town centre crosses different landownerships and incorporates a variety of opportunities and constraints, including the crossing of the Wyattville Link Road. To ensure a comprehensive approach to the layout and urban form of the Cherrywood town centre, it is a pre-requisite to the approval of any planning applications for the town centre that, following consultation with the relevant landowners, an Urban Form Development Framework be prepared by the Development Agency in accordance with the Cherrywood SDZ Planning Scheme.

The purpose of the Urban Form Development Framework is to provide clarity and to assist the assessment of whether planning applications are consistent with the objectives of the Planning Scheme. Any development permitted in the town centre shall be in accordance with the Urban Form Development Framework.

The preparation of the Framework shall take cognisance of the design approach set out in the submissions received by An Bord Pleanála on the 27th day of February 2014 from BMA Planning and MÓLA Architecture on behalf of Cherrywood Properties, and from McCutcheon Halley Walsh and Scott Tallon Walker Architects on behalf of Dún Laoghaire Rathdown Properties Limited.

The level of detail provided by the Framework shall be at least that provided in the submission to An Bord Pleanála by Scott Tallon Walker Architects on behalf of Dún Laoghaire-Rathdown Properties Limited, on the 27th day of

The applicant and their design team have worked closely with Dun Laoghaire Rathdown County Council to produce a comprehensive UFDF document that addresses all the key requirements (a – j) as set out by An Bord Pleanála.

Consistency with the relevant sections of the UFDF is confirmed by the following:

**2. Land Use Strategy**

The proposed developments within TC1/2 and TC4 follow the Land Use Strategy contained within the UFDF by providing a strong retail core centred on TC1 incorporating a mix of retail, non retail, community and HIE uses with residential uses within the northern third of the plot. TC2 is predominately residential in land use terms with a buffer of non retail uses (hotel) proposed within the southern third of the site and north west of the Cherrywood Avenue and WLR junction (Junction A). As set out within the UFDF, the proposed development within TC4 comprises a mix of HIE, residential and non retail uses with the residential uses located centrally within the site and bound to the north and south by the HIE and non retail land uses.

**3. Urban and Built Form and Layout**

The applicant’s design team have worked closely with the Development Agency to ensure that the current design proposals are consistent with key design considerations emerging from the UFDF in relation to ground levels, block layout, urban grain, building frontages, height, scale and massing and materials. The enclosed Architectural and Landscape Design Statements illustrate in detail how the proposed development is consistent with the layout and built form requirements of the UFDF.
February 2014, which related to quadrant TC3. The Framework shall address the area identified as ‘town centre’ (TC 1-4) on Map 6.2 ‘Development Area 2 Cherrywood’ and shall, at a minimum, include the following:

(a) Identification of: - the principal focus and civic core of the town centre, - the principal retail focus for quadrant TC1, and - the relationship between quadrant TC1 and Grand Parade, and their respective urban identities

(b) a block layout for the town centre, illustrating urban blocks and urban grain

(c) height, scale and massing, and building typologies

(d) finished floor levels for buildings, including identification of entrance level(s), and finished levels for roads and footways, and in particular, the horizontal and vertical connections between Grand Parade and the surrounding streets/buildings

(e) the location, design and treatment of squares, civic spaces, pocket parks, and the public realm generally

(f) provision for facilities including a community facility, places of worship, a library, and a primary care unit, in accordance with Objective DA11

(g) the treatment of the Grand Parade generally, including the proposed approach to the crossing of the Wyattville Link Road, demonstrating how an attractive and welcoming urban environment can be maintained, having regard to its important transport function as set out in the Planning Scheme

(h) provision for a separate pedestrian/cycle bridge across the Wyattville Link Road, connecting quadrants TC1 and TC3, as shown in Map 6.2 ‘Development Area 2 Cherrywood’, and provision for the sequencing of this development.

(i) identification of vehicular and pedestrian routes within the town centre, and associated finished levels and access points, including car park access points, including section drawings and

(j) identification of the car parking spaces to be provided, the location access to and usage of car parks, including shared use car parks, and any on-street parking.

The framework shall not materially alter the Planning Scheme.

4. Public Realm Strategy
Gross Max Landscape Architects have prepared a detailed landscape design proposal for the proposed public spaces and realm within TC1/2 and TC4 including Grand Parade, Cherrywood Square and Tully Park link, Wyattville Link Plaza and Bridge, Brides Glen Square, Town Square East, Town Square West, Bishop Street Square and Civic Street.

5. Access and Movement Strategy
The UFDF guidance in relation to pedestrian, cycle and vehicular movement have been incorporated into the design and layout of the Town Centre as described in detail within the Architectural Design Statements enclosed with this application. The Traffic and Transport Assessment by Arup also provides detailed assessments of pedestrian, cycle and vehicular trip generation within the proposed Town Centre. Combined these reports demonstrate that priority has been given to the design of pedestrian and cycling facilities, followed by public transport infrastructure and other vehicular movements, in that order.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.
- Landscape Design Statement by Gross Max.
- Traffic and Transport Assessment by Arup.
<table>
<thead>
<tr>
<th><strong>In the event of disagreement between the parties on any matters within the Framework, the matter in question shall be referred to An Bord Pleanála for determination.</strong></th>
</tr>
</thead>
</table>
| **Specific Objectives**  
**DA 10** The design and layout of the Town Centre shall address the following issues:  
- In relation to ground levels, the change in levels between the surrounding road network and the Town Centre Link shall be designed in a manner that is attractive to the pedestrian;  
- In relation to building heights, where a building addresses two streets, building height will be measured from the higher street.  
- In relation to the Grand Parade, it is proposed as a low speed 30km/h street facilitating movement across the Wyattville Link Road for pedestrians, cyclists, Luas and motorised traffic. It will mitigate the severance caused by the Wyattville Link Road and encourage interaction between both sides of the Town Centre. In traffic terms it will provide vehicular access to development blocks TC2 and TC4 and reduce at-grade crossing movements of the Wyattville Link Road. Mitigation of the severance outlined, together with these access issues must be addressed.  
- In relation to the relationship with the Wyattville Link Road, lands that encroach/abut or in any way have a relationship with the Wyattville Link Road, shall show the relationship between all building edges and the Road. The design of all elements shall be such that pedestrian movement is positively discouraged across the Link Road at-grade. This detail is necessary to support the creation of an attractive and sustainable environment in the Town Centre.  

The design and layout of the proposed development takes cognisance of the change in levels, need for appropriate building height and scale and the requirements necessary to treat Grand Parade and Wyattville Link Road as distinct elements in terms of pedestrian and traffic movements.  
Refer to: -  
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.  
- TC1/ TC2 Design Statement prepared by Mola Architecture.  
- TC4 Design Statement prepared by Henry J Lyons Architects. |
| **DA 11** The Town Centre link should form an important public space of a civic character, with trees and soft landscaping elements for shelter and visual amenity. The design of the Town Centre link shall incorporate features to protect pedestrian and cycle movement. These features will provide a safe environment for all users of the Town Centre Link and the Wyattville Link Road.  

A detailed proposal for the Town Centre Link across the Wyattville Link Road has been prepared by Sean Harrington Architects and comprises a bespoke bridge design with the dual function of continuing the street and creating an active place.  
Refer to: -  
- Bridges Design Statement prepared by Sean Harrington Architects. |
**DA 12** Retail Impact Assessments shall accompany retail applications within the Town Centre.

A Retail Impact Assessment has been prepared and is enclosed with the current application.

Refer to:
- Retail Impact Assessment prepared by BMA Planning.

**DA 13** To design civic spaces to assist movement through the Town Centre, in particular marking where pedestrian routes converge or cross.

Civic spaces are being provided at important pedestrian and public transport nodes within the Town Centre in accordance with the layout and form contained in the UFDF.

Refer to:
- Overall Town Centre Design Statement prepared by Henry J Lyons Architects.
- TC1/TC2 Design Statement prepared by Mola Architecture.
- TC4 Design Statement prepared by Henry J Lyons Architects.

**DA 14** That Tully Park is developed in accordance with the objectives set down in Chapter 5 Green Infrastructure and Chapter 3 Cultural and Built Heritage.

Tully Park is permitted under Reg. Ref. DZ15A/0813 and is currently under construction.

**DA 15** To provide a Transport Interchange (T.I) in accordance with Chapter 4 and Map 6.2.

The Transport Interchange is included within the current application.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.

**DA 16** To provide a Community Facility in the Town Centre in accordance with Section 2.3.4

Community floor space is provided within TC1 (Block B5) and, subject to the requirements of DLRCC, will include a library with exhibition and arts/cultural space and multimedia learning space.

**DA 17** To provide a Library Facility in the Town Centre in accordance with Section 2.3.4

A library is proposed within the Town Centre - TC1 (Block B5).

**DA 18** To provide a Primary Care Unit in the Town Centre in accordance with Section 2.3.6

A Primary Care Centre of 1,820sq.m is proposed to be centrally located within TC1 (Block B5) and is of sufficient scale to meet the needs of the proposed Town Centre population and workers within the adjoining business park and residential neighbourhoods.
The proposed development complies with the development types and quantum for Development Area 2 as indicated in Tables 6.2.1 as amended by Amendment 3 of the Cherrywood Planning Scheme.

Refer to:
- Floorspace Schedule prepared by Henry J Lyons Architects.
- Planning Application Report by BMA Planning.
The proposed development complies with the development types and quantum for Development Area 2 as indicated the tables across as amended by Amendment 3 of the Cherrywood Planning Scheme.

Refer to:
- Floorspace Schedule prepared by Henry J Lyons Architects.
- Planning Application Report by BMA Planning.

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<td>Res 2</td>
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<th><strong>TOTAL NO. OF RESIDENTIAL DWELLINGS</strong></th>
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The Town Centre is further split into 4 areas to ensure a sustainable allocation of uses throughout and to allow for a critical mass of retail, non retail and community uses, a honey pot of employment to complement the existing employment in Bride’s Glen and a dispersal of residential to instil life through the Town Centre.

There is an allowance of 10% transfer of uses between the 4 areas in the Town Centre to give flexibility whilst maintaining the overall figures in Tables.

A transfer of non retail floorspace (from TC1 to TC2) and retail floorspace (from TC2 to TC1) is proposed for the purpose of providing a range of cafe/ restaurant uses at ground
6.2.1 and Tables 6.2.2. The optimum split of development quantum between the 4 areas within the Town Centre is detailed in the following table. (This 10% transfer is between each area is subject to agreement between Town Centre landowners).

The proposed development complies with the development types and quantum for Development Area 2 as indicated the Table 6.2.2 as amended by Amendment 3 of the Cherrywood Planning Scheme and subject to the implementation of a transfer of floorspace between TC1 and TC2 as permitted by the Planning Scheme.

Refer to:
- Floorspace Schedule prepared by Henry J Lyons Architects.
- Planning Application Report by BMA Planning.

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<th>TC1 SITE AREA SQ.M</th>
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<td>Commercial</td>
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<td>Mixed Use</td>
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<td>Commercial</td>
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<td>Commercial</td>
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<td>Total</td>
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<td>Commercial</td>
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</table>

The op
Refer to:

- Floorspace Schedule prepared by Henry J Lyons Architects.
- Planning Application Report by BMA Planning.
Roads requirements listed in Table 6.2.3 and required for the Town Centre are currently being provided as part of the Roads and Infrastructure Phase 1 (Reg.Reg. DZ15A/0758) and/or the current application.

Refer to:
- Traffic and Transport Assessment prepared by Arup.

Construction access for the current application will be provided via the left in/left out junction on the Wyatville Link Road.

A Construction Traffic Management Plan, including proposals to maintain safe and efficient access to Wyatville Link Road, will be developed by the appointed contractor and presented to the planning authority prior to commencement of development.

Refer to:
- Chapter 13 Material Impacts Transport within the Environmental Impact Assessment Report.

The stormwater drainage, foul sewer and water supply requirements listed within Table 6.1.2 are considered in detail within the enclosed water services engineering reports.

Refer to:
- Water Services Engineering Report TC1/TC2 prepared by Arup.
- Water Services Engineering Report TC4 prepared by MMOS.
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<th>Development Area 3: Priorsland</th>
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<td>Development Area 7: Macnebury</td>
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<td>6.8</td>
<td>Development Area 8: Tully</td>
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## Sequencing and Phasing of Development

### Concept

The overall Plan Area is divided into 8 Development Areas (See Chapter 6). The sequence of development is ordered so that development will be confined to identified Development Areas at all times. The 8 Development Areas are grouped together into 3 Growth Areas.

The sequencing of Growth Areas within Cherrywood is as follows: First Growth Area: Development Areas 2, 4, 5, and 6A Second Growth Area: Development Areas 1, 2 and 3. (see specific objective H27) Third Growth Area: Development Areas 6B, 7 and 8.

To commence development in the Second or Third Growth Area the infrastructure requirements of the previous Growth Area will have been completed and/or the service provided. The infrastructure requirements for each Development Area are set out in Chapter 6. In the sequence of development each Development Area within the previous Growth Area will have to be constructed up to the minimum level of development stated in the Development Type and Quantum Tables in Chapter 6. Applications may be considered premature unless the identified infrastructure as set out for each Growth Area in tables 7.1-7.9 is either in place or permission for same is in place.

The one exception to this is Development Area 2 – Cherrywood Town Centre, which is included in both the First Growth Area and the Second Growth Area due to the scale of development and the mix of uses within this Development Area. The retail provision in the Town Centre shall be split 50/50 over the First Growth Area and Second Growth Area to ensure that the retail provision is in line with the residential and employment catchment. The minimum number of residential units in the first Growth Area shall be permitted prior to the second 50% of retail floor space provision being permitted.

There is 30,000 sq.m. of employment use permitted, but not constructed, in the Business Park (see Table 6.6.1). This floorspace allocation can be used to implement these planning permissions or alternatively, for new planning applications in Development Area 6 ahead of the sequencing for this Development Area in the Third Growth Area. This can be achieved by using

<table>
<thead>
<tr>
<th>7.1</th>
<th>Concept</th>
<th>Comment</th>
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<tbody>
<tr>
<td><strong>7.2</strong></td>
<td><strong>Sequencing of Development</strong></td>
<td>The sequencing of the proposed development is in accordance with the Planning Scheme.</td>
</tr>
</tbody>
</table>

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Planning Application Report  
September 2017
permissions on existing sites or when those permissions lapse, progressing development at alternative locations in Development Area 6. To allow flexibility the plan is not prescriptive with regard to the timing of the delivery of infrastructure other than that infrastructure identified in Tables 7.1 to 7.6 in each Development Area. This delivery will generally be left to the developer in discussion with the Planning Authority. However, for each Growth Area there are specific pieces of road infrastructure, schools and open space that require certainty on the timing of their delivery to ensure the orderly progression of the Development Areas. These are set out below.

### 7.2.1 First Growth Area: Development Areas

#### Table 7.1: Roads Infrastructure for First Growth Area

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Permission in Place</th>
<th>Work Commenced</th>
<th>Completed to a Standard to be taken in Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Druids Glen Road (D3)</td>
<td>Prior to any permission being granted in Development Area 5</td>
<td>Prior to the occupation of 45% of Development Area 5</td>
<td>Prior to the occupation of 45% of Development Area 5</td>
</tr>
<tr>
<td>Reconstruct Roundabout A to 4 arm signalised junction and complete existing Tulli Vale Road A to A in accordance with cross section</td>
<td>Prior to any permission being granted in Development Area 2</td>
<td>Prior to the occupation of any new development in Development Area 2 with the exception of permissions granted to developments for high intensity employment use up to 25,000sq.m and retail use up to 1,000sq.m (excluding floor area already permitted)</td>
<td>-</td>
</tr>
<tr>
<td>Complete existing Tulli Vale Road A to B in accordance with cross section</td>
<td>Prior to any permission being granted in Development Area 4</td>
<td>-</td>
<td>Prior to the occupation of any new development in Development Area 4</td>
</tr>
<tr>
<td>Wide pedestrian Crossing and Street from A2 – A3 Grand Parade</td>
<td>Prior to any permission being granted in Development Area 2</td>
<td>Prior to the occupation of 60% of the retail or 65% of the employment (note DA 2 developer over GA 1 and GA 2)</td>
<td>-</td>
</tr>
</tbody>
</table>

Note: where planning is around a percentage of residential units or floor area developed, this shall be understood as the minimum quotas outlined in Chapter 6 and shall represent in writing it is reached with the local authority on an alternative percentage.

The reconstruction of roundabout A to a 4 arm signalised junction is permitted as part of the Roads and Infrastructure Phase 1 (Reg.Reg. DZ15A/0758) and will be carried out as part of that development.

The widening of the pedestrian crossing and street from A2 – A3 Grand Parade is included within the current application.

Refer to:
- Roads Engineering Report – Overall Town Centre prepared by Arup.
- Traffic and Transport Assessment prepared by Arup.
The applicant, Dun Laoghaire Rathdown County Council and the Department of Education and Skills have discussed the provision of schools within Cherrywood and proposals for school development will be brought forward as required by the Department in cooperation with the applicant.

Tully Park is permitted under Reg. Ref. DZ15A/0813.

Ticknick Park is permitted under Reg. Ref. DZ16A/0570.

Green infrastructure is integrated into the proposed Cherrywood Town Centre development.

Refer to:
- Landscape Design Statement prepared by Gross Max Landscape Architects.
Prematurity

The over-riding focus to the phasing of development in Cherrywood is part of an holistic approach to the sustainable creation of living and working communities. To effectively manage and promote such development, there are a number of critical steps to be taken, without which any development in the area may have to be considered premature. The commencement of development is predicated on these critical steps being addressed to the satisfaction of DLRCC. These critical steps are:

- Area Wide Travel Plan for the Planning Scheme area to be prepared by DLRCC/NTA;
- DLRCC to replace a short portion of critical trunk main from Bride’s Glen Rd;
- Agreement by the landowners and Local Authority with Bord Gais on the phasing and provision of the gas network and supply from the southern side of the M50.
- DLRCC will reach agreement with DCC on measurements to re-prioritise water allocation to Rathmichael reservoir. This may also involve installation of a new strategic watermain to Shankill to reduce over-reliance on Roundwood WTW.
- The establishment of contribution scheme(s) or alternative measures by which to fund the provision of infrastructure and services – this to be done by DLRCC and landowners/developers.
- Development of a protocol for the assessment and monitoring of strategic road network performance between DLRCC/NRA/NTA.

The applicant is working closely with all relevant stakeholders to provide and/ or facilitate the provision of strategic infrastructure and services including the Transport Interchange, pedestrian and cycle links and facilities and park and ride facilities. The applicant will continue to work closely with these stakeholders as the future phases of development are rolled out.

Table 7.10: Strategic Infrastructure and Services – Phasing Thresholds

The applicant is working closely with all relevant stakeholders to provide and/ or facilitate the provision of strategic infrastructure and services including the Transport Interchange, pedestrian and cycle links and facilities and park and ride facilities. The applicant will continue to work closely with these stakeholders as the future phases of development are rolled out.
### Phase 1

<table>
<thead>
<tr>
<th>Provision</th>
<th>Lead Agency/Agencies for implementation</th>
<th>Agency/Agencies with Primary Funding Responsibility</th>
<th>Other Involvement/Stakeholders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provision of internal bus infrastructure (bus route to Cherrywood Luas Station, traffic management, KTPI signs, bus shelters, Cherrywood Luas stop interchange facility).</td>
<td>DLRCC</td>
<td>NTA/DRCC</td>
<td>RPA, Bus operators</td>
</tr>
<tr>
<td>Provision of direct/dedicated walking/cycling link between Bray and the Cherrywood SDZ area.</td>
<td>DLRCC</td>
<td>NTA/DRCC</td>
<td>-</td>
</tr>
<tr>
<td>Provision of improved walking/cycling links between the N11 corridor and the Cherrywood SDZ area.</td>
<td>DLRCC</td>
<td>NTA/DRCC</td>
<td>-</td>
</tr>
<tr>
<td>Provision of improved pedestrian and cycle facilities in Growth Areas as per objectives of Planning Scheme.</td>
<td>DLRCC</td>
<td>NTA/DRCC</td>
<td>DLRCC/NTA</td>
</tr>
<tr>
<td>Provision of temporary park and ride to serve the Bride's Glen or Cherrywood Luas stop.</td>
<td>NTA/HPA</td>
<td>NTA/HPA</td>
<td>DLRCC/Developer</td>
</tr>
<tr>
<td>Provision for additional traffic and demand management measures onto the M50, in conjunction with NRA and in consultation with the NTA.</td>
<td>DLRCC/NRA</td>
<td>NRA/DRCC</td>
<td>NTA</td>
</tr>
</tbody>
</table>

#### 7.4 Operation Of Planning Scheme

Noted.

#### 7.5 SDZ Planning Applications

Noted.
### Appendix A: Primary Land Use Matrix Cherrywood Planning Scheme

All of the uses proposed within the current application are in accordance with the Primary Land Use Matrix contained within Appendix A.

### Appendix B: Cultural and Built Heritage

Chapter 15 Cultural Heritage of the Environmental Impact Assessment Report concludes that there will be no predicted impacts to the cultural heritage during the construction or operational phases of the development.

### Appendix C: References

Noted.

### Appendix D: Report on proposal for an ecological buffer zone at Druid’s Glen

Noted.

### Appendix E: Phase 1 Hydrogeology Assessment of the Cherrywood SDZ

Noted.

### Appendix F: Worked Examples of Development Area Tables

Noted.

### Appendix G: List of Abbreviations

Noted.

### Appendix H: Development Area 7, Macnebury DA46

n/a
<table>
<thead>
<tr>
<th></th>
<th>AMENDMENTS</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Amendment 1</strong>&lt;br&gt;Delete existing Specific Objective PD 5, page 15 and insert the following:&lt;br&gt;“PD 5 The floor areas of the housing units shall comply with the current County Development Plan standards and requirements or any relevant Specific Planning Policy Requirements (SPPR) contained in, Section 28, Ministerial Guidelines where these differ from the standards and requirements of the County Development Plan.”</td>
<td>The floor areas of the proposed apartment units comply with the requirements of the Specific Planning Policy Requirements contained within the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015.</td>
</tr>
<tr>
<td>2</td>
<td><strong>Amendment 2 (to be read with Amendment 3)</strong>&lt;br&gt;Additional text to be inserted in Section 2.6, (page 13) after paragraph 2 as follows:&lt;br&gt;Subject to adhering to the min–max gross residential floorspace sq.m set out in Tables 2.2 and 2.3 of the Planning Scheme, planning permission may be granted for apartment schemes which comply with the „Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities“, 2015 (and as amended as per Circular PL 11/2016 APH 5/2016, October 2016 or as subsequently amended). In this regard, any reference to „No. of Units” indicated in both tables and text throughout the Planning Scheme for the Town Centre and the Village Centres are indicative only. The number of residential units may increase or decrease provided that the overall min-max quantum of residential floor space for the Town and Village Centres set out in Tables 2.2 and 2.3 are adhered to. Note: Reference in the Planning Scheme to min-max number of residential units outside the Town and Village centres will continue to apply. Gross residential floorspace includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.&lt;br&gt;Delete Section 2.6.2 Town Centre and Village Centre, page 13, third paragraph</td>
<td>The proposed apartment units comply with the requirements of the Specific Planning Policy Requirements contained within the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2015. The proposed quantum of residential floorspace is within the min-max range identify within the Planning Scheme, as amended.</td>
</tr>
</tbody>
</table>
For the purposes of residential development floor area, apartment units in mixed use areas were applied with an average of 120sq.m gross per unit. This figure includes circulation and private open space.

3  Amendment 3

Due to Amendments 1 and 2, minor changes are required to the following tables in the Planning Scheme where reference is made to the min/max number of dwellings which can be provided in the Town and Village Centres. The minor changes required to these tables are included under Appendix 1 at the end of this section:

- Table 2.2
- Table 2.3
- Table 2.9
- Table 6.1.1
- Table 6.2.1
- Table 6.2.2
- Table 6.3.1
- Table 6.8.1

Changes are also required where references are made to the total residential quantum and residential dwelling numbers in the Town and Village Centres. The relevant paragraphs are listed below and the modifications required are in red text:

- Section 2.7.2, paragraph 1. Reference to maximum number of residential units in the planning scheme. Delete 8,336 and insert circa 8,786.
- Section 2.7.3, paragraph 3, insert the following text in red:

Open space to serve apartments or similar residential units, including private and communal open space, shall comply with the provisions of the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities”, “Guidelines for the Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)”, issued by the Department of the Environment, Heritage and Local...

- Section 5.2, Paragraph 2, reference to planning population of circa (20,800) – delete (circa 20,800) and insert (circa 23,722).

### Amendment 4

**Specific Objective PD 4**

Section 2.7 (page 15), Delete Objective PD4 and insert new objective PD4 as follows:

PD 4 Where apartment development is proposed as part of mixed-use development in the Town Centre and the three Village Centres, the mix of apartment unit types should be in accordance with the following unit mix.

- 10% - Studio Units (as part of a build to let development)
- 20% - 1 Bed Units
- 55% - 2 Bed Units
- 15% - 3 Bed Units

The apartment unit mix as noted above shall allow for a range of variation to include for 20% - 30% for 1 bed units (with the reallocation of the 10% studio units), 50% - 65% for 2 bed units and 15% - 20% for 3 bed units.

In Res3 and Res4 plots the mix of apartment unit types should be in accordance with the following unit mix.

- not more than 20% of units shall be 1 bed units,
- a range of min. 40% – max. 60% shall be 2-bed units, and
- a range of min. 20% - max. 40% shall be of a size to comprise of 3 or more bed units.

The proposed apartment mix complies with Objective PD4, as amended.