



# CHERRYWOOD

TOWN CENTRE (TC 1-4)  
URBAN FORM DEVELOPMENT FRAMEWORK  
Cherrywood Planning Scheme



# Contents

<b>1 INTRODUCTION</b>	<b>3</b>	<b>4 PUBLIC REALM STRATEGY</b>	<b>27</b>	<b>6 DELIVERY &amp; IMPLEMENTATION</b>	<b>57</b>
1.1 Background	4	4.1 Grand Parade	30	6.1 Delivery	58
1.2 Vision	4	4.2 Primary Civic Spaces	34	6.2 Implementation & Review	58
1.3 Context and Scope	4	4.2.1 Cherrywood Square, Tully Park Link and Transport Interchange	34		
1.4 UFDF Response to the Requirements of the Planning Scheme	5	4.2.2 Wyattville Link Plaza & Bridge	35		
1.5 Structure of the UFDF	6	4.2.3 Bride's Glen Square	36		
<b>2 LAND USE STRATEGY</b>	<b>7</b>	4.3 Secondary Civic Spaces	37		
2.1 Land Use Distribution	9	4.3.1 TC3 Civic Square	37		
2.2 Active Uses & Frontages	9	4.3.2 Town Square East and West	37		
2.3 Principal Retail Focus	9	4.3.3 Bishop Street Square & Tully Park Link	38		
2.4 Principal Focus and Civic Core	9	4.4 Streets - Pedestrian & Cycle	39		
2.4.1 Library	10	4.4.1 TC1 Pedestrian & Cycle Covered Streets	39		
2.4.2 Community Facility	10	4.4.2 Internal Pedestrian & Cycle Street Network	40		
2.4.3 Primary Care Unit	10	4.5 Materials, Finishes & Street Furniture in the Public Realm	41		
2.5 Non- Retail	10	4.6 Communal Amenity Space	45		
2.6 Residential	10	4.6.1 Communal Residential Pedestrian Streets & Courtyards	45		
2.7 High Intensity Employment	10	4.6.2 Roof Gardens & Terraces	45		
<b>3 URBAN AND BUILT FORM AND LAYOUT</b>	<b>11</b>	4.7 Micro Climate	46		
3.1 Ground Levels & Design Approach	12	<b>5 ACCESS AND MOVEMENT STRATEGY</b>	<b>47</b>		
3.1.1 Building a New Ground Level	12	5.1 Pedestrian Movement Strategy	48		
3.1.2 Design Approach TC1-TC4	12	5.2 Cycle Movement Strategy	49		
3.2 Block Layout, Urban Grain & Design Approach	14	5.2.1 Cycle Connections	49		
3.2.1 Block Layout	14	5.2.1 Cycle Parking	49		
3.2.2 Urban Grain	15	5.3 Public Transport Movement Strategy	50		
3.2.3 Principal Frontages & Interface with the Wyattville Link Road	16	5.4 Vehicular Access and Movement Strategy	50		
3.2.4 Design Approach TC1-TC4	17	5.4.1 Road Hierarchy	50		
3.2.5 Reconciling Ground Levels & Block Layout	20	Cherrywood Avenue	51		
3.3 Building Height, Scale and Massing	22	Bishop Street	51		
3.3.1 Scale & Massing	22	Grand Parade	51		
3.3.2 Building Height	22	5.4.2 Car Parking Provision	51		
3.3.3 Upward Modifiers	23	5.4.3 Car Parking Access Points and Circulation	53		
3.4 Establishing Quality	25	5.4.4 Servicing and HGV Access	55		

## List of Maps

<b>Map 1:</b>	Extract from the Planning Scheme (Map 6.2)	8
<b>Map 2:</b>	Land Use Strategy	9
<b>Map 3:</b>	Block Layout, New Ground Levels and Principal Frontages	14
<b>Map 4:</b>	Finished Ground, Floor and Entrance Levels at Buildings	20
<b>Map 5:</b>	Building Height	22
<b>Map 6:</b>	Public Realm Strategy	28
<b>Map 7:</b>	Landscape Master Plan	29
<b>Map 8:</b>	Pedestrian Movement Strategy	48
<b>Map 9:</b>	Cycle Movement Strategy	49
<b>Map 10:</b>	Public Transport Movement Strategy	50
<b>Map 11:</b>	Vehicular Access and Movement Strategy	51

## List of Figures

<b>Figure 1:</b>	Building a New Ground Level – Concept Diagram showing TC1 and TC2	12
<b>Figure 2:</b>	Illustrative view showing typical change of ground plane with steps and lift up towards the link over the Wyattville Link Road (block TC3 - 5) within TC3	13
<b>Figure 3:</b>	Block Numbers within the Town Centre	15
<b>Figure 4:</b>	Illustrative view showing direct access from street level at south west corner of block TC3-10 at Cherrywood Avenue	16
<b>Figure 5:</b>	Interface with the Wyattville Link Road	17
<b>Figure 6:</b>	Illustrative view towards central civic space through block TC3-6	18
<b>Figure 7:</b>	Illustrative view of block TC3-1 defining and animating the street corner at Cherrywood Avenue and Grand Parade	19
<b>Figure 8a</b>	Illustrative view across TC3 civic space towards steps to the link over the Wyattville Link Road to TC1	21
<b>Figure 8b</b>	Illustrative view showing level change adjacent to Wyattville Link Road and Grand Parade/Luas Crossing at block TC3-3	21
<b>Figure 9:</b>	Sections AA and BB, TC1 to TC2	23
<b>Figure 10:</b>	Sections CC and DD, TC3 to TC4	24
<b>Figure 11:</b>	Sections EE and FF across the Wyattville Link	24
<b>Figure 12:</b>	Material Proposals Residential Development (Illustrative only)	25
<b>Figure 13:</b>	Material Proposals Non Residential Development (Illustrative only)	26
<b>Figure 14a:</b>	Grand Parade Concept Design	30
<b>Figure 14b:</b>	Grand Parade: Network of Primary Civic Spaces	30
<b>Figure 14c:</b>	Grand Parade: Network of Secondary Civic Spaces	30
<b>Figure 15:</b>	Illustrative view along Grand Parade	31
<b>Figure 16 a-g:</b>	Grand Parade: Sections & Landscape Typical Detail Plan	32
<b>Figure 17:</b>	Cherrywood Square, Bishop Street Junction, Tully Park Entrance and Transport Interchange.	34

<b>Figure 18a:</b>	Cherrywood Square (Illustration)	34
<b>Figure 18b:</b>	Cherrywood Square (Illustration)	34
<b>Figure 19:</b>	Wyattville Link Plaza and Bridge	35
<b>Figure 20a:</b>	Wyattville Link Plaza Bridge Function	35
<b>Figure 20b</b>	Wyattville Link Plaza and bridge abutments (Illustration)	35
<b>Figure 20c</b>	Wyattville Link Plaza and Bridge (NW) (Illustration)	35
<b>Figure 20d</b>	Wyattville Link Plaza and Bridge (SW) (Illustration)	35
<b>Figure 21:</b>	Wyattville Link Plaza and Bridge along Grand Parade (Illustration)	35
<b>Figure 22:</b>	Brides Glen Square	36
<b>Figure 23:</b>	TC3 Central Civic Square	37
<b>Figure 23a:</b>	View of TC3 Central Civic Space (Illustration)	37
<b>Figure 24:</b>	TC1 / TC3 Pedestrian/cycle link (Illustration)	37
<b>Figure 25:</b>	Town Square West TC1 (Illustration)	38
<b>Figure 26:</b>	Bishops Street Square	38
<b>Figure 27:</b>	TC1 Retail Covered Streets (Illustration)	39
<b>Figure 28a:</b>	Civic Street TC1 (Illustration)	40
<b>Figure 28b:</b>	Intersection at Grand Parade with internal street TC4 (Illustration)	40
<b>Figure 29a:</b>	Palette of materials for primary & secondary routes and squares (Illustration)	41
<b>Figure 29b:</b>	Palette of materials for primary & secondary routes and squares	42
<b>Figure 29c:</b>	Palette of materials for Grand Parade	43
<b>Figure 30:</b>	Examples of feature street trees	44
<b>Figure 31</b>	Communal Amenity Space	45
<b>Figure 32a:</b>	Car parking Access and Circulation Surface Level	53
<b>Figure 32b:</b>	Car parking Access and Egress Surface Level	53
<b>Figure 32c:</b>	Car parking Access and Circulation Level-1	54
<b>Figure 32d:</b>	Car parking Access and Circulation Level-2	54
<b>Figure 32e:</b>	Car parking Access and Circulation Level-3	54

## List of Tables

<b>Table 1:</b>	Response to Planning Scheme Requirements	5
<b>Table 2:</b>	Plot Ratio & Site Coverage for the Town Centre (Quadrants TC1-4)	22
<b>Table 3:</b>	Car Parking Provision	52

**Cherrywood Urban Form Development Framework**  
was prepared by the Cherrywood Development Agency in consultation with the landowners, DLR Properties and Hines.

**Document Design:**  
Cronin Designs

# Chapter 1: Introduction

# 1 Introduction

## 1.1 Background

The Cherrywood Strategic Development Zone Planning Scheme was approved by An Bord Pleanála (ABP) in April 2014 in accordance with Section 169 of the Planning and Development Act 2000, as amended, subject to a number of modifications. Modification No. 1 of ABP specifies that 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 (UFDF) be prepared by the Development Agency in accordance with the Cherrywood SDZ Planning Scheme. This requirement is set out in Section 6.2 of the Planning Scheme.

This UFDF has been prepared by the Cherrywood Development Agency further to an on-going collaborative process of engagement and consultation with the relevant landowners.

The UFDF provides comprehensive guidance on all key aspects of development within the Town Centre (TC1-TC4) and as such addresses the criteria as set out for inclusion by ABP (Section 6.2 items a-j). The UFDF is consistent with the approved Planning Scheme. Accordingly, the UFDF does not materially alter the Planning Scheme.

## 1.2 Vision

The vision, principles and design challenges for the Town Centre as set out in the Cherrywood Planning Scheme and outlined below, have informed the guiding principles of the UFDF.

Vision
<ul style="list-style-type: none"> <li>To create a sustainable place with a rich urban diversity, which respects its historical and natural setting while also facilitating innovation and creativity.</li> </ul>
<ul style="list-style-type: none"> <li>To spatially develop a cohesive and diverse community with a strong identity and environmental integrity.</li> </ul>
<ul style="list-style-type: none"> <li>To contribute to the economic growth of the County through the development of a vibrant economic community anchored around the Town Centre.</li> </ul>
<ul style="list-style-type: none"> <li>To provide a safe and friendly environment where people can live, work and play within an envelope of sustainable, integrated transport with a primacy of soft modes of transport throughout.</li> </ul>

Principles for Cherrywood
<ul style="list-style-type: none"> <li>To promote the growth of Cherrywood which enhances and supports balanced sustainable growth in the Greater Dublin Region and does not undermine the vitality and viability of other areas in the County and the Region.</li> </ul>
<ul style="list-style-type: none"> <li>To create the framework for the development of a sustainable town and three villages with a supporting range of uses for the resident, working and visiting population.</li> </ul>

- To link the area to its immediate hinterland and adjoining communities by restoring connectivity that has been severed by major roads.
- To work with the landscape by designing a form that is specific to Cherrywood, with a network of places each responding to its setting, landscape and climate.
- To balance the employment, commercial and retail base of Cherrywood with the future residential growth of the Plan Area.
- To create an environment that promotes / facilitates internal pedestrian and cycle movement meeting the requirements of Smarter Travel.

Town Centre Design Challenges
<ul style="list-style-type: none"> <li>To ensure the scale of retail development relates to the growth potential of the Plan Area.</li> </ul>
<ul style="list-style-type: none"> <li>Relating development to the new ground level created by the Luas line.</li> </ul>
<ul style="list-style-type: none"> <li>Bridging the Wyattville Link Road for pedestrians, cyclists and vehicles.</li> </ul>
<ul style="list-style-type: none"> <li>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.</li> </ul>

## 1.3 Context & Scope

The scope of the UFDF is defined by modification No. 1 of the Cherrywood Planning Scheme as required by ABP, set out in Section 6.2 of the Planning Scheme and is as follows:

'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 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:

- 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.
- a block layout for the town centre, illustrating urban blocks and urban grain,
- height, scale and massing, and building typologies,
- finished floor levels for buildings, including identification of entrance level(s), and finished floor levels for roads and footways, and in particular, the horizontal and vertical connections between Grand Parade and the surrounding streets/buildings.
- the location, design and treatment of squares, civic spaces and pocket parks, and the public realm generally,
- provision for facilities including a community facility, places of worship, a library, and a primary care unit, in accordance with Objective DA11
- 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,
- 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.
- 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
- identification of the car parking spaces to be provided, the location, access and usage of car parks, including shared use car parks, and any on-street parking.

The framework shall not materially alter the Planning Scheme.

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'.

## 1.4 UFDF Response to the Requirements of the Planning Scheme

Section 6.2 'Development Area 2: Cherrywood' of the Planning Scheme outlines the minimum requirements that the UFDF shall address as directed by An Bord Pleanála. These together with how the UFDF responds to these requirements are summarised in Table 1 below.

Table 1 UFDF Planning Scheme Requirements and Response	
UFDF Planning Scheme Requirement	Comment
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,	Cherrywood Square is the <b>principal focus and civic core</b> of the Town Centre identified in Section 2.4 of the Land Use Strategy, Section 4.2 Primary Civic Spaces, Map 6 Public Realm Strategy, Map 7 Landscape Master Plan, and Figures 17 and 18a & 18b.
- the principal retail focus for quadrant TC1, and	<b>The principal retail focus</b> is located in TC1, focused primarily around Town Square (East & West) as illustrated in Section 2.3 of the Land Use Strategy, Map 6 Public Realm Strategy and Map 7 Landscape Master Plan.
- the relationship between quadrant TC1 and Grand Parade, and their respective urban identities,	Section 3.1.1 ' <b>Building a New Ground Level</b> ' and Section 3.2.5 ' <b>Reconciling Ground Levels and Block Layout</b> ' describes the relationship between the four Town Centre quadrants TC1,TC2,TC3,TC4 and Grand Parade. It is proposed that the buildings closest to the Grand Parade will follow the level of the Luas line and provide direct access and active frontage to Grand Parade.
(b) a block layout for the town centre, illustrating urban blocks and urban grain,	Section 3.2 ' <b>Block Layout, Urban Grain &amp; Design Approach</b> ' and Map 3 illustrates the proposed block layout and urban grain for each of the Town Centre quadrants based on the detailed design studies undertaken to date.
(c) height, scale and massing, and building typologies,	Information on building height scale and massing and building typologies is presented in Section 3.3 ' <b>Building Height, Scale and Massing</b> ' and on Map 5. These are based on the concept designs from the various architects within the Design Team for Cherrywood Town Centre.
(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,	Grand Parade provides "fixed" levels along its entire length and the "tie-in" levels to the main streets and the general levels of the streets/ footways and buildings. These levels are identified in Section 3.2.4 ' <b>Reconciling Ground Levels and Block Layout</b> ' and on Map 4.
(e) the location, design and treatment of squares, civic spaces, pocket parks, and the public realm generally,	Grand Parade provides 3 no. ' <b>Primary Civic Spaces</b> ' along its length within the Town Centre at Cherrywood Square, Wyattville Link Plaza and Bride's Glen Square, as identified in Section 4.2.  <b>'Secondary Civic Spaces'</b> are proposed within the principal retail focus in TC1, namely Town Square East and West and a new civic space is centrally located within TC3, all identified in Section 4.3.  General proposals (Landscape Masterplan) are presented for the treatment of civic spaces, streets, private residential streets, courtyards and roof gardens and terraces to guide detailed design. These are identified in Section 4.0 The Public Realm Strategy, specifically Sections 4.1 Grand Parade, 4.2 Primary Civic Spaces, 4.3 Secondary Civic Spaces, 4.4 Streets-Pedestrian & Cycle, 4.5 Materials, Finishes & Street Furniture in the Public Realm, 4.6 Communal Amenity Space and 4.7 Micro Climate, Map 6 Public Realm Strategy and Map 7 Landscape Master Plan.
(f) provision for facilities including a community facility, places of worship, a library, and a primary care unit, in accordance with Objective DA11,	Section 2.1 and Map 2 identifies the distribution of land uses across the 4 no. Town Centre quadrants. Community uses are delineated and will include the provision of a <b>library and primary care centre</b> within TC1 and a minimum of one <b>community centre</b> and a <b>place of worship</b> within either TC1 and/or TC3. Details of these are outlined in Section 2.4.
(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,	Section 4.0 The Public Realm Strategy, specifically Sections 4.1 Grand Parade, 4.2 Primary Civic Spaces, 4.3 Secondary Civic Spaces, 4.4 Streets, 4.5 Materials and Finishes in the Public Realm, 4.6 Communal Amenity Space and 4.7 Micro Climate and Map 6 Public Realm Strategy and Map 7 Landscape Master Plan clearly identifies the proposals for <b>the design and treatment of Grand Parade and the provision of the Wyattville Link Plaza to be located at the bridge crossing</b> . Details are provided in this section of the environment which will be created at this location and mitigation measures to address safety/ comfort of pedestrians.
(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.	<b>A pedestrian &amp; cycle bridge crossing the Wyattville Link Road</b> is identified in Section 4.3.1 TC3 Civic Square and 5.1 Pedestrian Movement Strategy and 5.2 Cycle Movement Strategy linking quadrants TC1 and TC3.
(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	Section 5.0 Access and Movement Strategy includes details on <b>pedestrian movement, cycle movement, public transport movement, vehicular access and circulation, car parking provision and car parking access and circulation and servicing and HGV access</b> . This strategy identifies a network of pedestrian and cycling routes, vehicular routes and access points, the interconnectivity between the 4 no. quadrants and the surrounding road network.
(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 Car Parking Strategy, including <b>car parking provision, access and circulation</b> is outlined in Section 5.4.2 and 5.4.3.

In the preparation of the UDF, the Town Centre quadrants have been considered in the context of the proposals for the wider area including existing development at the Cherrywood Business Park, existing residential developments at Tully Vale and Druids Valley and permitted development to date for the roads infrastructure and public parks.

The Urban Form Development Framework will be the basis on which planning applications for the Town Centre will be assessed throughout the duration of the Planning Scheme. In this regard, the UDF has been prepared to ensure consistency with the Cherrywood Planning Scheme. It sets out clear principles and guidance to assist in the assessment of planning applications, whilst also providing a level of flexibility to support the delivery of the Town Centre. Flexibility may be applied in the interpretation of standards so that they do not become inflexible obstacles to the achievement of the objectives of the UDF and the Planning Scheme.

It is acknowledged that at detailed design or assessment stage precise adherence to the UDF may not be feasible or practicable and the need for minor variations from the layout as illustrated in the UDF may arise with regard to certain elements - such as ground levels, floorplates, basement layouts, block layout or building form- subject to overall compliance with the key principles in relation to the network of streets and spaces, the public realm, permeability, residential amenity, daylight and sunlight access, overall urban structure and the movement and access strategy.

Any proposal which conflicts with the key principles and overall urban structure of the UDF and spirit of the direction of An Bord Pleánála as set out in Section 6.2 of the Planning Scheme, will be deemed not to be in compliance with the UDF.

Some of the illustrations contained within the UDF are indicative and are shown for illustrative purposes. Other innovative solutions which achieve the key objectives of the Planning Scheme and comply with the UDF could be considered at the discretion of the Planning Authority.

## 1.5 Structure of the UDF

For ease of reference and to ensure consistency with the Planning Scheme, the Structure of the UDF is based on the requirements of Section 6.2 (a) - (j) of the Planning Scheme:

**Section 2.0 Land Use Strategy** for the Town Centre defines the distribution of land uses across the 4 no. quadrants and the principal focus and civic core and the principal retail focus in accordance with the requirements of Section 6.2 (a) & (f) of the Planning Scheme.

**Section 3.0 Urban and Built Form and Layout** outlines the urban form and urban grain which is anticipated for the Town Centre. This section addresses the requirements of Section 6.2 (a), (b), (c), (d) & (e) of the Planning Scheme.

It first addresses the issue of ground levels and the design challenges which are faced as a result of the requirement to bridge the divide created by the Wyattville Link Road and to meet the elevated level of the Luas line. The design shall ensure ease of pedestrian movement by either stepping the buildings up from the edge of the Town Centre to the level of the Luas line or by building the Town Centre on a podium that rises to the level of the Luas. This section then defines a block layout, which identifies the spaces between the blocks to form a hierarchy of civic spaces and a network of streets which all form part of a Public Realm Strategy. The next challenge was to reconcile the new ground levels with the block layout and building height, so Section 3 proceeds with defining building height and scale across the Town Centre including the illustration of a series of upward modifiers to articulate what are considered to be important locations. Section 3 continues to also ensure that quality is established within the design of the Town Centre, in terms of buildings, surfaces and treatments.

**Section 4.0 The Public Realm Strategy** identifies a hierarchy of civic spaces and the street network which connects them, in particular and including the main spine of the Town Centre; Grand Parade. The UDF illustrates in detail how this street shall 'feel' from its function to its surface treatment, all in accordance with the requirements of Section 6.2 (f) & (g) of the Planning Scheme.

**Section 5.0 The Access and Movement Strategy** defines how people will access and move around the Town Centre by all modes of transport, including a servicing and HGV access and car parking provision, all designed with the key objective in mind - 'sustainable travel' all in accordance with the requirements of Section 6.2 (h) (i) & (j) of the Planning Scheme.

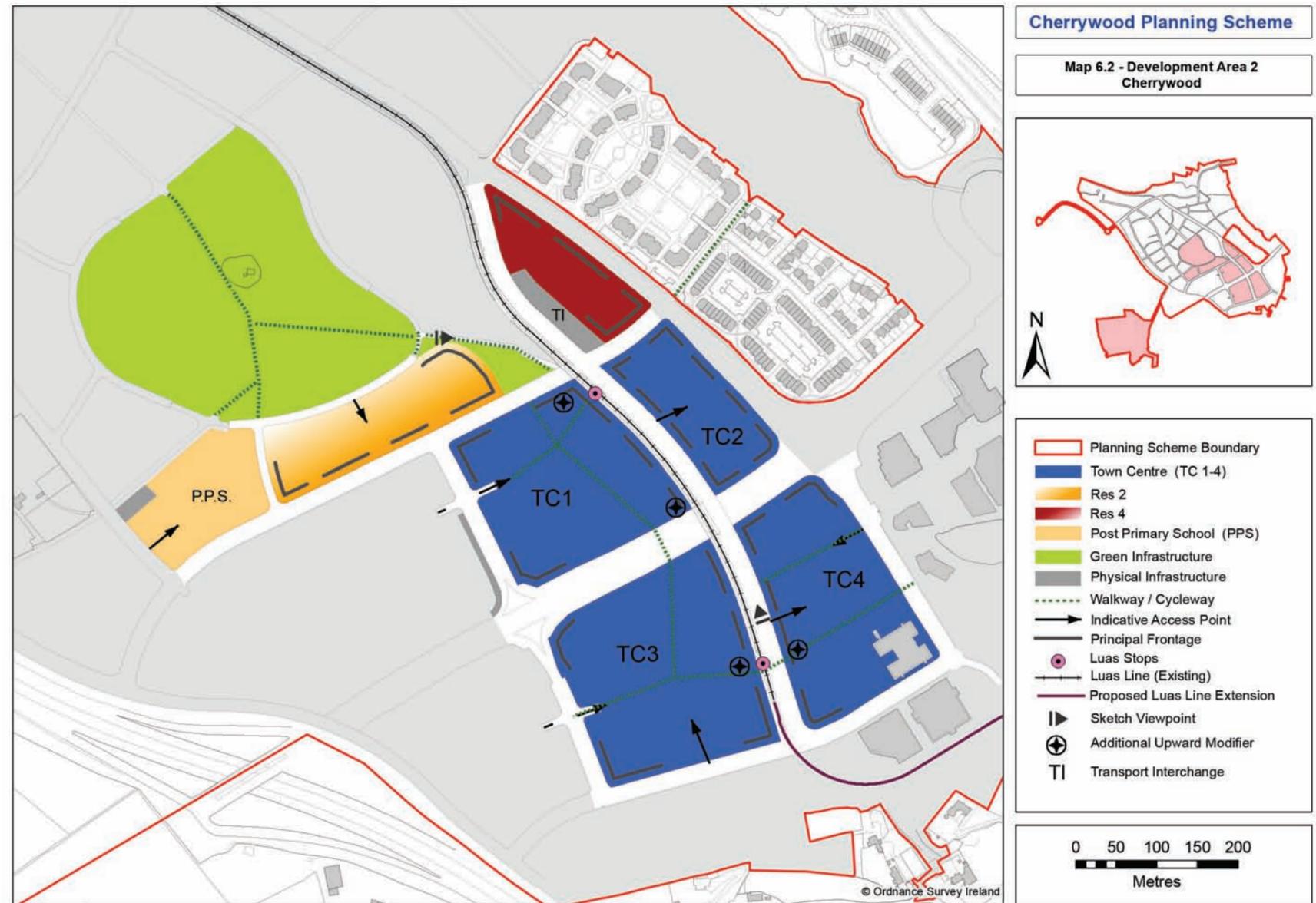
**Section 6.0 Delivery & Implementation** sets out the proactive role the Development Agency and Dun Laoghaire-Rathdown County Council will play in realising the vision for Cherrywood Town Centre. It also sets out implementation, monitoring and review mechanisms.

# **Chapter 2:** Land Use Strategy

## 2 Land Use Strategy

The Land Use Strategy outlined in the UDF is provided in accordance with Section 6.2 (a) and (f) of the Cherrywood Planning Scheme which requires to identify the principal focus and civic core of the Town Centre, the principal retail focus in quadrant TC1 and the relationship between Grand Parade and their respective identities. This Section outlines the distribution of land uses across the 4 no. quadrants in line with the quanta identified in the Planning Scheme.

The Town Centre is subdivided into 4 no. quadrants; TC1, TC2, TC3 and TC4 as identified on Map 1 'Extract from the Planning Scheme'.



**Map 1:** Extract from the Planning Scheme (Map 6.2 Development Area 2: Cherrywood)

## 2.1 Land Use Distribution

The Planning Scheme (as amended 2017) sets out a total approved floor area range (sq.m) for the Town Centre as a whole, defined by the minimum total floor space and minimum number of residential units (circa) permissible and the maximum total floor space and maximum number of residential units (circa) permissible. This quantum is allocated to 5 no. land use categories: retail; non-retail; residential; high intensity employment (HIE); and community. These are identified in Table 6.2.1 'Development Type and Quantum for Development Area 2' of the Planning Scheme. Furthermore, Table 6.2.2 'Breakdown of Development Quantum for sites TC1, TC2, TC3 and TC4' defines this quantum and land use distribution across each of the 4 no. Town Centre quadrants. The Land Use Strategy contained within Section 2.0 of the UDF and illustrated on Map 2 was developed having regard to the land use quanta and allocation and the future form of the Town Centre as defined in the extract from the Planning Scheme below:

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, high intensity employment, 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.

Map 2 provides a conceptual distribution of land uses within the Town Centre. The uses create quite distinct character quarters. TC1 provides both the principal retail focus, with a significant proportion of the total retail quantum and also the principal focus and civic core in close proximity to the Cherrywood Luas stop and the Transport Interchange, entrance to Tully Park and at the hub of civic and community facilities as required by Section 6.2 (a) of the Planning Scheme. TC2 caters for predominantly residential uses with active uses animating Grand Parade. TC3 allows for a broad mix of uses providing a significant level of high intensity employment focussed around a large public area. This central area of TC3 is a focal gathering point with a mix of uses including community, retail, non-retail, residential and high intensity employment (HIE), all of which contribute to a high level of activity in this part of the Town Centre throughout the day and in the evening. The ground levels of the residential buildings include elements of retail, community and non-retail uses. TC4 is predominantly residential with employment and non-retail uses with a civic focus around the Bride's Glen Luas stop.

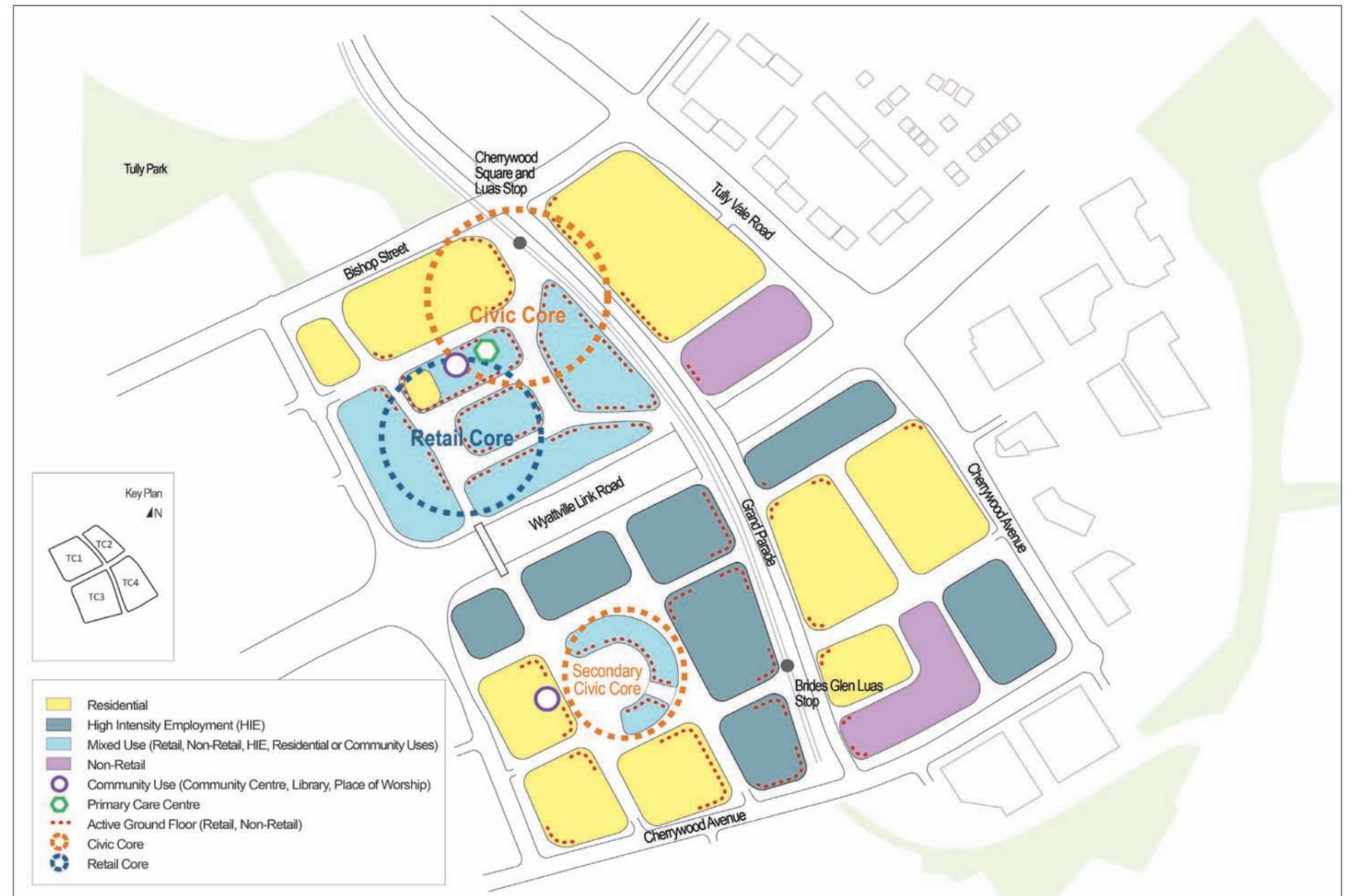
It is relevant to note that the Planning Scheme provides for an allowance of 10% transfer of uses between the 4 no. quadrants in the Town Centre to give flexibility, whilst maintaining the overall quanta in Tables 2.1 and Tables 6.2.2.

## 2.2 Active Uses and Frontages

Throughout the Town Centre the distribution and nature of uses, together with the design of the layout and built form shall contribute towards creating streets that are a focus of activity and provide a good level of natural surveillance to make people feel safe and comfortable.

Map 2 illustrates how, at the ground floor level of the primary land uses, both active retail uses (such as retail services) and non-retail uses along principal frontages shall be provided to achieve this level of animation.

In addition, other uses, including residential, community, employment and other non-commercial uses can also provide activity and passive surveillance of streets. Where possible building design shall avoid the use of plinths along streets, providing direct access and the avoidance of blank elevations at street level (See also Sections 3.2.1 and 3.2.2).



Map 2: Land Use Strategy

## 2.3 Principal Retail Focus

In terms of retail allocation, Table 6.2.1 of the Planning Scheme contains a breakdown of categories of retail use including convenience, comparison and retail services. In accordance with the requirement of Section 6.2 (a) of the Planning Scheme, the UDF identifies the principal retail focus within TC1. Approximately one third of TC1 is retail use, providing a mix of traditional convenience and comparison retail uses and complimentary retail services. The principal retail focus is positioned centrally within TC1 backing onto the Wyattville Link Road, fronting onto Grand Parade and opening up into a network of spaces including the Town Square (East and West), the wide pedestrian street which runs east to west across TC1, namely Civic Street and Cherrywood Square, and overlaps with the principal focus and civic core.

As illustrated on Map 2 retail uses are also distributed throughout the 4 no. quadrants, annotated as 'Active Ground Floor Uses'. The distribution of uses which animate and enliven streets throughout the day and evenings shall be located along Grand Parade, other primary streets and around the main spaces which also provide areas for these uses to spill into. 'Active Ground Floor uses' may relate to non-retail uses.

## 2.4 Principal Focus and Civic Core

In accordance with Section 6.2 (a) of the Planning Scheme 'to identify a principal focus and civic core' and (f), to identify 'the provision of facilities including a community facility, places of worship, a library, and a primary care unit in accordance with Objective DA16, 17 and 18 within the Planning Scheme', the UDF identifies the principal focus and civic core within TC1, focused around the provision of a community facility/ library, place of worship and primary care unit, in the vicinity of Cherrywood Square at the Gateway to the mixed used area of TC1. The civic core encompasses Cherrywood Square at the Cherrywood Luas stop, connected physically and visually to the entrance to Tully Park, the Transport Interchange and the 'Civic Street'. It is a place of significance and is articulated by taller buildings and dominated by the main public and civic uses and focal buildings such as the library, with the addition of retail and non-retail uses which provide activity during the day and evening. The area and the buildings surrounding it shall be designed so as to have presence and a quality that establishes civic pride.

A secondary civic area is located within TC3 which provides a centrally located 'hub' enclosed by a mix of uses including employment, non-retail, retail, community and residential uses and connected by links to the remainder of the Town Centre.

### 2.4.1 Library

A Library of approximately 1,500sqm in accordance with Objective DA17 and Section 2.3.4 of the Planning Scheme, shall be provided along 'Civic Street' located in TC1. The design of this facility shall provide a landmark community building which is visually distinct, highly visible and attracts visitors. Internally it shall be bright and welcoming and be fully accessible. It shall act as a community and cultural hub providing study and reference facilities, music and exhibition rooms, and hold the key to the heritage and identity of the area, in particular providing where required, a Heritage Area which can allow for the display of artefacts on the heritage of Cherrywood, in particular Tully Church.

### 2.4.2 Community Facility

A minimum of 1 no. community facility of approximately 250sqm with an appropriate floor to ceiling height shall be provided within TC3 in accordance with Objective DA16 and Section 2.3.4 of the Planning Scheme. Consideration shall be given to the provision of a 'Community Hub' in TC1 to incorporate both the library and community facilities in the short term. A 'hub' provides a focus in the early stages of a new community's development, creating footfall and a destination that will encourage and entice business and retail into the area which traditionally arrives much later. This 'hub' should be fully accessible and flexible in terms of the adaptability of the rooms in order to serve a multiplicity of activities and user groups.

### 2.4.3 Primary Care Unit

A Primary Care facility shall be provided within quadrant TC1, located along 'Civic Street' at the centre of the civic core, in accordance with Objective DA18 of the UFDF and Section 2.3.6 of the Planning Scheme.

## 2.5 Non-Retail

Non-retail uses are provided along Grand Parade and dispersed along the main pedestrian circulation routes and adjacent to the Luas stops throughout all 4 no. quadrants, all at ground floor level (below the primary uses) providing direct street level access contributing to the animation and activation of streets and spaces. The high profile corner of TC2 at Junction A is chosen as a suitable location for a hotel use and a viable option for the location of non-retail uses within this quadrant. The central area of TC3 provides a mix of uses including non-retail uses within this secondary civic core. The south west corner of quadrant TC4 provides a block of non-retail uses.

## 2.6 Residential

Approximately one third of TC1 is allocated to residential use in the form of high density apartment development. This shall be located mainly in the quieter Bishops Street side of TC1 closest to Tully Park and shielded from the Wyattville Link Road. TC2 is predominantly (three quarters) residential. The design of this quadrant shall locate the residential use to its north, remote from the Wyattville Link Road, in close proximity to the residential plot north of Bishops Street on the edge of the Town Centre. TC3 has a significant (one quarter) residential allocation. This is to be provided in the form of apartments located mainly towards the southern/ south- western corner of the plot where they can benefit from a favourable southerly aspect and a more suitable environment generally. TC4 provides a significant proportion of the residential quantum within the Town Centre, contributing to approximately half of this quadrant's total land use quantum. The residential uses are to be provided centrally within the quadrant extending from Grand Parade to Cherrywood Avenue. The design and layout of the Town Centre, shall be required to demonstrate that residential amenity is protected.

## 2.7 High Intensity Employment (HIE)

Within TC1 high intensity employment uses are to be located on upper levels of the buildings adjacent to the Luas line. TC3 is predominantly (two thirds) high intensity employment. This shall be located closest to the Wyattville Link Road and along Grand Parade. TC4 has an existing office building (Block H) which is to be retained and integrated into the development of TC4. The remainder of the HIE allocation in TC4 shall be located on the prominent corner at Junction A of the Wyattville Link Road and will form a landmark and a buffer to the residential elements within TC4.

# Chapter 3: Urban & Built Form & Layout

# 3 Urban & Built Form & Layout

This section of the UDF defines the urban and built form and block layout for Cherrywood Town Centre. The principles of this follow those specifically contained in Section 6.2 (a) (b) (c) and (d) of the Cherrywood Planning Scheme and its requirement to identify the relationship between Quadrant TC1 and Grand Parade and their respective urban identities, a block layout for the Town Centre, illustrating urban blocks and urban grain, height, scale and massing, and building typologies, finished floor levels for buildings, including identification of entrance level(s), finished levels for roads and footways, and in particular, the horizontal and vertical connections between Grand Parade and the surrounding streets/buildings. The future urban form is also based around the requirements of Section 6.2 (e), (g) (h) and (i) and reflects the principles of those as detailed in Section 4.0 Public Realm Strategy and Section 5.0 Access and Movement Strategy. The urban form and layout for the Town Centre has been formulated and predicated on Objectives DA10, DA11, and DA13 and the challenge created by the existing form as outlined in the extract from Section 6.2 'Future Form' of the Cherrywood the Planning Scheme below:

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. Its 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.

## 3.1 Ground Levels & Design Approach

### 3.1.1 Building a New Ground Level

The Planning Scheme identifies that the main issue informing the design of the Town Centre is the requirement for the built form to respond to the levels created by the arching vertical and horizontal alignment of the Luas line and the need for the ground levels of the new Town Centre to address this important structuring element.

In addition, the severing effect of the Wyattville Link Road which connects the M50 with the N11 strategic routes, needs to be addressed to ensure that the pedestrian and cyclist, in particular, feel comfortable in the transition from one side of the Wyattville Link Road to the other and as such across the Town Centre as a whole. In terms of responding to the issue of ground levels, the critical design challenge is to ensure the Town Centre development provides an environment which is inclusive and sustainable.

In this regard the UDF is required to identify finished floor levels for buildings, including identification of entrance level(s), finished levels for roads and footways, and in particular, the horizontal and vertical connections between Grand Parade and the surrounding streets/buildings.

To achieve the required vertical relationship with the Luas line, a combination of building a podium and the stepping up of buildings will be required. These approaches are demonstrated below and in Section 3.2.5 'Reconciling Ground Levels and Block Layout', where the approach in quadrant TC3 differs somewhat to that in TC1, TC2 and part of TC4.

### 3.1.2 Design Approach

#### TC1 and TC2

The integrated nature of the masterplan and design concepts for TC1 and TC2 allows for these quadrants to be developed using the podium type approach which addresses the level of the Luas line as illustrated in Figure 1.

Building on podium will result in the creation of a 2-3 level basement area providing elements of retail and enabling all car parking, servicing, plant and other ancillary accommodation to be located below podium thus facilitating the creation of high quality pedestrian and public realm areas above in a largely traffic free environment. The integration of the below ground areas has the benefit of allowing the car parking and access strategies to rationalise servicing and parking movements and provide a more efficient vehicular access and circulation strategy.

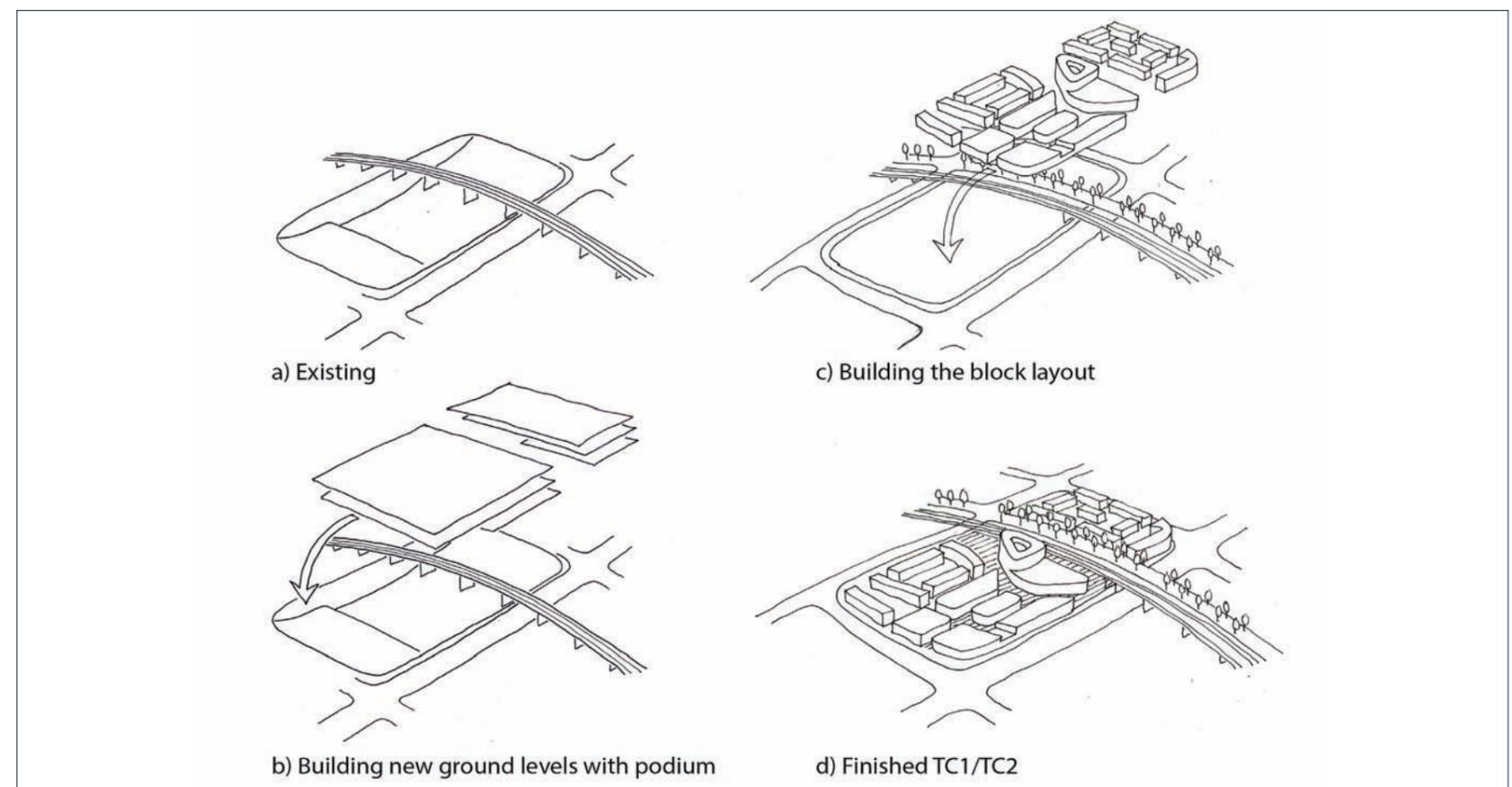


Figure 1: Building a New Ground Level – Concept Diagram showing TC1 and TC2

### TC3

The proposed ground levels for quadrant TC3 need to respond to the existing ground levels, the levels of Grand Parade and the levels required to cross the Wyattville Link Road (Map 3 'Block Layout, New Ground levels and Principal Frontages' and Figure 2).

The ground plane therefore needs to step up to meet these conditions, with two principal ground planes being at circa +52m OD in the central and eastern part of the quadrant and +56m OD around the western and southern area. The ground plane slopes along Grand Parade following the gradient of the Luas line.

The significant level distance of the Luas crossing (+54.5m OD) over the Wyattville Link Road (approx +46m OD) is accommodated by providing a lower level of accommodation at +48m OD at the northern corner adjacent the Luas crossing and Wyattville Link Road.

This approach utilises the existing excavated area below the new ground plane to provide car parking and servicing beneath. There is no vehicular interconnection between TC3 and TC4 below the Luas line and servicing and car parking for these blocks will be provided independently.

### TC4

The design of quadrant TC4 shall utilise the excavated area beneath the Luas line level to provide 2-3 levels of car parking towards the western part of the quadrant. As the development moves east of the quadrant across the internal, at-grade street, towards the existing Business Park and Cherrywood Avenue, most of the development here shall be at existing ground level, with the exception of localised excavation required for a below grade basement for car parking and servicing.

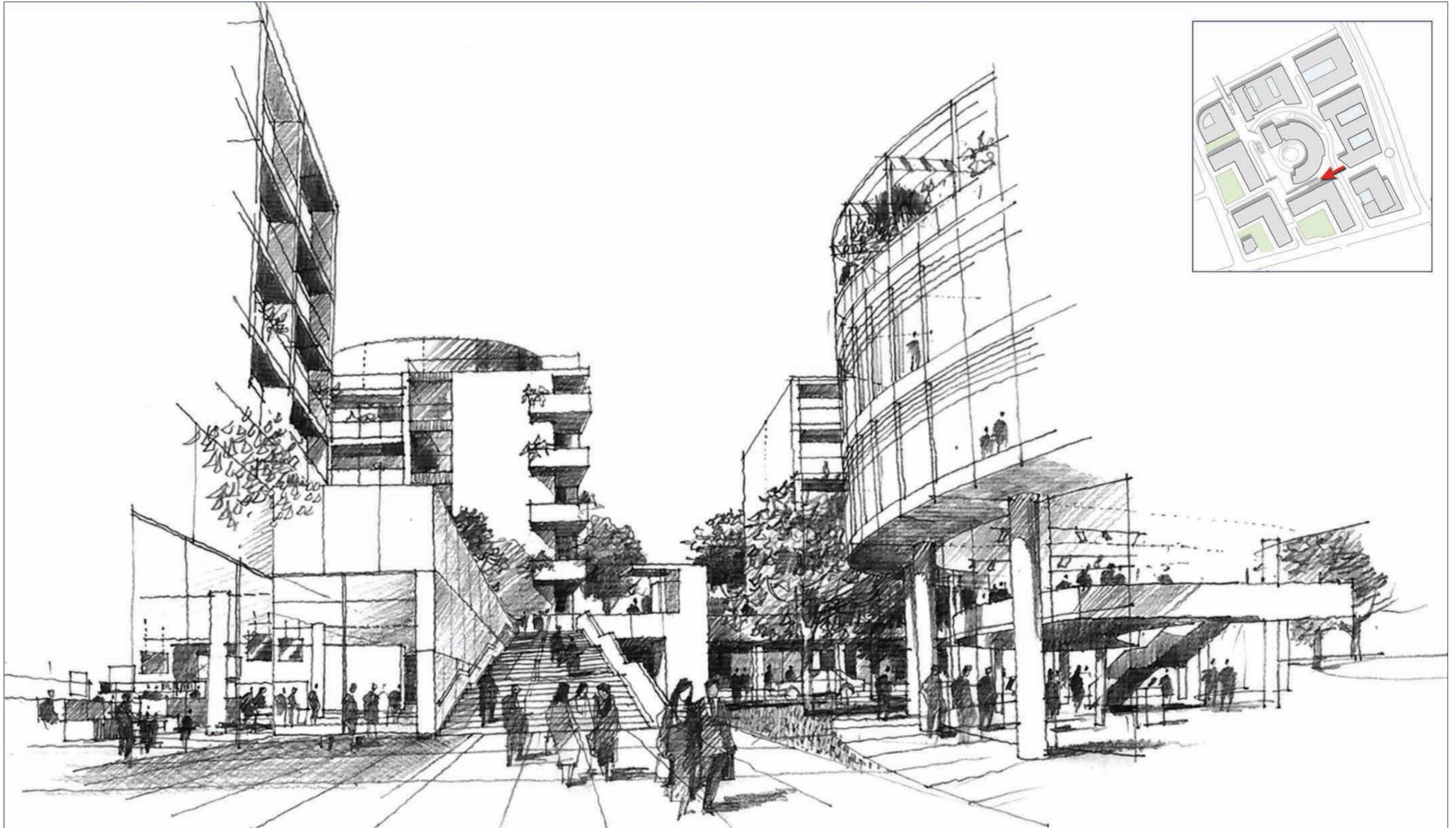


Figure 2: Illustrative view showing typical change of ground plane with steps and lift up towards the link over the Wyattville Link Road (block TC3 - 5) within TC3



The block layout defines a network of streets and public spaces between the blocks which form a hierarchy of civic spaces and a network of connections between them. These links are predicated on the principles identified in Section 2.10 and Map 2.5 'Access & Movement' of the Cherrywood Planning Scheme and the relevant requirements of Objective DA10 of the Planning Scheme as detailed below. The links shall provide a coherent network for pedestrians and cyclists to navigate and access public spaces and destinations.

Specific Objective DA 10 states '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 block layout creates a continuous building line along Grand Parade. This, combined with active frontage and the building height and scale, ensures that Grand Parade provides a sense of enclosure and fulfils its intended role as set out in the Planning Scheme as the main north-south spine through the Town Centre quadrants. For the remainder of the Town Centre, the block layout is made up of a number of perimeter blocks which defines a network of streets and public and private spaces.

Block numbers are included for ease of reference as shown in Figure 3.

### 3.2.2 Urban Grain

In terms of urban grain, the design approach for the Town Centre, seeks to achieve a fine grain at street level, in order to assist with the massing of the perimeter blocks and to create a human-scale. Frequent shop fronts and access creates a fine grain at ground floor level and in tandem with active uses, with a mix of retail, café, restaurants and non-retail uses, has the potential to animate the street and contribute to the vitality of the area.

There will be a focus on securing fine grain at key locations at the interface between high quality pedestrian routes, key civic spaces with sunny spill out spaces and a concentration of retail, retail services or other active uses. Innovative design solutions which present a fine grain at street level, contribute to streetscape qualities and respect the principles of good urban place-making, will be sought at detailed design stage.

There will also be a need to ensure that large-scale commercial developments incorporate design details which articulate individual elements so as to avoid monolithic façades and demonstrate careful detailing of the interface with the street to contribute to animation and streetscape quality.



Figure 3 Block Numbers within the Town Centre

### 3.2.3 Principal Frontages & Interface with the Wyattville Link Road

The block layout ensures that principal frontages are provided along Cherrywood Avenue, Tully Vale Road and Bishop Street, together with Grand Parade as illustrated on Map 3 and in accordance with Objective PD 9 of the Planning Scheme 'To provide principal frontages in each development plot to define strong street scape elements, turn corners on public roads and enclose and overlook amenity open space areas and green routes'. Building design shall ensure that these principal frontages are strengthened to fulfil this objective, in particular at the principal corners along the Wyattville Link Road, Bishop Street and Cherrywood Avenue. Together with the provision of active uses, in line with Section 2.2 'Active Uses and Frontages' and Map 2 and Section 3.2.1 Block Layout and 3.2.2 Urban Grain, defined, interesting and attractive building edges shall be provided. Particular regard shall also be had to those building edges which are not animated by use and activity, such

as along the Wyattville Link Road. In such cases attractive and interesting facades shall form part of the design. Figure 4 provides an illustrative example of how a two storey non-retail building (Building TC3-10) can define and animate the corner of Cherrywood Avenue. (See also Figure 7 Corner of Cherrywood Avenue and Grand Parade).

In accordance with Objective DA 10 of the Planning Scheme and as illustrated in Figure 5, the block layout creates a street network and provides linkages that encourage the movement of pedestrians through the Town Centre at the new ground level, avoiding the Wyattville Link Road and leading people towards Grand Parade and the Wyattville Link Plaza and bridge and the pedestrian/ cycle link between TC1 and TC3, both of which bridge the Wyattville Link Road as required by the Planning Scheme. The block layout also ensures that the buildings within all 4 no. quadrants do not front onto

or provide direct access along the Wyattville Link Road yet in the design of the buildings, an acceptable level of surveillance of cyclists shall be maintained. Landscaping along the Wyattville Link Road shall be in the form of a grassed central median and verge incorporating mature native street trees with understorey, woodland or hedgerow planting.



Figure 4: Illustrative view showing direct access from street level at south west corner of block TC3-10 at Cherrywood Avenue

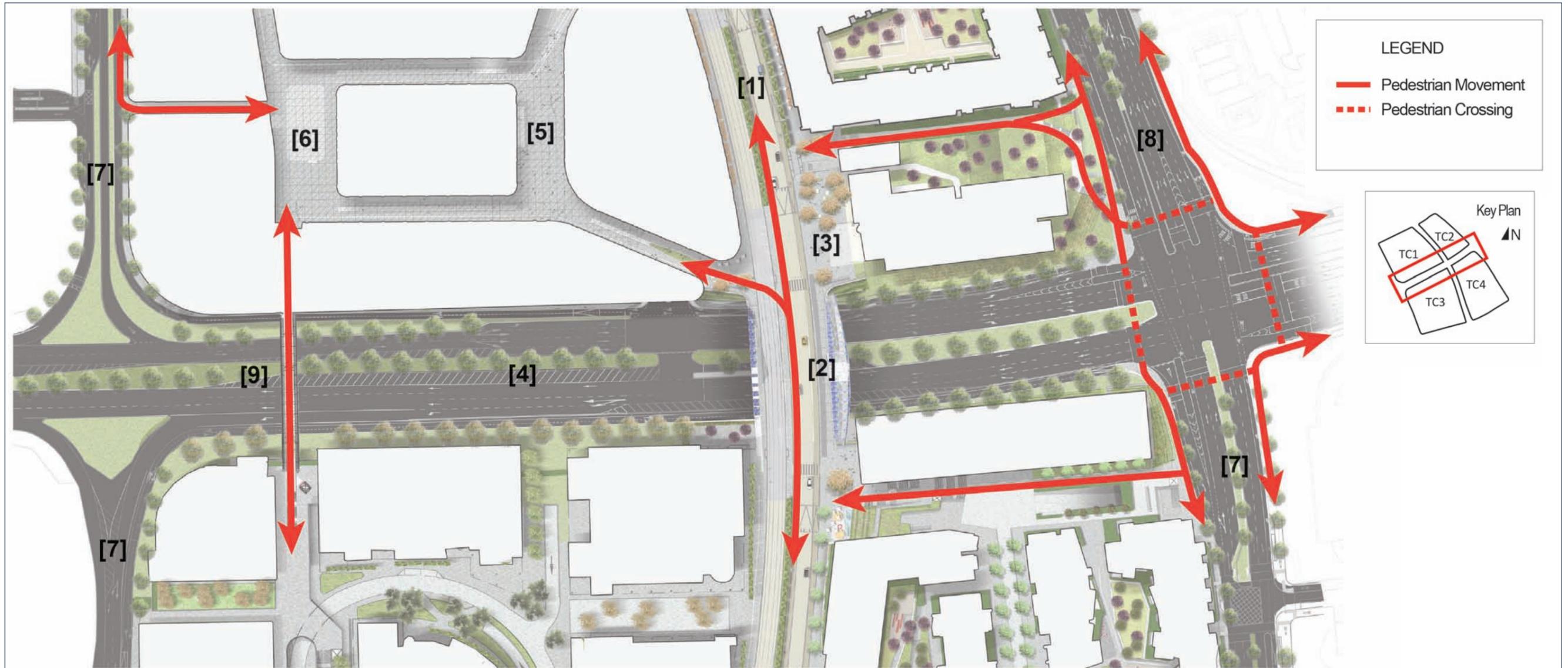


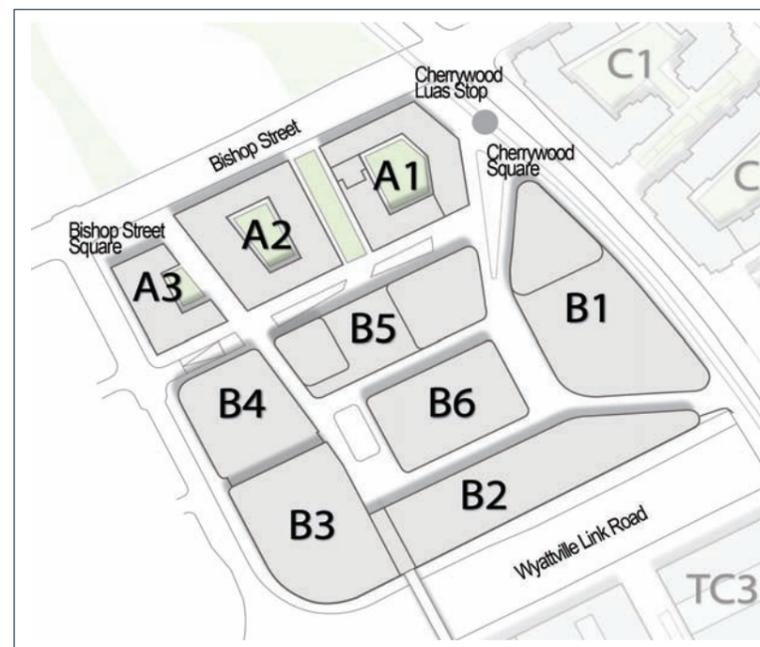
Figure 5: Interface with the Wyattville Link Road

### 3.2.4 Design Approach

#### TC1

From the main urban space and point of arrival at Cherrywood Square, defined as the principal focus and civic core, the block layout allows for a wide pedestrian street north of block B5, namely Civic Street. This street acts as a transitional zone between the residential and commercial uses provided within TC1. The principal community and civic uses, including a library and primary care centre, located within block B5, will be accessed from this street. North of 'Civic Street' the block layout defines three residential courtyard blocks referred to as A1, A2 and A3. These blocks front onto and provide activity along both 'Civic Street' and Bishop Street and on turning the corner of Cherrywood Avenue. The private spaces between blocks A1 and A2 shall provide ground level communal amenity open space and shall ensure own door access to create a street feel.

A clearly defined network of pedestrian and cycle streets is created by the block layout in TC1 which allows the pedestrian and cyclist to permeate throughout. From Cherrywood Square, pedestrians and cyclists will be directed towards the feature entrance to the principal focus and civic core between blocks B1 and B5. This will lead to a circular route of pedestrian streets within the area of



TC1 Quadrant

principal retail focus, revolving around the central block B6. These streets may be partially covered to screen from the weather however, it is essential that the street environment reads as an external space and the ground treatments and building elevation design shall use external materials and design references to a traditional street scape. At planning application stage it shall be demonstrated how this space shall remain an attractive pedestrian environment after trading hours.

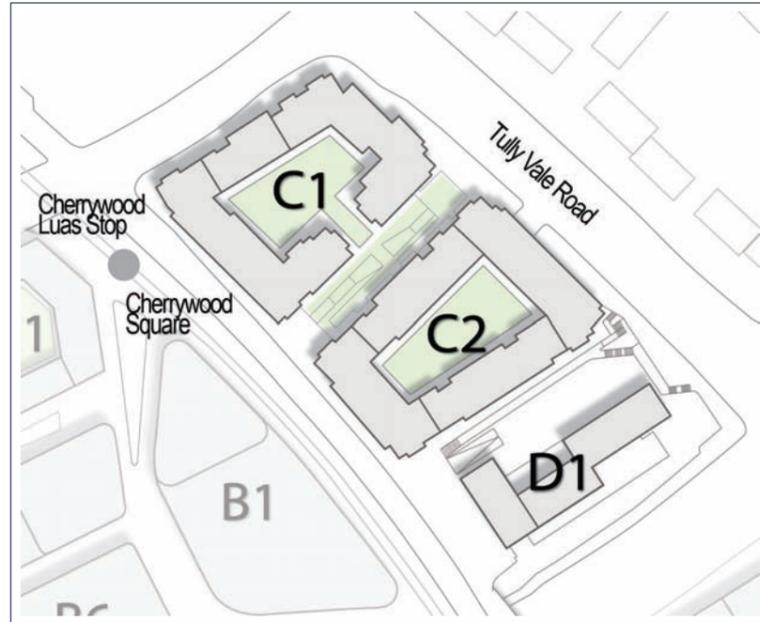
Commercial block B2 backs onto the Wyattville Link Road. This block should create interest along this route whilst restricting activity and access points to inhibit any desired crossing of the Wyattville Link Road by pedestrians. The design of blocks B3 and B4 will create a pedestrian link through to TC1 from Cherrywood Avenue to the west and will provide interest and activity when turning the corner of Cherrywood Avenue/Wyattville Link Road in accordance with Objective PD9 and Map 2.4 Principal Frontages of the Cherrywood Planning Scheme.

The block layout within TC1 opens up at points to create civic spaces, in particular between blocks B1 and B6, between blocks B3/B4 and B6 and also at Bishop Street to allow a physical and visual link to Tully Park to the north.

## TC2

The block layout of TC2 includes three blocks C1 and C2 and D1. These blocks define routes east to west from Tully Vale and Junction A to Grand Parade.

The residential blocks C1 and C2, are arranged around central courtyards. The design of these blocks shall create a clearly distinctive residential environment, of an open and leafy nature. The position of these two blocks shall allow for quality private/communal amenity spaces between them. The orientation of the blocks and location of the private/communal amenity spaces shall be so as to optimise solar orientation and minimise overshadowing and overlooking. The western elevation of these blocks face Grand Parade and as such the ground floor will accommodate active uses to animate the street.



TC2 Quadrant

The third block D1, will accommodate non-retail uses and is ideally situated for hotel use and ancillary hotel uses (leisure, conference and other facilities). This building shall provide a strong presence to the important Wyattville Link Road Junction A. The block layout at this location and the building design shall ensure that the pedestrian is clearly directed away from the Wyattville Link Road to the routes through TC2 from Tully Vale to Grand Parade, as identified in The Pedestrian Movement Strategy and Public Realm Strategy included in the UFDF.

## TC3

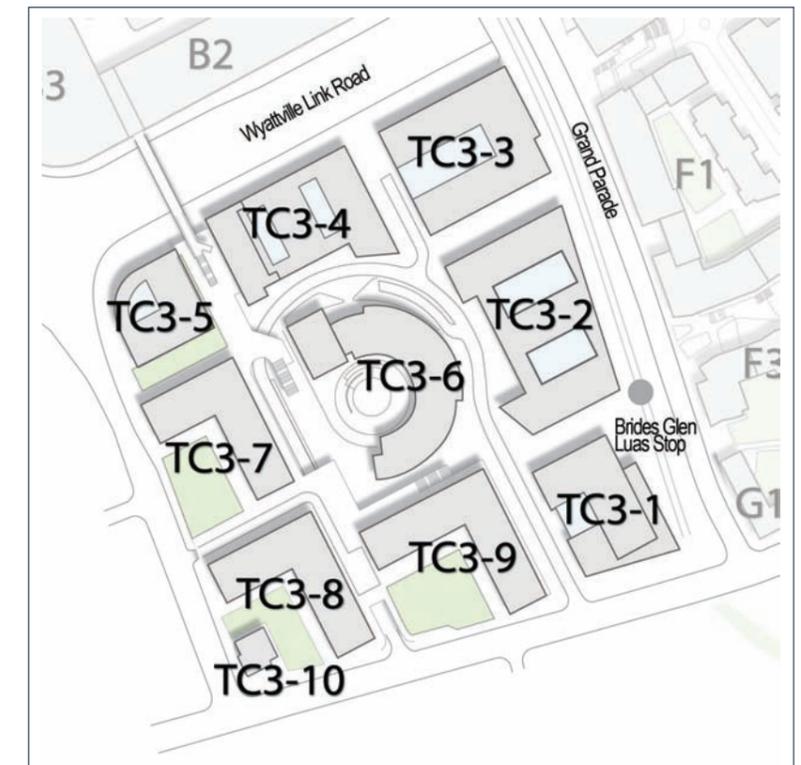


Figure 6: Illustrative View towards central civic space through block TC3-6

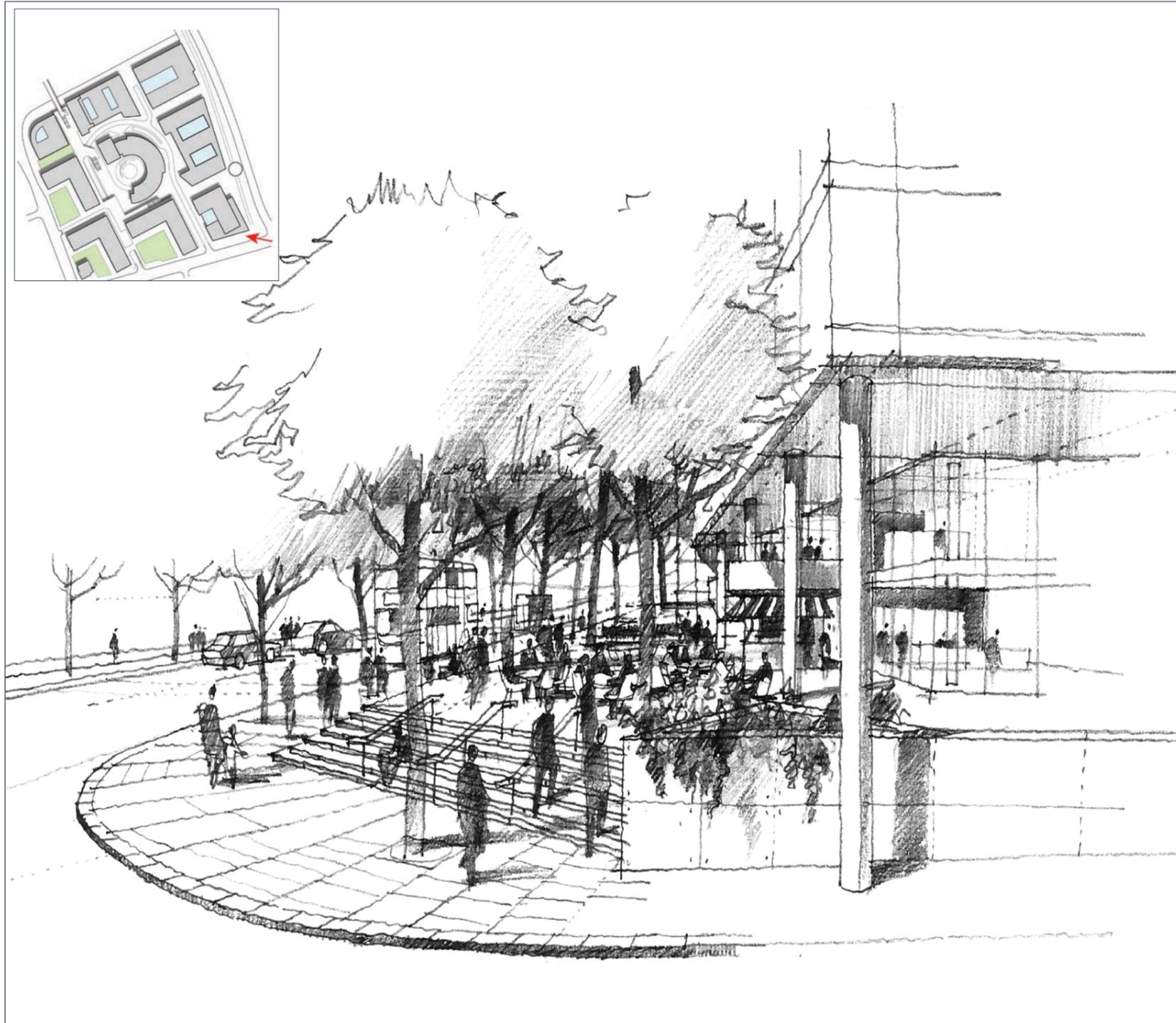
The block layout, block sizes and block footprints within TC3 are defined by principal and secondary pedestrian and cycle streets, including the link from TC4 and Bride's Glen Luas stop to Macnebury (Development Area 7 of the Planning Scheme) to the west, and the pedestrian/cycle link with TC1 across the Wyattville Link Road.

The block layout defines and frames the public realm with a series of human-scaled spaces designed to relate to the surrounding mix of uses and to ensure vibrancy and vitality throughout the day and in the evening (Figure 6 View towards central civic space TC3-6).

The block layout includes a series of buildings with floorplates and areas to provide flexibility for a mix of single and multiple lettings to meet the functional requirements for high intensity employment uses (HIE). Building TC3-6 is a central mixed use flexible building block which shall contain a combination of employment, non-retail, retail, retail services, community and residential uses. The building form is designed to create a sense of enclosure around the central civic space, whilst orientated to ensure adequate levels of sunlight penetrate this space. Links through this civic space are provided from the Bride's Glen Luas stop through to the pedestrian bridge over the Wyattville Link Road. The lower 'street' levels of buildings TC3-7, TC3-8 and TC3-9 include active uses such as retail, non-retail, and community uses and provide entrances into the more private communal residential areas, all of which will animate this frontage and pedestrian route.



TC3 Quadrant



**Figure 7:** Illustrative view of block TC3-1 defining and animating the street corner at Cherrywood Avenue and Grand Parade

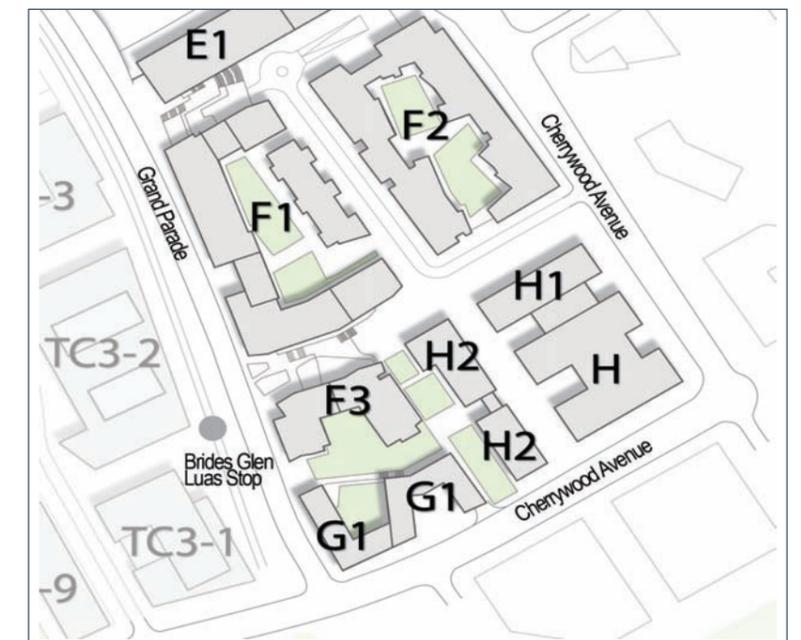
Above lower street level, buildings TC3-7, TC3-8 and TC3-9 mainly provide for residential apartment living. Given the mixed use nature of the entire quadrant, defined boundaries will protect residential amenity. Map 3 (Block Layout, New Ground Levels and Principal Frontages) proposes a defined streetscape along Cherrywood Avenue. Figure 7 illustrates how active uses at the ground floor to block TC3-1 can define and animate Cherrywood

Avenue at the corner of Grand Parade and demonstrates how the building at ground level may extend out onto a seating terrace before stepping down to street level, contributing to the overall urban streetscape (see also Section 2.1.1 'Active Uses & Frontages', Map 2 and Section 3.2.3 Principal Frontages, Map 3 and Figure 4).

## TC4

TC4 has an internal at-grade street. This together with the provision of direct and attractive links from Cherrywood Business Park and Junction A, set up the block structure.

Block E1, located adjacent to the Wyattville Link Road Junction A is ideally suited to office use to buffer the residential blocks to its south. This building shall be of a quality design which creates a landmark at this prominent location, opposing the hotel use north of the Wyattville Link Road in quadrant TC2. The design shall ensure the street edge, on turning the corner at the Wyattville Link Road and Cherrywood Avenue, is clearly defined and that the ground floor addresses and animates this corner. The block layout and building design here shall be such as to direct the pedestrian and cyclist towards the routes identified on the Pedestrian Movement Strategy and Public Realm Strategy within the UDF, through TC4 to Grand Parade, avoiding any conflict with the Wyattville Link Road.



TC4 Quadrant

The residential element within quadrant TC4 is broken into three blocks, F1, F2 and F3. The larger blocks (F1 and F2) are arranged as two large courtyard blocks located either side of the internal streets and a third block is located at the Bride's Glen Luas stop adjacent to Grand Parade. As within quadrant TC2, ground floor uses, fronting Grand Parade shall include uses to provide animation. As within quadrant TC2, the design of these blocks shall ensure a clearly distinctive residential environment is created. The position of these two blocks will allow for quality private/communal amenity spaces between them. The orientation of the blocks and location of the private/communal amenity spaces shall be so as to optimise solar orientation and minimise overshadowing and overlooking.

Block G1 is located in the area between the existing Office Block H and Grand Parade and is to comprise predominantly of non-retail uses. Uses which enliven the street and create a strong street scape shall be provided at ground floor level along Grand Parade and Cherrywood Avenue.

Block H is an existing office block with surface parking located on the south eastern section of TC4. Map 3 'Block Layout and New Ground Levels' indicates the potential for additional buildings and associated basement / undercroft car parking at this location.

### 3.2.5 Reconciling Ground Levels & Block Layout

The proposed ground levels across the Town Centre follow on logically from the approach to the establishment of new ground levels, responding to the land uses and the block layout. In accordance with the requirement of Section 6.2 (d) of the Planning Scheme where finished floor levels for buildings, including identification of entrance level(s), finished levels for roads and footways, and in particular, the horizontal and vertical connections between Grand Parade and the surrounding streets/buildings shall be demonstrated. In this regard, the street, ground, floor levels and entrance levels are illustrated in Map 4. The UFDF allows some variation to these as part of detailed design development to allow for practical requirements such as Building Regulations with particular regard to addressing universal access and drainage requirements in order to achieve an attractive user friendly and universal access public realm.

There is a 10-15 metre level difference to be addressed across the four Town Centre quadrants in an east-west direction and varying levels along the Luas line in a generally north-south direction. The fixed elements are the Luas line and the Wyattville Link Road and these levels are generally as follows:-

- Luas – From Cherrywood Square/ Bishop Street junction (circa 51.5m OD) Luas moves from over the proposed Wyattville Link Road bridge (circa 54.5m OD) sloping back down to circa 49m OD at Bride’s Glen stop.
- Wyattville Link Road falls quite steeply from 56m OD at the junction with Cherrywood Avenue West to circa 46m OD beneath the Luas bridge and circa 42.2m OD at the Wyattville Link Road Junction A.

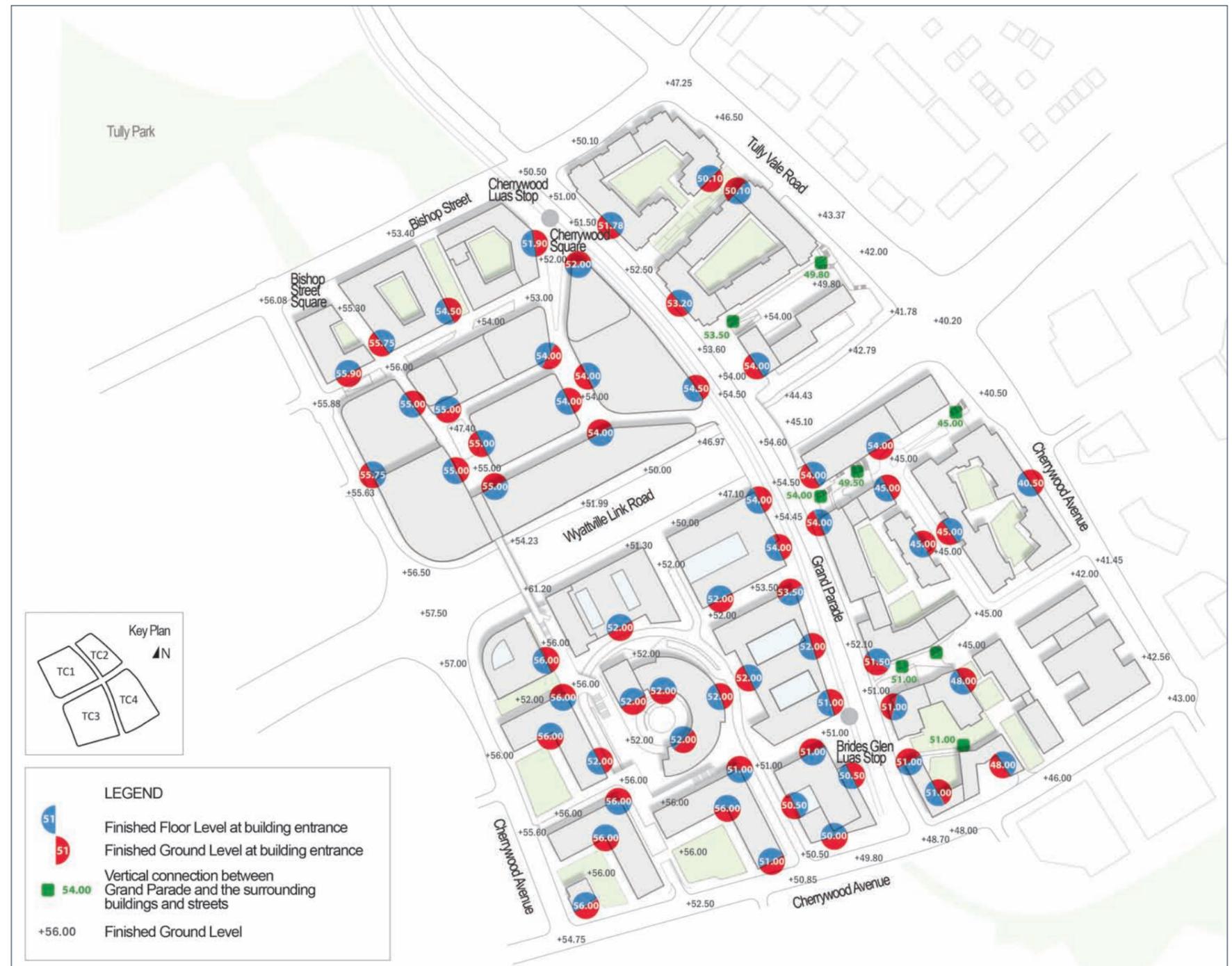
#### TC1

Cherrywood Square area is generally situated at circa 52m OD. The internal east-west pedestrian street (Civic Street) between the residential and commercial uses rises gently from circa 52m OD at Cherrywood Square to circa 56m OD at the road spur Wyattville Link Road - J. The ground level within the covered streets of the retail focus are generally set at circa 54-55m OD with gentle or imperceptible slopes. The Cherrywood Luas stop platforms are integrated with the ground plane of Cherrywood Square: the gradients and gentle falls of the Square are manipulated to ensure that the platforms link seamlessly with the level of the Square. The southern end of the platforms join in with Grand Parade’s footpath levels as the level of the road rises towards the bridge. From Cherrywood Square, Grand Parade rises gently following the Luas line levels, from circa 52m OD to circa 54.5m OD at the apex on the Wyattville Link Road Bridge. The building frontages and internal floor levels will be stepped progressively and locally to ensure all entrances are at-grade with the footpath levels along Grand Parade.

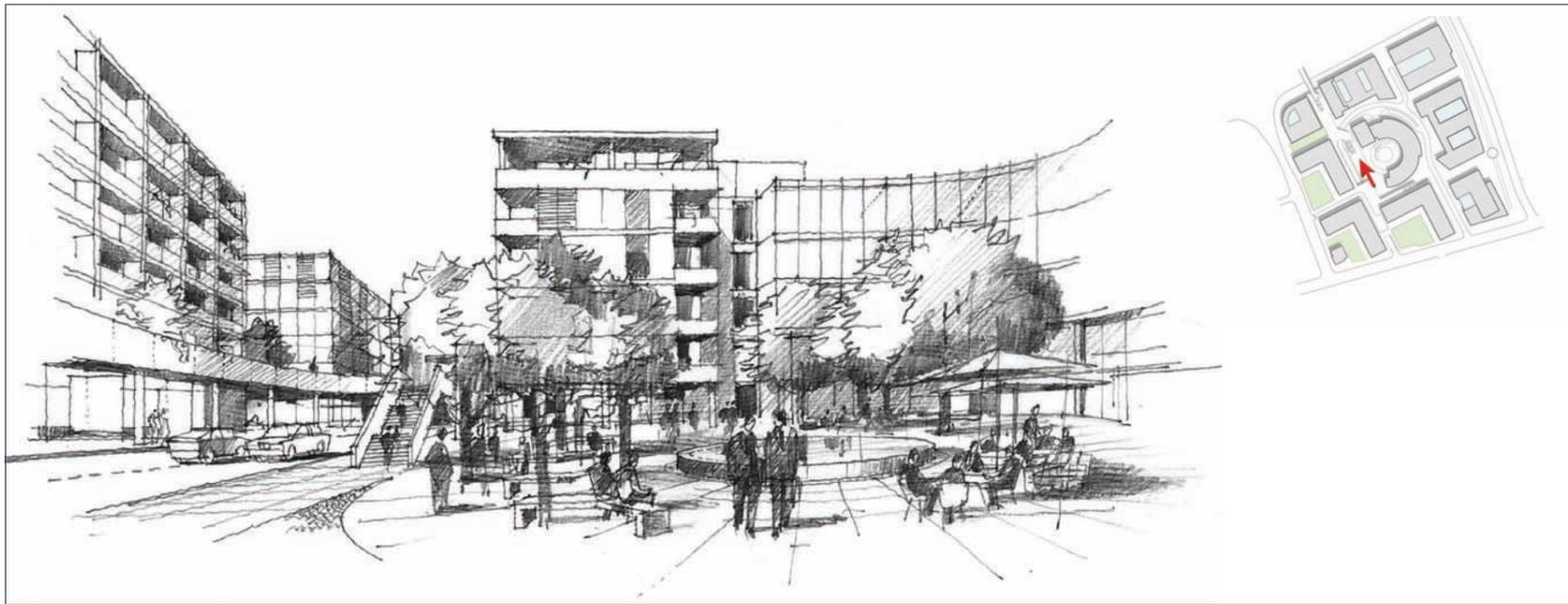
#### TC2

TC2 will have a predominant podium level at circa 50m OD across the entire quadrant to meet with the adjacent streets. Crossing TC2, two internal east-west pedestrianised streets address the drop in levels between the Luas Line/Grand Parade to Tully Vale Road, one with communal access and one with public access. The publicly accessible pedestrianised street employs a combination of steps, ramps and other devices to negotiate this gradient change.

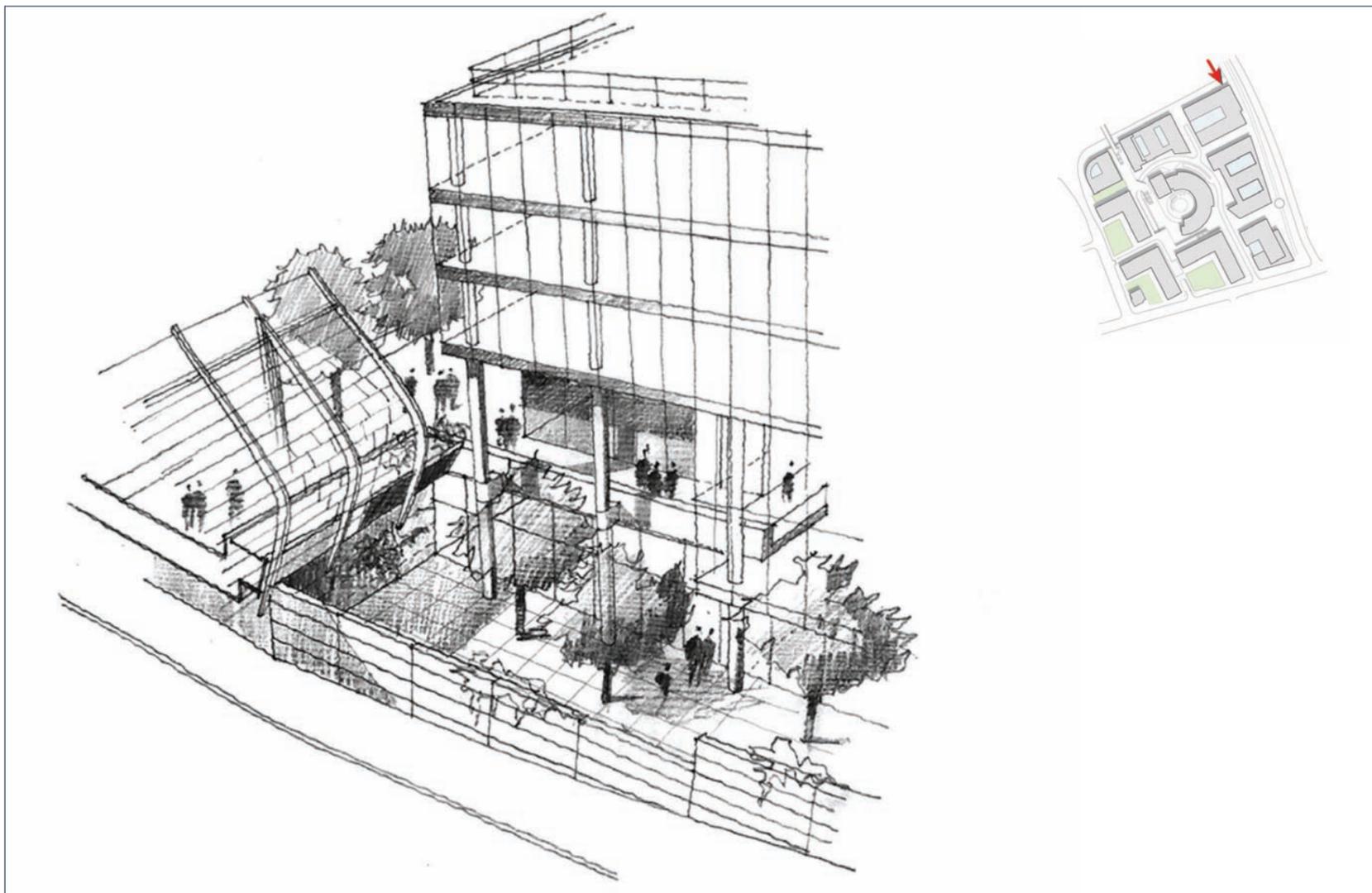
The east-west level difference across the quadrant varies from between approximately 5 metres from Bishop Street to approximately 11 metres close to the Wyattville Link Road. Ground floor levels within the edge blocks along Grand Parade follow the Luas levels generally and the set down area to the front of Block D1 on Grand Parade allows for the creation of a set-back and public space. On the other perimeter elevations to TC2, along Bishop Street, on the lower levels along Tully Vale Road and Wyattville Link Road careful consideration shall be given to achieving appropriate edge conditions at these locations and the buildings will be stepped down from the predominant podium level to meet existing road levels ensuring active frontages and surveillance of the perimeter streets.



Map 4: Finished Ground, Floor and Entrance Levels at Buildings



**Figure 8a:** Illustrative view across TC3 civic space towards steps to the link over the Wyattville Link Road to TC1



**Figure 8b:** Illustrative view showing level change adjacent to Wyattville Link Road and Grand Parade/Luas Crossing at block TC3-3

### TC3

The existing ground levels in the vicinity of TC3 range from circa 49m OD at Cherrywood Avenue near the Bride's Glen Luas stop, to circa 55m OD at the junction of Cherrywood Avenue South and West, to circa 57m at the junction with the Wyattville Link Road. The levels along the northern boundary of TC3 with the Wyattville Link Road fall to circa 46m OD under the Luas crossing point. The proposed Grand Parade levels follow the gradient of the Luas line and rise gradually by approximately 5 metres from its junction with Cherrywood Avenue to the crossing of the Wyattville Link Road. The proposed two principal ground planes within TC3 will be circa 52m OD in the central and eastern part of the site, and circa 56 m OD towards the western and southern sides. There is a gentle slope from Grand Parade towards the centre of TC3 to meet level 52m OD. Steps with accessible and cyclist friendly lifts will be provided to bring people to the footbridge [circa 61.2m OD] which connects TC3 with TC1 across the Wyattville Link Road. This approach avoids excessively long and steep slopes that would be onerous and deter many pedestrians, cyclists, wheelchair users, etc [see figure 8a & Section 4.3.1]. One of the lifts provided shall provide direct access from ground plane circa 52m OD to the footbridge platform circa 61.2m OD.

The ground plane varies locally across the site blocks to deal with the varying ground levels. Generally building frontage will relate to the adjoining street level. In particular ground levels to blocks TC3-1, TC3-2 and TC3-3 relate to the adjoining street level along Grand Parade with gentle slopes to allow universal access and avoid the need for any external steps. This is achieved by stepping the ground floor level within the buildings. For example, the ground floor level for block TC3-1 will be circa 50m OD related to the ground level of Cherrywood Avenue/Grand Parade and circa 51.00m OD related to the primary pedestrian route into TC3 from Grand Parade at the Bride's Glen stop. This will be designed in detail for each building at the planning application stage.

The significant level difference of the Luas (circa 54.5m OD) spanning over the Wyattville Link Road (circa 46m OD) is addressed by providing the entrance level to block TC3-3 to meet the level of Grand Parade to create active frontages onto Grand Parade (Figure 8b) and by providing a lower level of accommodation at circa 48m OD, looking out onto the Wyattville Link Road providing natural surveillance.

### TC4

TC4 changes significantly in cross-section from south to north across the quadrant towards the Wyattville Link Road. Along the eastern edge along Cherrywood Avenue, the levels drop from circa 43m OD at the south east corner of Cherrywood Avenue, to circa 40m OD at the junction of the Wyattville Link Road. Moving northwards at the first of two east-west internal streets, the ground level rises approximately 10 metres from Cherrywood Avenue (east) to Grand Parade at the Luas stop at Bride's Glen. At the second east-west internal street the levels rise approximately 14 metres from Cherrywood Avenue (east) to Grand Parade. Podium levels vary locally across the site to best negotiate the level differences. Similar measures to those employed on TC2 to deal with varying ground levels and ensure active frontages along the perimeter of the individual blocks will be required. The internal cross streets, predominantly pedestrian and cycle oriented routes, again use a combination of steps, ramps and other devices to address the significant differences.

Block E1, the HIE building fronting the Wyattville Link Road on the north edge of TC4, addresses the particular constraints of its site. It is split into two stepping volumes to accommodate the change in levels across the site along the Wyattville Link Road. It is arranged to provide an entrance façade to Grand Parade and steps down to address the Wyattville Link Road frontage and provide a second entrance at the lower end of the site at Cherrywood Avenue (east).

### 3.3 Building Height, Scale and Massing

The UDF is required to identify the height, scale, massing and building typologies within the Town Centre, as defined in Section 6.2 (c) of the Cherrywood Planning Scheme. The design of buildings, in terms of their height, scale and typology shall ensure quality accommodation and levels of amenity, in terms of acceptable levels of daylight and sunlight provision. In this regard, the development shall be guided by the principles of "Site layout planning for daylight and sunlight: a guide to good practice, (2011, BRE Document BR 209) in conjunction with "Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities", DECLG, 2015 and "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)", DEHLG, 2009. A shadow, daylight and sunlight assessment will be required at planning application stage. Any development shall also be assessed having regard to Section 4.7 of the UDF which relates to micro climate for amenity space.

#### 3.3.1 Scale and Massing

The built form to accommodate the quantum of floorspace and land use allocations within the Town Centre is governed by the minimum and maximum plot ratios as set out in Section 2.6 of the Cherrywood Planning Scheme which aim to achieve appropriate levels of sustainable development. Based on the future form as illustrated in the UDF, the plot ratios and site coverage are as shown in Table 2 below. The design of the Town Centre shall demonstrate that it accords with the plot ratio and site coverage range.

Table 2: Plot Ratio & Site Coverage				
Town Centre				
The site coverage (min-max) range is 50% to 80%				
The plot ratio (min-max) range is 1.8 - 2.3				
	TC1	TC2	TC3	TC4
Plot Ratio	2.2	2.2	2.25	2.2
Site Coverage	72%	57%	54%	59%

#### 3.3.2 Building Height

The building height (min-max) range within the Town Centre is between 2 & 5 storeys. In recognising the conditions which will arise from building on different levels, Objective DA10 of the Planning Scheme states that, where a building addresses two streets, building height will be measured from the higher street which means that parts of a building can exceed 5 storeys to address ground levels.

Map 5 'Building Height' and the Section drawings (Figures 9, 10 & 11) illustrate the scale, massing and building heights of the blocks for the 4 no. Town Centre quadrants.

The design of the Town Centre in terms of scale, massing and building height, shall seek to achieve the density and critical mass which will create an appropriate urban character for the Town Centre. It shall also ensure to create a local environment that is not negatively impacted on by the micro climate created, in particular by creating wind tunnels or excessive shade.



Map 5: Building Height

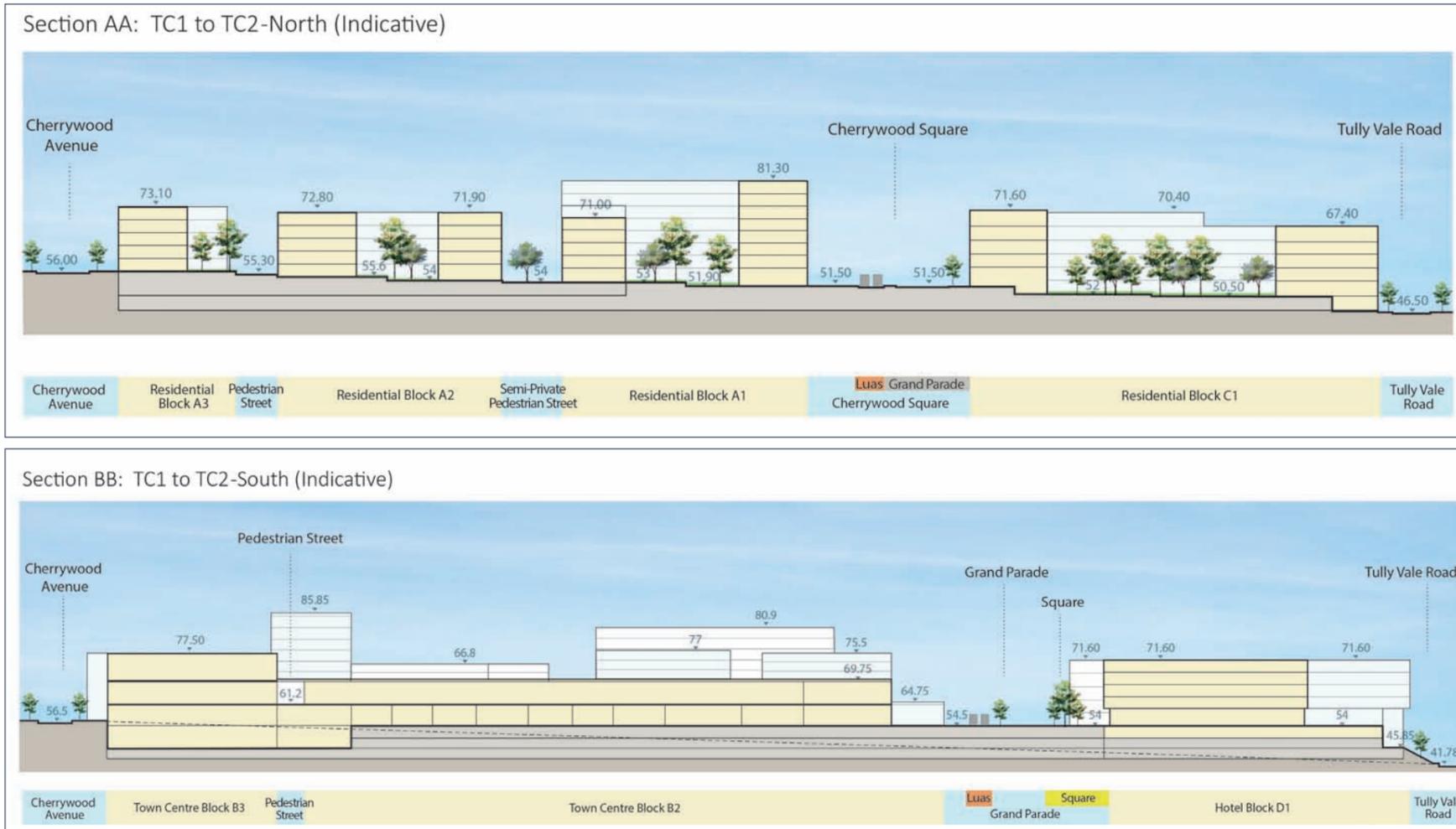


Figure 9: Sections AA and BB, TC1 to TC2

### 3.3.3 Upward Modifiers

The application of upward modifiers are provided for at 4 no. locations across TC1, TC3 and TC4 and identified on Map 5 Building Height. Upward modifiers allow a local increase in height of up to 3 storeys. The urban design benefits comprise improved legibility, more diversity in roof profile and enhanced character in the appearance of an urban development. The permitted locations are limited and are selected on a number of criteria: proximity to major public transport infrastructure; addressing and enclosing civic spaces; impact on neighbouring buildings; and civic or cultural importance of the development. The UDFD identifies these locations whereby the urban design benefits are best realised within the Town Centre. In some circumstances these locations differ from those illustrated on Map 2.3 of the Planning Scheme but are considered not to materially alter Objective PD22 of the Planning Scheme and are considered to best realise the overall objective as defined below:

PD22: Local landmark and feature 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'

Upward modifiers are illustrated on Map 5 and as detailed below.

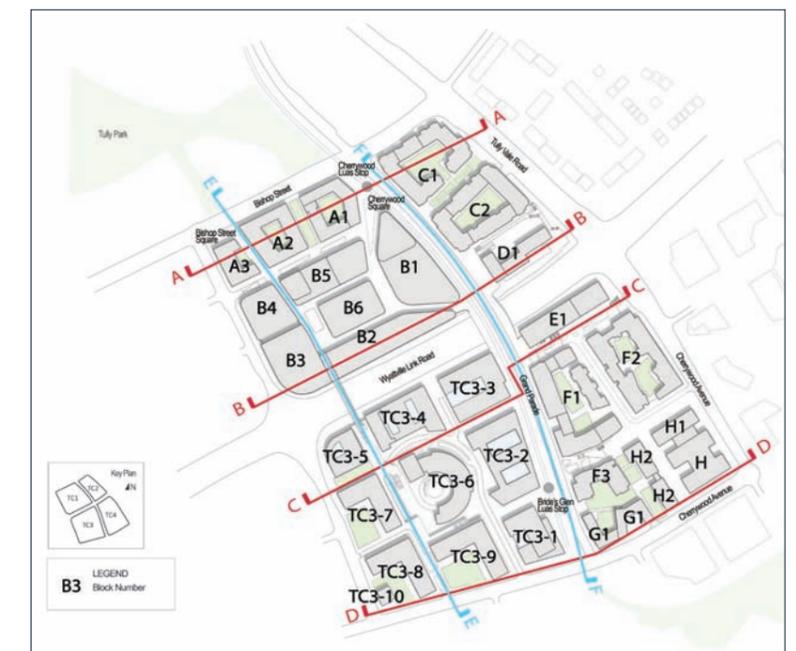
#### TC1

The Cherrywood Square area is the most appropriate location for the application of higher building elements as it marks the point of arrival and introduction to the Town Centre. In this case, the use of an upward modifier is important to improve the legibility of the urban form, to differentiate the space from others by virtue of an increase in building height and by providing a more prominent emphasis in the hierarchy and legibility of the urban form.

In Cherrywood Square, the residential building A1, facing the Square to the east, is assigned the upward modification in building height to combine with the two adjoining 5 no. storey retail/commercial office buildings in block B1 to form a coherent front or enclosure to Cherrywood Square and signify the main entrance into Cherrywood Town Centre. The space itself needs to be considered as a unified element, conceived as an urban set piece, and that the building heights and massing that define and enclose this space, shall be complementary in scale and appearance. Particular attention shall be given to elevation treatment to create interest and instil human scale.

The upward modifier, in this case, to the residential block A1, is continued around the corner onto Bishop Street. This is an important urban design element, firstly to consolidate the enclosure of Cherrywood Square but also to address and frame the area which extends towards the entrance to Tully Park. The resultant building is eight storeys in height on two flanks and of an appropriate scale and physical presence to address these spaces and an important approach to the Town Centre. Block A1 steps down in height to the south and west corners to engage with the lower scaled streets on those sides.

The Planning Scheme permits a second upward modifier in TC1. The location of this will act as a complementary local landmark and entrance into the North West of Town Centre from Tully Park. A residential element of six storeys sits on the west part of block B5, a two to three storey commercial building, to form an eight storey tower. This residential tower is located at the intersection of 'Civic Street' and the diagonal street lying on a desire line leading up to Bishop Street Square and ultimately Tully Park located on the hill above the Town Centre to the north. The function of this higher building is to signal the Town Centre location when viewed from a distance and especially from the higher ground of the park and residential developments to the north-west and to mark this important pedestrian and cycle route into the Town Centre.



The application of these upward modifiers, in the locations described above, utilising the 2 no. upward modifiers designated for TC1, delivers on the purpose intended and greatly contributes to realising the urban design objectives of the Planning Scheme and improving the ultimate urban form of the Town Centre.

#### TC2

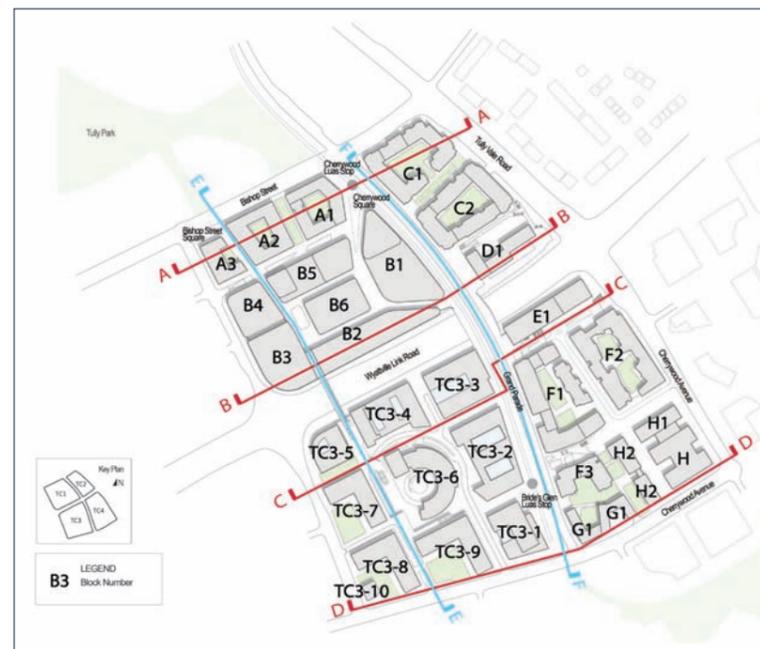
There is no proposal for an upward modifier on TC2.

### TC3

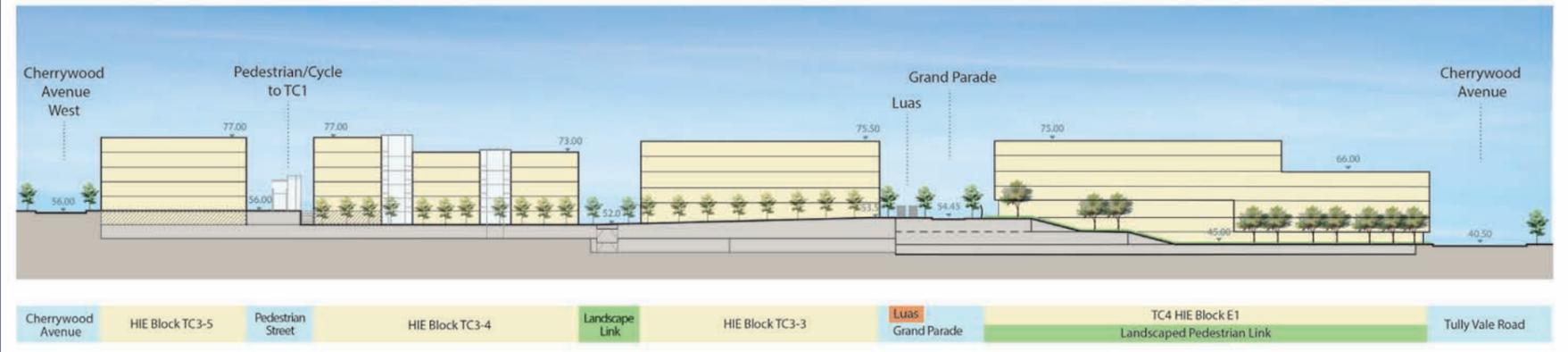
The purpose of upward modifier at block TC3-1 is to mark the location of the Bride's Glen Luas stop, its public function and to address the civic space to be created around the stop. The building height here will provide a visual landmark when viewed from street level from Grand Parade to the north, Cherrywood Avenue to the west and east and from within TC3.

### TC4

The upward modifier within TC4 is also located at Bride's Glen Square, opposing that in TC3. Block F1 increases in height to eight storeys on its south-west corner (and 9 storeys where it addresses the lower street) to mark the location of the Luas stop and civic space and at the culmination of one of the east-west internal streets through TC4. The building steps down to 5 no. storeys for the remainder of the perimeter block enclosing a landscaped courtyard within.



Section CC: TC3 to TC4-North (Indicative)



Section DD: TC3 to TC4-South (Indicative)

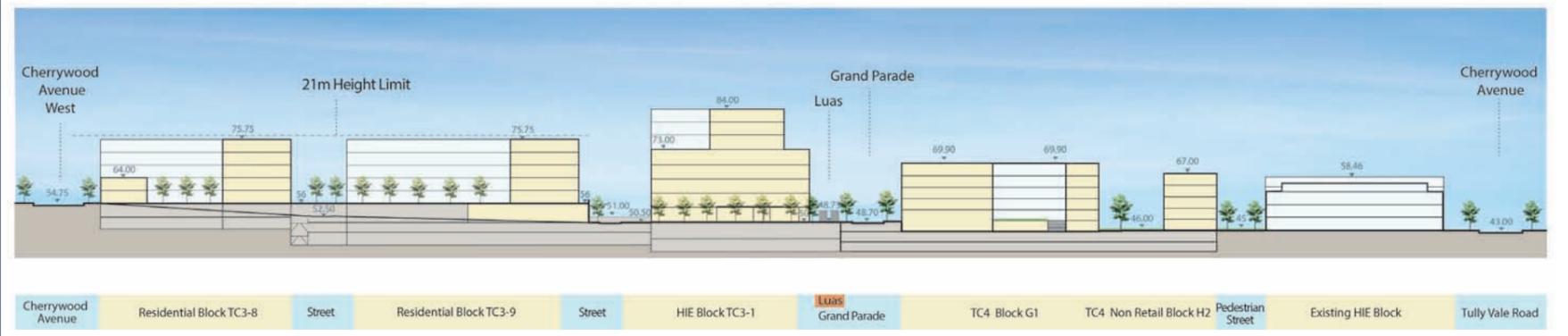
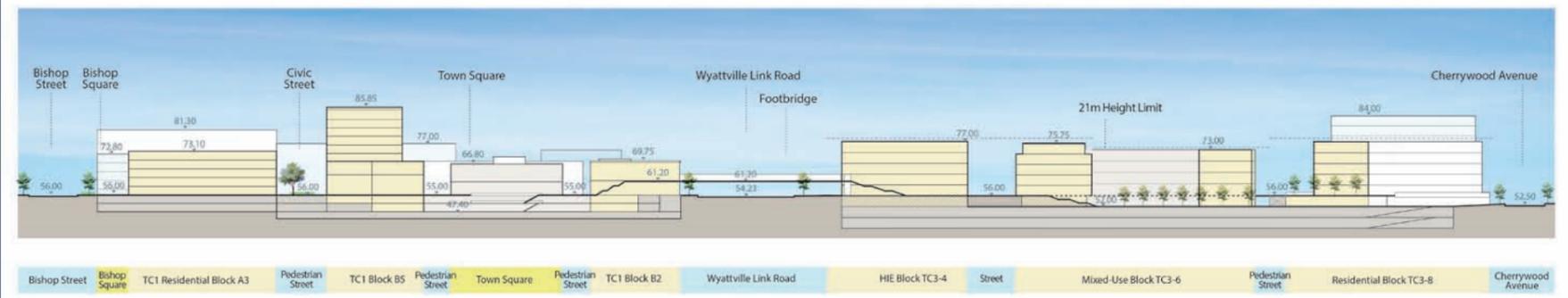


Figure 10: Sections CC and DD, TC3 to TC4

Section EE- TC1 to TC3 (Indicative)



Section FF- Grand Parade Towards TC2 and TC4 (Indicative)



Figure 11: Sections EE and FF across the Wyattville Link

### 3.4 Establishing Quality

In accordance with the requirements of 6.2 (e) of the Planning Scheme 'to address the location, design and treatment of squares, civic spaces, pocket parks, and the public realm generally', this section demonstrates the level of quality of materials required throughout the Town Centre development. Quality manifests itself through the layout of the urban form, building design and through the quality of materials and finishes all contributing to the appearance of the environment. In this regard the design of the Town Centre shall adhere to the principles set out in Section 2.8 'Urban Form' of the Cherrywood Planning Scheme.

In general, and in accordance with Objective PD14 of the Planning Scheme, the built environment within the Town Centre shall be so to ensure that 'the distinctiveness of materials is used at various scales, allowing for a coherent and high quality built environment...high quality materials are to be used in the public realm, including external elevations of buildings, structures and public open space'.

Cherrywood Town Centre shall be designed to provide a high quality, legible and inclusive environment, providing for different groups in different ways. It shall provide for ease of access around the Town Centre and to public facilities for use by all. The appearance of buildings in their design and finish, together with the block layout, shall ensure to avoid visual or physical barriers and to create a clear distinction between public, communal and private areas. Buildings shall provide active frontages to create vitality where appropriate and their design shall use a palette of high quality finishes to ensure facades are interesting and attractive. Furthermore, any location of plant and services on roof tops shall be designed to mitigate visual impact. Any design shall accord also with Section 2.2 Active Frontages and Section 3.0 Urban and Built Form.

In their design, buildings shall make a positive contribution to the environment and engender 'civic pride'. General principles which will be adhered to are outlined below and illustrated by means of reference images and a representative palette of materials (Figure 12 & 13). Note should also be given to Section 4.0 'Public Realm Strategy' which further develops the

concepts around the design of the civic spaces, streets and public realm generally. In principle, the building and surface materials throughout the Town Centre shall:

- be of high quality, durable and attractive
- be practical to source, erect, replace, and maintain
- demonstrate environmental performance
- be compliant with all building regulation standards and requirements which may change during implementation of the Planning Scheme
- meet the user specification and standards, including those relating to environmental sustainability and wellness.

Given the relatively small area of the Town Centre, consistency in design and elevation treatment will be sought across the range of buildings proposed. The aim is to create a coherent townscape rather than a collection of standalone designs. In this regard a small palette of materials will be sought and simplicity in elevation treatment (particularly along the Grand Parade) will be required on the public and principal elevations of buildings.



Figure 12: Material Proposals Residential Development (Illustrative only)



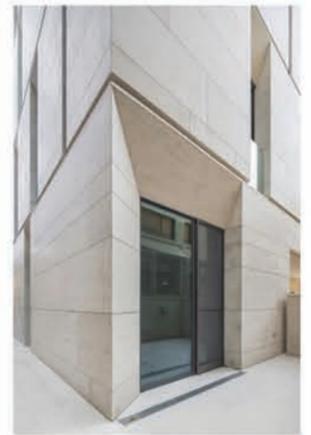
1. Natural/Reconstituted Stone Cladding
2. Bronze coloured finish window frame
3. Large scale windows with deep reveals
4. Bronze coloured finish cladding
5. Bronze coloured finish louvres



**HIE Building TC4**



Bronze coloured aluminium



Splayed light coloured natural stone cladding



**Hotel TC2**

**Figure 13:** Material Proposals Non Residential Development (Illustrative only)