



Cherrywood SDZ Planning Scheme

Cherrywood Town Centre and Environs Review

Community Audit & Needs Assessment

17 September 2024



MACCABE DURNEY
BARNES
Planning Environment Economics



Document status					
Job Number: 2235					
Job Title: Cherrywood Town Centre and Environs Review - Community Audit & Needs Assessment					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Draft for discussion	RH			19/02/2024
1	Final	RH			10/06/2024
2	Final	RH	JB	RH	17/09/24

© Copyright MacCabe Durney Barnes Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by MacCabe Durney Barnes Limited no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by MacCabe Durney Barnes Limited for any use of this report, other than the purpose for which it was prepared. MacCabe Durney Barnes Limited accepts no responsibility for any documents or information supplied to MacCabe Durney Barnes Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. MacCabe Durney Barnes Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report’s accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of MacCabe Durney Barnes Limited.



TABLE OF CONTENTS

1.	INTRODUCTION.....	4
1.1	Project Background.....	4
1.2	Aims of the Review.....	5
1.3	Overall Approach.....	5
1.4	Limitations of the Study.....	6
1.5	Structure of the Report.....	6
2.	THE STUDY AREA.....	7
2.1	Introduction.....	7
3.	POLICY CONTEXT.....	11
3.1	Introduction.....	11
3.2	Cherrywood Planning Scheme.....	11
3.3	Supporting Land Use Development.....	11
3.4	Definition of Primary Land Uses.....	13
3.5	Urban Form Development Framework.....	15
3.6	Other Policy.....	19
3.7	Local Economic and Community Plan (LECP) 2016-2022.....	22
4.	DEMOGRAPHICS.....	24
4.1	Introduction.....	24
4.2	Population characteristics.....	24
5.	PLANNING FOR FUTURE COMMUNITY NEEDS.....	32
5.1	Benchmarking standards.....	32
5.2	Floorspace Standards.....	33
5.3	Design Considerations.....	33
5.4	Community Needs Assessment Model.....	36
5.5	Facility Delivery.....	38
6.	RECOMMENDATIONS FOR PLANNING SCHEME REVIEW.....	41
6.1	Introduction.....	41
6.2	Recommendations:.....	43
6.3	Planning Scheme Outcomes.....	45
	APPENDIX 1.....	47

LIST OF TABLES

Table 1	Definition of Community Infrastructure Categories.....	10
Table 2	Cherrywood Planning Scheme Table 6.2.2: Overall Development Quantum Range.....	13
Table 3	Extract from Table 6.2.1 “Development Type and Quantum for Development Area 2 Cherrywood”.....	14

Table 4 Planning Scheme Table 6.2.2 Breakdown of Development Quantum for Sites TC1, TC2, TC3 and TC4 Cherrywood Town Centre	15
Table 5 Population change in Dun Laoghaire Rathdown by LEA 2016-2022.....	24
Table 6: Population by social class by LEA 2022	28
Table 7 Housing Completions by LEA 2012-2022.....	31
Table 8 Community Infrastructure Hierarchy and accessibility.....	32
Table 9 Community Infrastructure Hierarchy– Illustrative catchment populations and densities.....	32
Table 10 Community Infrastructure floorspace benchmarks.....	33
Table 11 Trends in Contemporary Provision.....	34
Table 12: Design Considerations.....	35
Table 13: Hierarchy and Management Structure.....	39

LIST OF FIGURES

Figure 1 Town Centre and environs study review area	4
Figure 2 Location of Cherrywood Planning Scheme within Dun Laoghaire Rathdown County Council (Source: Map 1.2 of Planning Scheme Document).....	7
Figure 3 Defined area of Cherrywood Town Centre and Environs Review including zoning for Bride’s Glen (HIE1, HIE2 and HIE3) and Macnebury (HIE4 and HIE5).....	8
Figure 4 Understanding the range of community and social infrastructure facilities (Source: Mayor of London (2021) Design Considerations in their Connective Social Infrastructure).....	9
Figure 5 UFDF Map 2 Land Use Strategy.....	16
Figure 6 DLR Population Change % 2016-2022.....	25
Figure 7 Population Density by LEA (Source: CSO, Census 2022).....	26
Figure 8: Populations by LEA by age category (Source: CSO, Census 2022).....	26
Figure 9: Population of LEAs by age category 2016 (Source: CSO, Census 2022).....	27
Figure 10: Population and Gender by LEA, 2022	27
Figure 11 Families number of children by LEA Source: Census 2022.....	28
Figure 12: Education levels by LEA 2016, Source Census 2022.....	29
Figure 13: Household Occupancy by Tenure Source, Census 2022	30
Figure 14 Housing completions by LEA 2012 -2022 (Source: https://data.cso.ie/).....	31
Figure 15 Community Needs Assessment Model (Source: MacCabe Durney Barnes).....	37

1. INTRODUCTION

1.1 Project Background

MacCabe Durney Barnes has been commissioned by Dun Laoghaire Rathdown County Council to prepare a review of the Community and Social Infrastructure policy in the Cherrywood Strategic Development Zone (SDZ) Planning Scheme.

The project brief reflects DLR intend that this review is informed by a detailed Community Infrastructure Audit and Community Needs Analysis for Cherrywood Town Centre (Quadrants TC1, TC2, TC3 and TC4).

This review will form part of a broader plan-led review of the Town Centre and environs, as follows:

'The Local Authority will undertake a plan led review of the Town Centre and Environs having regard to the overall Vision and Principles for Cherrywood and appropriate Government policy, to ensure that the Town Centre functions as a vibrant, mixed use sustainable District Centre at the heart of Cherrywood. This review will seek to ensure an appropriate mix, quantum and phasing of uses to secure a balance of employment, commercial, retail, residential, community and social uses. It is an objective of the Council to use its best endeavours to undertake this plan led review within twelve months from the date that the proposed Amendment No. 8 comes into effect.'

(As per Approved Building Heights and Density Review Amendment (No. 8) of the Cherrywood SDZ Planning Scheme, 2014, as amended.)

Figure 1 below illustrates the extent of the area that is subject to review.



Figure 1 Town Centre and environs study review area

1.2 Aims of the Review

The current Planning Scheme and Cherrywood Town Centre Urban Form Framework (UFDF) supports the provision of a Town Centre Space of 2,200/3,000 sq.m. which includes a library of approximately 1,500sq.m with exhibition and arts/cultural space and multimedia learning space will be located centrally in the Town Centre in close proximity to the main retail core.

Key aims of the Review include, but are not limited to:

- Review of Planning Policy, SDZ Planning Scheme and planning permission analysis including commitments under the Planning Scheme for Community floor space/social infrastructure provision.
- Prepare High Level review of relevant Community Infrastructure good practice and needs for new communities.
- Research and recommendation of standards of Community Infrastructure provision (quantum of floor space per population etc) and needs for facilities and services from neighbourhood up to district and urban centres.
- Review emerging outputs from Land Use / Design studies and implications for Community Infrastructure Audit (having regard to existing, planned and committed facilities).
- Community Needs assessment having regard to user/service needs of new population, models for implementation (type, scale, operation and management of facilities).
- Detailed Analysis and recommendation of requirements for TC1, TC2, TC3 and TC4 areas of Cherrywood Town Centre

1.3 Overall Approach

The overall approach and methodology adopted effectively seeks to assess the quantum, distribution of community infrastructure provided in the planning scheme according to the tasks below.

Tasks

The tasks involved are as follows:

- Meeting with Cherrywood SDZ Development Agency Project Team to confirm scope of review;
- Review current policy context including the Dún Laoghaire Rathdown County Development Plan 2022-2028, the current Cherrywood SDZ Planning Scheme and the Cherrywood Town Centre Urban Form Framework (UFDF)
Demographic analysis including population profile, trends and projections for future
- Review hierarchical standards of provision as well qualitative needs of facilities and services that support good neighbourhoods/districts.
- Community Infrastructure Audit having regard to existing, planned and committed facilities
- Community Needs assessment having regard to future population and benchmarking of services required (including Stakeholder recommendations)

- Detailed analysis and recommendation of requirements for TC1, TC2, TC3 and TC4 area of Cherrywood Town Centre and HIE land parcels.

1.4 Limitations of the Study

This review focuses on the provision of Community infrastructure in the Town Centre only. It does not address CI in the designated Village Centres.

It does not address the Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Local Government and Heritage) (2008)

The Planning Scheme identifies four primary school sites across the 3 Growth Areas. It also identifies two post primary schools in Growth Areas 1 and 3. Table 7.1 sets out the anticipated requirement for schools provision.

This report does not comprise a Childcare and School Assessment. These elements are provided within the overall SDZ area with new housing developments in accordance with the Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings (normally family dwellings).

It is also noted that the Planning Scheme provided for the early construction of three major parks.

1.5 Structure of the Report

The report is structured in the following manner:

- **Section One** is the introduction.
- **Section Two** defines the study area and definition of Community Infrastructure
- **Section Three** sets the context for the study with a review of the existing relevant policies at national, regional and county level.
- **Section Four** outlines relevant demographic characteristics
- **Section Five** considers benchmarking of community infrastructure provision
- **Section Six** outlines the principles and a vision to guide the Review and main conclusions and recommendations.

2. THE STUDY AREA

2.1 Introduction

The review considers the topic within the context of DunLaoghaire Rathdown County (Figure 2 below).

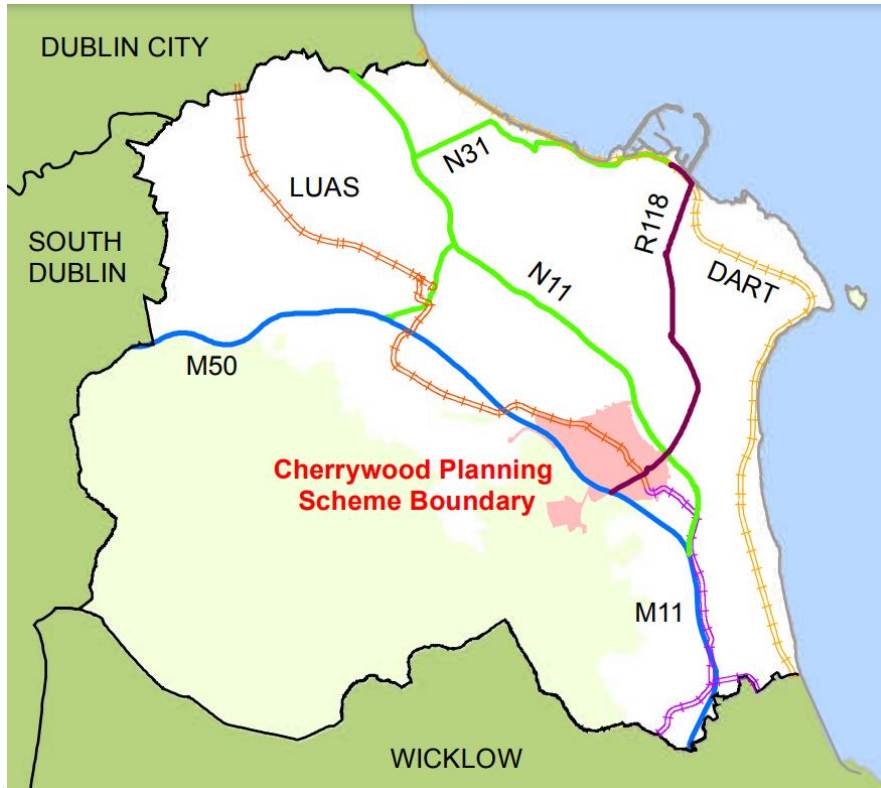


Figure 2 Location of Cherrywood Planning Scheme within Dun Laoghaire Rathdown County Council (Source: Map 1.2 of Planning Scheme Document)

The defined study area of this review is illustrated in Figure 3 below. The main concentration of community provision is located within the Town Centre Quadrant shown in blue on the map. The policy chapter provides a more detailed breakdown of the anticipated floorspace requirements as per the Planning Scheme.

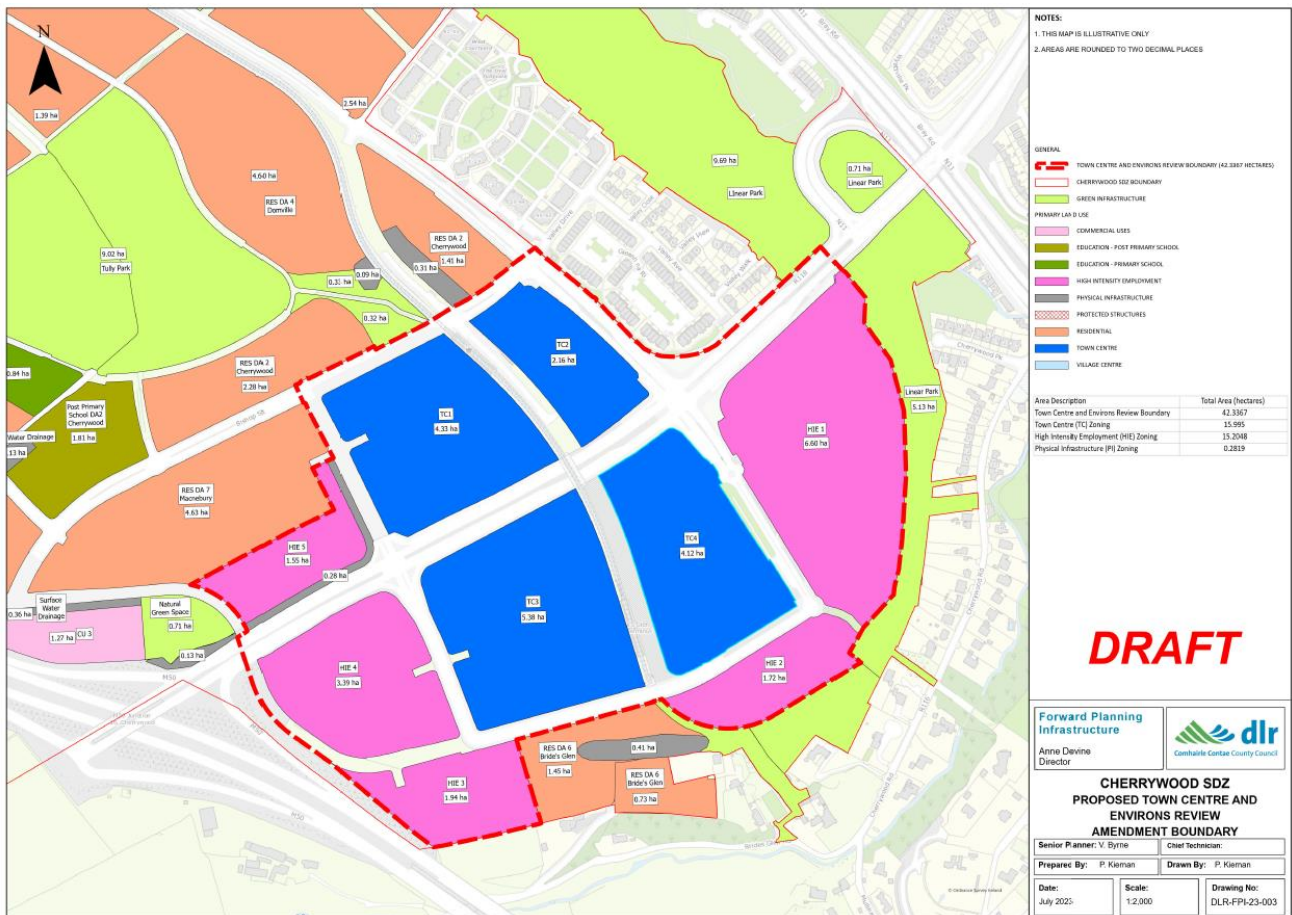


Figure 3 Defined area of Cherrywood Town Centre and Environs Review including zoning for Bride's Glen (HIE1, HIE2 and HIE3) and Macnebury (HIE4 and HIE5)

Definition of Community Infrastructure

Investment in community infrastructure is essential for the health, social wellbeing and economic prosperity of communities and is intrinsic to its wellbeing. Sustainable neighbourhoods need a range of community facilities, such as community centres, resource centres and libraries for social and cultural use by the wider population. This is collectively known as 'community infrastructure' or 'social infrastructure'.

Cultural, civic and community infrastructure plays an important role in bringing people together, promoting social cohesion, helping to form friendships and social support networks, and in helping communities to develop life skills and resilience. All these attributes are essential elements in the creation and maintenance of strong communities. This supports the development of compact growth and sustainable settlements in line with the National Planning Framework (NPF) objectives.

Figure 4 below provides a broad definition of activities and facilities encompassed in our understanding of the range of community and social infrastructure (Source: Mayor of London (2021) Design Considerations in their Connective Social Infrastructure).

Understanding different types of social infrastructure

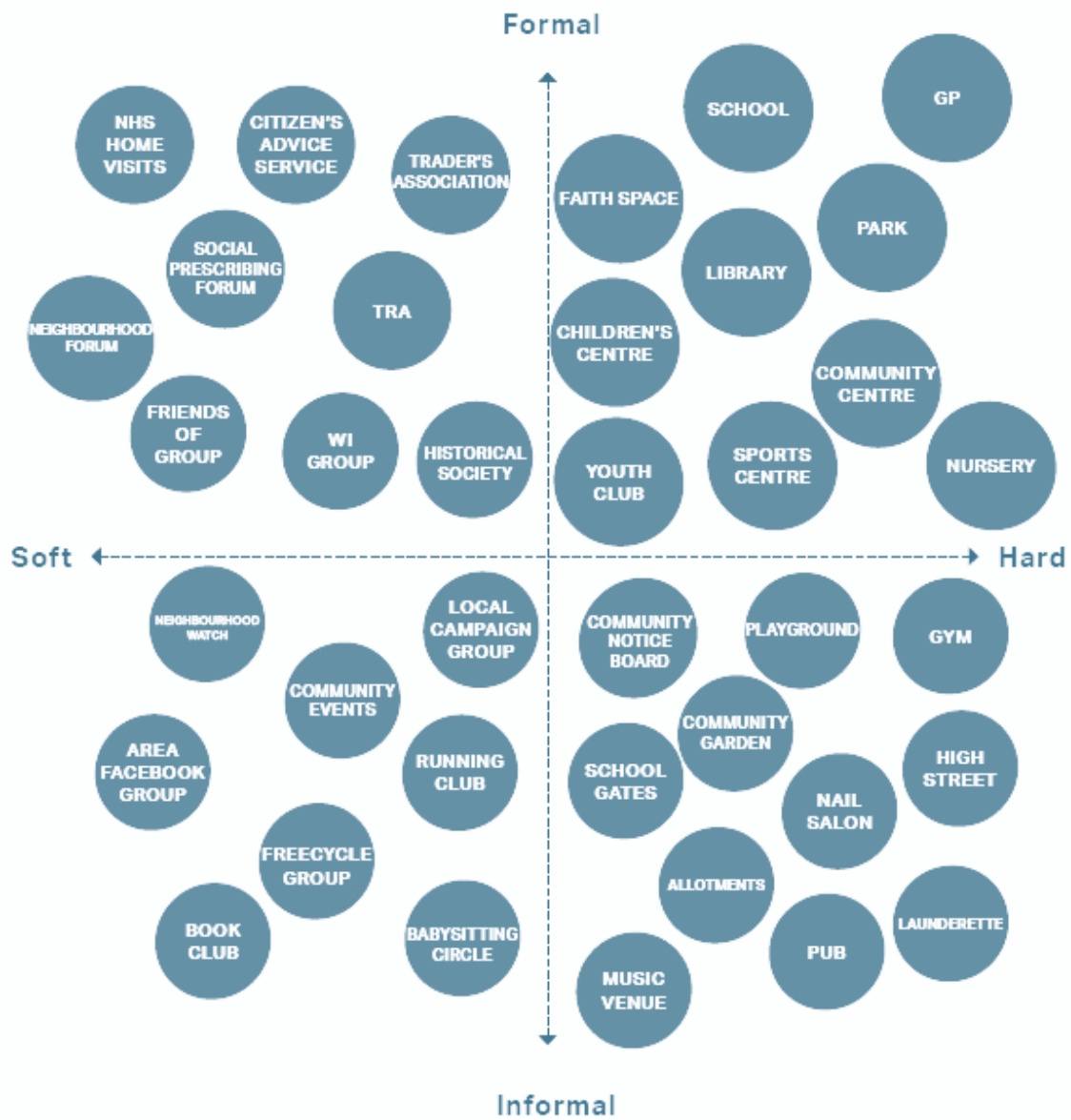


Figure 4 Understanding the range of community and social infrastructure facilities (Source: Mayor of London (2021) Design Considerations in their Connective Social Infrastructure)

Table 1 Definition of Community Infrastructure Categories

Category	Description
Art Galleries and Museums/Historical Centre	Art Galleries provide exhibition spaces, and may offer educational programs, as well as meeting and workshop space for artists. Galleries are often co-located with Libraries, Civic facilities and Museums.
Culture Art Spaces, Performing Arts	A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance centre supporting a wide range of performing arts. Includes arts workshop spaces and music schools.
Community Centres/Halls	General community-use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls and meeting rooms. This category may also include some recreation facilities for classes etc.
Library	A branch library caters for a more localised area and offers access to both text and online resources for learning, and can also incorporate meeting spaces and areas for study.
Family Resource Centre	A Family Resource Centre (FRC) is a community centre, specialising in meeting the needs of young people and families. It can be funded under Tusla's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multi-purpose facilities. and can be shared with other similar organisations for youths (e.g. Scouts).
Youth Facilities	These facilities include youth clubs, and facilities that are publicly accessible but not restricted to membership (for example scout halls).
Heritage Facilities	These facilities include Heritage sites or buildings that are within the ownership and management of the council and may have bookable capacity for community and cultural use.

Other relevant facility definitions refer to types of CI delivered by separate mechanisms include the following:

Category	Description
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship
Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Retail & Entertainment	District, Neighbourhood and local centres

3. POLICY CONTEXT

3.1 Introduction

This section considers the policy context for development within the Planning Scheme area. The pertinent sections of the Planning Scheme that refer to Community infrastructure are set out in the first instance. These are the planning policies that are the subject of this review.

Relevant strategic policies at a national, regional and county level are subsequently set out, as the factors that influence the review of the scheme.

3.2 Cherrywood Planning Scheme

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, and has been subject to 8 Amendments (Proposed Amendment No. 9 - Relating to Residential Car Parking Standards (Section 4.2.10 of the Approved Planning Scheme, 2014 (as amended) has been submitted to ABP for approval).

3.3 Supporting Land Use Development

Section 2.3 'Supporting Land Use Development' sets out pertinent statements for supporting uses (i.e. non-primary). It notes a range of additional developments will occur throughout the Planning Scheme area, to support the development and integration of the emerging communities. These are outlined below.

2.3.1 Non retail uses

Non-retail uses refer to the provision of day-to-day ancillary services to the resident and employee populations of Cherrywood. They provide services such as restaurants, pubs, beauticians, health clinics, crèche, leisure facilities, and are considered vital to ensure a diverse and sustainable community. These uses will be located in the Town and Village Centres and will complement the retail and employment function of these centres

2.3.3 Childcare

Childcare facilities will be provided in accordance with current Dún Laoghaire-Rathdown County Development Plan policy and will have regard to the provisions of the current DEHLG childcare facilities guidelines. Key locations for crèche and playgroup facilities will be within the mixed use areas of the Town Centre and the Village Centres, and in residential areas with proximity to open space and schools. Crèche facilities shall generally be provided at a rate of one facility for 20 children for each 75 dwellings.

2.3.4 Community uses

Community facilities such as community centres, local community/youth activity floor space, civic centres, library facilities and places of worship will be provided at strategic locations, which will encourage user participation and a locally based community focus.

Community based floor space provision will be based on a hierarchy of centres, which will have regard to the resident catchment population. An adaptable facility of 250sq.m min. will be provided in each Village Centre. There will also be one adaptable facility of this size in the Town Centre and provision for a second facility will be subject to dialogue with Dún Laoghaire-Rathdown County Council.

A library of approximately 1,500sq.m with exhibition and arts/cultural space and multimedia learning space will be located centrally in the Town Centre in close proximity to the main retail core.

2.3.5 Sports facilities

Each Class 1 open space area with playing pitches may include leisure / changing facility buildings to serve the pitches. These buildings shall integrate into the site context and be adaptable for various sports.

2.3.6 Health care facilities

The existing Primary Care Units proximate to Cherrywood are in Shankill, Loughlinstown and Cabinteely. These facilities do not have the capacity to accommodate the anticipated growth associated with Cherrywood. Each primary care team requires a facility of 1,000sq.m and caters for a population of approximately 12,000 persons. Therefore two primary care teams may be required to cater for the projected population of the Planning Scheme area. The most appropriate location for a health facility is the Town Centre.

In addition to the primary care units, there will be demand for other health care needs not delivered by the HSE such as GPs, dental, physiotherapy, counselling services etc. These uses will be facilitated in the Town and Village Centres only and are categorised as non-retail uses.

2.3.7 Care for the elderly

It is a primary aim of the overall Planning Scheme to provide an adaptable, integrated and accessible living and working environment for all sectors of the population. Cherrywood should offer every resident a sense of dignity, respect and security, in the built and natural environment, irrespective of age.

In conjunction with adaptable residential housing units, proposals for specific residential care and community based services will be considered in appropriate locations

2.4 Education

The primary and post primary educational needs of the future community living within Cherrywood have been provided for by the identification of school sites. The location, size and number of school sites has been established in consultation with the Department of Education and Skills. Four primary school sites and two post primary school sites have been identified.

The sites for the primary schools have been located adjacent to open space to facilitate a sharing of the recreational space. The sites have been located so that they are accessible by the network of pedestrian and cycle routes, in order to encourage walking and cycling to school. The sites have been geographically located to facilitate an even spread of local schools. Primary school sites are generally close to Village Centres so as to reinforce the sense of community.

Post primary schools have also been located adjacent to open space to facilitate a sharing of the recreational space. The sites have been located so that they are accessible by the network of pedestrian and cycle routes. The post primary school sites are also positioned in order to benefit from good access by public transport.

3.4 Definition of Primary Land Uses

The planning scheme (as amended) sets out a high level of detail in respect of development quanta by land use and for each of the development areas in the scheme. The proposed minimum and maximum quantum of development and resultant plot ratio are the primary limitations for development on a site.

TC1 SITE AREA SQM		43,000		
Use	Min Area Sq.m	Min No. Apartments Circa	Max Area Sq.m	Max No. Apartments Circa
Retail Gross	26,750		32,000	
High Intensity Employment	8,000		10,000	
Residential	24,000	255	32,400	346
Non Retail	17,000		21,000	
Community	1,100		1,500	
Total	76,850	255	96,900	346
Plot Ratio	1.8		2.3	
TC2 SITE AREA SQM		21,000		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	2,150		2,800	
High Intensity Employment	0		0	
Residential	28,200	300	36,000	384
Non Retail	7,000		9,000	
Community	0		0	
Total	37,350	300	47,800	384
Plot Ratio	1.8		2.3	
TC3 SITE AREA SQM		53,880		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	3,000		3,100	
High Intensity Employment	54,800		74,300	
Residential	27,000	287	33,600	358
Non Retail	8,000		10,000	
Community	1,100		1,500	
Total	93,900	287	122,500	358
Plot Ratio	1.7		2.3	
TC4 SITE AREA SQ.M		43,000		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	2,494		3,009	
High Intensity Employment	12,753		17,453	
High Intensity Employment Constructed as of February 2012	7,247		7,247	
Residential	40,800	434	48,000	512
Non Retail	15,500		20,000	
Community	0		0	
Total	78,794	434	95,709	512
Plot Ratio	1.8		2.2	
TOTAL QUANTUM Town Centre SQ.M	Min 286,894		Max 362,909	
Total no. of Apartments	Min. No. Apartments Circa 1,276		Max. No. Apartments Circa 1,600	
		Min	Max	
Site Coverage Town Centre		50 %	80%	
Building Height in Storeys Town Centre		2	5	

Table 2 Cherrywood Planning Scheme Table 6.2.2: Overall Development Quantum Range

Land Use Matrix

Appendix A of the Planning Scheme sets out a Land Use Matrix, defining uses that are 'Permitted in Principle' or 'Not Permitted' in this zone. Community Facility is 'Permitted in Principle' in all zoning categories.

Development Area 2 Cherrywood

Table 6.2.1 of the Planning Scheme provides detail on "Development Type and Quantum for Development Area 2 Cherrywood. The potential floor space quanta appear are based upon plot ratio, site coverage and average floorspace occupancy (20 sq.m.) parameters.

Table 3 Extract from Table 6.2.1 “Development Type and Quantum for Development Area 2 Cherrywood”

CHERRYWOOD TOWN CENTRE		
Total Town Centre Lands HA	16.1	
RETAIL SQ.M		
	Min	Max
	Net / Gross	Net / Gross
Convenience Retail	2,000 / 3,030	4,000/6,060
Comparison Retail	16,160/24,485	17,600/26,667
Retail Services	4,540/6,879	5,400/8,182
Total Retail Quantum	Min Net / Gross	Max Net /Gross
	22,700/34,34	27,000/40,909
RESIDENTIAL Town Centre		
Residential Dwelling Units	Min	Max
	Circa 1,276	Circa 1,600
Gross Residential Floor Area Sq.m	120,000	150,000
NON RESIDENTIAL USES SQ.M		
High Intensity Employment	Min	Max
	82,800	109,000
Non Retail Uses	Min	Max
	47,500	60,000
Community Facilities	Min	Max
	2,200	3,000
TOTAL NON RESIDENTIAL FLOOR AREA	132,500	172,000
TOTAL QUANTUM FLOOR AREA Town Centre SQ.M	Min	Max
	286,894	362,909
Plot Ratio	Min	Max
	1:1.8	1: 2.3
Site Coverage	Min	Max
	50%	80%
Building Height in Storeys	Min	Max
	2	5
Upward Modifier	3 Storeys	

Table 6.2.2 of the Planning Scheme sets out considerable detail for floor areas in each of the Town Centre quadrants including Community space.

Table 4 Planning Scheme Table 6.2.2 Breakdown of Development Quantum for Sites TC1, TC2, TC3 and TC4 Cherrywood Town Centre

TC1 SITE AREA SQM		43,000		
Use	Min Area Sq.m	Min No. Apartments Circa	Max Area Sq.m	Max No. Apartments Circa
Retail Gross	26,750		32,000	
High Intensity Employment	8,000		10,000	
Residential	24,000	255	32,400	346
Non Retail	17,000		21,000	
Community	1,100		1,500	
Total	76,850	255	96,900	346
Plot Ratio	1.8		2.3	
TC2 SITE AREA SQM		21,000		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	2,150		2,800	
High Intensity Employment	0		0	
Residential	28,200	300	36,000	384
Non Retail	7,000		9,000	
Community	0		0	
Total	37,350	300	47,800	384
Plot Ratio	1.8		2.3	
TC3 SITE AREA SQM		53,880		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	3,000		3,100	
High Intensity Employment	54,800		74,300	
Residential	27,000	287	33,600	358
Non Retail	8,000		10,000	
Community	1,100		1,500	
Total	93,900	287	122,500	358
Plot Ratio	1.7		2.3	
TC4 SITE AREA SQ.M		43,000		
Use	Min Area Sq.m	No. Units Circa	Max Area Sq.m	No. Units Circa
Retail Gross	2,494		3,009	
High Intensity Employment	12,753		17,453	
High Intensity Employment Constructed as of February 2012	7,247		7,247	
Residential	40,800	434	48,000	512
Non Retail	15,500		20,000	
Community	0		0	
Total	78,794	434	95,709	512
Plot Ratio	1.8		2.2	
TOTAL QUANTUM Town Centre SQ.M	Min 286,894		Max 362,909	
Total no. of Apartments	Min. No. Apartments Circa 1,276		Max. No. Apartments Circa 1,600	
		Min		Max
Site Coverage Town Centre		50 %		80%
Building Height in Storeys Town Centre		2		5

3.5 Urban Form Development Framework

The UFDF provides comprehensive guidance on all key aspects of development within the Town Centre (TC1-TC4). The UFDF is consistent with the approved Planning Scheme.

Pursuant to Table 6.2.2 'Breakdown of Development Quantum for sites TC1, TC2, TC3 and TC4' which 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 UFDF and illustrated on Map 2 was developed having regard to the land use quanta and allocation and the future form of the Town Centre

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.

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 library and primary care centre within TC1 and a minimum of one community centre and a place of worship within either TC1 and/or TC3.** Details of these are outlined in Section 2.4.

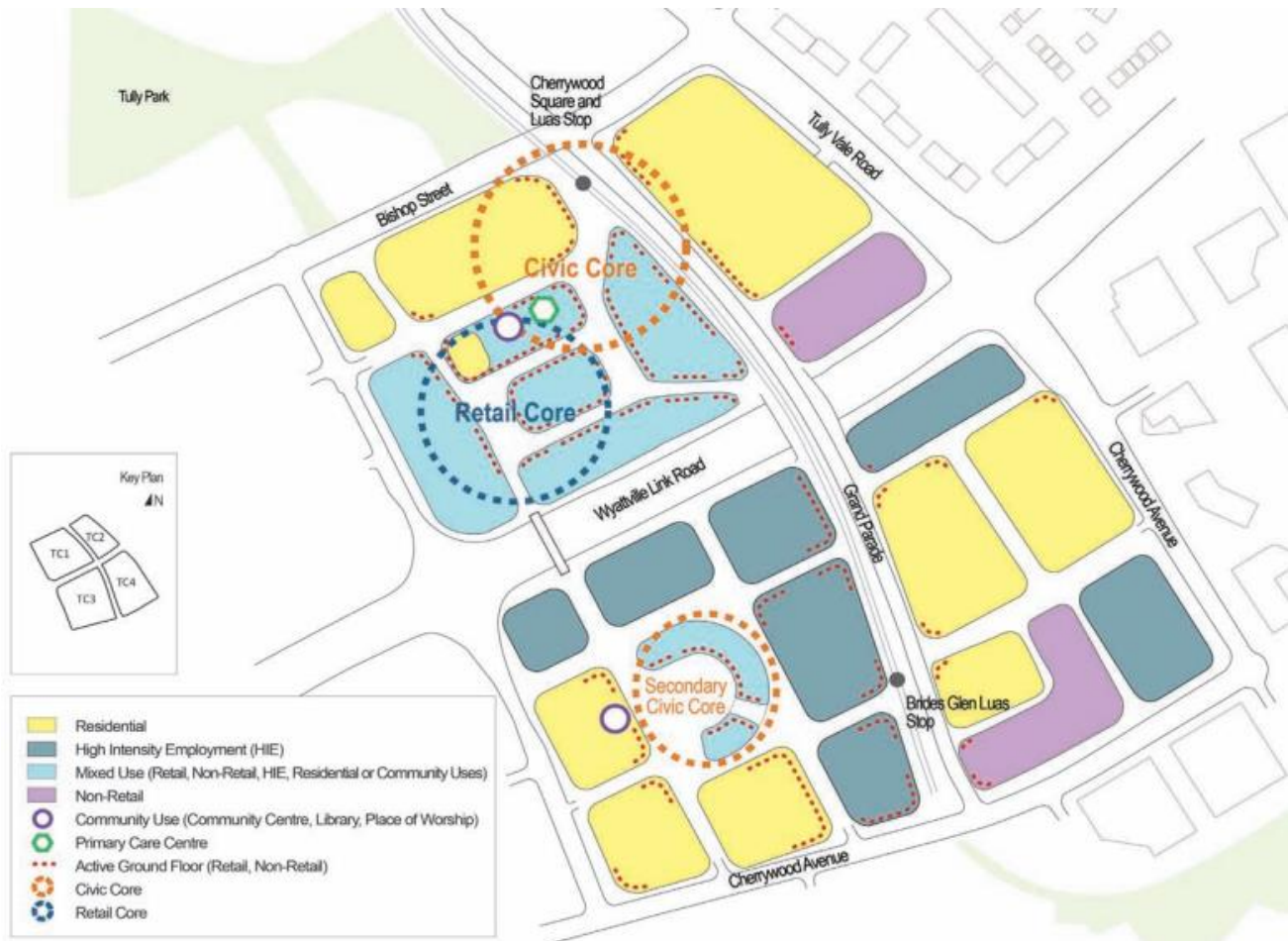


Figure 5 UDF Map 2 Land Use Strategy

Section 2.4 of the UDF provides identifies ‘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 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.

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.

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 UDFD 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 UDFD 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.

Sequencing and Phasing

Chapter 7 'Sequencing and Phasing refers to Community Infrastructure as follows:

Town Centre

The Town Centre (TC1-4) land uses, including the total retail quantum, may be permitted at any stage in the interest of successful place-making; ensuring the timely provision of local and accessible retail for the emerging residential neighbourhoods; securing delivery of supporting community facilities by way of the associated non-retail uses; and reinforcing the vibrancy and vitality of the newly emerging Town Centre for Cherrywood.

Infrastructure

The guiding principle for infrastructure delivery in Cherrywood is to ensure a holistic approach to the creation of sustainable living and working communities with an emphasis on the provision of the necessary social infrastructure in tandem with the delivery of residential units.

Planning Permissions

The following planning applications are note:

Permitted

TC1

A Blocks 317 apartments & 3 retail/non-retail units – 5-8 storeys. (under construction)
 B Blocks 48 apartments, 33,737 sqm GFA Retail, **18,689 sqm Non-retail (leisure/restaurants etc.)**, 9,610 sqm HIE, **1,449 sqm, Library** - 2-8 storeys. (not commenced)

TC2

Block C1& C2 431 apartments (35,787 sqm), 564 sqm Retail, **2,047 sqm non-retail inc. creche** 5-6 storeys.
 Block D 8,792 sqm Hotel 5 -6 storeys. (not commenced)

TC4

Block E 13,920 sqm Office building 5-7 storeys
 Block F1 21,687 sqm GFA - 228 apartments & 3 retail units (393 sqm) 4-8 Storeys
 Block F2 19,567 sqm GFA – 212 apartments & 1 retail unit (114 sqm) 5-6 storeys
 Block F3 7,298 sqm GFA – 80 apartments & 1 retail unit (68sqm) 5-7 storeys. (under construction)
 Block G 7,687 sqm Hotel & 1 supermarket (1,823 sqm) 5 -6 storey. (under construction)

TC3

Permitted 192 residential, c.12,000 sqm HIE, **1,400 sqm non-retail** TOTAL 32,000 sqm on 1.86ha (of 5.38ha)
 Planning Scheme allows for 358 residential units, 3,000 sqm retail, 10,000 sqm non-retail, 74,000 sqm HIE, **1,500 sqm community**

Permitted 418 BTR residential units (*but need to subtract the 192 no. permitted as above*) and 2,986 sqm commercial uses.

3.6 Other Policy

National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life. A key focus of the *NPF* is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the *NPF* states that the **"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"** is intrinsic to providing a good quality of life for new and existing communities.

The *NPF* includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the *NPF* does provide a hierarchy of settlements and related infrastructure.

The need for community infrastructure to be accessible and inclusive for a range of users is a priority and is supported by the National Planning Framework (NPF). National Policy Objective (NPO 4) seeks to:

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

These Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. The following key principles should be applied in the preparation of local plans and in the consideration of individual planning applications

(a) In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development.

Sustainable Urban housing: Design Standards for New Apartments (December 2022)

It is noted that Under the Sustainable Urban Housing: Design Standards for New Apartments (December 2022), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

Retail Planning Guidelines (2012)

The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.

Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031

The Regional and Economic Spatial Strategy 2019-2031 (RSES) prepared for the Eastern & Midland Regional Assembly (EMRA) seeks to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region.

RPO 9.13, states **“to ensure that new social infrastructure facilities are accessible and inclusive for a range of users”** is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also states that

“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives”.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to;

“support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.”

Section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

Dun Laoghaire Rathdown County Development Plan 2022-28

The County Development Plan 2022-28 places a strong emphasis on neighbourhood planning which is articulated in Chapter 4, **Neighbourhood, People, Homes and Place**. It is a key objective of the plan

to:

Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities.



This includes seeking balanced social and community infrastructure; to develop and support sustainable neighbourhoods into the future through appropriate sustainable neighbourhood infrastructure including community facilities.

Under 'Planning for Sustainable Communities' Policy Objective PHP3, the Council will seek to

Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy.

Under Policy Objective PHP5: Community Facilities, it is a Policy Objective to:

Support the development, improvement and provision of a wide range of community facilities throughout the County where required.

Under Policy Objective PHP2: Sustainable Neighbourhood Infrastructure It is a Policy Objective to:

- *Protect and improve existing sustainable neighbourhood infrastructure as appropriate.*
- *Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.*
- *Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.*

A component part of sustainable neighbourhood infrastructure is the provision of an appropriate range of community cultural and civic facilities. Such facilities are provided across the County, and additional and/or improved facilities will continue to be provided as appropriate over the lifetime of this Plan. Community, cultural and civic facilities should maximise resource efficiencies, including the capacity for integrated services and facility planning and development between the various facility providers, to ensure that the vitality and sustainability of residential neighbourhoods in DLR is fostered.

The Cherrywood SDZ must therefore align with the progress and direction the council is making towards synergy of places, neighbourhood and community with appropriate social infrastructure.

- Identify, provide and /or improve ...supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/redevelopment areas and existing residential neighbourhoods (4.2.1.2).
- Support the development, improvement and provision of a wide range of community facilities through the County where required (4.2.1.4).
- Facilitate the continued development of arts and cultural facilities throughout (DLR) in accordance with the County Arts Development Plan 2016 and any subsequent plan.

Section 12.3.2.2 of the Development Plan, 'Sustainable Neighbourhood Infrastructure – Future Provision' sets out Community Infrastructure requirements in respect of Planning applications for residential development on sites greater than 1ha or more than 50 residential units located in new residential communities.

It seeks that planning applications facilitate sustainable neighbourhood infrastructure (SNI) (see Policy Objective PHP2 for a definition of SNI) through one or more of the following ways:

- Reserve an area of not less than 5% of the site area for a future SNI facility. The site reservation may be part of the 15% public open space requirement (see Section 12.8.3.1) and may be subject to a Section 47 agreement with the Planning Authority. The area to be reserved shall be located in a manner that can be readily amalgamated with similar reservations within adjoining lands.
- Provide an appropriate SNI facility (see definition in Policy Objective PHP2) with a floor area of 130 sq.m. per 1,000 population equivalent. The type of facility must have regard to the demographic of the emerging area and any existing and planned facilities and services within a 1km distance / 10 minute walk of the site. It should be noted that a commercial childcare facility shall not be considered to be an SNI facility for the purposes of this Section.
- Provide a development contribution under Section 48 of the Planning and Development Act 2000 towards the provision and/or improvement of a community, cultural or civic facility that the residents of the proposed development will benefit from.

3.7 Local Economic and Community Plan (LECP) 2016-2022

The Local Economic and Community Plan (LECP) sets out high level goals. These can be summarised as follows:

- Community participation
- Partnership to promote social inclusion, tackle poverty and disadvantage.
- Support the adequate provision of a range of mixed tenure, affordable, adaptable housing and work spaces in sustainable mixed use neighbourhoods.
- Ensure adequate infrastructure.
- Provide and protect a range of public, safe and affordable amenities.
- Maximise opportunities and support for the creative industries and cultural.
- Identify and support the growth sectors such as tourism, technology, food chain, education, retail and green business that will create.
- Promote access to a range of education, training and developmental opportunities.

- Develop the eco-system of start-ups, social enterprise, micro business and small business in the city economy.
- Support the continued development of a quality, affordable and accessible movement system.
- Tackle the causes and consequences of the drugs crisis and significantly reduce substance misuse across the city through quality, evidence-informed actions.
- Enhance the recognition of Dublin as a globally connected city region and as the national economic generator.

The LECP is currently being reviewed and a new Plan will be in place for 2024 to 2030 period.

4. DEMOGRAPHICS

4.1 Introduction

Population trends and profiles across the county are noted to highlight the different dynamics of demographic trends that may impact on CI needs. Critical Considerations include:

- The hierarchy, density and scale of CI provision
- Population density
- Access to facilities
- Population growth areas
- Distribution of CI facilities relative to populations.

4.2 Population characteristics

The County of Dún Laoghaire Rathdown occupies 126 sq.km., the total population of the county recorded in the Census 2022 was 233,860 (Census 2016 was 218,018). Dun Laoghaire and Glencullen- Sandyford each account for 20% to 21% of the total population Table 5.

The table below summarises general population trends in the county on an LEA basis. It is notable that a change in LEA boundaries in 2019 distorts the data for Dundrum and Killiney-Shankill in particular. Cherrywood is located within Killiney-Shankill LEA.

Table 5 Population change in Dun Laoghaire Rathdown by LEA 2016-2022

Local Electoral Area	Population 2016*	Population 2022 *	LEA % of Population 2022	% of Community GFA estimate	Change Population 2016- 2022	% Change Population 2016 to 2022
Blackrock	33,727	34,280	15%	4.50%	553	2%
Dun Laoghaire	41,627	46,606	20%	33.70%	4,979	12%
Dundrum^o	37,452	31,861	14%	6.40%	-5,591	-15%
Glencullen-Sandyford^o	36,622	48,568	21%	28.90%	11,946	33%
Killiney-Shankill^{o*}	38,082	39,352	17%	18.10%	1,270	3%
Stillorgan	30,508	33,196	14%	8.30%	2,688	9%
Total	218,018	233,863	100%	100%	15,845	7%

^o LEA boundaries adopted in 2019

The maps below have been prepared to provide a Geographical context of where the population change has been most pronounced over the last census period and illustrates where CI facilities (by type) are located to critical issues of density, accessibility, walk catchment (10 minutes) and population change.

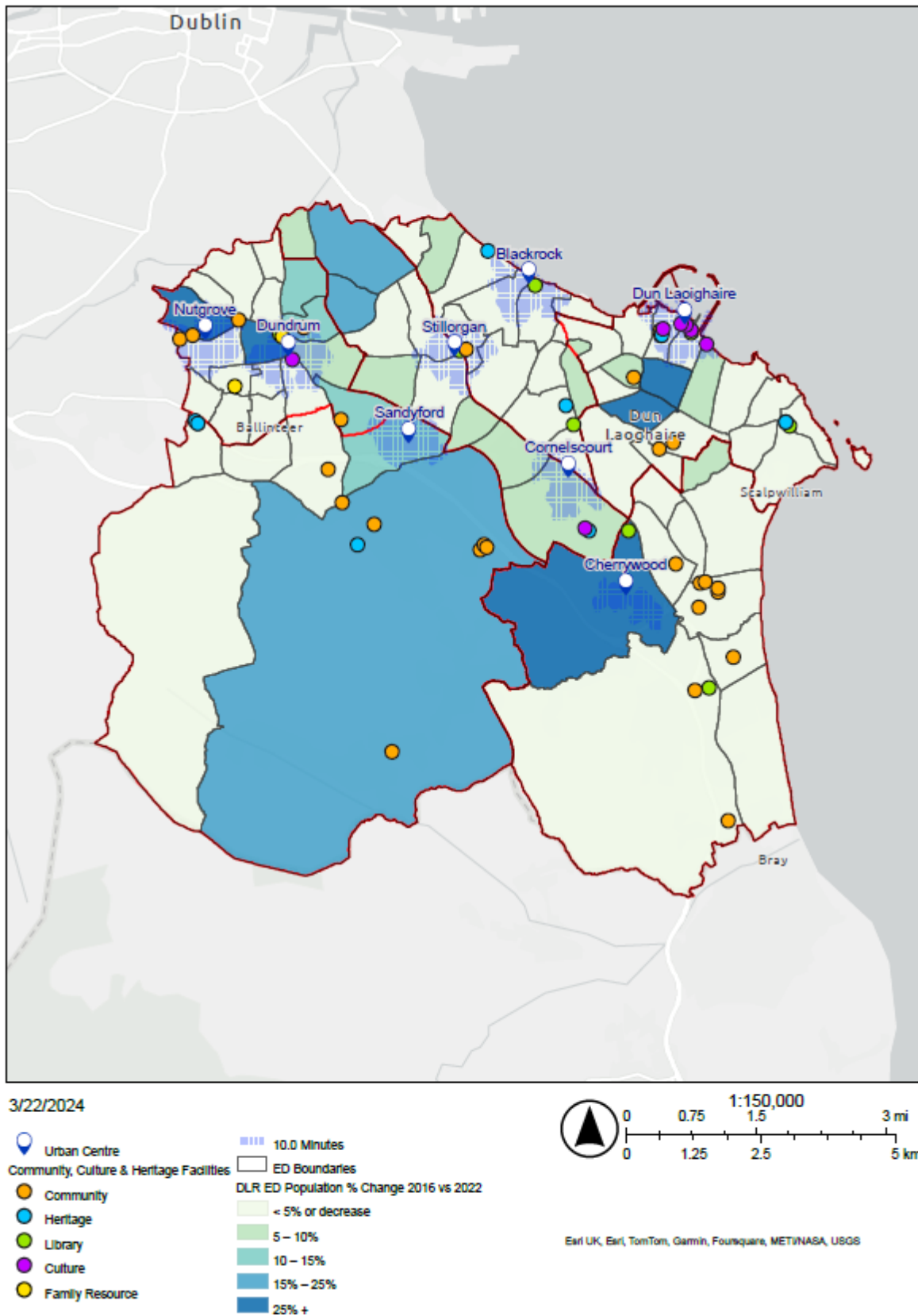


Figure 6 DLR Population Change % 2016-2022

The most densely populated areas are the older suburban districts on the east of the County, which are Dún Laoghaire, Dundrum and Blackrock.

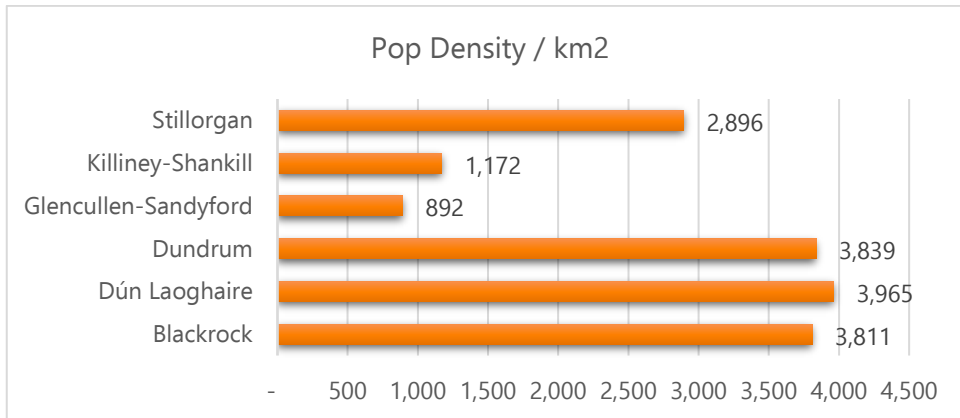


Figure 7 Population Density by LEA (Source: CSO, Census 2022)

Glencullen – Sandyford saw the biggest increase in population growth, but this is partly due to the change in LEA boundaries during that period while. Dundrum population overall fell due to LEA boundary changes.

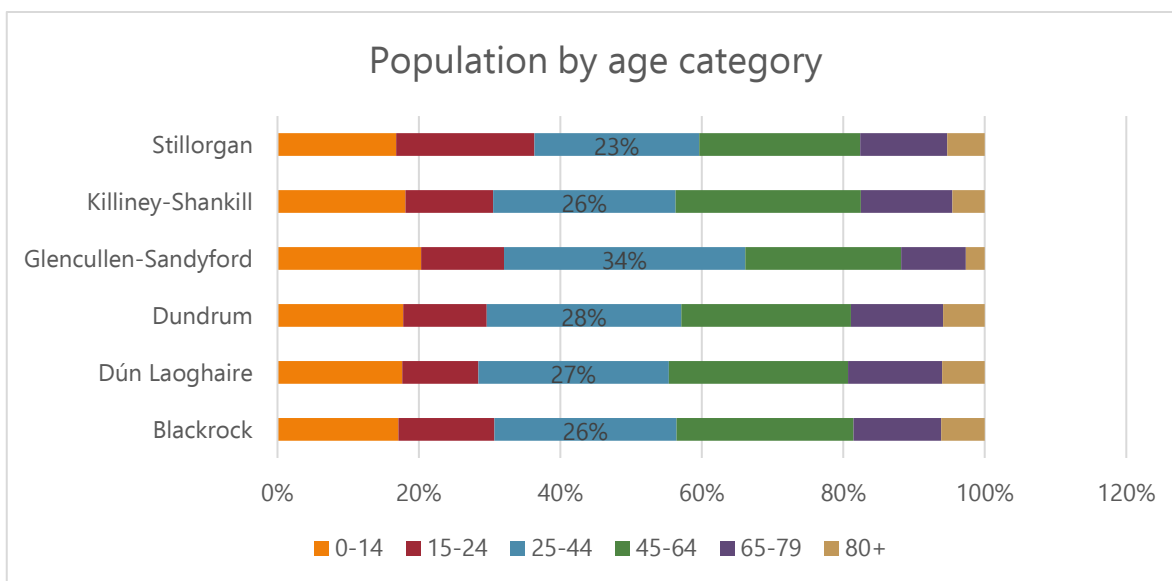


Figure 8: Populations by LEA by age category (Source: CSO, Census 2022)

The older suburban districts of Dundrum, Blackrock and Dún Laoghaire have similar age profiles with higher populations of older people and persons aged 65 years and over. Stillorgan has high numbers in the 15-19 and 20-24 age categories, which likely reflects the third level UCD population in that area. Glencullen-Sandyford has very high numbers of children aged 0-10, the highest numbers of adults aged 25-40 reflecting new families in the area and the lowest numbers of people aged over 60 years.

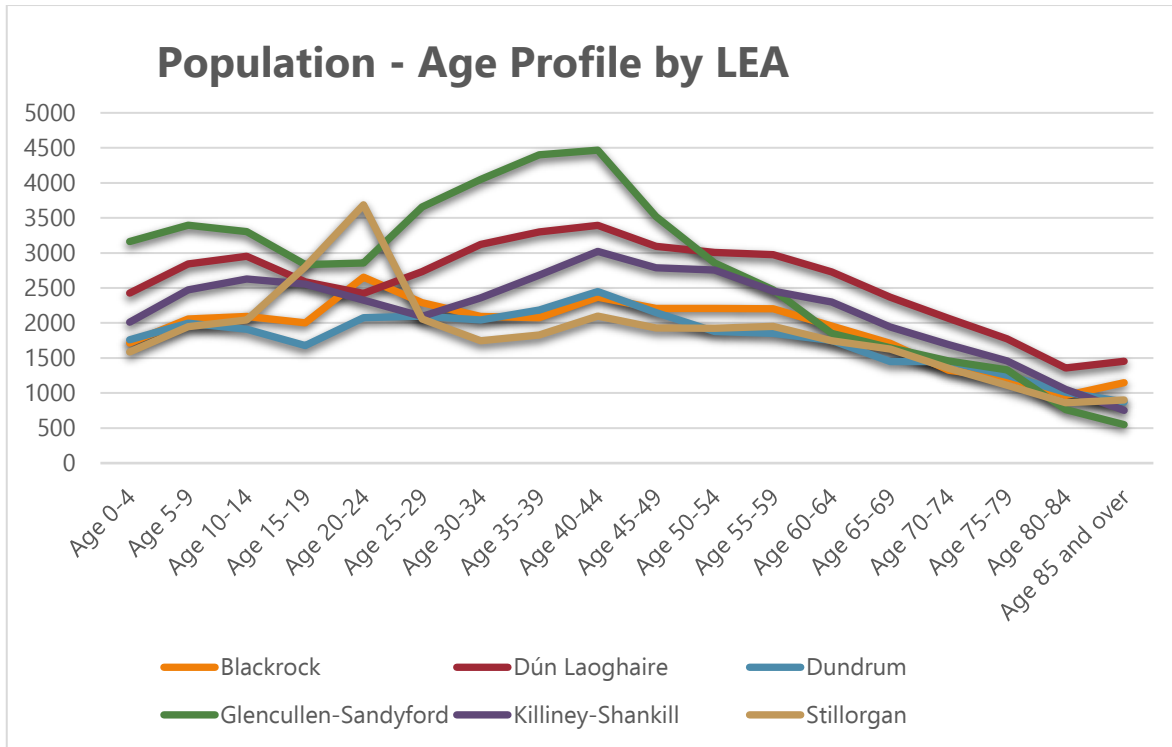


Figure 9: Population of LEAs by age category 2016 (Source: CSO, Census 2022)

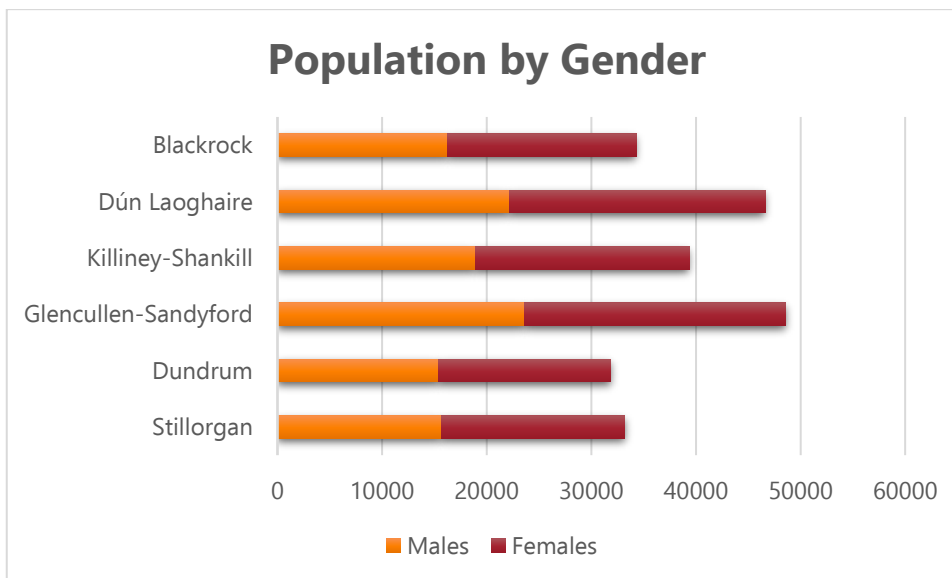


Figure 10: Population and Gender by LEA, 2022

In 2022 females accounted for 52.1 % of the total county population and outnumber males in each LEA by a small margin.

Family size and profile

In 2022 there were 59,431 families recorded in the county (55,905 -2016). Over 34% were families without children, 26% were families with 1 child and 25% were families with 2 children. Dun Laoghaire had the highest number of families without children. Glencullen (32%) and Killiney (30%) had the lowest number percentages of families without children.

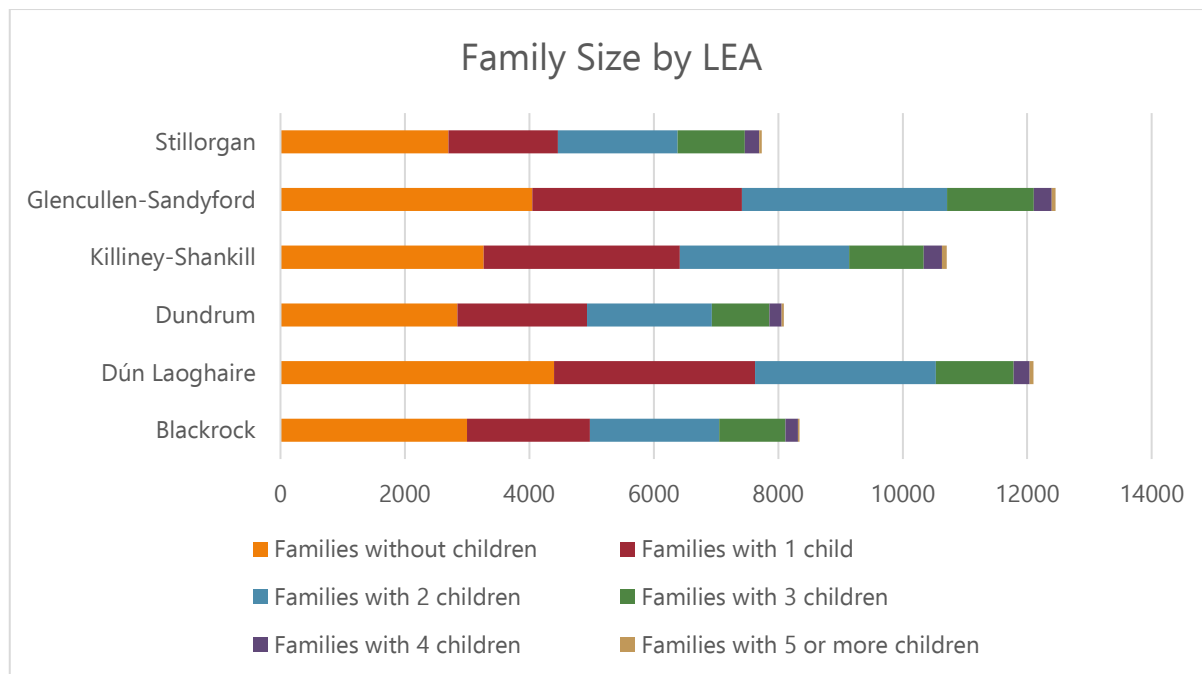


Figure 11 Families number of children by LEA Source: Census 2022

Social Class

Table 6 illustrates Population by social class and by LEA across DLR county in 2022. Professional workers were highest in Blackrock (23%) and Stillorgan (22%), in contrast to Killiney-Shankill professional workers were 13%. There was little variance in the managerial technical category across all 6 local areas. Killiney had the highest percentage of non- manual population (18%) and skilled manual (10%) and semi-skilled manual in comparison to Stillorgan with the lowest in skilled manual (3%), semi-skilled manual 3% and unskilled (0%).

Table 6: Population by social class by LEA 2022

LEA	Professional workers	Managerial and technical	Non-manual	Skilled manual	Semi-skilled	Unskilled	All others gainfully occupied and unknown
Blackrock	23%	42%	13%	4%	4%	1%	13%
Dún Laoghaire	18%	42%	15%	7%	7%	1%	11%
Dundrum	19%	40%	16%	7%	6%	1%	11%
Glencullen-Sandyford	15%	44%	16%	7%	6%	1%	11%
Killiney-Shankill	13%	39%	18%	10%	8%	3%	10%
Stillorgan	22%	41%	13%	3%	3%	0%	18%

Source: Census 2022

Nationality, Speakers of Foreign Languages

Census 2022 indicates that Ireland is the birthplace for approximately 80% of the population, with 76% in the county of Dún Laoghaire-Rathdown. There are notable variations across the county; in Killiney – Shankill and Dundrum, 81% state Ireland as their birthplace whereas in Glencullen -Sandyford 71% of the population were born in Ireland and 17% have a birthplace outside of Ireland/ UK or Europe. Census 2022 reports approximately

15% of the population of Ireland as speakers of foreign languages, compared to 18% for the county of Dún Laoghaire-Rathdown. There is a concentration of speakers of foreign languages in Glencullen- Sandyford (25%) and Dun Laoghaire (18%).

Education completed

Census 2022 indicates that 34% of the population of Ireland over the age of 15 completed their education to ordinary degree/ national diploma level or higher. This compares to 57% of the population in Dún Laoghaire-Rathdown. Education levels to a minimum of Ordinary degree or national diploma levels were highest in Blackrock (65%) and Stillorgan (64%) whereas Killiney- Shankill (45%) was the lowest, but still considerably higher than average levels for the state.

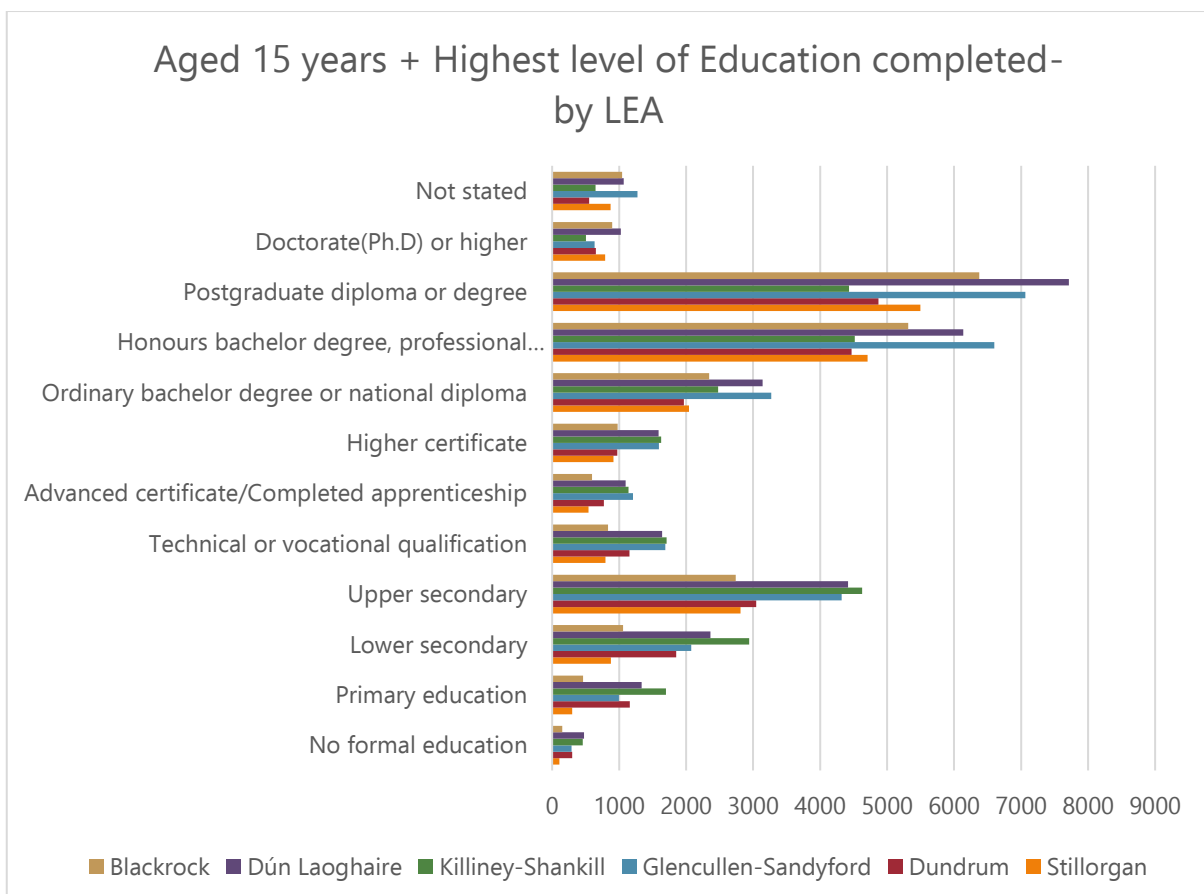


Figure 12: Education levels by LEA 2016, Source Census 2022

Housing Tenure

Owner-occupiers in private households in permanent housing units across the County were (68%), which was marginally higher than the State average of 66%. Rented housing in DLR county was 28% which was the same as the national figure. In Dun Laoghaire 56% of houses were owned outright compared 37% in the state. In fact, all LEAS had higher than state average owned-outright, which indicates the affluence in the county compared to the rest of the country.

It is notable that Glencullen – Sandyford had the highest 47% level of ownership with mortgage or loan, compared to the state (29%), followed by Killiney -Shankill (36%) and Dun Laoghaire (35%).

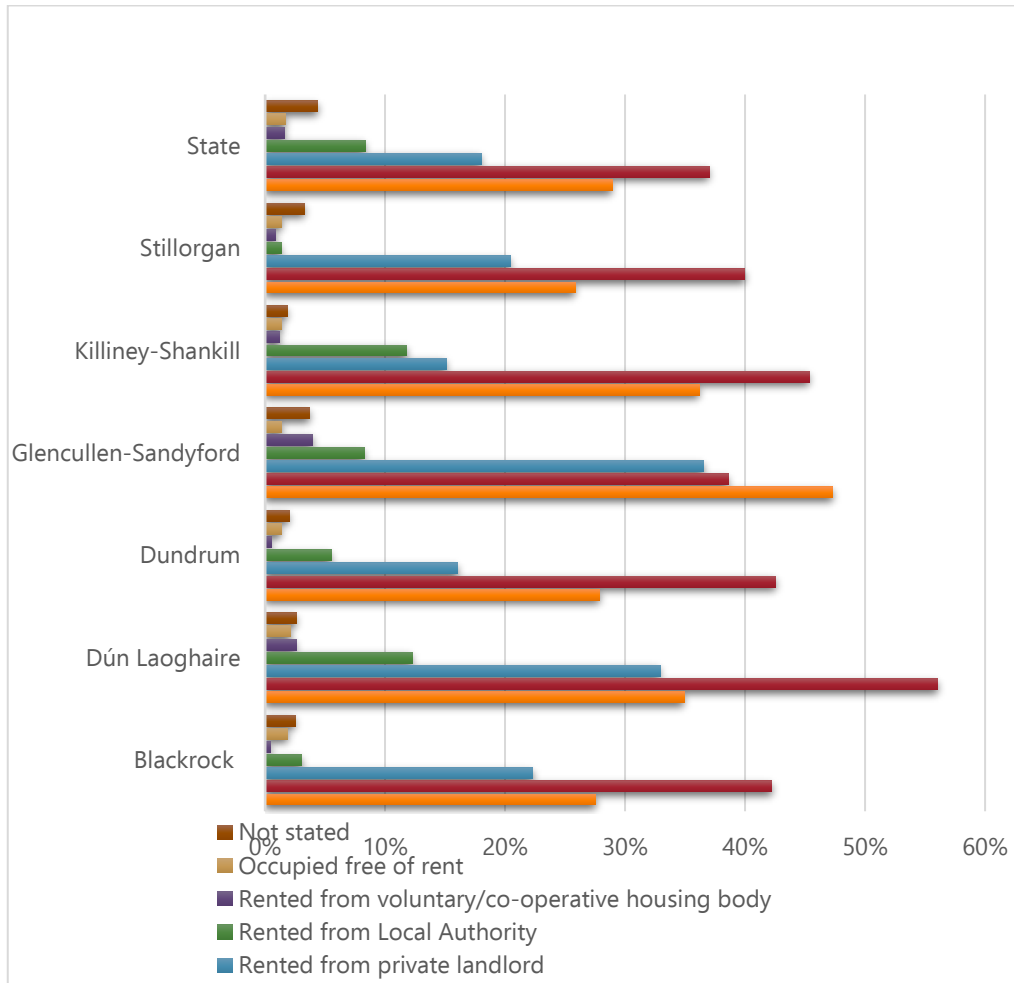


Figure 13: Household Occupancy by Tenure Source, Census 2022

Housing Completions

Housing completions data for the county show a marked intensification for residential development after 2015 and in particular 2020 in Glencullen-Sandyford, Stillorgan and Killiney-Shankill with highest rates in the country. Data for 2023 show this trend continuing.

Table 7 Housing Completions by LEA 2012-2022

Year	Blackrock	Dún Laoghaire	Dundrum	Glencullen-Sandyford	Stillorgan	Killiney-Shankill	Total
2012	10	36	5	17	8	13	89
2013	4	43	7	113	6	29	202
2014	16	194	21	70	122	54	477
2015	8	109	20	60	47	53	297
2016	29	276	87	341	130	107	970
2017	51	510	84	298	138	106	1187
2018	86	511	166	216	183	117	1279
2019	32	357	331	275	96	36	1127
2020	67	136	76	171	254	120	824
2021	46	408	14	399	118	383	1368
2022	38	211	161	757	472	1070	2709
2023	233	474	367	1255	527	708	3564

Source: <https://data.cso.ie/>

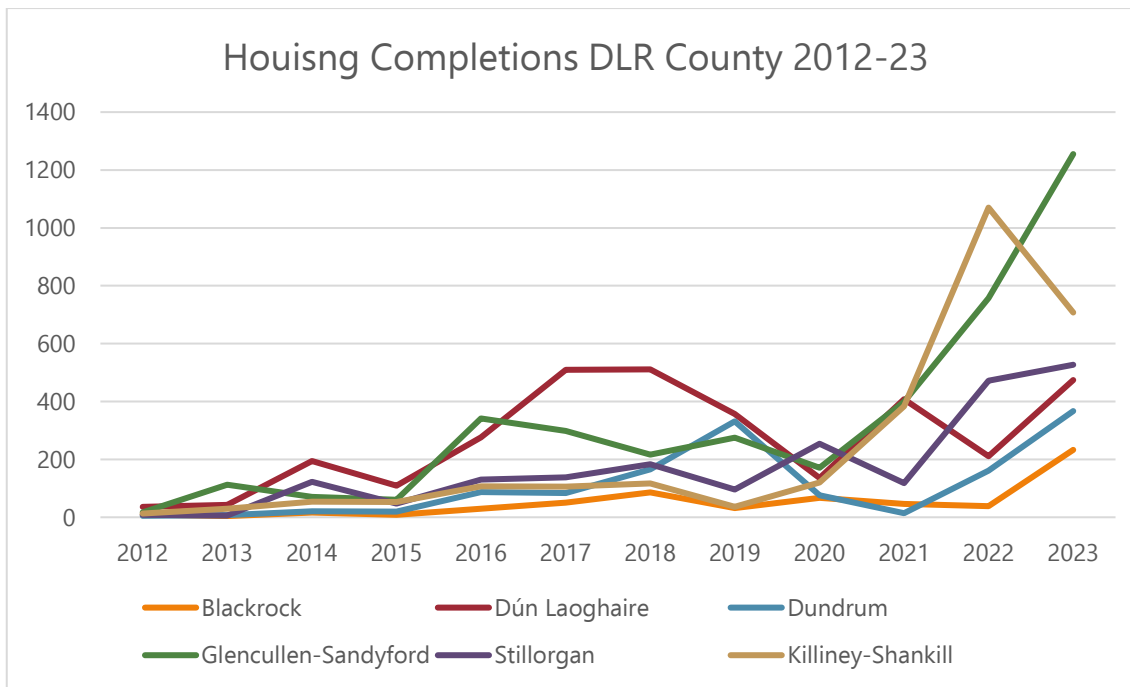


Figure 14 Housing completions by LEA 2012 -2022 (Source: <https://data.cso.ie/>)

5. PLANNING FOR FUTURE COMMUNITY NEEDS

5.1 Benchmarking standards

An important element of the Community Needs Assessment is to consider what the appropriate level of community facilities should be? This must have regard to the type of facility and services relative to the population and catchment area.

The most widely referenced source for benchmarking standards is 'Shaping Neighbourhoods for Local Health and Global Sustainability (Hugh Barton et al, 2021). The tables below illustrate the levels of facility and community infrastructure that may be required for typical population ranges.

Table 8 Community Infrastructure Hierarchy and accessibility

Hierarchy Level	Population Served	Accessibility	Typical Facility
Town Centre	80,000-120,000	4,000m	Civic Centre, cultural centre, art gallery, theatre
District	25,000 - 40,000	1,600m	Library, multi-purpose community, primary healthcare centre, council offices, major recreational centre, older persons daycare
Neighbourhood	4,000 - 8,000	800m	Parish centre, community hall, youth centre / Scouts' den, local health centre, family resource centre, post office
Local	< 4,000	400m	Community room, small neighbourhood centre, Men's Shed

Source: Hugh Barton et al (1995) Sustainable Settlements

Table 9 Community Infrastructure Hierarchy– Illustrative catchment populations and densities

Local facility	Illustrative catchment populations (to be adapted to local conditions and policies)	Minimum reasonable accessibility standards at different gross densities (assuming bendy routes)			
		40 ppha	60 ppha	80 ppha	100 ppha
Community centre	4,000	800 m	600 m	600 m	500 m
Local centre	6,000	1,000 m	800 m	700 m	600 m
District centre/superstore	24,000	1,900 m	1,500 m	1,300 m	1,200 m

Source: Hugh Barton et al (2021) Shaping Neighbourhoods for Local Health and Global Sustainability

5.2 Floorspace Standards

Table 9 below references a range of standards from various research sources. It is also possible to derive typical floorspace levels per population

Table 10 Community Infrastructure floorspace benchmarks

Ratio	Population	Source
0.3 community facilities	Per 1,000	Shaping Neighbourhoods
111sqm	Per 1,000	South Cambridgeshire District Council, 2009.
60-80 sqm for neighbourhood and/or local level facilities. 20-40 sqm for district level facilities.	Per 1,000	Australia (Elton Consulting, 2017) suggest
130 sqm (This includes Council and non-Council owned facilities)	Per 1,000	Dundrum Community Facilities Toolkit:

As noted at section 3.6 above, the DunLaoghaire Rathdown County Development Plan 2022-28 incorporates the 130 sq.m. per 1,000 benchmark.

Section 12.3.2.2 of the Development Plan, 'Sustainable Neighbourhood Infrastructure – Future Provision' seeks that planning applications facilitate sustainable neighbourhood infrastructure (SNI) through one or more of the following ways:

- Reserve an area of not less than 5% of the site area for a future SNI facility. The site reservation may be part of the 15% public open space requirement (see Section 12.8.3.1) and may be subject to a Section 47 agreement with the Planning Authority. The area to be reserved shall be located in a manner that can be readily amalgamated with similar reservations within adjoining lands.
- Provide an appropriate SNI facility (see definition in Policy Objective PHP2) with a floor area of 130 sq.m. per 1,000 population equivalent. The type of facility must have regard to the demographic of the emerging area and any existing and planned facilities and services within a 1km distance / 10 minute walk of the site. It should be noted that a commercial childcare facility shall not be considered to be an SNI facility for the purposes of this Section.
- Provide a development contribution under Section 48 of the Planning and Development Act 2000 towards the provision and/or improvement of a community, cultural or civic facility that the residents of the proposed development will benefit from.

5.3 Design Considerations

The foregoing analysis outlines the strategic need of Community Infrastructure in terms of scale and type of facility requirements. Following a review of trends in provision and design considerations, a 'Community Needs Assessment decision mode' is set out as a case-by-case basis to identify the scale and type of facility required.

Contemporary Trends in Facilities Provision

A number of key trends have been identified in the provision and development of successful and well utilised community facilities. Considerations range from the area-based planning to the provision of individual facilities. These matters cannot be considered in isolation from each other as they are overlapping and mutually reinforcing. They are drawn from experience in Australia and the UK. Table 11 summarises the key trends in provision¹.

Table 11 Trends in Contemporary Provision

Key Trend	Description
Central within the catchment	Facilities should be centrally located where possible, within the catchment of the resident population which they serve and based around serving neighbourhoods. They should be accessible to all individuals and groups having regard to age, socio-economic group and additional needs.
A network of facilities	The needs of the broader community should be considered across a district, neighbourhood and local level. This will inform the hierarchy of such facilities.
Visible, and promote sense of place	The development of new facilities, or the upgrade of existing ones, should ensure high quality design which contribute to the urban fabric and the sense of place. The relationship with open space and main street and prominent locations needs to be considered.
Clustering and co-located	In the interests of efficiency and full utilisation, consideration needs to be given to the clustering of complementary uses to promote synergies and enhance community cohesion. Sharing and co-location allows for the best use of any publicly funded facilities. There is a move away from standalone facilities in residential areas which are often poorly utilised. Coordinated and central booking systems allows for maximum access and use.
Connected to sustainable transport	Centres needs to be connected to public transport, including bus and Luas, and be accessible for pedestrians and cyclists. As a general principle, facilities should be within 500m of bus services, or 1,000m of high-quality light rail services.
Size and scale	Internationally the trend is towards larger, but better appointed facilities in appropriate locations, as this allows for better asset management and operational cost management.
Identified need and promote social cohesion	Facilities should serve identified needs within the community and should be designed to reflect the potential programmes and activities that are envisaged. Increasingly, there is a greater emphasis on promoting broader social goals, such as ensuring safer neighbourhoods, supporting isolated and disadvantaged sectors of the community, promoting healthier living and youth activities.
Avoid conflict with neighbouring users	The overall master-planning and detailed design of facilities should have regard to the need to protect existing residential amenities and to ensure that there are not conflicts with other existing or future users. Consideration needs to be given to personal safety and security of users through design and use of passive surveillance.
Flexible and multi-purpose	In the design and planning of new facilities due consideration must be given to flexible floor space and accommodation which can respond to the changing needs of users. Buildings should be capable of delivering a range of programmes and services, rather than being allocated to a single use/user. Facilities should be capable of expansion and be future proofed where possible.

¹ DLR Dundrum Community Civic and Cultural Action Plan - Community Facilities Planning Toolkit (2020)

Partnership	Developing and operating facilities should be undertaken in a collaborative manner between all stakeholders, including the public, facility providers, community groups and other users.
Financially sustainable and accountable	As public resources are scarce, careful consideration must be given to how public funds are spent. Scarce government resources need to be carefully utilised, leveraging private sector investment where possible, and the generation of income to offset operational costs. A system of monitoring and evaluation needs to be put in place to ensure a full understanding of the use of facilities.

Design Considerations also form an important part of understanding and negotiating CI delivery. The Mayor of London outlines the following Design Considerations in their Connective Social Infrastructure (2021). This list is considered to provide a robust addition to the Decision model at the design stage:

Table 12: Design Considerations

Criteria	Design Consideration
Location	The need for increased footfall and accessibility to wider audiences should be carefully balanced against the needs that are currently met within smaller catchments and particular communities.
Co-location²	There must be clarity about the key aspiration for co-location functions and services from the outset, supported by a plan for how operators or providers will share the spaces and services.
Flexibility	Spaces should have the capacity to adapt to changing needs and functions for different demographics, enabling different groups to have a sense of ownership over the space. This can be facilitated through the design of spaces and the management of its programme of uses.
Futureproofing	Spatial configurations that can be adapted in response to local needs and demands will provide more resilient infrastructure to support communities through change. Existing social provision should be valued for its distinct spatial qualities, using innovative approaches to make the best of constrained spaces and to accommodate activities that can be difficult to replicate in new provision. New spaces should plan for a fast-changing context where local demands may vary greatly in the long-term.
Accessibility	A range of accessible and affordable social infrastructure is needed in a neighbourhood. The needs of groups that may be excluded by spatial, social, or financial constraints must be considered sensitively. These barriers to access should be included in assessments of local needs and provision, as part of a design response.
Inclusivity	The audience that spaces and services are catering to must be considered as well as whether needs are being met across different groups. It is not necessary for all spaces to deliver all functions to all people, however within a local ecosystem of social infrastructure, the needs of all parts of the local community should be met.
Safety	Some groups within the local community need safe spaces outside the home and it is important that this is available in the local ecosystem. Vulnerable groups may need particular spaces to feel safe. This could include certain aesthetics or visual barriers between public and private spaces.

² Policy Objective PHP2 of the County Development Plan 2022-28 encourages the provision of multi-functional facilities, spaces and lands.

5.4 Community Needs Assessment Model

One of the key aims of the Community Infrastructure is the development of robust assessment methodology or 'toolkit' that the local authority can utilise, to develop proposals for future facility delivery. In summary, the objectives of the toolkit are:

1. Build on contemporary trends relating to community facility provision (i.e. robust benchmarking of provision)
2. Develop a set of principles and policies for the SDZ to guide the planning of community, cultural and civic facilities that support the sustainable community development of an area including thresholds for provision of such activities.
3. Establish a facility hierarchy to support the planning and delivery of future community, civic and cultural facility provision, based on different sized population catchments (thresholds)
4. Establish standards of provision, using minimum gross floor areas and land area requirements for each type of facility relative to the overarching 'Facility Hierarchy' including integrated, higher density development.
5. Propose different models of provision.

For the purposes of this assessment, a community facility is a building that is open to the whole community, run for public benefit, and is a focus for neighbourhood activity and involvement. These buildings provide a range of locally based social, recreational, cultural, civic and educational activities as well as volunteering opportunities.

Figure 15 Community Needs Assessment Model, provides a structured approach to considering the type and scale of community facility required. This can be used to develop strategic thinking for the primary development areas under the SDZ as well as incremental decision making.

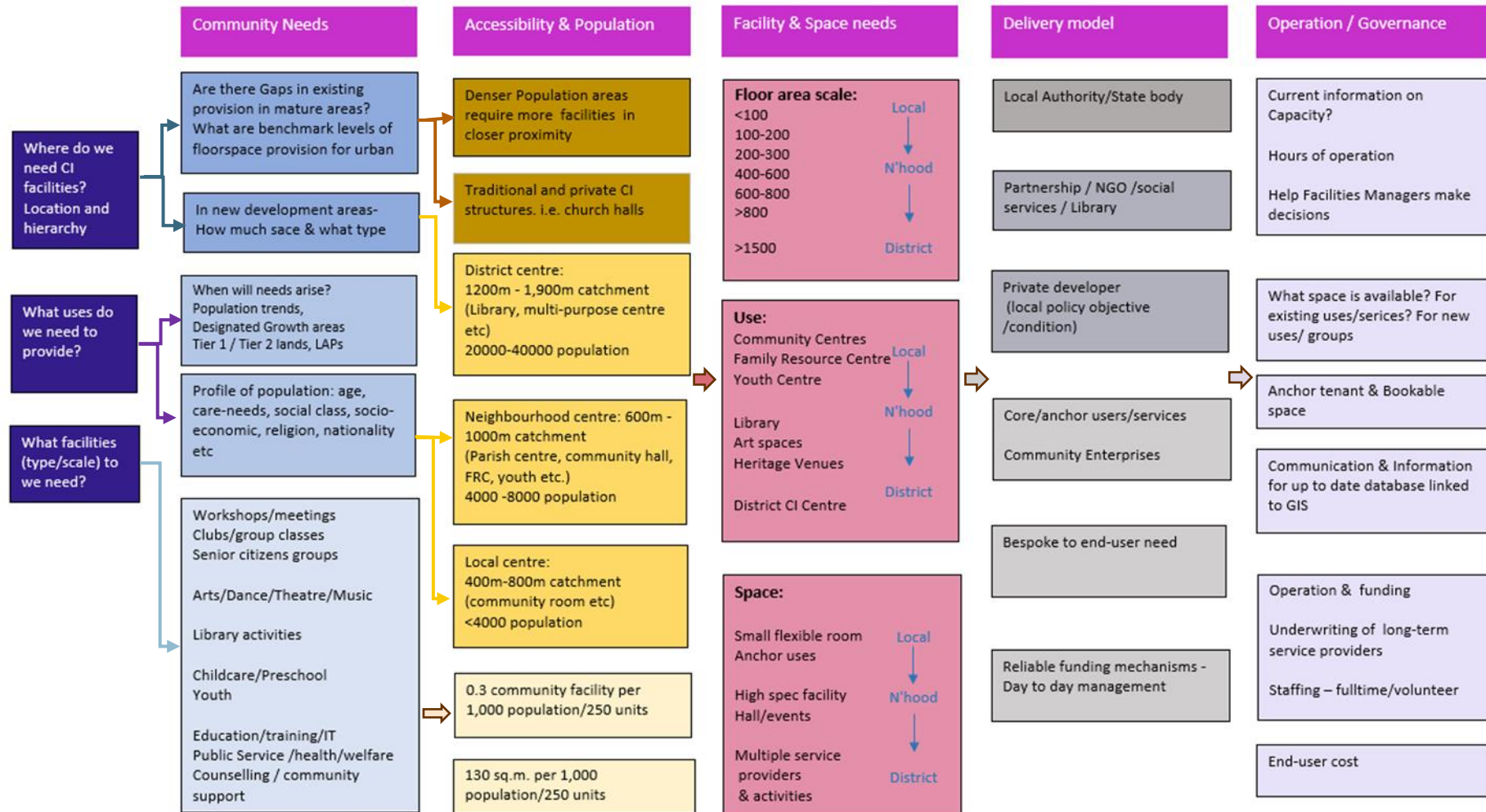


Figure 15 Community Needs Assessment Model (Source: MacCabe Durney Barnes)

5.5 Facility Delivery

Models of Provision

Local government, schools, religious organisations, sporting groups and community organisations provide community facilities to meet the whole of community needs. Partnerships between the local authority and other bodies are usually required to ensure that community assets are delivered in the most effective and efficient ways possible.

Governance

Governing community facilities and integrating services and buildings can be a challenging process. The key to successfully managing and coordinating these potentially complex arrangements is good governance, supported by clearly defined documentation.

The governance structure of entities operating and delivering community facilities can be summarised as follows:

- **Local authorities**, made up of elected members and the executive, have a wide range of functions, including planning, and community development, which is specifically catered for by the local community development committees provided for under the Local Government Reform Act 2014.
- **Companies limited by guarantee**, often charities, including schools, or organisations involved in education advancement, religion or public benefit organisations and are covered by a memorandum and articles of association.
- **Limited companies** for example a management company.
- **Unincorporated associations** e.g. groups with the sole purpose of promoting athletic or amateur games or sports, membership organisations, that are not formal legal entities, but may have a constitution or written rules.
- **Private or charitable** trusts operating in the community and are governed by a trust deed, or a declaration of trust.
- **Partnerships** (including public private partnerships) involving formal arrangements of different parties working together, usually under a lead agency.

Partnerships between organisations with different governing structure can have implications for the provision of community facilities.

Management

Community facilities can be managed and coordinated using a range of approaches. At the town centre and district level community centres are run under an operating agreement by a voluntary committee/board of management.

Table 13: Hierarchy and Management Structure

Hierarchy	Management	Facility Type
Town Centre & District	Local Authority owns building, manages the facility and leases to tenants Leisure centre and pool owned and managed by the council	Council offices & Civic Centre, Library
Neighbourhood	Community Centre owned by the Council, leased to a charity, voluntary directors, executive staff to manage facility, sublet and/or deliver services Facility owned by Council and facilities management outsourced to commercial companies	Community centre management company, runs the centre, facilities management charged to tenants
Local	Community based facility owned and managed by the council, leased to community based organisations/ sessional	Men's sheds Sport clubs Community rooms

The Council's *Community Centre/Facility Usage Policy* is prepared with input from the operators of community centres, following guidelines to support them in the effective operation and use of community centres to address community needs and objectives. Table 13 above illustrates models of management structures in the hierarchical form. At the neighbourhood level, community facilities may also be owned by religious organisations or community organisations and let out by session to community service providers.

Funding

There are a number of different existing and potential sources of funding available for capital and current expenditure.

Capital

Specific funding for capital projects is sourced from varied sources such as:

- State grants, including
- Loans taken out the by local authority or other partners
- Section 48 or 49 contribution scheme
- Cost recovery from income generation
- Land asset disposal
- Developer provided, as part of large-scale development fund

Current

Funding to meet current or operational expenditure will largely be determined by the type of entity involved i.e. legal entity and size:

- Local authority / State funding including
 - local authority services such as libraries and civic services will be wholly funded by the local authority or from state funds
 - Family resource centres are funded in the main by TUSLA
- Philanthropic grants, not for profit organisations, community organisations seek grants to support their activities
- Fundraising through donations, membership fees
- Other income such as rental or fees for services

Appendix 1 of this report sets out the roles and responsibilities of the delivery partners for CI including government departments , local authorities, not for profit or community organisations and the private sector.

6. RECOMMENDATIONS FOR PLANNING SCHEME REVIEW

6.1 Introduction

This section summarises issues that form the basis of more detailed recommendations.

Key Issues and challenges

- Community facilities are a fundamental selling point for the area. For example, Hali features prominent advertising on to the Wyattville Link Road for “an integrated and supported community”.
- However, the private sector generally delivers a restricted and limited in scope of services and activities to be considered adequate CI.
- Community and Social Infrastructure essentially is designed to address gaps the market doesn’t serve.
- School and park land have been successfully delivered and illustrate value of strong green infrastructure.
- There are clear gaps in Resource Centres, Library, Heritage & Culture and Community spaces and hubs.
- Phasing and delivery – the delivery of CI is incremental in the planning scheme and not forward-loaded compared to other infrastructure.
- Cherrywood is a greenfield town. There are no established community networks or facilities. The immediate and primary challenge is to serve a community when it is in a fledgling state and anticipate needs
- A Library hub facility is identified in planning scheme and has planning permission (delivery is not imminent).
- Lower level (small facilities) are not strongly identified in terms of location, need or scope (in the SDZ)

Consultation with DLR Officers and Councillors

- The importance of public places and need for communities to have places to meet was strongly conveyed.
- Good urban places have spaces where the community (living, working and visiting) can spend time in the urban core.
- Physical segregation and community-severance of various sub-areas across Planning Scheme area is significant (major roads and overall scale of area).

Research Highlights

- In terms of the total quantum the level of provision in the Planning Scheme (2,200 sq.m. to 3,000 sq.m) is reasonable (at Town Centre scale). With a potential population of 26,000 and utilising a ratio of 130sq.m. per 1000 population, the level of need would be approx. 3,400 sq.m. However, this allocation is split between TC1 and TC3 rather than a ‘hub’.
- The Council is considering updates to the planning scheme which could further raise the max. dwelling units by c. 2,400, which would potentially yield a population of 32,250 (max). population (12,900 x 2.5). CI would need to be provided on a pro-rata basis with increases in population (i.e. Up c.4,200 sq.m. CI)
- In terms of numbers of community facilities, assuming a standard ratio of 0.3 per 1000 population, it may be expected to delivery of at least 7 facilities (up to 10 at max population) of various sizes and functions.
- Surveys of facilities for the County-wide Audit that the majority of activities take place in smaller facilities (under 100 sq.m.). This is closely aligned with provision of affordable spaces that address a broad spectrum of the community and have flexibility to change as the population profile matures.
- The needs of community groups, age and social cohorts varies greatly across the county. Flexible facilities can address needs ranging from childcare, education (study space/classes) to old age networks and provide

important spaces outside the home such as sensory rooms /spaces or hang-out spaces for different generations.

- New communities in the Council's growth areas, LAPs and SDZ require particular support in establishing a network of community infrastructure where there is a legacy of under-provision and potentially no groups or services. New areas need more CI, not less.
- Heritage properties and spaces are immensely popular with the public – if there is a strong resource of properties, with historical meaning and value they should be integrated into plans to providing new facilities. DLR Heritage Officer advises that Heritage artifacts should be left in-situ.
- The population profile in Cherrywood Town centre is not established yet, but is likely to reflect a relatively young adult population from diverse backgrounds and cultures, including a several faith groups.
- The profile of residential development (apartment living) – suggests provision of creche space could be relatively low in the town centre with only private facilities.
- While planning policy requires a good standard of internal amenities for new residential development – these spaces are private in nature, controlled by management companies or leased to private operators.

High level recommendations – what would be successful outcomes?

- The general policy context within Section 2 and the UDFP present a strong policy basis for Community Infrastructure.
- The delivery of the Library hub facility will be a major asset for Cherrywood. Early implementation is important but appears challenging.
- 1 District (co-location) facility is not adequate to serve the needs of a large town's population
- The Planning Scheme should expand and elaborate upon objectives for neighbourhood centre scale facilities. The language of Planning Scheme could be stronger to require early delivery of a range of CI.
- The Planning Scheme should require improved delivery of CI in terms of spatial coverage, scale (smaller but greater number of facilities) and types of delivery (community centres need to be affordable). The delivery of CI in the town centre should reflect the context of higher density of population and where there is community severance between quarters (particularly caused by Wyatville Link Road).
- Smaller spaces should facilitate Youth groups, elderly groups, study activities and classes, workshops, cultural, exhibits, study space. It is anticipated these smaller spaces (c. 100 up to 300 sq.m.) will be delivered by the private sector. Developers should engage with DLR Communities and Cultural Development Department at pre-application stage to ascertain scope for required fit out, management of smaller facilities and how this could be achieved
- Recommendations for Proactive funding streams to fast-track delivery of stand-alone facilities to deliver affordable facilities for community groups (as set out in section 5.5 above)
- Support policy initiative to develop and integrate community networks

6.2 Recommendations:

The following potential themes are identified that may feed into the formulation of a revised Community policy for the Cherrywood Town Centre & Environs area. Section 6.3 below provides commentary on how the land use mix and draft urban design proposals responds to these recommendations.

Enhancement of general policy in Section 2.3.4 Community Uses

Recommend reinforcing community policy and extending the potential floor space requirements:

2.3.4 Community uses

Community facilities such as community centres, local community/youth activity floor space, civic centres, library facilities and places of worship will be provided at strategic locations, which will encourage user participation and a locally based community focus.

Community based floor space provision will be based on a hierarchy of centres, which will have regard to the resident catchment population. An adaptable facility of 250sq.m min. will be provided in each Village Centre.. There will also be ~~one~~ a number of adaptable facilities of this size in the Town Centre (in each of the quadrants) and ~~provision for a second facility will be~~ subject to dialogue with Dún Laoghaire-Rathdown County Council. Up to 7 additional facilities are required in the town centre. Up to 3 of these facilities may be delivered on adjoining HIE 3, HIE 4, and HIE 5 lands beside the town centre in agreement with the Council

A library of approximately 1,500sq.m with exhibition and a civic hub for arts/cultural/heritage space and multimedia learning space (approx. 3,000 sq.m. in total) will be located centrally in the Town Centre in close proximity to the Luas stop.—main retail core.

Amendments to Table 6.2

Increase overall floorspace community provision in town centre:

- TC1 Minimum 500 sq.m. to maximum 3,000 sq.m.
- TC2 Minimum 100 sq.m. to maximum 500 sq.m.
- TC3 Minimum 1,100 to maximum 3,000 sq.m.
- TC4 Minimum 100 sqm. to maximum 500 sq.m.

UFD Text

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 or TC3 potentially with other community facilities and services

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 or TC3 to be delivered as a standalone facility in one or more buildings 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.

Zoning

- In accordance with policy 2.3.4 of the Planning Scheme, to accommodate library and civic hub in the town centre as a community hub, recommend zoning area Sustainable Neighbourhood Infrastructure (SNI) consistent with the Dun Laoghaire Rathdown County Development Plan 2022-28.

Phasing and incentives for early delivery

- Require library and community hub in TC1 or TC3 to be delivered as a standalone facility/building
- Require library and community hub in TC1 or TC3 to progress in tandem with first phase of retail floor space delivery
- Seek the delivery of at least 2 small community facilities (minimum.. 100 sq.m) in each of the town centre quarters as part of development proposals

Identification of needs

Community facilities should be designed to address specific needs in discussion with Dun Laoghaire Rathdown County Council

- Workshops, meetings, clubs, group classes and senior citizen groups
- Arts, Dance, Theatre and Music activities
- Library activities
- Childcare, pre-schools, youth and after-school facilities
- Education, training, IT, public service, health, welfare, counselling and community support services

6.3 Planning Scheme Outcomes

This section provides commentary on how the above recommendations have incorporated or interpreted in the proposals for amendments to the Cherrywood Town Centre and Environs, Final Land Use Mix (26 July 2024).

Enhancement of general policy for Community Uses

The provision of community uses remains integral to the amendments to the planning scheme as provided for in the Urban Design Scheme and the Land Use Mix Quantums.

The proposed amendments to the planning scheme provide for a 'Community & Culture' category that is slightly broader in scope than just Community Facilities for residents. This reflects the future scale of Cherrywood as a mixed use District Centre with a large urban population potential of c. 32,250. It includes provision of Library facility and a cultural hub.

Amendments to Floor space provision

In terms of quanta, the proposed amendments to the planning scheme and landuse mix supports an increased overall level of community and cultural provision in the four town centre quadrants (retitled Town Centre Core). The focus of provision has been transferred from TCC1 to TCC3 as the cultural hub for the town core:

- TCC1 500 sq.m..
- TC2 950 sq.m.
- TC3 12,000 sq.m.
- TC4 425 sq.m.
- Total 13,875 sq.m.

The proposed land use mix also provides for 1,940 sq.m. Community & Cultural use in the Town Core Environs area (TCE) at TCE HIE 3. This reflects the inherent support for a more mixed use Town Core and its edges (ie. Cherrywood Avenue West).

UFDF

The amended planning scheme will seek to incorporate the UFDF within a single coherent plan, which provides detailed urban guidance for the Town Centre Core (TCC). The Town Centre (TC) zoned plots are proposed to be called TCC plots (Town Centre Core), while the HIE zoned plots are to be called the TCE plots (Town Centre Environs). The TCC and TCE plots collectively make up the Cherrywood Town Centre (which has a District Centre designation). For the Planning Scheme's Zoning Matrix, both the TCC and TCE plots will be mixed use. Uses under the HIE TCC and HIE TCE Land Use will be broadened out.

The proposed amendments to the planning scheme identify TCC3 as a location for Community and Cultural Hub.

It is envisaged this will be anchored by a library facility with min 1500 sq.m. with ancillary community and meeting spaces (c.200 to 300 sq.m.).

Zoning

The zoning scheme of the amendments to the planning scheme supports the provision of community and cultural uses within the mixed-use TCC and TCE zones. The Urban Design proposals for street layout, plots and design code provide additional planning tools to guide the implementation of CI in phased and co-ordinated manner.

Phasing and incentives for early delivery

The proposed amendments to the planning scheme decouple the provision of the library and community hub from the retail core in TCC1 to a Community and Cultural hub in TCC3 to be delivered as a standalone facility/building. This will enable the delivery of library and community hub independently from other development and at an early phase of development.

The proposed land use mix provides for an enhanced quantum of residential units. Development Plan policy 12.3.2.2 enables DLR to require developers to deliver at least 2 small community in each of the town core quarters (super blocks) and at least 1 in TCE HIE3 in tandem with and proportionate to the roll out of residential development proposals.

Identification of needs

Community facilities should be designed to address specific needs in discussion with Dun Laoghaire Rathdown County Council as part of the planning process to include spaces for:

- Workshops, meetings, clubs, group classes and senior citizen groups
- Arts, Dance, Theatre and Music activities
- Library activities
- Childcare, pre-schools, youth and after-school facilities
- Education, training, IT, public service, health, welfare, counselling and community support services

APPENDIX 1

Roles and responsibilities of the delivery partners for CI including government departments, local authorities, not for profit or community organisations and the private sector (Source: DLR Dundrum Community Civic and Cultural Action Plan (2020)). For Cherrywood all actors will have a roll in this delivery process. Local Government will play a key role in leading delivery of the library and cultural hub, but the private sector will play a key role in delivering small community spaces in tandem with the implementation of new residential development in the TCC and TCE. The proposed planning scheme allows scope for the non-profit sector/charities or religious groups to contribute to providing broad and diverse community infrastructure throughout the TCC and TCE areas.

Name of Delivery Partner	Planning and Development	Building and Operations	Advocacy and Leadership	Partnerships and Coordination	Feasibility and Funding
Government Departments	Sets out the policy framework for the delivery of infrastructure and growth and stimulates delivery through strategic planning initiatives.	Delivers infrastructure such as schools and health facilities. Can also provide capital works funding to deliver infrastructure or for the refurbishment of infrastructure.	Provide guidelines for delivery of infrastructure or through policy development. Can also encourage partnerships through a Memorandum of Understanding (MoU).	Financial incentives often require leveraged benefits derived from partnerships	Provides funding for community infrastructure and can enter into funding agreements. Provides funding programs such as the URDF.
Local Authority	Coordinates and delivers infrastructure. Identifies suitable locations through forward planning.	Construct and develop infrastructure and provide services either directly or through funding made available, service agreements and contracts.	Leadership and leverage influence to proceed on a project by working with and engaging with developers, government and community members in decision-making, including utilising advisory committees, working groups and relevant bodies)	Involved in partnerships to attract funding. Supports government and community service providers to plan facilities and services and encourage efficient and integrated service delivery.	Provides capital funding either alone or in combination with others (i.e Samuel Beckett Civic Campus). Often solely responsible for operational costs. Prepares feasibility of sites, buildings and land development opportunities. Can initiate

					public private partnerships.
Not for Profit Organisations	Works with either government departments or local authorities in planning services.	Sometimes builds purpose-built facilities. More frequently leases infrastructure from other providers either local authority or private sector to provide its services.	Advocate individually or in association with others or through an umbrella organisation.	Work in partnership with the Local authority and Government Departments.	Largely relies on funding from Central Government and the local authority to deliver services. Sometimes (but seldomly) avails of European funding for bespoke projects.
Private Sector	Some developers recognise the value of incorporating infrastructure into development proposals and are willing to work with the local authority to plan and deliver these facilities.	May deliver infrastructure and hand over to local authorities or other appropriate bodies. Or may deliver infrastructure and organise management through management companies.	Can advocate for community provision on / off their site when it meets / supports their development objectives.	Can work with local authority to incorporate infrastructure on their lands or handover land for development.	Pay development contributions used as capital works funding. Can also partake into PPP with public sector.



20 Fitzwilliam Place, Dublin 2, D02YV58,
Ireland



Phone. +353 1 6762594



planning@mdb.ie



www.mdb.ie