

APPENDIX E

TOWN CENTRE OVERVIEW SYNOPSIS – STATUS AS AT 23 DECEMBER 2023 (Appendix D of Non-statutory Public Consultation 'Have Your Say' Document)

TOWN CENTRE OVERVIEW SYNOPSIS – CURRENT STATUS

Location

4 QUADRANTS TC1, TC2, TC3 & TC4 - Total site area of designated Mixed Use Town Centre c.16 hectares (ha).

Segregated by WLR East/West and Green Luas Line North/South.

Designed to be built on podium to meet existing ground levels of the Luas line c.+12metres from existing roads.

UFDF

Development to date, and pending the TCE Review and any amendment, has been/is assessed having regard to the Planning Scheme and Urban Form Development Framework (UFDF) Plan, Sept. 2017 – a document produced by the DAPT in collaboration with the landowners for the design and development of the Town Centre.

Town Centre includes:

A quantum allowance of a total 363,000 sq.m. GFA of mixed-use development, allowing for a max. of :

- ◆ 1,600 residential units
- ◆ (just short of) 41,000 sq.m. retail
- ◆ 60,000 sq.m. non-retail
- ◆ 109,000 sq.m. HIE
- ◆ 3,000 sq.m. community uses.

3 x main Town Plazas – Cherrywood Square, Brides Glen Square at the location of the two Luas Stops and WLR Plaza.

Entrance Plaza to Tully Park.

Grand Parade and WLR crossing – central access route running alongside the Luas line

Additional ped/cycle crossing between TC1-TC3. Transport Interchange.

Permitted

TC1

A Blocks 317 apartments & 3 retail/ non-retail units – 5-8 storeys. UNDER CONSTRUCTION

B Blocks 48 apartments, 33,737 sq.m. GFA Retail, 18,689 sq.m. Non-retail (leisure/restaurants etc.), 9,610 sq.m. HIE, 1,449 sq.m., Library. 2-8 storeys. NOT COMMENCED

TC2

Block C1&C2 431 apartments (35,787 sq.m.), 564 sq.m. Retail, 2,047 sq.m. non-retail inc. creche, 5-6 storeys. CONSTRUCTION COMPLETE

Block D 8,792 sq.m. Hotel, 5 -6 storeys. NOT COMMENCED

3 level basement car/cycle parking and separate delivery access WLR

TC4

Block E 13,920 sq.m. Office building 5-7 storeys

Block F1 21,687 sq.m. GFA - 228 apartments & 3 retail units (393 sq.m.), 4-8 Storeys

Block F2 19,567 sq.m. GFA – 212 apartments & 1 retail unit (114 sq.m.), 5-6 storeys

Block F3 7,298 sq.m. GFA – 80 apartments & 1 retail unit (68 sq.m.), 5-7 storeys. UNDER CONSTRUCTION

Block G 7,687 sq.m. Hotel & 1 supermarket (1,823 sq.m.), 5 -6 storeys. NOT COMMENCED

2 level basement car/cycle parking

Development quantum is maxed out for TC1, TC2 and TC4 at a plot ratio of 1:2.3

TC3

Permitted: 192 residential units, c.12,000 sq.m. HIE, 1,400 sq.m. non-retail TOTAL 32,000 sq.m. on 1.86 ha (of the total 5.38 ha)

Planning Scheme allows for 358 residential units, 3,000 sq.m. retail, 10,000 sq.m. non-retail, 74,000 sq.m. HIE, 1,500 sq.m. community.

Permitted 418 BTR residential units and 2,986 sq.m. commercial uses.