

**Proposed new text, including changes to Tables in the current approved Cherrywood Planning Scheme, as per this Proposed Amendment are indicated in red text. Text to be deleted, as part of this Proposed Amendment, from the Approved Planning Scheme document is indicated with a ~~strikethrough~~.**

## **2.1 Introduction**

This Chapter sets out the nature, type and extent of development that will be permitted in the Planning Scheme area and establishes a framework for the built form in Cherrywood. This is set out as follows:

- A. The nature of development proposed describes the Primary Land Uses and supporting land uses.
- B. The scale of development proposed sets out the overall quantum of different land uses, density of development across the Plan Area, plot ratio for non-residential development and units per hectare for residential areas.
- C. The form of development describes urban form, building height, linkages, views and prospects.

For Cherrywood Town Centre, this chapter should be read in conjunction with the Urban Development Code for the Town Centre Core and Environs Area (Refer to Appendix B).

## **A Nature of Development**

### **2.2 Primary Land Uses**

In order to determine the location of the various types of development, land use maps are utilised to allocate future uses to land parcels within the Plan Area. The Primary Land Use Map 2.1 and the Primary Land Use Matrix in Appendix A indicates the location of land uses within the area and the permissible uses within each.

The Primary Land Use Matrix specifies the type of development that is permitted in principle within each land use. While this Matrix is intended to inform the type of development that is permissible it will not be used as the sole reason for refusal. Other types of development that complement the Primary Land Uses in Section 2.2.2 will be considered subject to compliance with other principles, policies and objectives of the Planning Scheme, and the current<sup>1</sup> County Development Plan.

#### **2.2.1 Areas of Primary Land Use**

Seven primary development land use categories have been identified within the Cherrywood SDZ Planning Scheme. These are identified in Table 2.1, along with the net<sup>2</sup> area of land dedicated to each primary use:

---

<sup>1</sup> Where reference is made to the 'current' County Development Plan or Guidelines, it means the document that is current at the date of the decision of a planning application.

<sup>2</sup> The net site area is taken as the development plots on Map 2.1.

**Table 2.1: Quantum of Land Dedicated to Each Land Use**

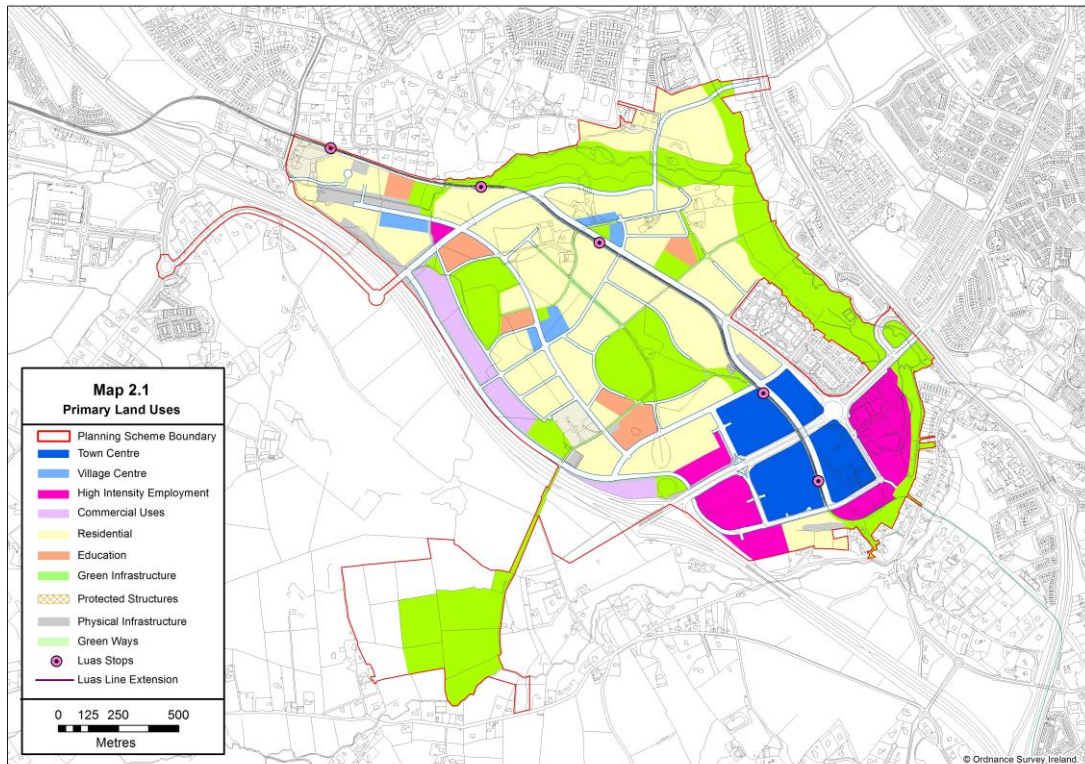
Primary Land Use	Net Area
Town Centre <b>Core</b>	16 Ha
Town Centre <b>Environs</b>	15.2 Ha
Village Centre	3.39 Ha
High Intensity Employment	15.5 Ha
Commercial Uses	6.5 Ha
Residential	76 Ha
Education	7 Ha
Green Infrastructure	61.7 Ha (Class 1 Open Space 29.7Ha, Natural Greenspace 32Ha)

*NOTE: All figures have been rounded to the nearest 0.5 Ha from the more detailed tables in Chapter 6. This does not equate to the total Planning Scheme area as it excludes roads and ancillary infrastructure.*

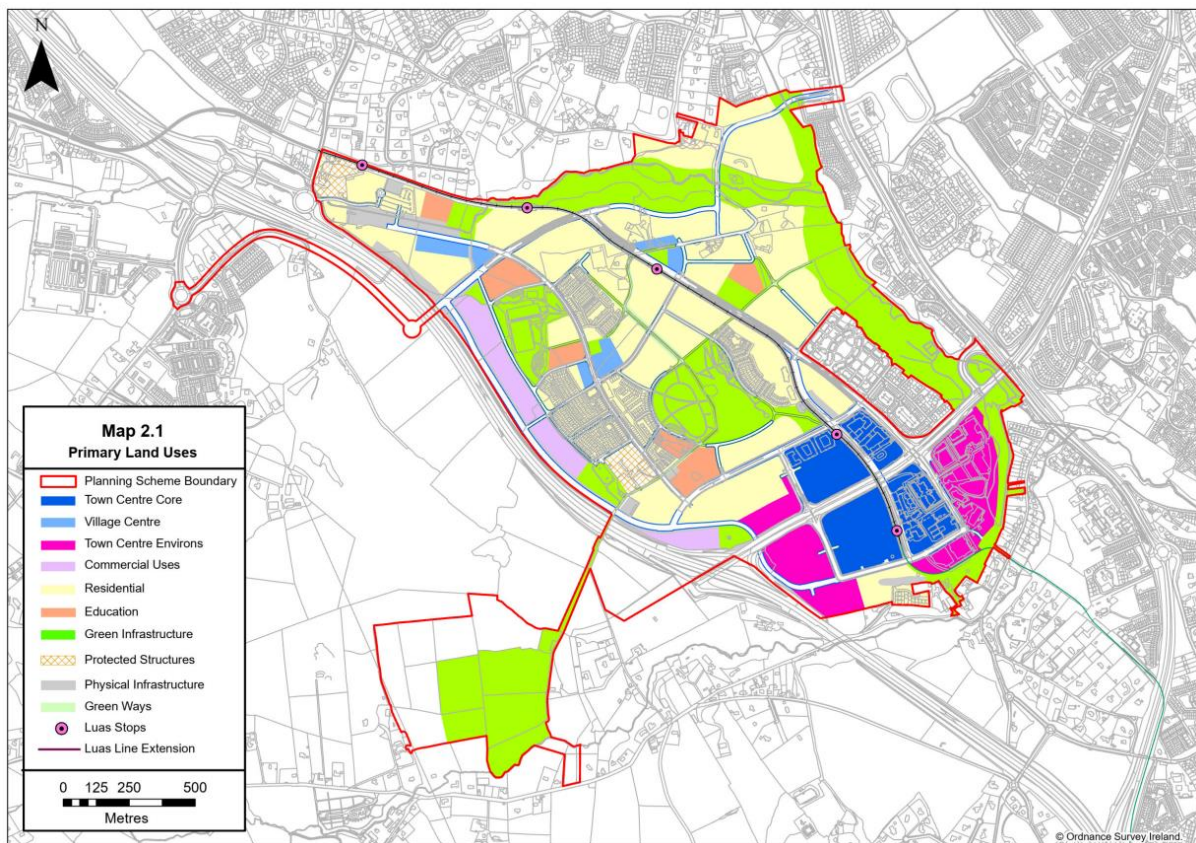
### 2.2.2 Definition of Primary Land Uses

The following types of development are the categories of Primary Land Use that will be accommodated within the Planning Scheme (see Map 2.1):

#### Amend Map 2.1 – Primary Land Uses



## Proposed Amended Map 2.1 – Primary Land Uses



### ●—— Town Centre

The Cherrywood Town Centre will provide a mix of uses in a sustainable and diverse fashion including comparison retail, retail services at a District Centre level and a large convenience outlet. These uses will be combined with high intensity employment and residential development, all built in an urban format. Within the Town Centre particular land uses are clustered so as to ensure the vitality of the centre and to create distinct retail and employment areas.

### **Cherrywood Town Centre and Environs**

Cherrywood Town Centre and Environs occupies a central and connected location in the larger spatial concept for Cherrywood. It comprises two essential place elements: the Town Centre Core (TCC) and the Town Centre Environs (TCE). The Planning Scheme seeks to create a rich and diverse Town Centre & Environs.

The land-use distribution strategy is to provide a level of mixed-use across all urban blocks in the Town Centre Core and with mixed-use frontage immediately adjacent to the Core along Cherrywood Avenue as part of the Environs. It also provides for a variety of uses across the more extensive Town Centre Environs, within the scope of the permissible uses as per the primary land uses within the Environs.

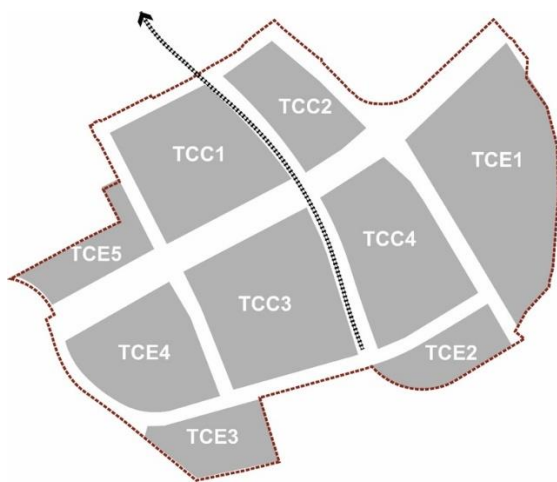
While both the Town Centre Core and the Environs will provide for mixed-use, the range, mix and intensity of use will be greater in the Town Centre Core. To provide for an appropriate transition between the Core and the Environs, an element of mixed-use will apply to lands on both sides of Cherrywood Avenue.



Specific urban design guidance and land-use mix principles for the Town Centre and Environs is set out by way of An Urban Development Code. This replaces the former Town Centre Urban Form Development Framework (UFD) and is the relevant guidance for the purpose of assessing consistency with Planning Scheme. Any permitted development in the Town Centre Core and Environs shall be in accordance with the Urban Development Code (See Appendix B, Urban Development Code).

The Code relates to Superblocks and Parcels. The Superblocks in Cherrywood Town Centre are distinct development areas defined by perimeter, link streets and/or higher-level open spaces. There are 9 no. Superblocks in the Town Centre, - 4 no. in the Town Centre Core and 5 no. in the Town Centre Environs. The Superblocks are coded TCC for Town Centre Core (i.e. TCC1-4) and TCE for Town Centre Environs (i.e. TCE 1-5). TCE5 is part of a larger superblock, the greater part of which lies outside the Town Centre. (See Figure 2.1 below).

Figure 2.1 : Town Centre Core and Town Centre Environs Superblocks



The Superblocks are divided into smaller discrete Parcels, which can be developed on a phased basis. Parcels typically contain individual urban blocks (the net developable area within a Parcel) and an appropriate portion of surrounding streets and spaces (typically to the centre line of adjoining streets and spaces). Higher-level/strategic routes and spaces surrounding Superblocks are excluded from Parcels.

Figure 2.2 : Town Centre Core and Town Centre Environs Parcels



## **Town Centre Core**

Cherrywood Town Centre is to function as a vibrant mixed use sustainable District Centre at the heart of Cherrywood, with an appropriate mix, quantum and phasing of uses to secure a balance of employment, commercial, retail, services, residential, community, civic and cultural uses. The Town Centre Core comprises of the TCC1, TCC2, TCC3 and TCC4 Superblocks (circa 16Ha).

With a greater intensity and mix of uses, the Town Centre Core will comprise of two key spaces, one as a primary retail core (TCC1) and the other as a cultural, civic, recreational core with a secondary retail component (TCC3).

*Retail* will comprise of comparison and convenience within a quantum range necessary to support the community of users across Cherrywood, as well as retail services, all vital to meeting the needs of people locally.

*Service Uses* including retail services, food and beverage, and financial and professional services, are an important component of town centre uses in terms of catering for everyday needs and the increasing trend towards the experiential and leisure role of Town Centres.

*TCC UrbComm* will provide a wide range of scale and diversity of uses to support a vibrant economic core that will foster the knowledge economy and business growth from start-up to expansion. This use comprises primarily of small and medium scale businesses with a focus on Knowledge Intensive Businesses (KIBs) and businesses supporting the higher intensity or larger scale employment uses. KIBs may comprise of professional and financial services, elements of Research & Development (R&D), as well as creative uses with the potential for studios and co-working spaces. Typically, there is a strong association and beneficial relationship between KIBs and creative uses, and this will be promoted within the Town Centre Core and the transitional zone in the Town Centre Environs with frontage onto Cherrywood Avenue.

*Leisure, Recreation and Tourism Uses* in combination with Services, will provide a range of facilities that will enhance the quality of life for the resident and working community, as well as catering for visitors. These uses will also contribute significantly to the vitality of the Evening and Night-Time Economy (ENTE) in Cherrywood.

The benefits of an ENTE include economic growth, improved quality of life, enhanced safety, increased tourism and community building. To cultivate an active ENTE, live venues, cultural spaces and a high-quality public realm with flexible civic spaces for use as event space or temporary installations, as well as good levels of surveillance will all be promoted, as well as the supporting services such as restaurants, cafés and bars.

*Civic, Community and Cultural Uses* will comprise important elements of the Town Centre Core by way of supporting communities, social connections and the creative sector or the arts, as well contributing to the vibrancy and vitality of the Town Centre.

Community facilities will play a key role in underpinning a newly emerging town with residential neighbourhoods, and as such there will be a requirement for the provision of publicly accessible community facilities in each of the Town Centre Core Superblocks, as well as physical spaces for social enterprises and the circular economy, either community led or with a strong element of community engagement.

The land-use categories for the Town Centre Core are as follows:

- Residential
- Retail
- Services
- UrbComm (TCC)
- Leisure, Recreation and Tourism
- Civic, Community and Culture.

### **Town Centre Environs**

Cherrywood is identified as a Strategic Employment Development Area under the Regional and Spatial Economic Strategy (RSES) for Eastern and Midland Region 2019-2031, the Dublin Metropolitan Area Spatial Plan (MASP) and the County Development Plan 2022-2028.

Land use for the Town Centre Environs reflects the strategic nature of these employment lands; national and regional economic policy; as well as the changing nature of work and remote work practices; and spatial clustering to proactively link uses and activities, technologies, and economic anchors.

The land use categories for the Town Centre Environs includes a wide range of specific uses related to employment and enterprise, with UrbComm extending from the Town Centre Core along Cherrywood Avenue. This approach is to provide a transition between the Town Centre Core and the Environs, as well as the provision of attractive streetscape frontage, and a synergy with potentially larger floorplate occupiers in the Environs.

Overall, the land-use strategy facilitates a rich diversity of scale in terms of the business eco-system, catering for flexible floorspace demand from start-up size, and planning also for the growth of Small and Medium Sized Enterprises (SMEs) to Larger Enterprises (250+ Employees).

For the most part, lands within the Environs will include uses that comprise of 'Strategic Urban Employment; namely commercial office employment, science and technology, innovative enterprises, as well as hospital, medical and health care facilities, medical technology (MedTech) supporting the medical and life-sciences cluster as emerging in the existing Cherrywood Business Park (TCE1 & TCE2 ), as well as the cluster of Information, Communication and Financial as an existing sectoral grouping. The uses will typically relate to technology, professional, financial services and KIBs as per the Town Centre Core, although generally of a larger scale.

Civic Uses or Public Services, especially those of scale and unsuitable for a Town Centre Core location, but benefit from proximity and accessibility to the Core, will be encouraged and facilitated, and particularly where an appropriate intensity of use.

Large-scale event uses that are employment generating in nature and with a spatial synergy to the Town Centre Core, may also be appropriate uses within the Environs, supporting further the Town Centre Core. There may be potential for short-term or temporary uses (circa 0-5 years), pending longer-term high intensity uses, where it can be demonstrated that such uses would not undermine the long-term objectives of the Planning Scheme.

The Town Centre Environs are essentially zoned for economic use and will be protected as a valuable resource for local and external investment, providing a network of economic development opportunities at a sufficient employment density similar to commercial office

employment or an intensity of land use in terms of plot ratio to ensure efficient use of scarce urban lands and public investment in infrastructure. This approach, with an emphasis on people intensive employment or intensity of the built environment, acknowledges the changing nature of work practices and workspaces with Remote Working or Working from Home.

The switch from office working to working from home, as a result of the COVID 19 pandemic, with many businesses adopting hybrid or fully remote options, has reduced the demand for large office footprints with some businesses opting for flexible office spaces, co-working arrangements or hot-desking solutions instead of traditional long-term leases, whilst on-site employee amenities may reduce overall employment density per sqm. Meanwhile, certain industries especially those driven by innovation and collaboration, may prefer to operate in physical proximity. The land-use category seeks to cater for the range of spatial needs for businesses, whilst protecting the lands as a strategic landbank for employment.

These lands are also ideally located to accommodate civic uses of a larger scale which potentially may not be suitable to the urban fabric of the Core but benefit from the proximity and accessibility of the TCC. Such uses may include, but not be limited to the following: Fire Station, Garda Station, Primary Care Centre, for example. Large-scale event uses with significant employment generating capacity may also be appropriate having regard to the urban form and public transport accessibility.

The land-use categories for the Town Centre Environs are primarily as follows, with specific permissible uses set out in the Land Use Matrix.

- UrbComm (TCE) (Cherrywood Avenue & WLR)
- Strategic Urban Employment
- Civic Uses.

### ●—Village Centre

The 3 Village Centres will include local retail, retail services appropriate to the size of population they serve, and a local convenience outlet(s) along with modest employment by way of UrbComm and residential uses. This will provide for compact and vibrant Village Centres, to serve the immediate residential neighbourhood.

### ●—High Intensity Employment

~~This type of employment generally has a high employee to floor area ratio of c. 1 employee per 20sq.m and usually generates peak hour trips. It~~

~~will be located centrally in proximity to public transport, retail and other supporting services, with good pedestrian linkages to the residential neighbourhoods.~~

### ●—Commercial Uses

~~These are commercial uses except for retail warehousing<sup>3</sup>, high intensity employment, convenience and comparison retail, which are permitted in the Town and Village Centres.~~

Within these lands the permissible uses are commercial uses except for retail warehousing<sup>3</sup> which is not permissible at any location within the Planning Scheme, and also the following uses given that they are permissible within the Town Centre Core, Town Centre Environs and Village Centres: TCC and TCE UrbComm, Strategic Urban Employment, Convenience and Comparison Retail.

The range of permissible uses includes the following: conference centre, enterprise centre, events centre and/or leisure uses, industry general, industry light, logistics or distribution centre, public services, recreational buildings, science and technology-based use, service stations, sports venue or building, transport depot, warehousing, wholesale outlet, by way of example.

### ●—Residential

Residential lands are identified as being suitable for a range of densities. This density range is based on factors such as location, topography, proximity to services and individual site sensitivities.

### ●—Education

~~Educational facilities are provided in the form of primary and post primary schools, in line with Department of Education and Skills requirements.~~

Educational facilities are provided in the form of primary and post primary schools on identified school sites and in line with the requirements of the Department of Education. There are six identified school sites within the Planning Scheme, and the Town Centre Core is identified as the preferred location to meet the requirement for an additional primary school given the up lift in residential densities and plot ratios over time in the Planning Scheme Area. This school shall comprise of an urban school typology.

In the event of the need for further additional school facilities arising due to changing educational practices, additional demand for public or private schools or other unforeseen circumstances, there may be potential for such facilities within the mixed-used Town Centre Core or the Town Centre Environs, subject to an appropriate urban school typology and or a demonstration of compatibility with adjoining land-uses having regard to the nature of the primary land use in the Town Centre Core and Town Centre Environs.

In addition, Further and Higher Education facilities will be facilitated on appropriate lands where permissible under the primary land use and will especially be promoted within the Town Centre Core and Town Centre Environs to support the knowledge-based economy, the life sciences or other emerging spatial clusters; to help create a critical mass and foster synergies between the education and employment sectors. The value of Language Schools is also acknowledged in terms of fostering an international talent pool for the employment sector.

The Planning Scheme will promote the potential sharing of school facilities by the wider community outside of school hours, by way of access to multi-purpose rooms or sports facilities where appropriate, and will seek to support same through building location, design and architectural presence as a civic building within the streetscape.

---

<sup>3</sup> Note: retail warehousing is not permitted anywhere in the Plan Area.



## ●—Green Infrastructure

A network and hierarchy of green infrastructure will be incorporated throughout the area to form a legible, accessible and pleasant outdoor environment. This is considered to be a crucial infrastructure requirement of the Planning Scheme along with the Physical Infrastructure. (A detailed breakdown of typology of Green Infrastructure is in Chapter 5)

### ● Protected Structure

Land uses on these lands will be sympathetic to their setting and enhance the built heritage.

## 2.3 Supporting Land Use Development

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.~~

### 2.3.2 Local convenience retail

~~In residential and employment areas, local convenience shops at appropriate locations to serve a local function will have a maximum retail floor area of 200sq.m gross. Proposals for these shops must include a retail catchment study to ensure that there will not be an over-proliferation of such uses which would detract from the retail function of the villages and Town Centre.~~

### 2.3.1 Retail Uses

Retail uses are commonly defined as convenience goods and comparison goods. Retail services are also subsumed within the category of retail uses.

#### Convenience Goods

Convenience Goods are mainly groceries and other consumable commodities that are purchased regularly and usually locally. Shopping for convenience goods is often referred to as food shopping.

Convenience retail floorspace should be located within the Village Centres and Town Centre Core, save for the neighbourhood shop as local convenience retail.

Large-scale convenience retail floorspace will be required to demonstrate appropriate design and interface at street level. For proposals with a floorspace greater than 1,500 sqm, these will be encouraged to utilise basement levels or a combination of basement and street and/or upper floor levels, so as to safeguard the urban grain and quality of the streetscape. Proposals shall have regard to the criteria set out in the Urban Development Code for the Town Centre Core (See Appendix B: Urban Development Code).

In the event, that the specific requirements of large-scale retail convenience operators cannot be met in accordance with the above criteria, proposals for larger-scale convenience retail formats may be open for consideration in the Town Centre Environs, subject to demonstration of same and application of the Sequential Test as per the Retail Planning Guidelines for Planning Authorities. For any such proposals, the onus shall be on applicants to demonstrate that the proposal would not otherwise undermine the objectives of the Planning Scheme.

### **Comparison Goods**

Comparison Goods are durable items for which customers are prepared to travel some distance to compare prices and quality.

### **Retail Services**

Retail Service units primarily focus on selling a service rather than selling goods. This category is exemplified by hairdressers and personal care outlets, repair shops, dry cleaners, travel agents, post offices, tattooists and clothes hire shops.

### **Local Convenience Retail**

In residential and employment areas, local convenience retail provision at the scale of a neighbourhood shop and at appropriate locations will be permitted in principle. A neighbourhood shop is one which primarily serves a local community and does not generally attract business from outside that community. They will primarily serve a 'walk-in' population and will typically have limited parking.

Proposals for these shops must include a retail catchment study to ensure that there will not be an over proliferation of such uses that will detract from the retail function of the Villages and Town Centre.

### **2.3.2 Service Uses**

Service uses include food and beverage services, leisure services and financial and professional services.

#### **Food and Beverage Services**

Food and beverage services cater for the needs of people in terms of providing prepared meals / drinks and include restaurants, cafes, coffee shops and fast-food takeaways.

#### **Leisure Services**

Leisure service uses refer to small and medium sized outlets that cater for the needs of people in terms of socialising, entertainment and recreation. It includes public houses, betting offices and gaming centres.

Larger establishments which can distort floorspace projections, are not included in this category for the purpose of the Cherrywood Planning Scheme and can be considered as additional floorspace and falling within the separate use category of leisure, recreation and tourism. These could include a cinema, gym, leisure centre, nightclub, bingo hall, bowling alley, swimming pool, entertainment centre, ice hockey rink etc, for example.

## **Financial and Professional Services**

Financial and professional services include small to medium sized professional offices, bank branches, building society branches, solicitor offices, financial advisors, auctioneers etc. They typically form part of the high street profile of shopping / commercial areas and mainly interact with the public via own-door, ground-floor premises.

This category excludes office development that does not provide a direct service to the public by actively engaging with customers on the high street. Such offices are usually larger in size, more back-room in profile and less reliant on the need for commercial visibility.

For the purposes of the Planning Scheme, the small to medium size professional offices, fall within the category of TCC and TCE UrbComm. Larger office development may also form part of the TCC UrbComm, where consistent with the Urban Development Code in terms of street network, permeability, urban grain at street level and other fixed elements (Refer to Urban Development Code, Appendix B)

### **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~~ **DHLGH** 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~~

### **2.3.4 Civic, Community and Cultural Uses**

Investment in community infrastructure is encouraged for the health, social well-being and economic prosperity of communities and is intrinsic to the social fabric of a community. Sustainable neighbourhoods need a range of community facilities, such as community centres, resource centres, and libraries for social and cultural use. 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, support networks and create a sense of community and in turn a pride of place. These are key elements in creating and maintaining strong communities. Spaces for social enterprises and the circular economy can further support community involvement and locally led sustainability initiatives.

Community infrastructure needs to be accessible and inclusive for a range of users and this is a priority supported by the National Planning Framework (NPF), National Policy Objective NPO4. Under the County Development Plan, 2022-2028, it is also an objective 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 with commensurate community or infrastructure.

Cherrywood is a new greenfield development area with no established community networks or facilities. The immediate and primary challenge is to cater for and anticipate needs of a community having regard also to the emerging demographic profile.

The DLR County-Wide Community Audit Research indicates that the majority of activities take place in smaller facilities. This closely aligns with the provision of affordable spaces

that address a broad spectrum of the community and have flexibility to changes as the population profile matures or changes. Flexible facilities can address needs ranging from childcare education to old age networks and provide spaces for different generations or users.

The Figure below provides a broad definition of activities and facilities that community or social infrastructure may typically encompass. The Planning Scheme by way of land-use planning can support the provision of 'hard infrastructure' or physical space for necessary supporting social infrastructure.

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 ~~a number of one-adaptable community facilities~~ ~~facility of this size~~ in the Town Centre (in each of the Superblocks) and the nature or use of these ~~and provision for a second facility~~ will be subject to dialogue with Dún Laoghaire-Rathdown County Council. Up to seven (7) community facilities are required in the Town Centre (Core and Environs). Up to three (3) of these may be delivered in the Town Centre Environs lands on TCE3, TCE4 and TCE5, subject to an appropriate location in terms of connectivity to the Town Centre Core, proximity to public transport and visibility and to be agreed with the dlr as the local authority.

Uses such as a library or civic / cultural facility would fulfil the requirement for a community facility, for example, and also potentially a hotel subject to the inclusion of facilities that would be publicly accessible and of benefit to the local community.

There will also be a requirement to deliver and make available a space preferably with street frontage, to cater for social enterprise and or the circular economy in the TCC1 Superblock which will act as smaller scale counterpoint to the civic and cultural hub in TCC3. Social enterprises facilities will also be generally encouraged throughout the TCC or the TCE. For clarity, a social enterprise is a business for social good. These businesses are driven by a social / environmental mission and reinvest profits into creating positive social change. They are businesses created to further a social purpose in a financially sustainable way (See Figure 3 Below, for examples).

The floorspace requirements for community facilities shall range from 100-500 sq.m., with a minimum floorspace requirement of 100 sq.m., subject to demonstrating usability and adaptability. For TCC1 Superblock, the minimum floorspace requirement shall be 500 sq.m. having regard to its function as one of the cores, although within this floorspace there may be the potential for co-location of a social enterprise of circular economy facility / uses. In either case, whether co-location with a community facility, or otherwise, the social enterprise element with TCC1 shall be a minimum size of 100 sq.m.

It is considered that the provision of social infrastructure should be timely with delivery commensurate or in tandem with the delivery of residential units, as well as an equitable spatial coverage across the Village Centres and Town Centre and Environs. In certain instances, front-loading or early delivery will be appropriate. The phasing of community or social infrastructure is set out in Chapter 7.

~~A library~~ modern library of circa 1,700 – 2,000 sq.m ~~approximately 1,500sq.m~~ as a flexible and multi-purpose facility at with potentially including an exhibition or cultural space, ~~and arts/cultural space and multi-media learning space and accessible community meeting rooms~~ will be located centrally in the main civic, community and cultural hub of the Town



Centre Core (TCC3). This facility will fulfil the requirement for a community facility within TCC3. ~~in close proximity to the main retail core.~~

**Figure 2.3: Social Enterprise**

Facility Type	What is it?	Key Benefits?
<b>Rediscovery Centre</b>	<ul style="list-style-type: none"> <li>A designated centre or hub that accepts clothes, furniture, paint, bikes etc. that aren't in use anymore.</li> <li>Fix and upcycle the items so they are fit for use and can be donated or sold on to a future owner.</li> </ul>	<ul style="list-style-type: none"> <li>Substitute for landfills</li> <li>Second hand items are more affordable but just as good</li> <li>Could contain workshops e.g. sewing, upcycling, fixing, for people of all ages to learn new skills</li> <li>Creates jobs for people who find it difficult to gain employment</li> </ul>
<b>Community Café</b>	<ul style="list-style-type: none"> <li>Produce good quality food and beverages while keeping the price low</li> <li>Use surplus food to create affordable meals</li> <li>Operate on a pay as you feel basis</li> </ul>	<ul style="list-style-type: none"> <li>Welcoming space where everyone can socialise</li> <li>Offers affordable healthy meals</li> <li>Reduces food waste as surplus food is used up</li> <li>Creates jobs for people who find it difficult to gain employment</li> </ul>
<b>Social Bookshop</b>	<ul style="list-style-type: none"> <li>Social Bookshops are a place where people can donate books and where second-hand books can be bought for a small donation or taken for free</li> <li>They might also host community events and reading groups</li> <li>This could be linked in with the library.</li> </ul>	<ul style="list-style-type: none"> <li>Promotes literacy and a love for reading</li> <li>Host community events and reading groups</li> <li>Creates jobs for people who find it difficult to gain employment</li> </ul>
<b>Charity Shops</b>	<ul style="list-style-type: none"> <li>They are organisations which collect money for charities by selling donated clothes and other items.</li> </ul>	<ul style="list-style-type: none"> <li>Aid charities by collecting money</li> <li>Substitute for landfills</li> <li>Second hand clothing items are more affordable but just as good</li> <li>Creates jobs for people who find it difficult to gain employment</li> <li>Promotes sustainability</li> </ul>
<b>Zero Waste Shop</b>	<ul style="list-style-type: none"> <li>They are shops that sell bulk goods without packaging, encouraging sustainable shopping habits.</li> <li>They often offer workshops on reducing waste and living sustainably.</li> <li>Zero Waste Marketplace and The Good Neighbour</li> </ul>	<ul style="list-style-type: none"> <li>Promote a waste free community</li> <li>Reduces the use of single use plastics in everyday living</li> <li>Host workshops which promote community bonding</li> </ul>

## Understanding different types of social infrastructure

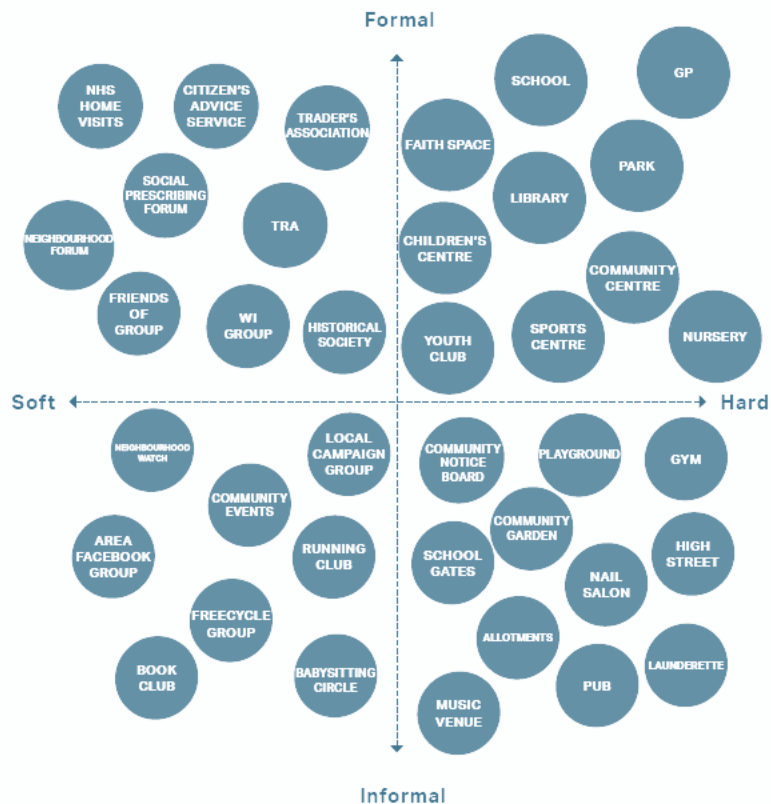


Figure 2.4. Understanding the range of community and social infrastructure facilities (Source: Mayor of London (2021) Design Considerations in their Connective Social Infrastructure)

### 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.~~ The Health Service Executive (HSE) has advised that a number of additional primary care centres will be required to cater for the projected population of the Planning Scheme Area, which may ultimately be in the range of circa 30,000-32,000 persons.

The minimum size for a primary care centre supported by one primary care team, would be c.1,900 sqm, and with the clustering of additional ancillary services, the floorspace

requirement would be circa 2,000 sqm. Ideally, in the first instance, two primary care centres would be required to serve a population of 8,000 person each, with a total overall floorspace requirement of such a facility with two primary care teams in combination with support services would be circa 5,000 sqm. It is possible that up four primary care centres will be necessary to cater for Cherrywood.

The most appropriate location for a primary care unit or a medical facility is within the Town Centre Core and Environs, with the Town Centre Environs particularly suitable for a larger scale facility or clustering of facilities that may benefit from co-location, and also in terms of any specific access needs.

In addition to primary care units or medical facilities, there will be a demand for other healthcare needs not delivered by the HSE or by a larger healthcare provider, such as GPs, dental, physiotherapy, counselling services, well-being services etc.

These uses will be facilities in the Town and Village Centres, or the Town Centre Environs, and will be categorised as either Services or UrbComm.

### **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.

### **2.3.8 Traveller Accommodation**

Traveller Accommodation will be provided in accordance with Dún Laoghaire-Rathdown County Council Traveller Accommodation Programme, ~~2009–2025~~ – ~~2013–2029~~ (and subsequent programmes). The Council own a site at Lehaunstown Lane of circa 0.2ha in an area that is appropriate for high density residential development due to its proximity to public transport See Map 6.1. Traveller accommodation is generally a lower density typology of housing. In order to facilitate this typology of development at a more appropriate location an agreement may be reached with the adjoining landowner to provide an alternative site to that in Council ownership.

### **2.3.9 Tourism, Recreation, Leisure and Entertainment Uses**

Cherrywood is uniquely positioned between the Dublin Wicklow Mountains and Dublin Bay as a UNESCO Bay, with panoramic views and easy access to the hills, as well as the coastline and coastal villages, and excellent transport accessibility to the city centre. This location along with a rich heritage, natural resources and greenway links, makes it an ideal place as a potential tourism hub, whether as a mountain base camp, health and well-being or as a business or education tourism location with exhibition and conference facilities.

Recreational, entertainment and leisure uses that support the tourism sector whether through additional accommodation in the form of hotels or urban hostels, museums, galleries or exhibition centre, or commercial leisure uses, will be facilitated in the Planning Scheme where consistent with the primary land use and especially promoted in the Town Centre Core and the Town Centre Environs Area.

Uses such as hotels also serve an important social function for local communities and ancillary uses within such as a restaurant, café, bar will be encouraged, with a visual presence onto and open to the street. Other commercial leisure or entertainment uses

such as restaurants, nightclubs, cinemas, event spaces or conference facilities will lend a vibrancy and support the emergence of the evening economy for residents and visitors alike.

Event centres may be accommodated within the Town Centre Core and especially so in terms of supporting efficient basement use (where appropriate), and subject to consistency with urban design objectives in general and the Urban Development Code for the relevant superblock. Larger event centres may be more suitable to the urban fabric and of the Town Centre Environs, subject to proposals demonstrating an appropriate intensity of use and being of an appropriate employment generating nature in terms of the primary land uses of UrbComm or Strategic Urban Employment and in accordance with the Urban Development Code (Refer to Appendix B).

## 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~~ were determined at the time of the initial preparation of the Planning Scheme (as approved 2014) by the Department of Education as sufficient to meet the needs of the population of Cherrywood. The need for an additional primary school was subsequently determined, further to the Building Height and Density Amendment and the Town Centre and Environs Review.

The sites for the initial four 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. ~~The fifth primary school site would be ideally located within the Town Centre Core, to cater for children living within the Town Centre Core.~~

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.

The phasing of the school sites is addressed in Chapter 7. It is considered that the potential to provide a post primary school at an early stage of the development of the Plan Area is important as it will assist in meeting the needs of a diverse community by adding to the benefits for families in establishing and maintaining their homes in Cherrywood.

When school sites are being made available to the Department of Education and Skills the following criteria applies:

- The school site will have to be accessible by roads that are completed to a standard to be taken in charge by the Council.
- The site will have unhindered access to infrastructure services.
- The open space adjacent to the school site which facilitates the sharing of recreational space by the school shall be available for use by the school.
- Drop off facilities will have to be provided at or near to the site.



Within the Planning Scheme boundary on Map 2.1 there are lands that do not have a Primary Land Use. These lands are included in the Planning Scheme to provide necessary infrastructure to serve the area. Additional development proposals on these lands will be assessed under the current County Development Plan.

## **B Scale of Development**

### **2.5 Planning Scheme Overall Development Quantum**

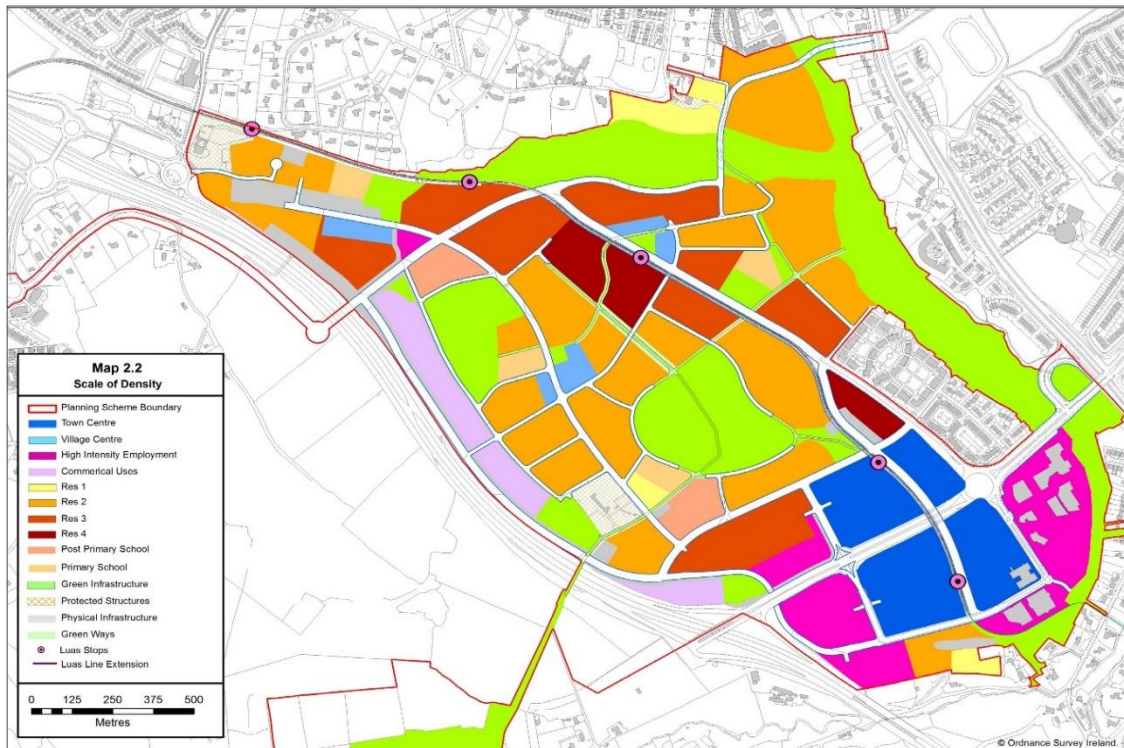
The overall minimum and maximum quantum of development for each of the Primary Development Land Uses in this Planning Scheme is indicated in Table 2.2 below and identified on Map 2.2.

The full delivery of the Planning Scheme in Cherrywood is likely to occur over a relatively long period of time, which will span the lifetime of a number of County Development Plans and will be subject to ever changing economic and social conditions. For this reason, a level of flexibility has been built into the plan through the provision of minimum and maximum ranges in terms of quantum of development, densities, plot ratio, building heights and site coverage.

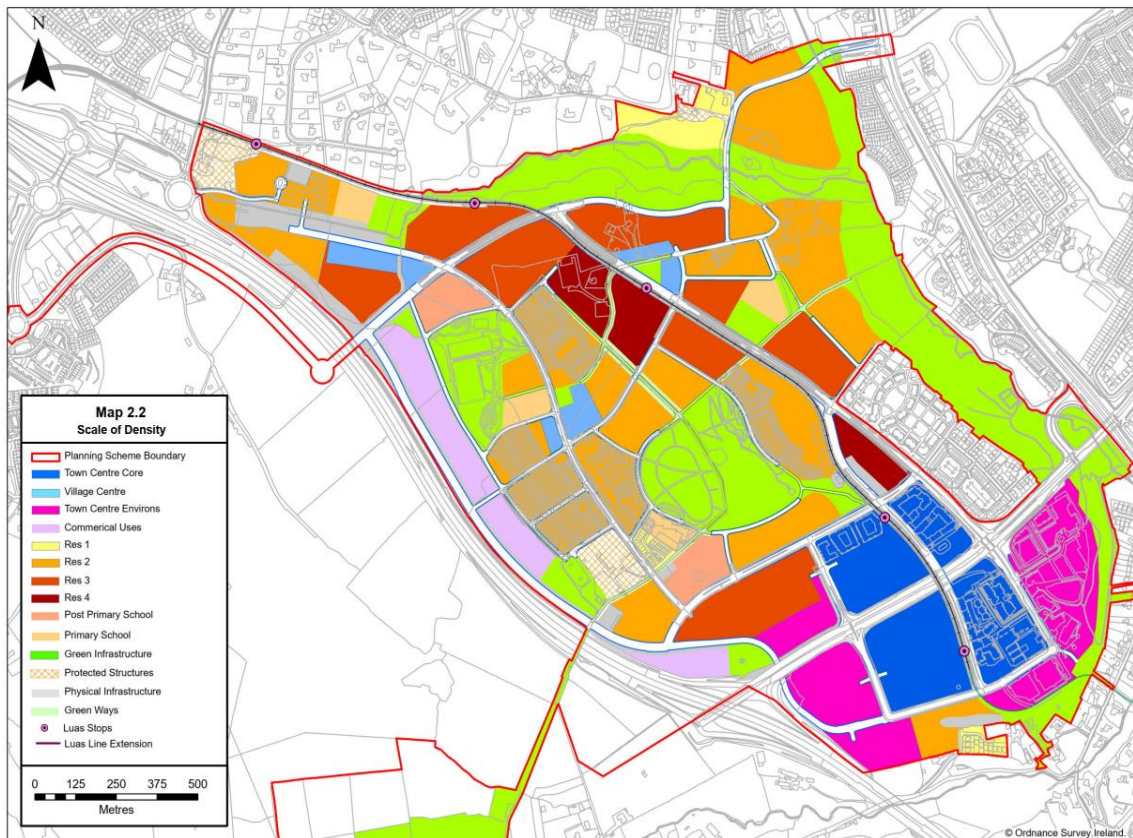
The minimum range has been identified to ensure that a critical mass of development is attained to ensure the efficient and sustainable use of serviced lands within the Planning Scheme area, and to provide a sustainable mix of use and level of development for the Town and three Village Centres. A maximum range is identified to indicate the level of development that can be supported by the proposed level of infrastructure to serve the Planning Scheme lands, without compromising the principles for the Plan Area set out in Section 1.6 Vision for Cherrywood.

~~As of February 2012 c.600 residential units had been constructed within the Planning Scheme area and c. 96,000sq.m of high intensity employment floorspace has been permitted and/or developed. This has been accounted for in the overall quantum of development proposed.~~

## Amend Map 2.2 – Scale of Density



## Proposed Amended Map 2.2 – Scale of Density



P.26-025

**Table 2.2: Overall Development Quantum Range (Gross)**

Development Type	(A) Min Quantum	(B) Max Quantum	(C) Development Permitted/Constructed Feb 2012	D=(B-C) Balance Max Future Quantum
Town Centre Core Sq.m	286,894-379,860	362,909 428,880	7,247	355,662
Village Centre Sq.m	41,855-47,855	71,925-79,925	-	71,925
High Intensity Employment Town Centre Environs Sq.m	267,550-208,350	350,000 277,800	96,000	254,000
Commercial Uses (On CU Plots) Sq.m	65,000*	- 77,000**	--	77,000*
Residential (No. of dwelling units Overall)	Circa 6,255-255 8,526	Circa 10,500 12,889 <sup>∞</sup> (Includes Circa 600 units Constructed as at Feb. 2012 <sup>∞</sup> )	Circa 600 units	Circa 9,906 (Includes Circa 600 units Constructed as at Feb. 2012)
Education (No. of Schools)	-4-5 primary 2 post primary	-4-5 primary 2 post primary	--	4 primary 2 post primary
Class One Open Space HA	27	32.5	--	32.5

**NOTES**

\* : A minimum quantum figure is shown for the floor area dedicated to Commercial Uses. Building height will be the restriction on sites dedicated to this land use.

\*\*77,000sq.m. is an indicative figure only on basis of minimum plot ratio.

∞ In Situ prior to the adoption of the Planning Scheme : Tullyvale/Druid Valley/Gleann Na Rí, Circa 600 Dwellings. These are included in projected population for Cherrywood but are not included in the phasing thresholds under Chapter 7.

Gross Floor Area (GFA) is the total floor area of a building. This includes stairwells, storage rooms and elevator shafts, but does not include areas such as mezzanines or balconies. GFA also includes structural aspects, such as internal walls, in the overall floor area. The removal of the internal structural aspects results in Net Floor Area.

**2.6 Scale of development within Mixed Use Development Areas**

This section further breaks down the quanta in Table 2.2 into the Town and Village Centres and individual plots. It also explains the methods used to articulate the scale of development. This is broken down further for each specific Development Area in Chapter 6.

Plot ratio is used to measure the scale of development for mixed use Town and Village Centre areas in the Planning Scheme. Plot ratio is also used to measure the areas of high intensity employment and commercial uses. Site coverage is used in the mixed use areas to ensure the form of development creates buildings that address the street creating a pedestrian friendly environment in a manner typical to an urban area within Town and Village Centres.

Subject to adhering to the min-max gross residential floorspace sq.m set out in Tables 2.2 and 2.3 of the Planning Scheme, planning permission may be granted for apartment schemes which comply with the ~~'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2015 (and as amended as per Circular PL 11/2016 APH 5/2016, October 2016 or as subsequently amended).~~ **'Sustainable Urban**

*Housing: Design Standards for New Apartments - Guidelines for Planning Authorities, 2022* (or as subsequently amended), and also, where relevant, in circumstances where the Planning Scheme does not specify standards or address a matter having regard to the nature of plan area, the *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, 2024*. In this regard, any reference to 'No. of Units' indicated in both tables and text throughout the Planning Scheme for the Town Centre and the Village Centres are indicative only. The number of residential units may increase or decrease provided that the overall min-max quantum of residential floor space for the Town and Village Centres set out in Tables 2.2 and 2.3 are adhered to.

For the Town Centre, the permissible floorspace range for each use is an approximate estimate, and the key governing factors comprise of plot ratio and percentage land-use mix for the purpose of quantum ranges.

In addition, for the Town Centre Core and Environs, the percentage land-use mix is expected to be provided within the min and max floorspace range for each Superblock. To give further flexibility, the Planning Authority may consider a 5% variance either side of the target land-use figure, subject to the minimum requirement for retail (retail, retail services, services) as a land use being met across each of the Superblocks.

Furthermore, to incentivise basement use, whilst floorspace provision at basement or below ground floor level may count for the purpose of meeting minimum land-use mix floorspace requirements, it shall not count for the purpose of plot ratio calculations or where a land-use may as such then exceed the maximum floorspace quantum permissible.

In both the above cases, the onus shall be on the applicant to demonstrate consistency with the land-use mix and quantum floorspace range as set out in the Urban Development Code (Appendix B).

Note: Reference in the Planning Scheme to min-max number of residential units outside the Town and Village centres will continue to apply. Gross residential floorspace includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

### **2.6.1 Plot Ratio**

The formula for calculating the plot ratio of a proposed mixed use, high intensity employment or commercial use development is as follows:

$$\text{Plot Ratio} = \frac{\text{Gross Floor Area of Buildings}}{\text{Net Site Area}}$$

The gross floor area of buildings does not include underground car parks or basement use. The net site area is taken as the development plots indicated on Map 2.1.

This method of calculation is in accordance with the DEHLG Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.



## 2.7.6.2 Town Centre and Village Centre

A quantum of **UrbComm** or appropriate intensity of high intensity employment floor space up to **32,960** ~~109,000~~ sq.m will be permitted within the Town Centre **Core**. **There will also be an element of UrbComm within the Town Centre Environs (c. 32,320 sq.m.)**. A limited floor area of **UrbComm** ~~high density of office type employment~~ **employment** will also be permitted within the three Village Centres.

Residential development within the mixed-use areas of the Town Centre and three Village Centres will be included within the overall plot ratio of these areas.

**Table 2.3: Town Centre Core and Environs, and Village Centre Development Quantum Ranges**

	Net Site Area HA	Min/Max Gross Retail Floor space sq.m	Min/Max Retail & Retail Services sq.m	Min/Max Gross Residential Floor space sq.m	Min/Max High Intensity Employment at UrbComm * Gross sq.m	Min/Max Strategic Urban Employment Gross sq.m	Min/Max Non Retail Uses Net sq.m	Min/Max Leisure / Recreation / Tourism sq.m	Min/Max Civic /Culture / Community sq.m
<b>Cherrywood Town Centre Core</b>	<del>16.1</del> 15.99	<del>34,394/</del> 40,909	36,891 /41,071	<del>120,000</del> 289,454 /150,000 0 326,784	<del>82,800</del> 29,497/ 109,000 32,962	0/0	<del>47,500/</del> 60,000	19,162 /22,283	<del>2,200</del> 7,582 /3,000-8,744
<b>Cherrywood Town Centre Environs</b>	13.89			24,468/ 35,340	24,173/ 32,230	157,710/ 210,280	-	0/0	800/1,066
<b>Tully Village Centre</b>	1.2	4,000/ 6,060	-	12,000/ 19,500	750/ 1,000		750/ 1,000	-	250/500
<b>Lehaunstown Village Centre</b>	0.9	1,515/ 3,790	-	9,000/ 14,800	700/ 1,000		700/ 1,000	-	250/500
<b>Priorsland Village Centre</b>	<del>0.9</del> -1.3	1,290/ 2,275	-	9,000/ 18,000	<del>700</del> -6,700/ 1,000 9,000.	-	700/ 1,000	-	250/500
<b>MAX TOTALS</b>	<del>19.1</del> 33.28 HA	6,805 /12,125 41,199/ 53,034 sq.m.	36,891/ 41,071 sq.m.	343,922/ 414,424 150,000/ 202,300 sq.m.	<del>84,950/</del> 112,000 61,820 /76,192 sq.m	157,710 /210,280 sq.m.	<del>49,650/</del> 63,000-2,150/ 3,000 sq.m	19,162/ 22,283 sq.m.	<del>2,950</del> 9,132/ 4,500 11,310 sq.m

\*UrbComm at Town Centre Environs forms part of Mixed-Use Frontage also including supporting Retail and Services.

Note: For Retail, a ratio of 60:40 shall apply with regard to the provision of Retail and Retail Services.

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

In Table 2.4 below are the stated plot ratio ranges for the Town Centre and Villages in accordance with the quanta above.

**Table 2.4: Town Centre Core and Environs, and Village Centre Plot Ratio Ranges**

	Min Plot Ratio	Max Plot Ratio
Cherrywood Town Centre Core	1:1.7-2.2	1:2.3 2.8*
Cherrywood Town Centre Environs	1:1.5	1:2.0
Tully Village Centre	1:1.5	1:2.3
Lehaunstown Village Centre	1:1.4	1:2.3
Priorsland Village Centre	1:1.3	1:2.5

\*In the Cherrywood Town Centre Core, a maximum plot ratio for residential use of 1:3.2 for Superblock TCC1B only may apply.

### 2.6.3 High Intensity Employment Development **Strategic Urban Employment (UrbComm)**

**Strategic Urban Employment** High Intensity Employment (H.I.E) is defined as follows:

Strategic Urban Employment (SUE) High Intensity Employment represent high-value and high-employment generating uses that benefit from a central and accessible location. These uses types typically usually have a sustainable employment density, although this may vary significantly given the changing work practices and the opportunities for remote working. — and usually generate peak hour trips. SUE High Intensity Employment may typically include the following employment types, but is are not confined to:

- Research Office Employment
- Service Office Employment
- Science and Technology Business

The following tables outline details regarding the land area and floor area of **Strategic Urban Employment** high intensity employment permitted within the Planning Scheme. It is not envisaged that the scale of development in these areas will be permitted to fall significantly below the stated plot ratios. Each of these **SUE Lands** HIE sites within the TCE (HIE 1-65) are labelled and identified on the Maps 6.3, 6.6 and 6.7 in Chapter 6 Development Areas.

**Table 2.5 High Intensity Employment Quanta on High Intensity Employment Lands Use (Combined Strategic Urban Employment and UrbComm) (Maximum Sq.m.) on Town Centre Environs Lands (TCE 1-5)**

Site Name	TCE1 HIE 4	TCE2 HIE 2	TCE3 HIE 3	TCE4 HIE 4	TCE5 HIE 5	HIE 6
Site Area	6.6 Ha	1.7 Ha	1.9 Ha	3.4 Ha	1.55 Ha	0.4 Ha
<del>Constructed/</del> Permitted Sq.m	64,813	24,149	0	0	0	0
<del>Feb. 2012</del> Quantum Remaining Sq.m	40,187	2,851	21,000	58,000	19,000	8,000
Plot Ratio	1:1.6-2.0	1:1.6-2.0	1:1.1-2.0	1:1.7-2.0	1:1.2-2.0	1:2
Subtotals (Max) Sq.m	105,000-105,800	27,000-34,400	21,000 17,460	58,000 67,800	19,000 17,050	8,000
Total Quantum (Max.)			238,000-242,510 Sq.m			

**Table 2.6:** High Intensity Employment (SUE and UrbComm) Maximum Quantum for Town Centre Core and Environs and Village Centres : Existing & Future Combined

	Town Centre Core & Town Centre Environs	Lehaunstown Village Centre	Priorsland Village Centre	Tully Village Centre
Constructed Sq.m Feb 2012	7,247	0	0	0
Quantum Remaining Existing & Future Sq.m	101,753-275,472	1,000	91,000	1,000
Subtotals Sq.m	109,000	1,000	1,000	1,000
Total Quantum		112,000	286,472 sq.m	

**Notes:**

1. Employment in the Town Centre Core comprises UrbComm only. In the Town Centre Environs, it comprises UrbComm and Strategic Urban Employment.
2. Employment in the Village Centres comprises UrbComm.

**2.6.4 Site Coverage**

Site coverage is the percentage of the site covered by building structures, excluding the public roads and footpaths.

Site coverage standards are utilised in order to avoid the adverse effects of over development on a site and its surrounding area, thereby safeguarding sunlight and daylight within the site and/or on adjoining sites.

In the Village Centres as mixed use areas such as the Town Centre and three Village Centres, a minimum and maximum site coverage has been utilised, along with height and plot ratio, to guide development to ensure that an appropriate urban form is achieved in each centre.

For the Town Centre, site coverage should be such that adequate internal spaces and courtyards can be provided in perimeter blocks (primarily for residential and mixed-use development) with appropriate back-back distances and that the spaces are of an appropriate quality. (See Appendix C Design Guidelines for guidance on perimeter block format).

It should be noted that within the Planning Scheme maximum height standards will have precedence over the indicative site coverage. The minimum and maximum site coverage for these areas is outlined below in Table 2.7.

In residential plots the safeguarding of sunlight and daylight is achieved through open space standards and maximum heights.

**Table 2.7:** Site Coverage for the Town Centre and Village Centres

Land Use	Min	Max
Town Centre Mixed Use	50%	80%
Village Centre Mixed Use	40%	60%

## 2.6.5 Commercial Uses

Proposed uses in this area will have to demonstrate that they are non-peak hour trip generating and therefore do not place pressure on local transport infrastructure during peak hours. Uses may be open to members of the public. Uses may include but are not confined to:

- Life Science Campus
- Research and Innovation
- Enterprise Centre or Cluster
- Creative Studios (including Film)
- Commercial leisure and recreation (including Event & Exhibition)
- Warehousing, Logistics and Distribution
- Remote car parking (including multi-storey where appropriately designed)
- Showrooms
- ~~Petro~~-Service stations
- Wholesale.

But excludes:

- Convenience and comparison retail that is permitted in the Town Centre Core and Village Centres.
- ~~Strategic Urban Employment (SUE) and UrbComm as High Intensity Employment permissible within these land use areas and the Town Centre Core. high intensity employment land use area.~~
- Retail Warehousing.

### Specific Objective:

PD 1 A consistent approach shall be taken to advertising for buildings or businesses along Beckett Road. Such advertising shall not be excessive in scale, particularly when viewed from the M50 motorway. Lighting in this commercial area shall be discreet and unobtrusive.

The design and layout of sites shall be such to protect the amenity of the adjoining property including providing buffering from the noise environment of the M50.

Table 2.8 outlines the land area and floor area of commercial uses (C.U) within the Scheme area (see Map 6.7 and Map 6.8). Given that these uses are non-peak hour trip generating it is considered that a minimum floor area and plot ratio would be ascribed to these uses, with building height (see Map 2.3) being the restriction on this land use. Each of these CU 1-4 sites are labelled and identified in the maps 6.7 and 6.8 in Chapter 6 Development Areas.

**Table 2.8:** Commercial Uses

Site Name	Commercial Uses Lands			
	CU 1	CU 2	CU 3	CU 4
Site Area	3.6	1.6	0.7	1.3
Min Quantum Sq.m	36,000	16,000	7,000	13,000
Min Plot Ratio	1:1	1:1	1:1	1:1
Total Min Quantum Commercial Uses		65,000		
		Sq.m		

NOTE: There is no constructed / permitted development in these lands.



## 2.7 Residential Development

This section further breaks down the quantum of residential development within the 76 ha of residential **specific designated** lands into density ranges which are allocated to each individual development plot.

The scale of residential development on each residential plot is measured using net density of units per hectare.

### 2.7.1 Net Density

Net density is considered to be a more refined tool to measure residential density as it uses the net site area. The formula for calculating the net density of a residential development is as follows:

$$\text{Net Density} = \frac{\text{No. of units}}{\text{Net site area in ha}}$$

The net site area is taken as the development plots indicated on Map 2.1.

This method of calculation is in accordance with the DEHLG Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

### 2.7.2 Residential Density Range and Housing Mix

Having regard to the principles set out in Section 1.7 the maximum number of residential units envisaged by this Scheme is circa ~~10,500~~ **12,889** units. Included in this number is ~~As of February 2012, circa. 600 residential units had been already developed~~ within the Scheme area **as at February 2012**. A maximum of circa ~~2,160~~ **4,542** residential units are to be located in the Town Centre **Core and Environs** and the three Village Centres. The total quantum of residential land (**Res 1 to Res 4**) under the Planning Scheme is 76 ha net, which can support up to 7,747 dwellings.

There are four density ranges for residential development within Cherrywood – Res1, Res2, Res3 and Res4 (see Map 2.2). Table 2.9 identifies the minimum and maximum density range and the area of land dedicated to each of these ranges.

**Table 2.9:** Residential Development Density Ranges and Development Yield

Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
Res 1	3.9	5%	35	55	137	215
Res 2	44.5	58.5%	45	75	2,003	3,338
Res 3	21.8	28.5%	65	145	1,417	3,161
Res 4	5.9	8%	85	175	502	1,033
Mixed Use Areas ∞	N/a	N/a	N/a	N/a	Circa <del>1,596</del> <b>3,867</b>	Circa <del>2,160</del> <b>4,542</b>
Developed to date	N/a	N/a	N/a	N/a	600	600
TOTALS	76	100%	-	-	Circa <del>6,255</del> <b>8,526</b>	Circa <del>10,500</del> <b>12,889</b>

\* NOTE: Net Residential units per hectare.

∞ Mixed Use Areas includes: Town Centre Core and Environs and Village Centres.  
All calculations are rounded to nearest full number.

The density ranges used in Cherrywood are to ensure a range and typology of homes for all sectors of the future resident population.

Res1 lands are the lowest density and provides for various traditional housing formats from detached to terraced.

Res2, the largest land area of the ranges provides for the widest mix of unit types from semi-detached housing to higher density terraced and duplex with some apartment blocks in locations where principal frontages are required.

Res3 and Res4 will be predominantly apartments as they are at the higher density ranges, however there will still be an ability to provide other unit types within some of these plots.

'The total number of permitted dwellings units (**factoring in any double counting**) across all the Res 1, Res, 2, Res 3 and Res 4 lands is ~~1,212~~ **3,135** no. dwellings ~~to date~~, as of ~~October 2022~~ **November 2024**. The ~~current~~ number of dwelling units that have been completed ~~within the Planning Scheme area~~ on Res 1, 2, 3 and 4 lands from the date of the adoption of the Planning Scheme in (April 2014) to **21 November 2024** ~~17 October 2022~~, is ~~210~~ **1,675** no. dwelling units. A further circa ~~369~~ **637** no. dwelling units are under active construction.

It is relevant that ~~1,508~~ **48** no. dwelling units have been permitted in the Town Centre, ~~431~~ **1,097** no. of which have been completed and a further ~~520~~ **177** no. are under construction, as of ~~October 2022~~ **November 2024**. **A further 200 no. dwelling units are permitted at Tully Village Centre (mixed use).'**

The scale of development proposed is informed by the characteristics of each development plot and its proximity to services, amenities and the Village and Town Centres. The density ranges provide for different housing typologies which are detailed in the following objectives:

### **Specific Objectives:**

- PD 2 Res1 plots have been identified for a number of reasons including topography and/or proximity to sensitive sites. Such sites shall accommodate residential development made up predominantly of houses, which have their own private gardens and no less than 2 bedrooms.
- PD 3 In Res2 plots the typology shall be predominantly own door units except for areas that require higher density (those fronting the Grand Parade, Castle Street and overlooking open space).
- PD 4 Where apartment development is proposed as part of mixed-use development in the Town Centre and the three Village Centres, the mix of apartment unit types should be in accordance with the following unit mix.
- 10% - Studio Units (as part of a build to let development)
  - 20% - 1 Bed Units
  - 55% - 2 Bed Units
  - 15% - 3 Bed Units

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

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

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

Council Part 8 or Part 10 residential schemes may propose a different mix having regard to the specific needs of the Council Housing Department.

Approved Housing Bodies providing social housing may propose a different mix having regard to the specific needs of the Council Housing Department.

PD 5 The floor areas of the housing units shall comply with the current County Development Plan standards and requirements or any relevant Specific Planning Policy Requirements (SPPR) contained in, Section 28, Ministerial Guidelines where these differ from the standards and requirements of the County Development Plan.

### 2.7.3 Private Open Space

To assist in achieving higher density residential layouts, the private open space requirements for housing units may be lower than the current County Development Plan requirements. In this regard Table 2.10 applies:

**Table 2.10:** Private Open Space Requirements

House Type*	Min Private Open Space behind Rear Building Line
1-2 bed	30 sq.m
3 bed	40 sq.m
4 bed +	50 sq.m

\*NOTE: Detached, semi-detached and terraced house type.

Given the provision of green infrastructure in the Planning Scheme private open space standards may be further relaxed. This is subject to the provision of a very high quality living environment and consideration being given to the residential amenity of existing and proposed dwellings.

Developments may also utilise a combination of private and semi-private space, to achieve an acceptable level of privacy and amenity for those with reduced garden sizes. For example communal landscaped areas and courtyards can provide open space accessed directly from dwellings which have reduced garden plots.

Open space to serve apartments or similar residential units, including private and communal open space, shall comply with the provisions of the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities”, 2022 (or as subsequently amended) and also, where relevant, in circumstances where the Planning Scheme does not specify standards or address a matter having regard to the nature of plan area, the *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, 2024*.

~~“Guidelines for the Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)”, issued by the Department of the Environment,~~

~~Heritage and Local Government (2009) and its companion document "Urban Design Manual – A Best Practice Guide" (2009).~~

#### **2.7.4 Part V provisions**

##### **Specific Objective:**

PD 6 All residential development, including those in the mixed use areas of the Town Centre and the Village Centre will fulfil the social and affordable requirements of Part V of the Planning and Development Act 2000 as amended. At all times the requirements of the current County Development Plan and Housing Strategies will also apply to residential development in the Planning Scheme.

#### **2.7.5 Existing Residential Dwelling Houses**

There are a number of existing dwelling houses within the Strategic Development Zone and Planning Scheme boundary. These homes are located in Development Areas 4 and 6b in the Scheme. The Planning Authority will consider planning applications for extensions or improvements to existing dwellings that are not considered likely to impact negatively on the development potential of adjoining sites or the provision of infrastructure within the Scheme. Such applications will be assessed in accordance with the current County Development Plan and will not be subject to the phasing and sequencing of infrastructure set out in the Planning Scheme.

### **C Form Of Development**

#### **2.8 Urban Form**

Cherrywood will be developed as a unique and diverse series of neighbourhoods. This is underpinned by the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the 'Urban Design Manual –a best practice guide', DEHLG 2009 *as the relevant policy context at the time of the making of the initial Planning Scheme (2014) and more recently, the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, 2024 (or as may be subsequently amended)*. In approaching the design of individual development plots cognisance should be had to the vision, principles and themes set out in Chapter 1 and the following key criteria:

*Site Context:* That the development positively contributes to the character and identity of the area and appropriate responses are made to the surrounding landscape and the nature of specific boundary conditions.

*Connections:* There are attractive through routes for the pedestrian and cyclist, ease of access for bus services, and a legible network of all routes.

*Inclusivity:* That new homes meet the aspirations of a range of people and households, with a layout that enables easy access for all with a range of amenity spaces.

*Variety:* That neighbouring uses and activities are compatible with each other. Housing types and tenure should add choice in the County.

*Efficiency:* Higher density is located where it is accessible to public transport.

*Distinctiveness:* That the place has recognisable features so that people can describe where they live and form an emotional attachment to the place. That the layout makes the most of the opportunities presented by existing features on sites such as buildings, landform, archaeological and ecological features, and that the proposal also successfully exploits views into and out of the site.

*Layout:* The layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. Activity is focused on streets by active frontages and direct access. Streets are designed as places instead of roads for cars, helping to create a hierarchy of spaces with less busy routes having surfaces shared by pedestrians, cyclists and drivers.

*Public Realm:* The public realm is considered as a useable integrated element in the design of the overall development that fosters a strong sense of place with a recognisable and memorable local identity. Roads and parking areas are considered as an integral landscape element in the design of the public realm.

There are specific requirements relevant to Cherrywood that will enable the development of a clearly recognisable Town Centre with a series of legible Village Centres all forming unique neighbourhoods. These are stated in the objectives below:

*Design:* A well-designed place contributes to local distinctiveness and identity. Developments shall fully consider the site's context, the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks, the form, scale, design, materials and details of buildings and landscape.

### **Specific Objectives:**

#### PD 7 Design Statement

The Planning Scheme seeks to promote the development of each area as a distinct and legible new neighbourhood with an individual character achieved through the full consideration of the site's context, development layout, street pattern, landscaping, open space, movement network as well as the arrangement of development blocks (form, scale, height, design, materials) and the detailing of buildings and landscaping.

In this regard a design statement referring to the character of the specific development area shall be submitted with each application. This shall have regard to the unique character of each Development Area as set out in Chapter 6 and shall set out a baseline understanding of the local context and an analysis of local character and identity noting Section 2.8 Urban Form and specific objectives PD 8-PD 29. Refer also to Section 2.9.1 Criteria for assessing Building Height in the Planning Scheme.

The Design Statement shall demonstrate and not be limited to:

- How the development enhances the surroundings.
- How the development connects with its surroundings whether visually, historically, or physically in terms of permeability.
- How the development responds to the characteristics of the site and any features (natural, historical or otherwise) on site.
- How the identity of the development is one that is attractive and distinctive.
- That the development consists of a coherent built form.
- Accessibility and ease of movement.
- Enhances and optimises nature.
- The provision of public spaces that are safe, social and inclusive.
- The provision of appropriate uses and integration of those uses.



## PD 8 Distinctive Neighbourhoods

Each individual neighbourhood will be locally distinct, created by the design, detailing and materials of buildings and landscape and by including individual features such as public art and civic landmarks to form its character. It should incorporate focal points utilising views in and out of the area as identified in Section 2.11.

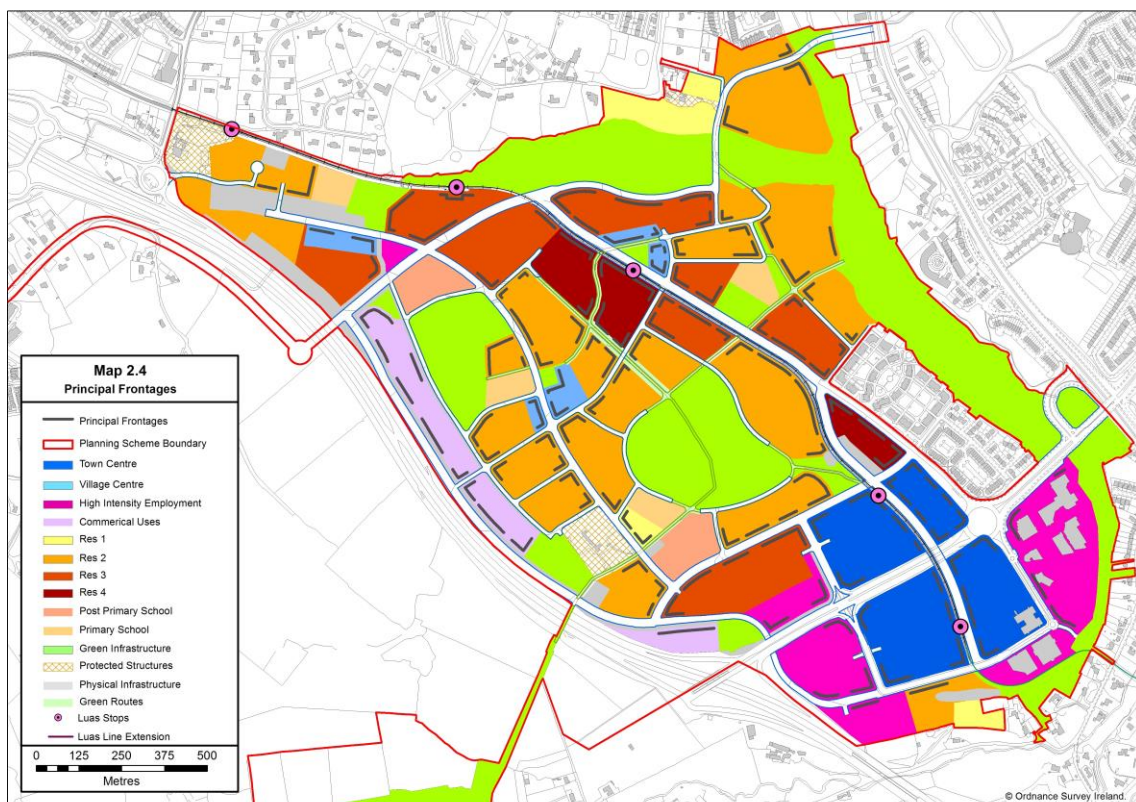
## PD 9 Principal Frontages and Streetscape

To provide for principal frontages in each development plot to define strong streetscape elements, turn corners on public roads, and enclose and overlook amenity open space areas and green routes.

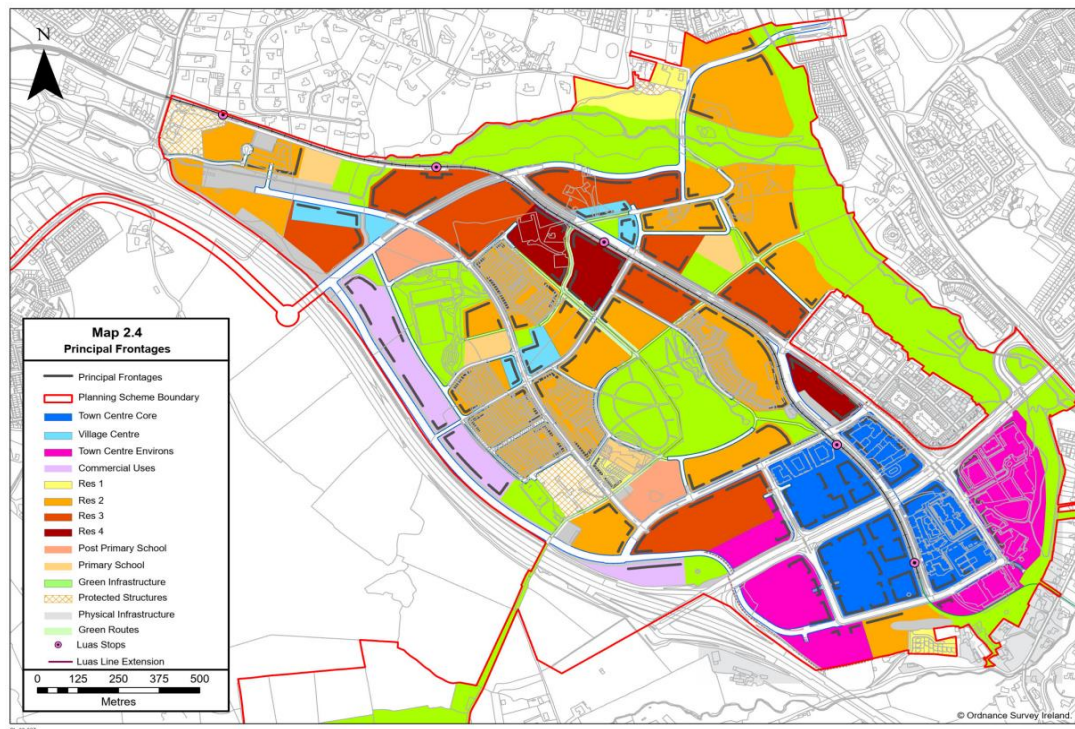
These are identified on Map 2.4 and are indicative in length to allow for sufficient flexibility in breakages and access points.

Streets shall be a focus of activity, creating active frontages with street accesses into buildings animating the public realm. They shall be designed as places, not just for cars but as a distinct component of the public realm and amenity. Home zones shall form part of the design where appropriate to create shared areas.

### Amend Map 2.4 – Principal Frontages



## Proposed Amended Map 2.4 – Principal Frontages



### PD 10 Layout

To require the layout of residential areas and block form to create an appropriate network of streets and spaces and maximise pedestrian and cyclist permeability with clear, legible, safe, attractive and direct routes for pedestrians and cyclists along anticipated desire lines, with safe edge treatment, clear sight lines at eye level and an appropriate level of passive supervision.

### PD 11 Inclusivity and Innovative Building Typologies

To ensure that innovative building typologies are used throughout Cherrywood for life long living and that address issues of car parking, private open space, and the need for high quality residential amenity. To ensure that these buildings have a greater engagement with the varying road and green way layout.

### PD 12 Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis

To ensure a sustainable built form with best practice sustainable design, construction methods and materials, which has regard to solar effect, wind tunnelling prevention and microclimate. Adaptable residential building design, which is responsive to changing ethnical / economic and social conditions, is generally encouraged.

Applicants are referred to Appendix-I G of the Planning Scheme which provides guidance on what is required in Sunlight and Daylight assessments submitted as part of planning applications for new developments.

### PD 13 Massing and Scale

Development shall ensure that the scale and proportions of buildings enhance streetscapes and create appropriately scaled spaces and streets between them. Breaks shall be provided so as to allow for pedestrian permeability, penetration of sunlight and daylight and an optimum microclimate. Long monolithic facades shall be avoided.

## **PD 14 Materials and Detailing**

To ensure that a distinctiveness of materials is used at various scales, and the detailing of those materials allows for a coherent and high- quality built environment, with an individual palette to identify each neighbourhood. High quality finishes are to be used in the public realm, including external elevational treatment to buildings, structures and public open space. The materials shall be:

- Appropriate to the scale, form and appearance of the building and its surroundings.
- Attractive and durable.
- Contribute to visual appeal and local distinctiveness.

A material and finishes palette guide will be required post-adoption of the Planning Scheme.

## **PD 15 Ancillary Structures**

To promote the strategic design and appropriate location of bin-stores, service boxes, ESB substations and similar ancillary provision, including meter boxes, into the curtilage of developments or as positive design features that enhance the local streetscape and do not register as visual clutter. Applicants are advised to consider ESB Networks requirements with regard to safety, design, location etc. of ESB stations early during the design process of their development.

### **2.8.1 Building Setbacks**

In predominantly residential areas setbacks can allow for a degree of individual customisation by each resident and give animation to the streetscape, particularly where a continuous building frontage is desirable, whilst protecting residential amenity. With commercial development in mixed use areas setbacks can provide a buffer to the adjoining public footpaths to protect residential amenity of ground floor residential units or as static pavement areas, for outdoor seating for commercial properties. The relevant objectives are set out below.

#### **Specific Objectives:**

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

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

### **2.8.2 Skyline**

Due to the undulating landscape, the skyline will be an important feature in Cherrywood, when viewed both externally and internally within Cherrywood from existing and future neighbouring developments. Regard must be given to roof profiles, roofing materials and visual interest in the preparation of planning applications. Applications will be required to demonstrate how this is addressed.

#### **Specific Objectives:**

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

PD 19 Services on roofs, including lift and stair over runs, ventilation and smoke shafts, photovoltaic cells and other plant and services will be so designed and sited so as not to be visually prominent. In this regard:

- Where possible, structures shall be set back from the building edge.
- Natural ventilation of buildings will be promoted.
- Roof structures shall be appropriately screened.
- Materials of structures and screening shall be of a high quality and light in colour.
- All structures on roofs shall be limited in number and size and avoided where possible.

### **2.8.3 Civic Spaces**

The hierarchy of Town and Urban Village Centres in Cherrywood will facilitate the provision of a series of public plazas and civic spaces for residents and visitors. Public spaces should function as meeting points, spaces for public art installations, cater for active and passive recreation, and give orientation to the user. Successful spaces within Cherrywood will add to the vibrancy and distinctiveness of each Village/Town core.

#### **Specific Objective:**

PD 20 Civic spaces will be fully accessible to all users, have a legible layout with clearly defined desire line routes and be composed of high quality/durable materials with a SuDs function that have a good mix of hard and soft landscaping elements.

### **2.9 Building Heights**

The topography of Cherrywood is widely varying throughout with 3 Valleys and the high point at Tully Church. Building height in Cherrywood will

respect and reflect the local topography, the location and context of the site, scale and use of adjoining buildings and the microclimate it creates. Building height shall contribute towards, urban legibility and visual diversity.

It is an objective of the Planning Scheme (Specific Objective PD21) to ensure that Cherrywood is developed in accordance with height limits as set out in Map 2.3 Building Height subject to the building making a positive contribution to the built form, to the criteria in Section 2.9.1 and the Specific Objectives in the Planning Scheme.

For clarity the following shall apply:

- The ground level of the Town Centre will alter across the Town Centre lands so as to join at grade with the Luas Line **R118/Wyattville Link Road (WLR)**. The new ground level will be the level from which building heights will be determined in the Town Centre (see Chapter 6). Where a building addresses two streets within the Town Centre, building height will be measured from the higher street.
- **For the Town Centre Core, notwithstanding the need to join at grade with the Luas Line for the immediately adjoining plots, elsewhere and where topography allows, there will be an emphasis on reducing the extent of basement or podium construction in the interest of carbon reduction and affordability. Alternatively, where a basement extent beyond parking or servicing requirements is essential, the Planning Authority will proactively encourage an appropriate basement use that is not dependant on daylight and sunlight penetration.**

- A residential floor when measured externally can be up to 3.4m in general, and up to 4.5m when measured externally for ground floor units within Res 3 and Res 4 areas. A floor height of all other uses is 4.5m.
- The maximum height is measured externally from the ground floor to the building shoulder height/external wall height and excludes parapets, safety railings/walls/balustrades, green roofs, photovoltaics, lift overruns and plant, noting that the latter should be kept to a minimum and all to be of a reasonable height to be agreed with the Planning Authority.
- Architectural features which stand above the main maximum building height as set out on Map 2.3 Building Heights, will be considered where it is demonstrated that they enhance the building quality, contribute to urban legibility and allow for variance in roof design or add distinctive-ness to a building. These elements shall not include floor area and are purely for architectural expression. All development proposals will need to demonstrate that protected views and prospects are retained in accordance with Section 2.11 of the Planning Scheme in this regard.
- For the Commercial Plots, in instances where buildings do not follow the normal pattern of floors/storeys, consideration may be given to such uses based on the equivalent building height in metres. This relates specifically to the Commercial Uses (CU) plots only. In such instances, the Applicant shall set out a rationale for same having regard to the nature of the uses. The onus shall be on the Applicant to adequately detail the rationale and to demonstrate that visually the proposal will not have an undue overbearing impact, and/or to introduce design elements to reduce the appearance of the resultant massing and scale.

#### 2.9.1 Criteria for Assessing Building Height in the Planning Scheme Area.

Applicants are required to submit a Design Statement (See also Specific Objective PD 7) as part of their planning application. The Design Statement shall demonstrate to the satisfaction of the Planning Authority that the proposed building heights have addressed the criteria below and are in accordance with the building height range for the application site as set out on Map 2.3.

Proposals seeking to increase building height on a site in accordance with Map 2.3 by way of an amendment planning application to an existing per- mission shall clearly demonstrate that the proposed additional height has been considered as an integral and holistic part of the overall redesign of the building/development and enhances both the development and the sur- rounding area.

The Design Statement shall demonstrate how the proposal addresses the following criteria;

- Where a planning application seeks to utilise the proposed additional floors as set out on Map 2.3, this provision shall apply to the identified street or space frontage only. The extent of the additional floor/s shall be limited in depth and should extend no more than circa 20 metres back from the frontage (as normally defined by the front building line). This shall be clearly demonstrated in the design statement and the drawings submitted.
- All planning applications shall demonstrate the protection of the designated views and prospects in the Cherrywood Planning Scheme. This may require careful positioning and/or articulation or disaggregation of additional floors.



- Demonstrate how the proposal includes appropriate articulation of the roof form and roofscape. This may include disaggregation of additional floors, variation in building/floor heights, and limiting the extent of additional floors along frontages.
- All planning applications shall demonstrate how the proposal achieves an appropriate balance between height and scale, contributes to variety in design, incorporates an element of finer grain at the street level and prominent elevations, and includes design elements to safeguard against monolithic and monotonous buildings. Proposals shall demonstrate visual variety across a plot where appropriate, neighbouring plots or development areas and also along the streetscape frontage.
- Demonstrate that the proposal results in appropriate street proportions and enclosure. This will need to be supported by detailed street and block sections and studies.
- Demonstrates appropriate continuity and enclosure of public space. This will need to be supported by detailed street and block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I-G, Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments in this regard.
- Demonstrate appropriate continuity and enclosure of private and semi- private amenity and courtyard spaces. This will need to be supported by detailed block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I-G, Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments in this regard.
- Demonstrate appropriate regard to the amenity of neighbouring properties and / or sites in terms of shadow impact, overbearing or other amenity consideration, including development which falls outside but is located along the Planning Scheme Boundary.
- Demonstrate that the proposed heights are a clear and additional contribution to the design quality of the proposal, in terms of design rationale and execution, quality and durability of materials and attention to, and execution of, detailing.
- Proposal shall demonstrate maximisation of adaptable and sustainable unit typologies– for example, by maximising passive solar access through the use of dual aspect residential units, ensuring potential for passive ventilation, etc.
- All proposals shall demonstrate that they shall enhance or not detract from sensitive sites including inter alia protected structures, national monuments, archaeological sites, natural habitats, protected treelines and hedgerows and tufa springs.
- Demonstrate that proposals along the Luas line have regard to the Light Rail Environment -Technical Guidelines for Development, December 2020, Transport Infrastructure Ireland. The stated purpose of these Guidelines is to ensure that the operational safety and efficiency of the light rail are maintained while improvements in accessibility, permeability and interfaces with the public realm where possible are facilitated.
- Sites within the protection zone of Tufa Spring No. 5, as identified under Appendix J of the Planning Scheme, or within proximity of Tufa Spring No. 11, are required to demonstrate through site investigations as out- lined under Appendix E J, and the Ecology Report submitted as part of a planning application that proposed



developments on these sites will not cause significant impacts on the Tufa Springs. The consideration of the Tufa Springs may impact the overall design of a development proposal.

- Additional height as set out on Map 2.3 of the Planning Scheme shall only be acceptable where the applicant has clearly demonstrated to the satisfaction of the Planning Authority that these additional floors would not impact adversely on meeting the above criteria.

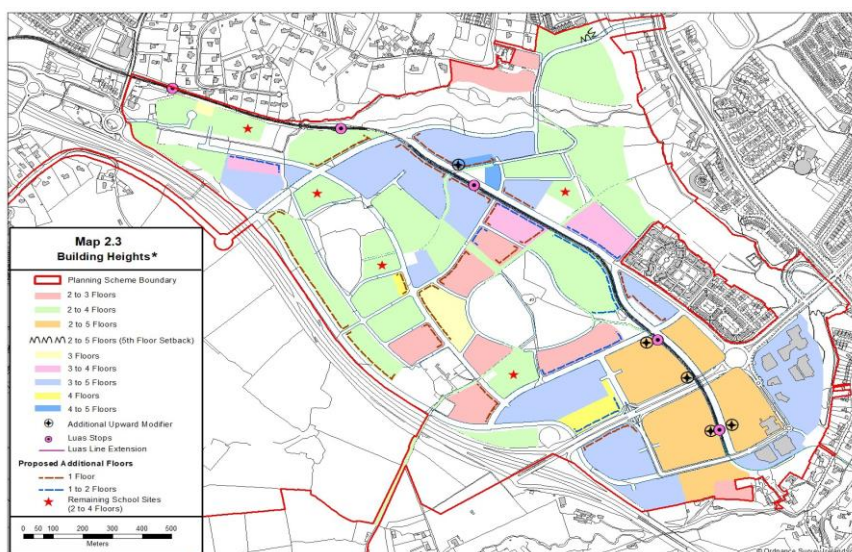
**Specific Objectives:**

PD 21 To allow building height within the range of storeys identified and set out on Map 2.3 subject to Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.

~~PD 22 Local landmark and feature building elements are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These buildings are identified by the use of upward modifiers and act as focal points or gateways, emphasising hierarchy and urban activity in the Town and Village Centres and public transport nodes, at locations identified in Map 2.3. Upward modifiers are defined as a local increase in height, of an 'element' of a building, up to additional 3 storeys in the Town Centre and up to 2 additional storeys in the Village Centre. Such structures shall be slender in appearance so as to serve their function as a local landmark.~~

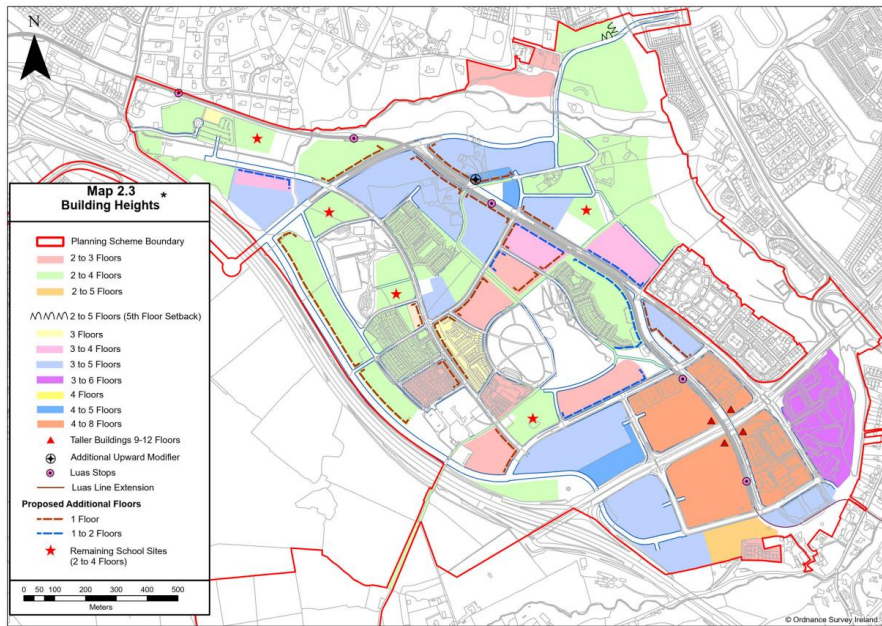
PD 23 It is an objective to encourage the use of 'adaptable' ground floor residential units with a greater internal floor to ceiling heights of up to 4.5 metres, in Village Centres, **in the Town Centre Core and especially so within Cherrywood Square, Civic Square, along Main Street and Grand Parade and adjacent to the Town Centre Core along Cherrywood Avenue where generally a mixed-use frontage applies, so as to future proof and facilitate future change of use or conversion to commercial use. Along the Grand Parade and adjacent to Cherrywood Town Centre where increased overall building heights are proposed.**

**Amend Map 2.3 – Building Heights**



\*Subject to proposals clearly demonstrating that they address all of the Criteria for Assessing Building Height under Section 2.9.1 of the Planning Scheme

## Proposed Amended Map 2.3 – Building Heights

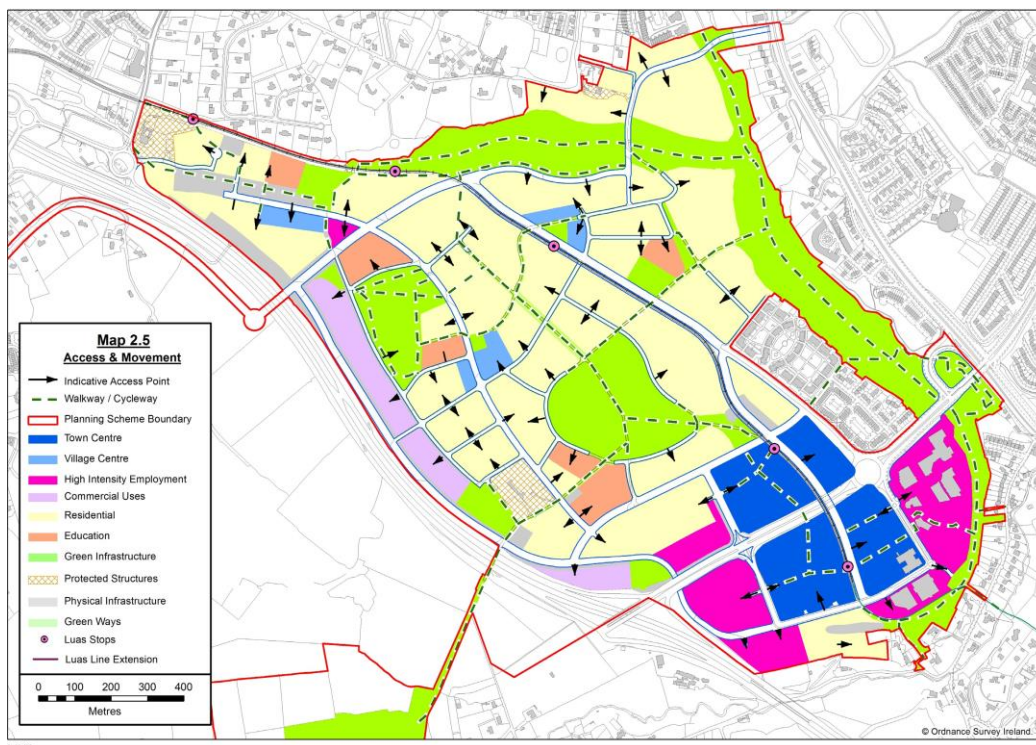


\*Subject to proposals clearly demonstrating that they address all of the Criteria for Assessing Building Height under Section 2.9.1 of the Planning Scheme

## 2.10 Linkages

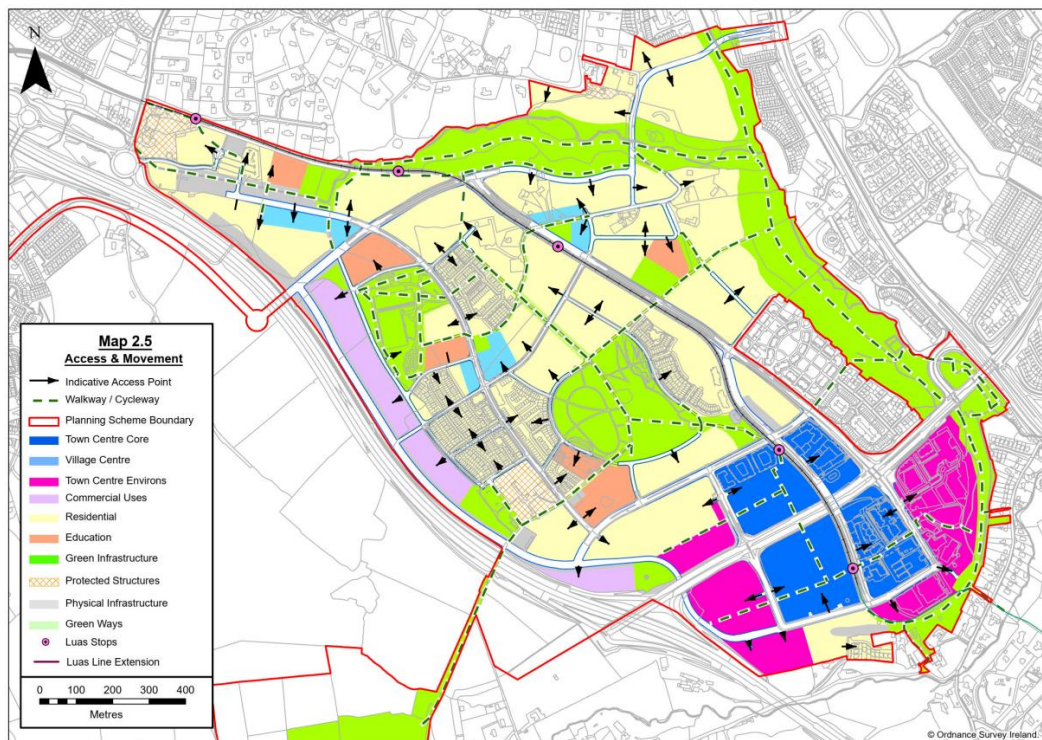
Cherrywood will be developed as a series of coherent and legible new neighbourhoods, which give prominence to soft modes of transport, i.e. pedestrian and cyclist (see Map 2.5). The area will be developed with a clear brief to promote a legible and coherent public domain, with clear signage and use of appropriate materials to direct the user to various key destinations throughout. Objectives on linkages are set out below.

## Amend Map 2.5 – Access & Movement





## Proposed Amended Map 2.5 – Access & Movement



### Specific Objectives:

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

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

PD 26 The routes should be visually interesting and varied with a sequence of long and short views, and ideally terminated with a building of note, to give orientation and create unique places and neighbourhoods.

### 2.11 Views and Prospects

This section should be read in conjunction with the specific objectives in Chapter 3 Cultural and Built Heritage, Chapter 6 Development Areas, Map 2.3 Building Heights and the requirements of the SEA.

All development in the Planning Scheme should ensure the incorporation of key vantage points and panoramas to create a sense of place, coherence and appreciation for the overall setting and context of Cherrywood. Each neighbourhood should have a core area that incorporates views to enhance this context and existing viewpoints in the Planning Scheme should be protected.

### **Specific Objectives:**

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

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

External views to be protected:

- Views and general prospects towards the Coast and marine horizons; principally from Tully Church environs and from existing developments within Tullyvale, Druid Valley and parts of Bride's Glen;
- Views and general prospects toward Killiney Hill; principally from Tully Church environs and from developments within Tullyvale and Druid Valley;
- Views and general prospects toward Carrickgollogan and the Lead Mines Chimney, principally from Tully Church environs, and from developments within Cherrywood Town Centre and its environs;
- Views towards Ticknick principally from the southern end of Lehaunstown Lane, Tully Church environs and from developments within Cherrywood Town Centre and its environs;
- Views and general prospects toward the Dublin and Wicklow Mountains; principally from Tully Church environs and from developments within Tully Village.

### **Specific Objective:**

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

### **Internal views to be protected:**

- Views from Lehaunstown Village and its environs towards Tully Church, and the Druid's Glen Buffer and Tree canopy;
- Views from adjoining development areas towards Tully Church and associated open spaces;
- Views from Tully Church to the Town Centre along Brigid's Way;
- Views towards Tully Village Open Space;
- Views towards Lehaunstown Park House from Tully Park.

Local skyline views formed by river and stream corridors to be protected:

- The northern and southern edges of Druid's Glen and the Glenamuck Stream (northern section of the Plan Area);
- The western enclosure/side of the Cabinteely Stream (north-east section of the Plan Area);

- The enclosure of the Loughlinstown River within the Plan Area (eastern section of the Plan Area);
- The enclosure of Bride's Glen (south-eastern section of the Plan Area).

## **2.12 Signage and Advertising**

Signage and advertising will be controlled in Cherrywood to prevent the proliferation of commercial and corporate signage outside the mixed use areas of the Town and Village Centres and the main employment areas. Signage will be part of a coherent approach throughout the Planning Scheme area as set out in the objective below.

### **Specific Objectives:**

PD 30 Signage fascias should be designed as an integral element of the overall contemporary building façade system and consist of high quality modern/durable materials and finishes, which respect the proportions, materials and scale of the adjoining architecture.

PD 31 Commercial advertising in all formats will be strictly controlled particularly in prominent locations of topography, adjoining Major transport routes, or to the upper storeys of buildings. All advertising will be at a 'street' level and will not be visually dominant when viewed from roads and open space amenity areas.

### **2.12.1 Directional Signage**

Directional signage shall be for the purposes of wayfinding/giving direction on, or adjoining greenways, major transportation infrastructure or main road junctions.

#### **Specific Objective:**

PD 32 All directional signage will be coherent and uniform. Post adoption of the Planning Scheme, a guidance document relating to wayfinding/ directional signage for Cherrywood will be produced.

## **2.13 Noise Sensitivity**

The Environmental Noise Regulations (2006) transpose into Irish law the EU Directive 2002/49/EC relating to the assessment and management of environmental noise, which is commonly referred to as the Environmental Noise Directive or END. The END defines a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.

In this context, Dún Laoghaire-Rathdown County Council in conjunction with Dublin City Council, South Dublin County Council and Fingal County Council, produced the Dublin Area Noise Action Plan and Noise Model. The findings of this model highlight that transportation related noise sources are the primary contributors to the existing noise environment in Cherrywood. AWN Consulting were commissioned by the Council to strategically assess the impact of the existing noise environment on the SDZ lands. These studies have influenced the development of the land use strategy in the Planning Scheme. This influence, and the changes that it brought to the scheme are addressed fully through the strategic environmental assessment of the Planning Scheme, and are detailed in the Environmental Report that accompanies this scheme. Having regard to the studies undertaken, and the relationship of the SDZ lands to the M50, N11 and Wyattville Link Road, the noise sensitivity of proposed land uses must be considered in the location, design and form of development proposed.

### **Specific Objective:**

PD 33 It is an objective to require all development proposals to undertake a detailed noise impact assessment, including noise survey, prior to the lodgement of any planning application. The noise survey shall be carried out in general accordance with **the most up to date revision of International Standards Organisation (ISO) 1996 series of guidance and standards for Acoustics—Description, Measurement and Assessment: 2007: Acoustics —Assessment, Description, and Measurement and Assessment** of Environmental Noise. In residential proposals, this survey shall be undertaken for a period of not less than two weeks, and in non-residential areas it shall be undertaken for a period of not less than 1 day. The noise impact assessment shall include an assessment of the survey findings, and recommendations on mitigation and control measures to protect amenity. The noise impact assessment shall be lodged with the relevant planning application.

### **2.14 Construction Management Plans**

A Construction Management Plan containing measures to mitigate against the effects of construction shall accompany all planning applications (for three or more residential units, and for all other developments measuring 500m<sup>2</sup> gross floor area and above). **The requirement to submit a CMP is very much dependent on the location, scale, nature, and characteristics of the proposed development. Consequently, the stated thresholds above may be increased at the discretion of the Planning Authority during pre-planning stage discussions.** This will address issues such as traffic management, hours of working, delivery times and methods of prevention of noise and dust, reinstatement of roadway lining and signing, repair of damage to footways and grass verges and the accommodation of worker parking within the development curtilage. Where appropriate, Traffic Management Plans, including construction vehicle routes, will be required for the construction phase of developments.

**The construction management plan will also address any project specific mitigation required to ensure the protection of surface and groundwater quality in order to ensure the protection of any Annex I habitats, or habitats which support Qualifying Interest species, that are connected to the proposed development. Monitoring of mitigation measures/water quality (including arrangements for feedback loops) may be necessary for certain developments if deemed so by a project ecologist/biodiversity officer.**

Dún Laoghaire-Rathdown County Council will proactively manage the implementation of these Construction Management Plans and Traffic Management Plans. The developers or their agents/contractors shall attend regular co-ordination meetings and undertake measures to ensure the safety of the public, minimise disruption to traffic and existing occupants and ensure that the area is kept clean and secure.

**Furthermore, where proposed developments pose a risk of toxic environmental leak or spillage, a Spill Management Plan shall be developed to allow the implementation of the appropriate management and mitigation measures immediately, commensurate with the scale of the leak / spill, to ensure the protection of groundwater and surface water bodies and respective connected European sites.**