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.~~

6 Development Areas

Purpose of this section

This chapter outlines the type, extent, scale and overall design ethos of the Planning Scheme. In order to do this in detail, the overall Planning Scheme area has been divided into 8 discrete Development Areas as follows (see Map 7.1):

- Area 1: Lehaunstown
- Area 2: Cherrywood
- Area 3: Priorsland
- Area 4: Domville
- Area 5: Druid's Glen
- Area 6: Bride's Glen
- Area 7: Macnebury
- Area 8: Tully

The methodology and principles of selection underpinning the formation of these 8 Development Areas is outlined in the following section.

In addition, Cherrywood Town Centre as a District Centre for the SDZ Area with residential neighbourhoods and strategic employment lands, comprises of a Core and Environs Area. The Town Centre Core and the Town Centre Environs Area straddles a number of Development Areas (DAs) as set out below, and for this reason a number of objectives and infrastructure requirements are set out under the relevant Development Areas for consistency of approach across all the Development Areas. Specific urban design guidance and land-use mix principles for the Town Centre Core and Environs Area, is set out by way of a supplementary Urban Development Code.

The Urban Development Code replaces the former Town Centre Urban Form Development Framework (UFDF) 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) as well as the guidance and objectives set out in each Development Area, and all other requirements and objectives of the Planning Scheme.

The Town Centre and Environs Area includes :

Development Area 2: Town Centre (part),

Development Area 6: Environs (part),

Development Area 7: Environs (part).

Selection Methodology

The selection of the Development Areas is based on the neighbourhood unit principle where activities such as employment, education, leisure and shopping are delivered in tandem with, or prior to the new residential community they are to serve.

Overall it is considered important that the extent of each Development Area is based on the area's potential to supply in a logical, efficient and effective manner all infrastructure, services, facilities and amenities necessary to sustain the population of that area.

Description and Development Quantum

For each Development Area the following is set out:

1. Unique Character: This includes a description of the location of the Development Area in the overall plan context and of the area's unique characteristics. This will help define its future character and built form.

2. Design Challenges: The unique characteristics of each Development Area present a number of challenges for their future development. These challenges are outlined to allow for their consideration at all stages of the development process.

3. Future Form: The primary function and focus of each Development Area is outlined in this section. A Development Area either includes the heart of the neighbourhood or is sequenced so as to benefit from an existing centre, be that a village core or the Town Centre.

Following on from this, three design guidance elements are outlined for each Development Area:

1. Specific Objectives: Each Development Area has its own specific objectives which will inform the design process.

2. Development Type and Quantum: The quantum and type of development proposed for each Development Area is presented in tabular and map format. The relevant tables and maps should be read and used in conjunction with one another.

For the sustainable development of the area it is necessary to achieve the overall development quantum therefore development is not to go below the minimum or above the maximum plot ratio or units per hectare set out in the tables. An example of this is in Appendix K~~F~~.

The maps identify the location and distribution across the Plan Area of:

- The layout of roads, schools, amenity open space and development plots.
- The location of primary development land uses and their density / plot ratio.
- The intensity of each use with grading of colour to indicate where the greater intensity lies.
- The range of building heights, which are to be applied in conjunction with the tables.
- Indicative principal frontages where strong building frontage is required.
- Indicative access points to individual plots.
- Greenways for pedestrian and cyclists.

- Indicative views in key locations.

3. Infrastructure Requirements: The water, surface water, river flooding, foul drainage and road infrastructure requirements are set out in Chapter 4 Physical Infrastructure. This section sets out the elements of that physical infrastructure that are required to serve each Development Area. The extent of each infrastructural element in the tables is described using a letter or number ascribed to that section of road, SuDS feature or foul sewer on Maps 4.1 – 4.6 and 7.1. Other services such as gas, electricity and telecommunications will be accommodated within the road network as it extends.

The infrastructure for each Development Area will amalgamate to form the necessary infrastructure required to serve the overall Planning Scheme Area.

It should be noted that infrastructural requirements may fall outside the boundary of the Development Area being progressed.

Urban Development Code for the Town Centre Core and Environs

In addition to the description, development type and quantum, specific objectives and infrastructure requirements set out under each of the 8 Development Areas, there is a supplementary Urban Development Code for the Town Centre Core and Environs.

The Urban Development Code sets out a more detailed urban design framework with specific controls and guidance for the Superblocks, key streets and spaces within the Town Centre Core and Environs.

The Code is necessary to support the delivery of the principles of sustainable settlements, good urban design and place-making, and in essence to ensure that Cherrywood Town Centre functions as a vibrant, and attractive mixed-use sustainable District at the heart of Cherrywood.

It is based on the principles set out in the '*Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities', 2024* and the '*Design Manual for Urban Roads and Streets, 2019' (DMURS).*

See Appendix B for Urban Development Code.

Implementation of the Development Code for Town Centre Core and Environs

The following caveats shall apply to the Town Centre Core and Environs, the purpose of which is to assist implementation and delivery.

Quantum Floorspace

For the Town Centre Core and Environs, 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.

Town Centre Core and Environs Site Coverage

For the Town Centre Core and Environs, 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).

Residential Unit Nos.

For the Town Centre Core and Environs, the residential unit numbers set out in the Development Quantum Tables are an approximate estimate based on an average unit size of 85 sqm Gross Floor Area (GFA). This average GFA per unit is based on the *'Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities, 2022'*, as well as delivery of residential development and market analysis.

Specialist Housing (for example sheltered or assisted living), may not equate to the standard unit sizes, and as such, the result number of units may differ significantly from the estimated range given the specialist needs.

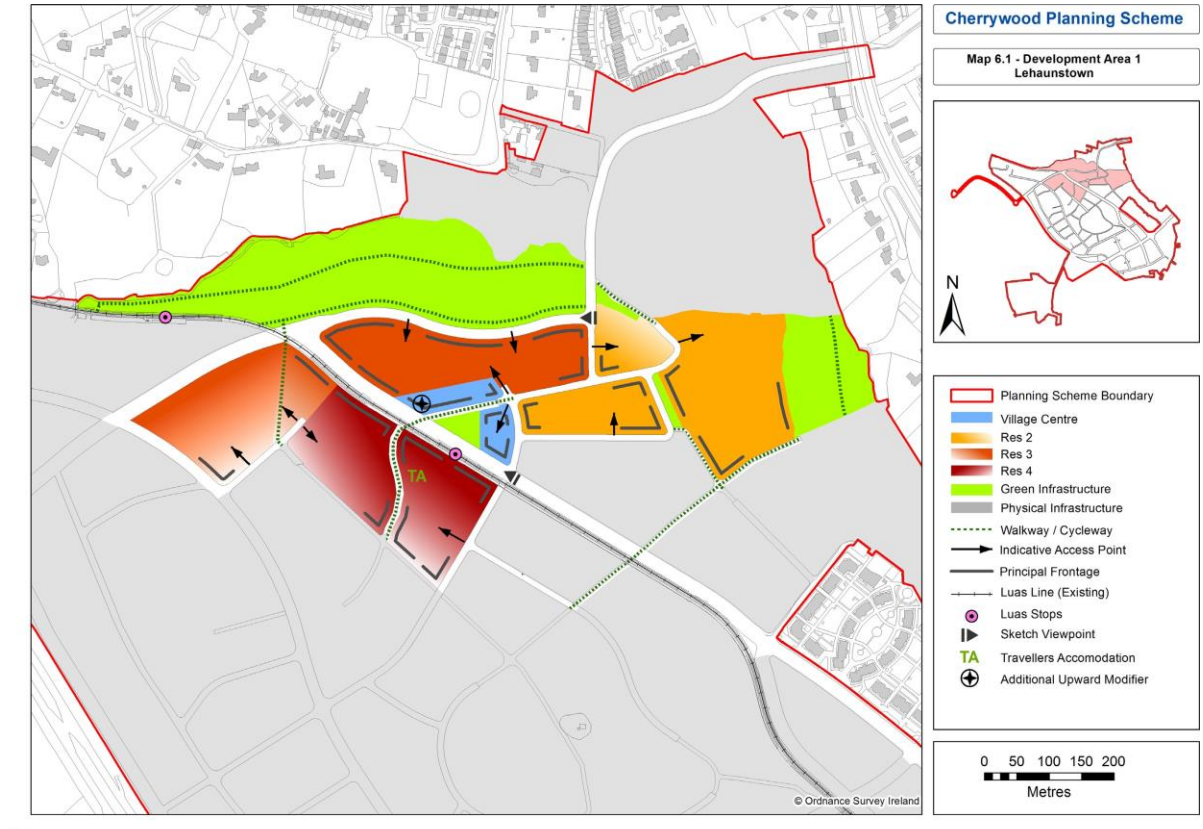
Target Land Use Mix – Flexibility Factor

For the Town Centre Core and Environs, 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.

For clarity, the overall floorspace quantum for Superblock must be within the plot ratio range for the Superblock. Variances at parcel level may be permissible subject to demonstration of consistency at Superblock (See Section 7.2 for Superblock Roll-Out Agreement).

6.1 Development Area 1: Lehaunstown

Location – see Map 6.1



Unique Character

Lehaunstown is the area that abuts Druid's Glen and Loughlinstown Valley. It's character is informed by the connection it creates between the more sensitive Glen and Valley, and the opportunities provided by the connectivity to the wider area by the Laughanstown Luas stop.

Lehaunstown Lane, which traverses through this area provides an historical reference, an environmental wealth and an important greenway through the heart of the Plan Area, creating internal linkages and linkages to the hinterland.

Design Challenges

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

- Respect and protect the environmental qualities of the Glen and the Valleys, while benefiting from their proximity and amenity.
- Providing a level of passive surveillance of the Druid's Glen Buffer open space adjoining the Glen through the design and layout of the residential development opposite.
- A sensitive design solution is required where the Luas goes into cut so as to ameliorate the physical intrusion and curtailment of pedestrian movement.
- The design of the public realm at Lehaunstown Village, incorporating a section of Lehaunstown Lane.
- The design of the junction of the Grand Parade and Druid's Glen Road.
- Ensuring that the scale of development supports the economic viability of the village core.
- The bridging of the Druid's Glen to provide a vehicular connection to the N11. Given the sensitive nature of the receiving environment it is important that the design of any bridge should be of high quality, respecting the important landscape and architectural character of the area.
- The structure bridging the Cabinteely Stream should have regard to its setting and consider facilitating movement along the length of the valley in its design.

Future Form

Lehaunstown Village will be one of the first Villages to be developed. The Village Centre is located to the north of the Grand Parade and is centred around a south facing village green/plaza which provides a direct visual connection to the Laughanstown Luas stop.

Lehaunstown Lane will be an important and central part of the Village Centre in the form of a short pedestrianised street with shops fronting onto the village green.

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. Lehaunstown Village Centre (specifically the northern plot comprising the Village Centre) is the focus of such a potential Additional Upward Modifier (as identified on Map 6.1 and Map 2.3. Building Heights). This upward modifier is defined as a local increase in height, of an 'element' of a building, and may be up to an additional two storeys at this location. Such structures shall be slender in appearance so as to serve their function as a local landmark.

A residential area extends from the Village Centre providing for a variety of residential unit types. High density residential development is centred around the Luas Stop.

Specific Objectives:

DA 1 To develop the Village Centre, focused on Lehaunstown Lane and the village green, with good access provided to the Luas stop.

DA 2 The residential development on the far side of the road to Druid's Glen shall provide passive surveillance of the Druid's Glen Buffer by its design and layout.

DA 3 The high-level bridge linking Lehaunstown with the N11 will have to be sensitively designed so as to span the Druid's Glen with a visually slender structure that does not dominate either the valley floor or its setting, with due regard to the ecological corridor it crosses.

DA 4 The treatment of the junction of the Grand Parade and Barrington's Road will create a public plaza in line with GI33.

DA 5 Development abutting existing homes should have regard to the residential amenity of existing residents.

DA 6 Buildings should be orientated towards the Grand Parade, with frontage setbacks where necessary to facilitate landscaping or to provide a privacy strip between the building and the back of footpath.

DA 7 In accordance with Chapter 5 Green Infrastructure GI29, pocket parks will be provided along Lehaunstown Lane to provide play opportunities for the adjoining residents.

DA 8 A community facility in accordance with Section 2.3.4 will be provided in the Village Centre.

DA 9(a) Prior to a planning application being submitted on the Res 4 plot in Development Area 1 Lehaunstown or Res 3 plot in Development Area 4 Domville, both located on the southern side of the Grand Parade, the landowner shall enter into a discussion with the Local Authority to explore the potential of relocating the Travellers Accommodation site in the Res 4 plot to the Res 3 plot.

DA 9(b) With regard to the same Res 4 Plot, the applicant shall follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5 in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure (see GI30 and Appendix J ~~E~~).

The layout and design of proposed developments on sites identified as been within the protection zone of the Tufa Springs, as indicated in Appendix J ~~E~~ of the Planning Scheme , shall be informed by site investigations , as outlined in Appendix J ~~E~~, which are to be carried out in advance of the preliminary design of any proposals for these sites. Proposals on these sites shall demonstrate that they will have no significant impact on Tufa Spring No. 5 and shall be accompanied by an ecology report demonstrating the same.

Table 6.1.1: Development Type and Quantum for Development Area 1 Lehaunstown

DEVELOPMENT AREA 1 LEHAUNSTOWN LAND USE AREAS	
LAND USE	**AREA IN HECTARES**
Mixed Use Village Centre	0.9
Residential	17.7
Green Infrastructure	9.39

DEVELOPMENT AREA 1 LEHAUNSTOWN	
Gross Area HA	**Net Developable HA**
40.8	19.5

LEHAUNSTOWN VILLAGE CENTRE		
Total Village Centre Lands HA		0.9
RETAIL SQ.M		
	Min	Max
	Net / Gross	Net / Gross
1 no. Supermarket	600 / 905	1,500 / 2,274
Local Retail	200 / 305	500 / 758
Retail Services	200 / 305	500 / 758
	Min Net/Gross	Max Net/Gross
Total Retail Quantum Village Centre	1,000 / 1,515	2,500 / 3,790
RESIDENTIAL VILLAGE CENTRE		
Residential Dwelling Units	Min	Max
	Circa 95	Circa 160
Gross Residential Floor Area Sq.m	Min	Max
	Circa 9,000	Circa 14,800
NON RESIDENTIAL USES SQ.M		
Non-Retail Uses	Min	Max
	700	1,000
~~**High Intensity Employment**~~ **UrbComm**	Min	Max
	700	1,000
Community Facilities	Min	Max
	250	500
Total Non-Residential Floor Area Sq.m	Min	Max
	1,650	2,500
TOTAL FLOORSPACE QUANTUM LEHAUNSTOWN VILLAGE CENTRE SQ.M	**Min**	**Max**
	12,165	**21,090**
Plot Ratio	Min	Max
	1:1.4	1:2.3
Site Coverage	Min	Max
	40%	60%
Building Height in Storeys	Min	Max
	4	6

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	**17.7**	
	Land Area HA	Density Range
Res 1	0	35-55
Res 2	6.4	45-75
Res 3	6.9	65-145
Res 4	4.4	85-175
No. of Dwellings on Residential Lands	Min	Max
	1,112	2,251
Overall Residential Density	Min	Max 127 per ha
	63 per ha	6
Building Height in Storeys	2	
No. of Dwellings in Village Centre	Min	Max
	95	160
TOTAL NO. OF RESIDENTIAL DWELLINGS	**Min**	**Max**
	Circa 1,207	**Circa 2,411**

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.

Table 6.1.2: Infrastructure Requirements Development Area 1 Lehaunstown.

See Maps 4.1-4.5.

Road Requirements

- Complete existing Tully Vale Road from A to B in accordance with cross sections.
- Extend Grand Parade B to C and close Lehaunstown Lane at its intersection with the western side of Druid's Glen Road.
- Construct Barrington's Road P to C to D.
- Construct Druid's Glen Road Q to P.
- Construct street P-P1-P2.
- Other streets in Development Area 1 to be constructed to meet needs of the housing development.
- Construct D-D1 in accordance with cross section.

Construction Access

- Extend Grand Parade B-C to suit 'Access' needs.
- Construct access road from N11, P-Q.
- Existing public roads must be kept operational.
- Access from Brennanstown Road will not be permitted.

Stormwater Requirements

- Attenuation pond 2A.
- 450mm approx. diameter SW sewer between C, P and attenuation pond 2A.
- 525mm approx. diameter SW sewer between C, P2 and L (adjacent to the Luas line).
- 525mm approx. diameter SW sewer crossing under Luas line at L and on to pond 2A.
- 450mm approx. diameter SW sewer from D1 to D and on to the Ticknick Stream.
- Infiltration trenches as shown on Stormwater Drawing Map 4.2.

Foul Sewer Requirements

- 450mm approx. diameter foul sewer from C environs to D and on to the Carrickmines Sewer.
- 450mm approx. diameter between C, P2 and L (along Luas line), then under the Luas line and down to the Carrickmines sewer at L1.

Water Supply Requirements

- 300mm diameter between C, P and Q. Connection to existing 24" DCC watermain at Q.
- 400mm diameter between C, P2 and L (along Luas line).
- 400mm diameter connection to DCC Stillorgan 24" main east of junction A, along existing developments.
- Upsizing (600mm) and re-route of existing 20" AC Main.