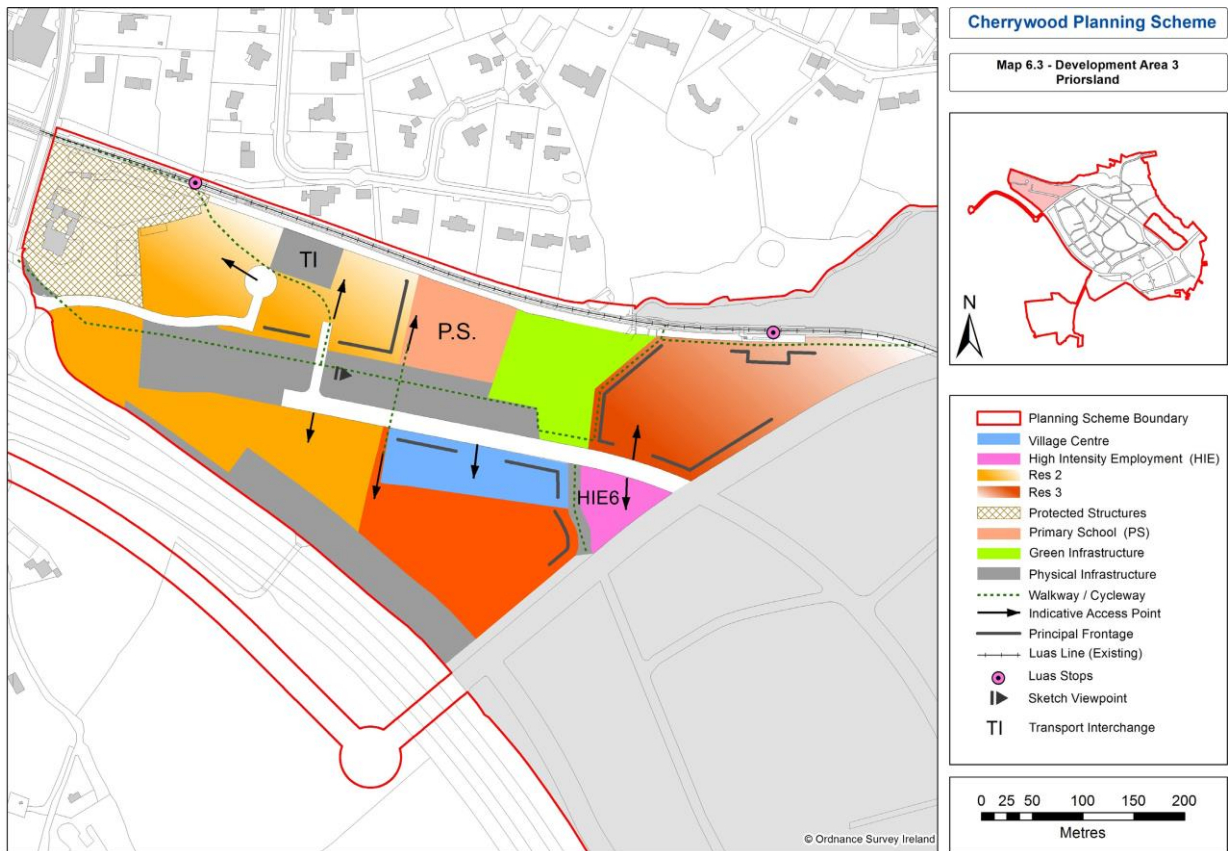


Proposed new text, including changes to Tables in the current approved Cherrywood Planning Scheme, as per this Proposed Amendment are indicated in **red text**. Text to be deleted, as part of this Proposed Amendment, from the Approved Planning Scheme document is indicated with a **strikethrough**.

6.3 Development Area 3: Priorsland

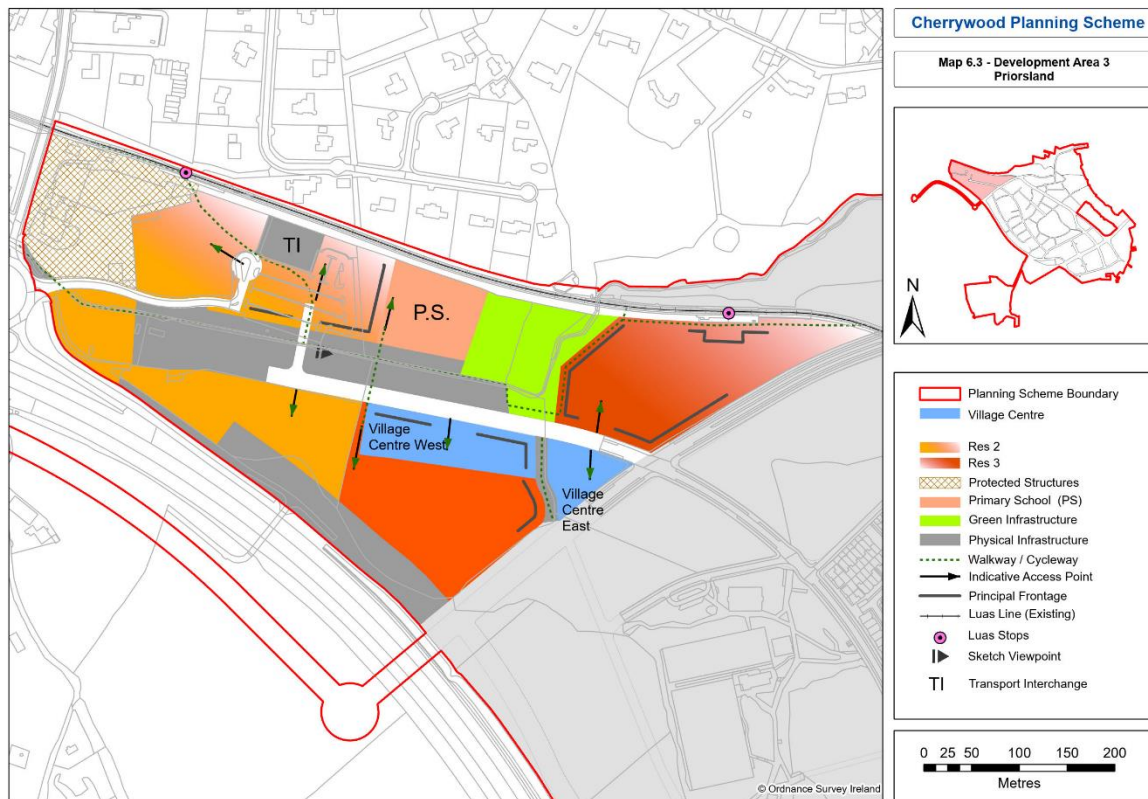
Location – see Map 6.3

Amend Map 6.3 – Development Area 3 Priorsland



PL-20-046

Proposed Amended Map 6.3 – Development Area 3 Priorsland



Priorsland is characterised by the flat low-lying flood plain of the Carrickmines Stream, the tree belt of Turkey Oaks, Priorsland House, the Carrickmines Station and the archaeology of the Watermill and the Portal Tomb which can be viewed from the area.

Homes that can be accessed from Brennanstown Road can be viewed at the far side of the Luas.

The landscape suggests a neighbourhood that develops and is animated by the potential of the stream and the tree belt, with development providing shelter from the adjoining motorway.

Design Challenges

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

- Designing the development that abuts the M50 in a manner which improves the noise environment within the Plan Area to protect the residential amenity of the individual homes. (See Chapter 2 Proposed Development in Cherrywood)
- Incorporating the Flood Containment Zone into the public realm (see Map 4.3).
- Linking the school site to the Village Centre.
- Protecting the residential amenity of homes outside the Plan Area by means of landscaping and design considerations.
- Protect the character of the protected structures by according with the requirements set out in Chapter 3 Cultural and Built Heritage.
- Access to the area.
- Ensure the scale of development supports the economic viability of the Village.

Future Form

Priorsland may be the second of the three Villages to be developed. The Village Centre will be centrally located within this Development Area, fronting onto a landscaped linear space which incorporates a floodplain containment zone and a tree line of existing Turkey Oaks.

The Village Centre is located equidistance from 2 Luas stops, Carrickmines and Brennanstown, and is across from a primary school and a park therefore enhancing its pivotal location within this Development Area.

A Park and Ride facility, most likely in the form of a multi-storey car park, will be located adjacent to the Carrickmines Luas Stop. This Park and Ride facility will be accessed from the Carrickmines Interchange and will ensure that this valuable infrastructure resource is not only accessible to the residents of Cherrywood, but also to residents living in the wider area.

The entrance into Priorsland from Barrington's Road is landmarked by a triangular site, forming part of the Village Centre site, but specifically to accommodate ~~accommodating High Intensity Employment~~ UrbComm employment development in the form of a building of up to 5 storeys in height.

Specific Objectives:

- DA 19 Pedestrian and vehicular connections are to be provided across the flood containment zone by way of bridges.
- DA 20 Development adjoining the M50 to provide sound mitigation for the remainder of the Development Area.
- DA 21 There shall be a high quality of landscaping and visual amenity at the interface with Cherrywood when viewed from the M50.
- DA 22 Lands adjacent to Carrickmines Luas stop to provide a transport interchange, and a park and ride facility with connections to the national road network. A local convenience retail outlet (of up to 200m² gross floor area) and a tearoom/cáfe use are permissible in principle on the lands adjacent to the Carrickmines Luas stop.
- DA 23 Access to Brennanstown Luas stop to be achieved through design of the residential plot.
- DA 24 To provide appropriate access to Druid's Glen from the open space.
- DA 25 To develop Priorsland House and Carrickmines Station in accordance with the details set down in Chapter 3 Cultural and Built Heritage.
- DA 26 Access to Carrickmines Interchange will be limited to: Priorsland House, Carrickmines Station including lands adjoining these structures identified in Map 3.3 and the transport facilities adjoining the Carrickmines Luas stop.
- DA 27 A community facility in accordance with Section 2.3.4 will be provided in the Village Centre.
- DA 28 The triangular shaped site (c. 039 hectares) at the entrance into Priorsland from Barrington's Road (Village Centre East) which forms part of the overall Priorsland Village Centre site, shall comprise UrbComm employment development in the form of a building of up to 5 storeys in height (maximum).

Table 6.3.1: Development Type and Quantum for Development Area 3 Priorsland

| DEVELOPMENT AREA 3 PRIORSLAND LAND USE AREAS | |
|--|------------------|
| LAND USE | AREA IN HECTARES |
| Mixed Use Village Centre | 0.9 1.3 |
| High Intensity Employment | 0.4 |
| Residential | 9.2 |
| Education | 0.8 |
| Transport Interchange | 0.3 |
| Green Infrastructure | 1.2 |

| DEVELOPMENT AREA 3 PRIORSLAND | |
|-------------------------------|--------------------|
| Gross Area HA | Net Developable HA |
| 20.3 | 11.3 |

| PRIORSLAND VILLAGE CENTRE (WEST) | | |
|--|--------------------|----------------------|
| Total Village Centre West Lands HA | 0.9 | |
| RETAIL SQ.M | | |
| | Min | Max |
| | Net / Gross | Net / Gross |
| I no. Supermarket | 550 / 834 | 900 / 1,365 |
| Local Retail | 150 / 228 | 300 / 455 |
| Retail Services | 150 / 228 | 300 / 455 |
| | Min Net / Gross | Max Net / Gross |
| Total Retail Quantum Village Centre | 850 / 1,290 | 1,500 / 2,275 |
| RESIDENTIAL | | |
| | Min | Max |
| Residential Dwelling Units | Circa 95 | Circa 200 |
| | Min | Max |
| Gross Residential Floor Area Sq.m | 9,000 | 18,000 |
| NON RESIDENTIAL USES SQ.M | | |
| | Min | Max |
| Non Retail Uses | 700 | 1,000 |
| | Min | Max |
| High Intensity Employment UrbComm | 700 | 1,000 |
| | Min | Max |
| Community Facilities | 250 | 500 |
| | Min | Max |
| Total Non-Residential Floor Area | 1,650 | 2,500 |
| TOTAL FLOORSPACE QUANTUM PRIORSLAND VILLAGE CENTRE WEST SQ.M | Min | Max |
| | 11,940 | 22,775 |
| | Min | Max |
| Plot Ratio | 1: 1.3 | 1:2.5 |
| | Min | Max |
| Site Coverage | 40% | 60% |
| | Min | Max |
| Building Height in Storeys | 3 | 6 |

| HIGH INTENSITY EMPLOYMENT PRIORSLAND VILLAGE CENTRE (EAST) | | |
|--|--------|-------|
| Site HIE 6 | | |
| High Intensity Employment UrbComm Employment Use HA | | 0.4 |
| Proposed Quantum Sq.m | Min | Max |
| | 6,000 | 8,000 |
| Plot Ratio | Min | Max |
| | 1: 1.5 | 1: 2 |
| Site Coverage | Min | Max |
| | 40% | 60% |
| Building Height in Storeys | Min | Max |
| | 3 | 5 |

| RESIDENTIAL DEVELOPMENT | | |
|--|------------------|--------------------|
| Total Residential Lands HA | 9.2 | |
| | Land Area HA | Density Range |
| Res 1 | 0 | 35-55 |
| Res 2 | 4.5 | 45-75 |
| Res 3 | 4.7 | 65-145 |
| Res 4 | 0 | 85-175 |
| No. of Dwellings on Residential Lands | Min | Max |
| | 508 | Circa 1019 |
| Overall Residential Density | Min | Max |
| | 55 per ha | 111 per ha |
| Building Height in Storeys | Min | Max |
| | 2 | 6 |
| No. of Dwellings in Village Centre | Min | Max |
| | Circa 95 | Circa 200 |
| TOTAL NO. OF RESIDENTIAL DWELLINGS | Min | Max |
| | Circa 603 | Circa 1,219 |

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.

| EDUCATION | | |
|------------------------------------|------------|----------------|
| Educational Use Lands HA | 0.8 | |
| Quantum and Type of Schools | 1 Primary | 0 Post Primary |
| Site 1 Area HA | 0.8 | - |

| TRANSPORT INTERCHANGE (T.I.) | |
|------------------------------|------|
| Site Area HA | 0.27 |

Table 6.3.2: Infrastructure Requirements Development Area 3 Priorsland. See Maps 4.1-4.5.

| Road Requirements |
|---|
| <ul style="list-style-type: none"> • Construct M – D. • Roads D-C-P-Q, A-B and B-C as specified for Development Area 1. |
| Construction Access |
| <ul style="list-style-type: none"> • Through single controlled access at Junction D on Barrington’s Road. |
| Stormwater Requirements |
| <ul style="list-style-type: none"> • Flood containment zone. • Diversion of Ticknick Stream. • Flood flow bypass culvert parallel to Carrickmines River. • Detention basins and swales as shown on Map 4.2. |
| Foul Sewer Requirements |
| <ul style="list-style-type: none"> • 450mm approx. diameter sewer from E and D connecting into the Carrickmines Sewer. |
| Water Supply Requirements |
| <ul style="list-style-type: none"> • Upsizing (600mm) and re-route of existing 20” AC main. • 300mm branch main from the upsized 600mm diameter main to existing 300mm diameter at I. • Connection to DCC Stillorgan 24” main at Q. • 400mm diameter from 24” main to A, A’, B, L, P2, C, D and at 300mm. via M and S to connect to existing 200mm watermain in Glenamuck Road. • 400mm diameter Luas crossing at C. • Abandon section of existing 33” Main and reroute through E to tie back into existing main near attenuation pond 1. |