

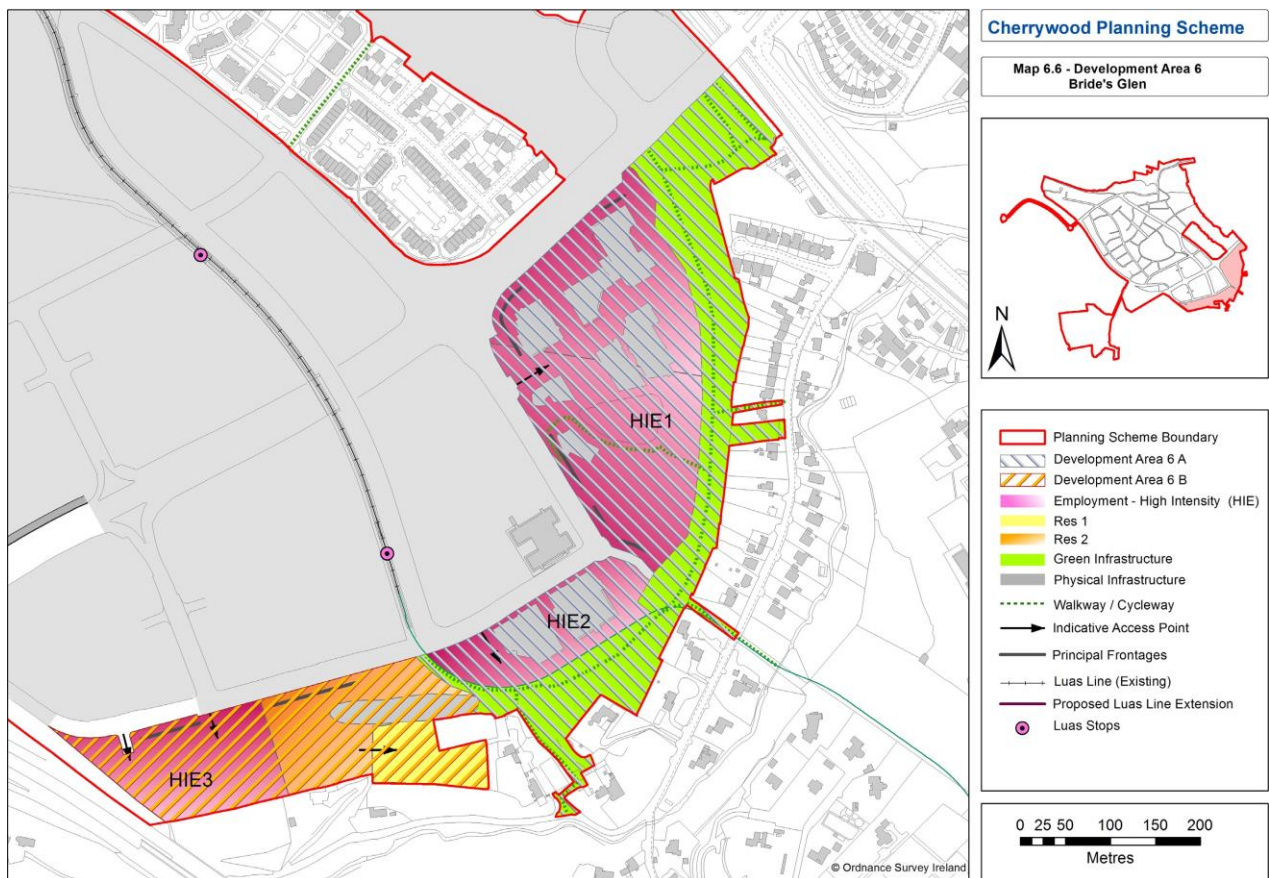
Proposed new text, including changes to Tables in the current approved Cherrywood Planning Scheme, as per this Proposed Amendment are indicated in **red text**. Text to be deleted, as part of this Proposed Amendment, from the Approved Planning Scheme document is indicated with a **strikethrough**.

6 Development Areas

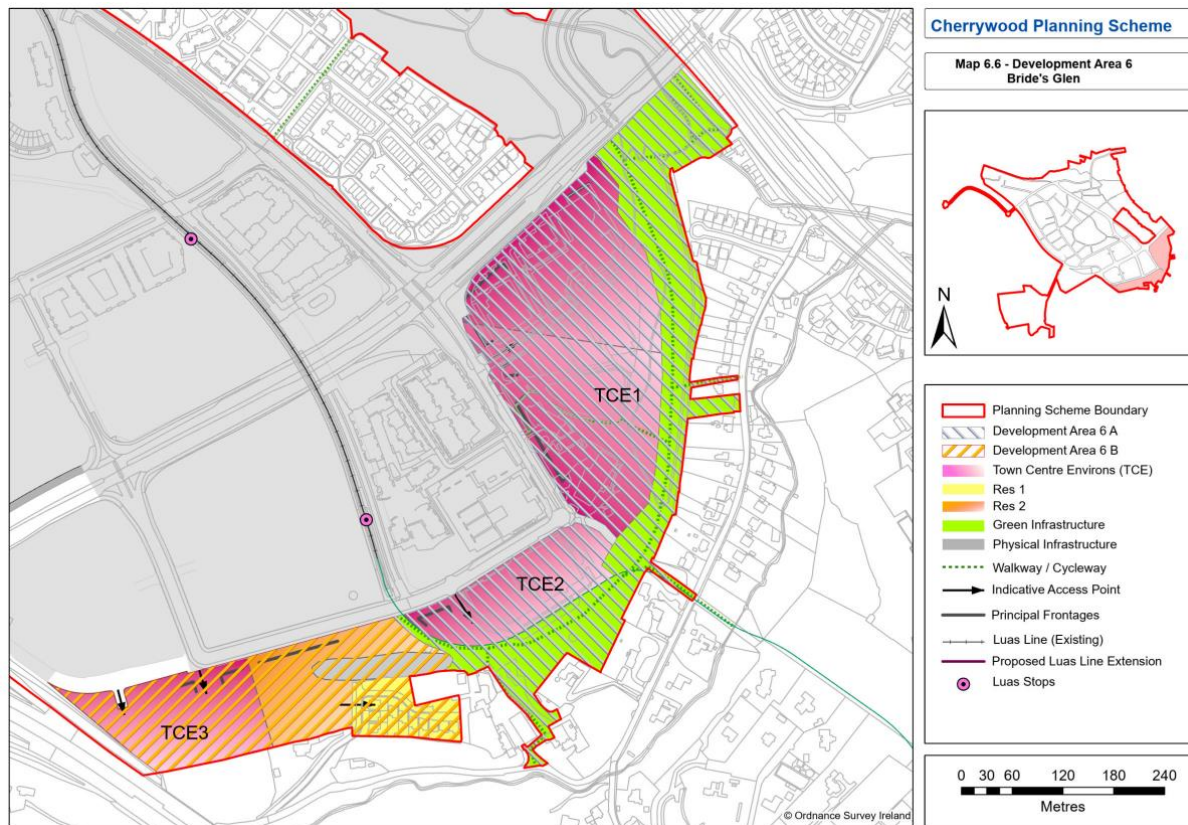
6.6 Development Area 6: Bride's Glen

Location – see Map 6.6

Amend Map 6.6 – Development Area 6 Bride's Glen



Proposed Amended Map 6.6 – Development Area 6 Bride’s Glen



Unique Character

Bride’s Glen Development Area occupies the lands at the head of the Bride’s Glen Valley and the Stream. The office park, lake and open space are a largely manmade landscape. The area is exposed to the wind and is incomplete as a built environment. The area adjoins the established residential area in the lower ground of the valley. Lands to the **S**–**W** west adjoining the Planning Scheme area are zoned high amenity in the current County Development Plan, 2010-2016. These lands are separated from the Planning Scheme boundary by the change in contour and a wooded area.

Design Challenges

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

- Ensuring the scale and layout respects the amenity of Bride’s Glen while creating a clear connectivity with the Town Centre (**Core**).
- Creating a pedestrian friendly link between the Town Centre (**Core and Environs**) and Bride’s Glen Road that addresses the level changes.
- Ensuring that the view of Cherrywood from Killiney Hill, the Wyattville Road and the M50 is considered in the design and landscaping of sites.
- To ensure the design and layout of buildings create a complete urban form.

Future Form

Cherrywood Town Centre occupies a central and connected location within the larger place spatial concept for Cherrywood. It comprises two essential place elements, namely the Town Centre Core (TCC) and the Town Centre Environs (TCE). In Development Area (DA)6 Bride's Glen, are located three of the TCE Superblocks, namely TCE1-3. A range of uses are included in the TCE designation to allow flexibility and adaptability to sustainably respond to market, civic and community needs. Notwithstanding the primary use associated with the TCE land use designation is Strategic Urban Employment (SUE). Within Bride's Glen, also known as the Cherrywood Business Park, ~~makes up the majority of the lands within the Plan Area designated for High Intensity Employment development.~~ A significant portion of these lands have already been developed to accommodate employment type ~~such~~ development.

The relatively extensive nature of the landuse category for the TCE Superblocks generally includes a wide range of uses related to Strategic Urban Employment and enterprise (for TCE1 to TCE3). UrbComm, extending from the Town Centre Core to along Cherrywood Avenue, where applicable, is also accommodated in order to provide an element of intensity and animation along said frontage/s.

Both TCE1 and TCE2 comprise established office development, which is substantially complete, but with the potential for future re-development. TCE3, while currently undeveloped, presents potential development opportunity. It is intended that envisioned future development/re-development for TCE1 to TCE3 be focused on a wide range of employment related development, but with the primary focus being SUE. Retail and services uses are also to be provided, - locations as guided -, to serve and support the employment population at this location. This all facilitates flexibility and adaptability in order to accommodate a broad range and variety of uses and activities beyond a mono-use typology.

For TCE1 and TCE2, this includes for Town Centre Environs employment related uses, including retail and services uses, and with UrbComm uses at TCE1 along Cherrywood Avenue at ground floor level. For TCE3, Town Centre Environs type uses, specifically related to SUE, would be considered and permitted, and then housing associated with, and to serve, the employment primary use. Further in order to provide a range of housing typologies to serve Cherrywood residents, housing types such as Assisted Living, Sheltered Housing and Retirement Living, would be welcomed. The necessary supporting Civic, Cultural and Community facility uses shall also be provided.

TCE1 and TCE2, while to comprise predominantly sustainable Strategic Urban Employment TCE uses, the frontage to Cherrywood Avenue shall comprise a mixed-use frontage which would include UrbComm, and retail and service-related uses for the purposes of animating the streetscape. For TCE3, sustainable Strategic Urban Employment TCE uses shall be accommodated at the western portion of the Superblock proximate to the M50 Motorway. Residential development is to be located at the eastern portion of the Superblock site, with residential frontage to Cherrywood Avenue. Civic, cultural and community uses to serve both the resident and employee population shall be located at a corner ground floor location internal to the Superblock and fronting the local street route.

With regard to frontage land use, at ground floor there shall be a flexible horizontal use mix with the TCE designation, with small, medium and larger grain. There shall be primary access to streets and public realm spaces and access to other upper floors, as appropriate. Regarding the upper floors, there shall be a vertical use mix within the TCE designation, but integrated with the lower floors, as appropriate.

For TCE1, TCE2 and the western portion of TCE3, the urban grain (pattern of development) will be coarse grain in nature. The eastern portion of TCE3, which abuts residential development to the east, shall be medium grain.

The overall height range for TCE1 to TCE3 shall vary from three to six storeys. The taller height elements shall be located at key frontages and corners.

Bride's Glen should continue to develop as a high quality architecturally designed **mixed-use** employment area with access to a variety of quality amenities including the linear park, the Luas and the **additional** range of services in the adjacent Town Centre **Core**. There will be strong pedestrian **and cycle** links from Bride's Glen into the Town Centre **Core** and adjoining roads, and into the adjacent linear park which will be expanded and improved.

The extended Luas line to Bray will run through this area. It will be incorporated into the linear park and cross the viaduct.

Specific Objectives:

- DA 36 The design and layout of the area shall provide pedestrian connections to the Town Centre **Core**, N11, Cherrywood Road and Mullinastill.
- DA 37 That the buildings are designed with their primary façade fronting the public domain. Where buildings adjoin the linear open space, access and overlooking of the linear park should be considered in the design of the building.
- DA 38 That the design and landscaping of the area has regard to its context as viewed from Killiney Hill, the Wyattville Road and the M50.
- DA 39 The parcel of residential development is accessed directly from within the Cherrywood Planning Scheme.
- DA 40(a) Planning Applications are required to demonstrate that the proposal does not impact on the alignment of the Luas Line B2.
- DA 40(b) A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre **Core**, Bride's Glen Square, the Luas line and Green Linear Park, south of the Bride's Glen Square on ~~HIE~~ **TCE2** lands, to provide a visual focal point at these key public realm and civic spaces.
- *There is an allowance of a transfer of 3,000 sqm of floorspace between ~~HIE~~ **TCE 1** and ~~HIE~~ **TCE 2** whilst maintaining the overall area permissible in ~~HIE~~ **TCE 1** & ~~HIE~~ **TCE 2** combined (Refer to Table 6.6.1). (This transfer between the ~~HIE~~ **TCE 1** and ~~TCE~~ **HIE-2** plots is subject to the agreement between the ~~HIE~~ **TCE 1** and ~~HIE~~ **TCE 2** landowners)
- DA 41 The residential development to be accommodated at TCE3 shall comprise specifically of housing associated with the primary Strategic Urban Employment use, and thus to support the needs of resident employees. Or alternatively, in order to provide a further range of housing typologies, housing types which relates to Assisted Living, Sheltered Housing, or similar typology, shall also be considered and would be welcomed.

Table 6.6.1: Development Type and Quantum Development Area 6 Bride's Glen

DEVELOPMENT AREA 6 BRIDE'S GLEN LAND USE AREAS	
LAND USE	AREA IN HECTARES
Residential	2.5
High Intensity Employment Town Centre Environs	10.2
Green Infrastructure	5.1
DEVELOPMENT AREA 6 BRIDE'S GLEN	
Gross Area HA	Net Developable HA
19.5	12.4

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	2.5	
Land Area HADensity Range		
Res 1	0.7	35 - 55
Res 2	1.8*	45 - 75
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 106	174

*Includes an allowance of circa 0.3ha of land zoned Physical Infrastructure but that may not be utilised for the Regional Pond 5A system, and which may be used for residential development.

NON-RESIDENTIAL DEVELOPMENT		
High Intensity Employment		
Site Name	Development Quantum Sq.m	Area Ha
HIE 1	105,000	6.6
HIE 2	27,000	1.7
HIE 3	21,000	1.9
TOTAL	153,000	10.2

Breakdown for Site HIE 1	
Site Area HA	6.6
Max Quantum Sq.m	105,000
Constructed Sq.m as of February 2012	34,938
Permitted, Not Constructed Sq.m as of February 2012	29,875
Remaining Quantum Sq.m	40,187
Plot Ratio	Max
	1:1.6
Height Storeys	Max
	5

Breakdown for Site HIE 2	
Site Area HA	1.7
Max Quantum Sq.m	27,000
Constructed Sq.m as of February 2012	24,149
Permitted, Not Constructed Sq.m as of February 2012	-
Remaining Quantum Sq.m	2,851
Plot Ratio	Max 1:1.6
Height Storeys	Max 5

Breakdown for Site HIE 3	
Site Area HA	1.9
Max Quantum Sq.m	21,000
Constructed Sq.m as of February 2012	-
Permitted, Not Constructed Sq.m as of February 2012	-
Remaining Quantum Sq.m	21,000
Plot Ratio	Max 1:1.1
Height Storeys	Max 5

Breakdown (Gross Floor Area) for Superblock TCE1

Area (ha) : **5.29 ha** (Note : This excludes an Open Space area of 1.31 ha)

Parcels : **6 no.**

Plot Ratio Range : **1:1.5 – 1:2.0**

Overall Height Range : **3 - 6 storeys**

Superblock Plot	Land Use	%	Min. (sq.m.) Plot Ratio 1:1.5	No. of Dwelling Units	Max. (Sq.m.) Plot Ratio 1:2.0	No. of Dwelling Units
TCE1 Existing &	Residential	-				-
	Retail & Services					
TCE1 Future Proposed Re- development	UrbComm	10	7,935		10,580	
	Strategic Urban Employment (SUE)	90	71,415		95,220	
	Civic, Culture, & Community	-				
TOTAL (sq.m.)			79,350		105,800	
Site Area (sq.m.) [∞]			52,900		52,900	
Height Range			3 Storeys (Min.)		6 Storeys (Max)	

[∞] Excludes an Open Space area of 1.31 ha

Breakdown (Gross Floor Area) for Superblock TCE2

Area (Gross ha) : 1.72 (1.35 ha Built & 0.37 ha TCE2B-1)

Parcels : 3 no. (2 Parcels Built & 1 Parcel Unbuilt (TCE2B-1))

Plot Ratio Range : 1:1.5 – 1:2.0

Overall Height Range : 3 - 5 storeys

Historical Breakdown for TCE2

Site Area (ha)	1.7	
Max. Quantum Sq.m.	27,000	Historical allowance for TCE2
Constructed Sq.m. as at February 2012	24,149	Exists
Remaining Quantum Sq.m. as of November 2024	2,851	This amount (plus a transfer of c. 3,000 sq.m. from TCE1 to TCE2) is the focus of a current live planning application for a building of 5,851 sq.m. on TCE2B-1 site.

Superblock Plot	Land Use	%	Min. (sq.m.) Plot Ratio 1:1.5	No. of Dwelling Units	Max. (Sq.m.) Plot Ratio 1:2.0	No. of Dwelling Units
TCE2 Existing & TCE2 Future Proposed Re-development (including Parcel TCE2B-1)	Residential					
	Retail					
	Services					
	UrbComm	10	2,580		3,440	
	Strategic Urban Employment (SUE)	90	23,220		30,960	
	Civic, Culture, & Community					
TOTAL (sq.m.)			25,800		34,400	
Site Area (sq.m.)			17,200		17,200	
Height Range			3 Storeys (Min.)		5 Storeys (Max)	

Breakdown (Gross Floor Area) for Superblock TCE3

Area (ha) : 1.94
Parcels : 3 no. (TCE3-1, TCE3-2, TCE3-3)
Plot Ratio Range : 1:1.5 – 1:2.0
Overall Height Range : 3 - 5 storeys

Superblock Plot	Land Use	%	Min. (sq.m.) Plot Ratio 1:1.5	No. of Dwelling Units	Max. (Sq.m.) Plot Ratio 1:2.0	No. of Dwelling Units
TCE3 Future Blocks TCE3-1 to 3	Residential	55	16,005	188	21,340	251
	Retail & Services					
	UrbComm					
	Strategic Urban Employment (SUE)	45	13,095		17,460	
	Civic, Culture, & Community	1	Circa 291		Circa 388	
TOTAL (sq.m.)			29,100		38,800	
Site Area (sq.m.)			19,400		19,400	
Height Range	3 Storeys (Min.)			5 Storeys (Max)		

NOTE: Refer to the Urban Development Code (Appendix B) for the essential and required urban design parameters for the Superblocks, (selected) Streets and (selected) Urban Spaces for Town Centre Environs (TCE1, TCE2 and TCE3).

Table 6.6.2: Infrastructure Requirements Development Area 6B Bride’s Glen.

See Maps 4.1-4.5.

Infrastructure requirements for Development Areas 1–5 are complete.

VB
<ul style="list-style-type: none"> Construct loop road H,G,F,F1 including underpass of WLR. Reconstruct existing left-in left-out junction at WLR to form a new at grade junction O.
Construction Access
<ul style="list-style-type: none"> From existing WLR left in/out junction using loop J-F-G-H to A3 and I or from junction O (existing left-in left-out junction to be reconstructed), using loop J-F-G-H to A3 and I. Construction traffic banned from streets A1-J and A2-A3.
Stormwater Requirements
<ul style="list-style-type: none"> Extension of existing local network to connect to existing attenuation pond at outfall 4 – subject to confirmation of capacity.
Foul Sewer Requirements
<ul style="list-style-type: none"> None required extend existing network.