



Park West – Cherry Orchard Local Area Plan

The Chief Executive’s Report on the Submissions Received for the Pre-Draft Public Consultation Issues Paper

1.0 Introduction

Dublin City Council (DCC) is preparing a Local Area Plan (LAP) for Park West – Cherry Orchard. The preparation of this LAP is identified as an objective of the current Dublin City Development Plan 2016-2022.

The proposed plan area covers an area of approx. 234 hectares (see Appendix no. 1). The northern boundary is set by the Ballyfermot Road to the north of Cherry Orchard Hospital and the Ballyfermot Primary Care Centre. The eastern boundary runs along Blackditch Road, Clifden Drive, and Raheen Park to the south of Le Fanu Park before following the alignment of the Killeen Road to where it meets the Seventh lock. On the southern side of Park West the area is bounded by the Grand Canal. The western boundary is largely set by the M50 motorway and the Whitethorn residential development. For the most part the northern, western and southern boundaries correspond with the administrative boundary between Dublin City Council and South Dublin County Council. The proposed plan area is closely aligned with the Electoral Division boundary for Cherry Orchard A and Cherry Orchard C.

Park West – Cherry Orchard is identified as a Strategic Development and Regeneration Area (SDRA 4) within the Dublin City Development Plan 2016 – 2022. With approximately 39 hectares of vacant land available for development within the area, the City Development Plan recognises this area as a key site in delivering the core strategy of the City Development Plan with the potential to deliver approximately 2,000 new residential units across Park West and Cherry Orchard alongside ‘a new town’ with mixed use and commercial development. The area is recognised as an area in need of economic and social regeneration and the large tracts of undeveloped land coupled with the lack of any coherent village centre or urban form create a clear need for physical intervention.

In this context and having regard to an improving economy it is timely that a statutory Local Area Plan (LAP) is prepared which will provide a strategy for the future development, regeneration and management of the area to meet the needs of the existing and future population.

1.1 The Role of the Issues Paper

An important step in making a Local Area Plan (LAP) is to identify the issues for the local area from the point of view of local residents, business people, landowners, state bodies operating services in the area, and other interested stakeholders.

To assist this process, Dublin City Council called for submissions on matters which the plan should address and prepared an Issues Paper document and leaflet to assist and encourage such submissions. This process ensures that important and informed local issues, identified from a wide variety of sources, are identified at an early stage to help inform the preparation of the draft plan.

This stage in the process was non-statutory and was undertaken to stimulate interest and to invite submissions from members of the public on matters relevant to the LAP.

1.2 Public Consultation on the Issues Paper

A presentation was given to the South Central Area Committee (SCAC) on the 17th January 2018 setting out indicative timescales for the LAP, the detailed guiding principles for the area identified in the City Development Plan 2016 – 2022, and the stages involved in making an LAP.

The Issues Paper (i.e. pre-draft stage) non-statutory public consultation was launched on the 12th February 2018 with the publication of a public notice and the Issues Paper document. Notices and information in relation to the public consultation was published in The Herald and The Echo (Ballyfermot) newspaper.

The Issues Paper and details of how to make a submission were originally put on public display from 12th February 2018 – 16th March 2018, and were available to view on the Council's website <http://www.dublincity.ie/ParkWest-CherryOrchard-LAP> and at the Orchard Community Development Centre, Cherry Orchard Grove, Dublin 10, Ballyfermot Community Civic Centre, Ballyfermot Road, Dublin 10 and in the Atrium at Dublin City Council Offices, Wood Quay, Dublin 8 throughout the public consultation period. Comment sheets and comment boxes were also available at these three locations throughout the public consultation period. A leaflet to promote awareness, stimulate ideas and with key information in relation to the public consultation stage was also available locally.

A range of stakeholders including Councillors, TD's, prescribed bodies, local community groups and organisations, social enterprises, schools and sports clubs were notified by e-mail. Use was also made of various Dublin City Council social media accounts (Facebook and Twitter) to help raise awareness and notify the members of the public. Posters on the consultation process were erected in sixteen locations throughout Park West, Cherry Orchard and the surrounding areas including the Orchard Community Centre, Ballyfermot Community Civic Centre and local shops and community buildings.

The public notice of the 12th February indicated that members of the Planning Department would be available locally in the area to assist with any queries at the following public consultation information sessions:

- Monday, 26th February: Orchard Community Development Centre, 2.00 – 3.30pm
- Friday, 2nd March: Unit 11, The Plaza, Park West Business Park, 12.00 – 2.00pm
- Saturday, 3rd March: Cherry Orchard Football Club, Elmdale, 10.00 – 11.00am
- Saturday, 3rd March: Cherry Orchard Equine Centre, 12.00 – 1.00pm
- Wednesday 7th March: Orchard Community Development Centre, 7.30 – 8.30pm

Where possible these information sessions linked in with local activities such as Bingo, and activities at the Football Club and the Equine Centre. Unfortunately, due

to the adverse weather conditions associated with Storm Emma the public information sessions scheduled for the 2nd and 3rd March had to be postponed. These public consultation information sessions were rescheduled and held at the following locations and times:-

- Friday 16th March: Unit 11, The Plaza, Park West Business Park, 12.00-2.00pm
- Thursday 22nd March: Cherry Orchard Football Club, Elmdale, 6.30 – 8.00pm
- Saturday 24th March: Cherry Orchard Equine Centre, 12.00 – 1.00pm

To facilitate the revised dates for public consultation information sessions the closing date for the receipt of written submissions/observations in relation to the Issues Paper public consultation was also extended. The closing date was extended from 5.00pm on Friday 16th March until 5.00pm on Thursday 29th March 2018.

A public notice was published in The Herald on the 8th March 2018 to advise of the amendments to extend the public consultation period and of the revised public information sessions. Revised posters and leaflets reflecting the revised public consultation information sessions and extended public consultation period were erected and circulated in the area. Use was also made of the DCC social media accounts (Facebook and Twitter) to help to notify members of the public of the amendments to the public consultation process.

21 people signed the attendance sheets over the five public consultation information sessions. Over six weeks (from Monday 12th February 2018 to Thursday 29th March 2018) was allowed for making submissions/observations.

On the 13th March 2018, a youth consultation workshop session was also co-organised and facilitated between Dublin City Council, the Cherry Orchard Integrated Youth Service and Familibase. A workshop consultation session was also organised with Cherry Orchard Running Club. A “walk-about” of the local area with local Councillors and TD’s was also held on Monday 26th February 2018 in order to facilitate understanding of the local area and issues.

2.0 Submissions Received

A total of 98 no. of submissions were received by Dublin City Council during the consultation period, of which 77 used the same wording and supported by different signatures (see submission numbers 22 - 98 below and reference in section 2.4(f) below). Every effort has been made in interpreting the names on the 77 submissions however it should be noted that due to difficulties with legibility there may be minor adjustments required. The purpose of this report is to briefly summarise these submissions and present the Chief Executive’s recommendation. Those issues raised by elected members/political groups and prescribed bodies are summarised individually while all other submissions are summarised under the various themes which emerged.

2.1 List of Submissions Received

Below is the list submissions received from councillors, local residents, residents groups, agents and state bodies etc.

Table 1: List of Submissions

ID	First Name	Last Name	Organisation / Individual(s)
1	George	Carthy	Local Resident
2	Natasha	Crudden	Transport Infrastructure Ireland
3	Fr. Michael	Murtagh PP	Most Holy Sacrament Church
4	Natasha	Alekseeva	Local Resident
5	Deirdre	Forrest	Irish Aviation Authority
6	Suzanne	Dempsey	Irish Water
7	Michael	Cosgrave	Local Resident
8	Brian	Wylie	Iarnród Éireann
9	Laura	Baron	Local Resident
10	Jennifer	Maguire	Local Resident
11	Joseph	Boyle	Irish Prison Service
12	Sinead	O'Brien	Dept of Culture, Heritage and the Gaeltacht
13	Jennifer	Courtney	Cherry Orchard Equine Centre Company Limited
14	Brendan Johnny Katie	Cummins Howe Kelly	Horsepower
15	Fiona	Kearney	Cherry Orchard Running Club
16	Michael	MacAree	National Transport Authority
17	Cllr. Hazel Brid Catherine George Conor	De Nortúin Smith TD O'Hara Carthy Reid	Group Submission
18	Aengus Cllr. Daithí Cllr. Greg	O'Snodaigh TD Doolan Kelly	Ballyfermot Sinn Féin
19	Cllr. Vincent	Jackson	Councillor
20	Unnamed	Unnamed	Local Resident
21	Unnamed	Unnamed	Local Resident
22	Sandra	Carey	Interested Person
23	Kellie	Carey	Interested Person
24	Mary	Kelly	Interested Person
25	Les	Brennan	Interested Person
26	Shóna	O'Brien	Interested Person
27	Toni	Dodrill	Interested Person
28	Carol	Burke	Interested Person
29	Petina	Coleman	Interested Person
30	Jonathan	Coleman	Interested Person
31	Kat	Brady	Interested Person
32	Dave	Mooney	Interested Person
33	Maureen	Brennan	Interested Person
34	Cathy	Mooney	Interested Person
35	Anthony	O'Brien	Interested Person
36	Brian	O'Connor	Interested Person
37	Thomas	Mann	Interested Person
38	Val	Smith	Interested Person
39	Louise	Murphy	Interested Person
40	Philip	Smith	Interested Person
41	Adrienne	Brunt	Interested Person
42	Claire	Comerford	Interested Person

43	Michael	Jones	Interested Person
44	John	Gray	Interested Person
45	David	Wolverson	Interested Person
46	Sarah	Doyle	Interested Person
47	Claire	Robinson	Interested Person
48	Jenny	Rooney	Interested Person
49	Laura	O'Donnell	Interested Person
50	Amanda	Nesbitt	Interested Person
51	Jimmy	O'Brien	Interested Person
52	Mark	Walsh	Interested Person
53	Catherine	O'Brien	Interested Person
54	Gary	O'Brien	Interested Person
55	Ciara	Ryan	Interested Person
56	Ali	Boyne	Interested Person
57	Veronica	Jackson	Interested Person
58	Lilly	Keegan	Interested Person
59	Betty	Oldham	Interested Person
60	Tracey	Healy	Interested Person
61	Gaye	Healy	Interested Person
62	Pauline	McGann	Interested Person
63	Wayne	McBrien	Interested Person
64	Jason	Dodrill	Interested Person
65	Unknown	Unknown	Interested Person
66	Rena	Gallagher	Interested Person
67	James	Gibson	Interested Person
68	Patrick	Murphy	Interested Person
69	Francis	McGovern	Interested Person
70	John	O'Connell	Interested Person
71	Dylan	Nolan	Interested Person
72	Tommy	Smith	Interested Person
73	John	McGovern	Interested Person
74	Freda	O'Brien	Interested Person
75	Vincent	Lawlor	Interested Person
76	James	Callaghan	Interested Person
77	Jo	Gibson	Interested Person
78	Mary	Smith	Interested Person
79	Brian	Dunphy	Interested Person
80	Mary	Jones	Interested Person
81	Paul	O'Connor	Interested Person
82	Michael	Dunne	Interested Person
83	Peter	Burn	Interested Person
84	Shay	Dunne	Interested Person
85	Ewan	Dayner	Interested Person
86	Rachael	Dayner	Interested Person
87	Emma	Healy	Interested Person
88	Andy	Healy	Interested Person
89	Brid	Healy	Interested Person
90	Elaine	McCarthy	Interested Person
91	Tara	McCarthy	Interested Person
92	Martin	Healy	Interested Person
93	Annette	Healy	Interested Person
94	Karen	Jones	Interested Person
95	Bob	Jones	Interested Person

96	Robert	Smith	Interested Person
97	Tony	Smith	Interested Person
98	Khris	Carey	Interested Person
99	Brian	Fox	Teacher in St. Ultan's Primary School

2.2 Summary of Issues Raised by Elected Representatives and Political Groups

A number of issues were raised by the elected representatives and political groups. The submissions are summarised below.

Cllr. Hazel De Nortúin, Deputy Bríd Smith TD, Catherine O'Hara, George Carthy, Conor Reid (Submission 17)

Proposed LAP Boundary

- Submission notes the proposed LAP boundary and requests that the effects of the LAP on the neighbourhood of Ballyfermot be incorporated into the Plan. In particular the issue of housing need within Ballyfermot and how the LAP proposes to deal with this matter should be clear.

Vision and Implementation

- The vision for the area should be based on the provision of housing underpinned by quality amenities to meet the needs of all and employment opportunities that can be accessed by local people thereby creating a sustainable future for all.
- At present the area comprises 4/5 distinct character areas. Each of these areas should be developed to their own potential but link together as a whole to give a unified feel and view of the area. The area should be uniformly good.
- It is extremely important to note that much of the land is owned by Dublin City Council (DCC). As such, the delivery of the vision and actions should be very achievable given's DCC's ownership.
- Wish to see DCC take a direct hands-on approach to the area's development, and not to see the land parcelled off and sold to the highest bidder with potential for land hoarding to occur. The lands must serve the needs of the community and not act as a conduit for profit.

Housing

- The pent-up housing demand, house price pressure and the dire need for social and affordable housing to be provided is highlighted.
- Need to ensure public housing of mixed typologies and for varying needs to be the main underpinning form of housing. Family housing should be in the majority, however housing for single people, couples, elderly and those with special needs/supported living need to be part of the mix. It is submitted that such a mix will lend itself to different densities and will require a high quality public realm with open space.
- A mix of housing types to enable a cradle to grave approach to housing is needed to allow families to remain in the area and be able to access services and jobs.

Local Services

- There is a clear need for improved services in the LAP area and that all homes need safe and good access to a district centre.
- No area within the development zone should feel isolated or excluded from any district centre. There is a risk that the LAP may increase the distinction between Cherry Orchard and Park West with one area perceived to be favoured over the other in terms of services.

- The LAP should show how each character area can meet its potential and provide the best form of development for all within the area.

Enterprise and Economic Development

- The area zoned for employment and enterprise (i.e. Z6) can be expected to change and evolve over time from lower end uses such as recycling to higher end campus style development.
- Local employment and training should be a key feature of the LAP to ensure local people can access employment opportunities.

Horse Project

- Another facility that is in need of development is that of the local horse project. It is important to provide a secure location and facilitate its continued success. Recommend it be located on the parcel of land adjacent to Wheatfield Prison.

Greater Community Engagement

- Adequate notice must be given to local residents when new roads are to be constructed to facilitate new developments.
- The need for place-making is acknowledged however it is strongly recommended that places are designed in conjunction with the local community rather than imposing grand scale designs on the landscape and local community. By working with the local community greater gains will occur and the local community will buy into changes and take greater pride in their neighbourhood.

Education

- There is a need for more school places to meet the proposed number of homes. The school will not be able to facilitate future development. It is proposed to look at expanding the current school or look at opening another. A Gaelscoil is suggested as it would meet the current demand for such a school in the Dublin 10 area.

Play Areas

- All proposed housing developments should have play areas within their planning submissions. This should reflect the amount of homes proposed while also allowing for the current volume of children already living in the area.

Post Construction Repair

- An overall plan to repair roads after construction is completed should be put in place.

Ballyfermot Sinn Fein (Submission 18)

A submission by Ballyfermot Sinn Féin notes the following points:-

Community Development

- The LAP must have a community focused and driven approach.
- A programme of community consultation must be agreed and delivered.

Education

- The LAP must create space to develop new education facilities.
- To cater for the expected large population increase from recent and of any future additional housing development the LAP should look at the possibility of an educational campus, which would include increased accommodation in St. Ultan's and a Secondary School. Any new housing developments must take into account the local schools. If needed extra places and extensions to provide extra services must be provided for.

Employment

- Unemployment remains a serious challenge and the unemployment rate is well above the rate for the city and state.
- Develop social enterprises on Council owned land.
- Develop local incubation space for local enterprises. One of the sites which may be ideal for this would be along the narrow strip between the M50 and Cloverhill Road next to St Oliver's.
- Derogation for local CE Scheme programmes to meet local educational and training needs.
- Programme of education and training to meet needs of the employment market and the community.
- The site between Barnville and Cedarbrook should have a large retail unit with smaller ones attached with entrances on either side, (i.e. on the rise facing the train station and facing the park at the other end).
- Park West properties should be encouraged to continue developments in Park West on the vacant lots and more office and residential should be considered, including increasing the size of the hotel or encouraging another hotel to be built.

Community Benefit Social Clause

- LAP to include a commitment to including a Social Clause in any major contracts for development of sites.
- An audit of locally available skills should be carried out to ensure that skilled workers, self-employed and unemployed people are offered opportunities in contracts associated with the construction of new developments, servicing and working in the new complexes, offices and shops.
- That school children are encouraged through an outreach programme in local schools to consider future jobs which are promised to locate in the incubator units, new shops, businesses and hotels etc.
- Procurement is an opportunity to implement a policy of social inclusion through the inclusion of contract clauses that will benefit the local community.

Housing

- The need to develop a mixed tenure and mixed income community is highlighted.
- The LAP should provide for council housing.
- The LAP should pilot an affordable housing scheme.
- The LAP should ensure a proportion of housing in the developments will be for senior citizens and for independent living also.
- That all sites identified be considered to have some element of housing on it, including apartments above shops or offices.
- Some housing should be built at the pylon in Barnville and request that the ESB is asked to move the pylon which is obstructing the ability to use this land and other walled land nearby.
- That DCC purchase the remaining parcels of land from the HSE to complete the area they require around Cherry Orchard FC to allow for further development for the club and for housing around the completion of the link road which will facilitate further access/egress for Cherry Orchard residents.
- There should be a mix of 1, 2 and 3 bed homes built to cater for all the needs of the existing community and the future needs planned for.

Community Safety

- The need to develop a full time Garda Station in Cherry Orchard is highlighted.

Infrastructure and Transport

- There is a need for improved public transport including greater frequency services and that the rail station is serviced better by local Ballyfermot buses.
- LAP will develop more roads between Cherry Orchard Avenue and Ballyfermot Road.
- A car park should be built near train station for rail users.
- Need for better and more secure cycle parking spaces at the rail station.
- Request that NTA and Iarnród Éireann open platform 10 in Heuston station for local train users.

Sports and Recreation

- There is currently no all weather GAA facility in Dublin 10.
- The LAP should contain plans for a shared multi-purpose sports facility, with changing, weights, gym and meeting rooms, an all-weather pitch for GAA and soccer and running track.
- The educational campus could have links to pitches in Cherry Orchard Park in particular if it is developed into an all weather shared playing pitch.
- The LAP should contain plans for a series of pocket parks for children and toddlers.
- The LAP should contain plans for a horse owner's facility and that if a suitable site can be identified funding can be accessed from the Department of Agriculture, Food and the Marine.

Miscellaneous

- That all new developments, public/private, housing/commercial have the infrastructure in place for charging points for e-cars.
- That consideration is given to ensuring that the roof space in flat roofed large scale complexes housing/offices is utilised by having roof gardens/allotments or caged mini pitches on them.
- That the bowl in Cherry Orchard Park be looked at to enhance it with landscaped or wild flora.

Cllr. Vincent Jackson (Submission 19)

Cherry Orchard needs accessible services such as:-

- Weekend youth services
- Regular trains
- Extension of the Luas line
- Shopping Centre
- Quality and maintained parks
- Excellent estate management
- Zero tolerance on anti-social behaviour
- Cleansing of the area needs attention
- Planting of trees is a priority
- Community theatre for Cherry Orchard/Ballyfermot
- Large playground similar to Tymon North/Corkagh Park
- Information strategy with local community
- Garda substation
- Strong community council resourced with 2/3 staff

2.3 Summary of Issues Raised by Prescribed Bodies / State Agencies

(a) National Transport Authority (Submission no. 16)

- NTA are satisfied with the guiding principle set out for SDRA no. 4 in the Dublin City Development Plan 2016 – 2022 and recommends that these principles are maintained throughout the making of the LAP.

- The National Transport Authority (NTA) advises that the LAP should be consistent with the Transport Strategy for the Greater Dublin Area 2016-2035.
- Park West – Cherry Orchard will benefit from significant improvements as part of the DART Expansion programme over the medium term.
- Park West – Cherry Orchard will also benefit from enhanced bus services as part of the BusConnects network review and bus priority measures.
- The location is most appropriate for medium to high density residential and commercial development. The NTA recommends that densities are maximised in the LAP, subject to other planning considerations.
- It is also recommended that provision is made for the long-term redevelopment of Park West Industrial Park to a more intense form of development that which exists at present.
- NTA recommend that walking and cycling linkages between existing development areas, new development areas and public transport services are provided for by way of specific objectives.
- NTA recommend that cycling is fully considered in the plan in terms of infrastructure and cycle parking in accordance with the Greater Dublin Area Cycle Network Plan and National Cycle Manual.

(b) Transport Infrastructure Ireland (Submission no. 2)

- Having regard to the proximity of the M50 the LAP should have regard to the provisions of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) in particular Chapter 3 with respect to interactions of the plan area with the national road network.
- TII advises that noise should be considered in the planning and design of the area particularly for development adjoining the M50.
TII require that any SUDS proposals close to do M50 should not interfere with the current drainage regime of the M50.

(c) Department of Culture, Heritage and the Gaeltacht (Submission no. 12)

- Grand Canal pNHA forms a boundary with the LAP. The Local Authority should ensure an adequate buffer is left along this waterway to ensure it continues to act as an ecological corridor as envisaged under article 10 of the Habitats Directive.
- Guidance provided in relation to nature conservation, Strategic Environmental Assessment and Appropriate Assessment and the making of the LAP.

(d) Irish Water (Submission no. 6)

- In order to accurately supply capacity information for this LAP, Irish Water (IW) will carry out a detailed study in collaboration with Dublin City Council.
- The development of the lands will require a large capacity wastewater outlet. As there are a number of physical barriers in the area this will be challenging and require careful consideration. There is also known potential constraints in the catchment areas which will require further investigation. Matters such as sewer capacity, crossing points, existing surcharging and potential impacts on storm water overflows downstream due to additional flows from the future development require further investigation.

(e) Iarnród Éireann (Submission no. 8)

- Irish Rail (IE) is keen to see the LAP improve connectivity and linkages to the existing rail station at Park West – Cherry Orchard, encourage and support higher density development around the existing station and that the LAP

promotes public transport and greater use of the railway in-line with the future DART expansion project.

- At present the area is served by a mix of rail services i.e. intercity, outer and inner commuter services. Since 2016, the Phoenix Park tunnel has been in use to deliver passengers into the city centre stations.
- The future delivery of the DART expansion programme will provide improved frequency, capacity and quality of rail services to passengers within the LAP area and these services will deliver passengers into the heart of the city centre.
- IE future plans include the installation of two new railway tracks in parallel to the existing tracks between Cherry Orchard and Inchicore and to electrify the route as part of the DART expansion programme. The submission notes that this may involve IE acquiring a narrow strip of land on the southern side of the track. It is requested that IE/CIE are consulted as part of any proposed development in proximity to the railway boundary to ensure that future rail expansion plans as supported in the Transport Strategy for the Greater Dublin Area 2016-2035 are future proofed.
- IE also highlight that other matters such as bridges, crossing points, development adjoining the railway boundary, and noise may arise in the context of the LAP.

(f) Irish Prison Service (Submission no. 11)

A submission on behalf of the Irish Prison Service raised the following items:-

- Irish Prison Service (IPS) has links with the local community groups and submits that the two parcels of land adjoining Wheatfield prison (i.e. to the east of St. Oliver's and Bridgeview) can be developed into facilities to benefit both the interests of the prison and the local community.
- IPS expressed an interest in the development of the two plots of land adjoining Wheatfield prison (i.e. to the east of St. Oliver's and Bridgeview).
- IPS envisage that if the site St. Oliver's Community Centre which adjoins these two plots were to become available in the future it could become part of the overall development of the lands as part of a partnership with the community.
- IPS would like to make beneficial use of their strip of land to the north of Cloverhill Prison which is securely fenced and landlocked. Request an access point and road to link in with the new road to be delivered at Elmdale.
- IPS request that a security buffer area is considered as part of future proposals in proximity to the prison.
- IPS highlight that strip of derelict land adjoining M50 is of interest for recreational purposes such as walking and running trails and horticulture which would be open to the public. With over 800 staff of all grades and profession, it is submitted that this proposal would rejuvenate the area and enhance the physical appearance of the area and create a vibrant space. It is noted that access could be through the existing Prison Service car parks.
- IPS highlight that the existing and vacant undeveloped areas in proximity prison boundaries have tended to attract undesirable elements and some criminal activity. It is submitted that by extending the secure boundaries where possible and applying a higher degree of security it will be possible to eradicate such activities by removing or designing out the environment in which practices such as attempted conveyance of contraband can occur.

(g) Irish Aviation Authority – IAA (Submission no. 5)

- No observations.

2.4 Summary of Key Issues Raised by Members of the Public / Interested Parties, by Theme

Having reviewed all of the submissions, a number of key themes were identified as matters to be considered in the preparation of the Draft Local Area Plan. The themes closely follow the issues and matters identified in the Issues Paper and reflect a good understanding of the matters to be addressed.

- a) Vision for Park West – Cherry Orchard
- b) Economic Development and Enterprise
- c) Retail Development
- d) Transport and Movement
- e) Housing and Tenure Diversity
- f) Social, Community, Recreation and Cultural Development
- g) Public Realm and Environmental Improvements
- h) Miscellaneous Items

a) Vision for Park West – Cherry Orchard

Having regard to the submissions received there is a desire to:-

1. Improve the physical appearance and image of the area
2. Create a centre / heart / focal point in Cherry Orchard – Park West with services and facilities
3. Improve community, social and recreational facilities in the area
4. Deliver a mix of housing in the area
5. Improve transport links
6. Provide local employment opportunities

Disappointment with current lack of infrastructure and facilities, and the poor retail offering was clearly conveyed in the submissions. The development of a neighbourhood centre and enhanced community and recreational facilities are the priority projects for the area. Education, sport and employment are viewed as key drivers in achieving successful social and economic regeneration and the creation of a sustainable community.

b) Economic Development and Enterprise

Summary of Issues Raised

- One submission notes that there are very few traditional local employment opportunities in Cherry Orchard with community, youth, education and social services working on the ground in Cherry Orchard making up the vast majority of the jobs available locally. The submission highlights that very few local people work in Park West, as many of the companies are in high skilled sectors. In contrast, the Census would indicate that the Cherry Orchard workforce is dominated by lower skilled workers.
- The need to get people into employment and breakdown the barrier that deprives many locals of employment was also highlighted. In particular, the need to support young people into higher skilled and higher paid employment through staying in education longer and career planning from a younger age was highlighted.
- One submission also notes that there is a reasonable amount of local business activity taking place in the area (e.g. health, beauty and hair businesses), with many operating from home due to the lack of retail space. The absence of enterprise or retail space for local business start-ups in the area is noted in submissions.
- The need for an enterprise centre for local business start-ups is identified. Suggestions for such a facility included work space at a reasonable rental rate,

business start-up support schemes for ex-offenders, and the potential to develop linkages with established businesses in the area.

- One submission notes that Cherry Orchard can be quite an insular community with many of the residents not willing to travel far from home to access the services they need. However, it is pointed out that this alone is not a reason to provide all of these services on their door-step. In this context, the submission highlights the poor public transport infrastructure and low frequency of public buses in and out of the area. This further isolates residents without private transport and reinforces the insular nature of many residents.
- Another submission notes the need for enterprise start up space should be met in Park West so people in Cherry Orchard leave the area. It also suggests that Park West may offer a mentoring and work placement role.
- One submission notes that there is a real need to create a village centre which will provide opportunities for enterprise and employment.

c) Retail Development

Summary of Issues Raised

- Numerous submissions identify the need for a supermarket with other local services such as a post office, café, chemist, hairdressers, beauty salon, dentist etc. to be located in a central area of Cherry Orchard.
- One submission highlighted the empty retail units in the plaza in Park West and how this could meet local need.

d) Transport and Movement

Summary of Issues Raised

- A number of submissions highlighted the poor public transport infrastructure citing the poor level of bus service, length of bus routes and anti-social behaviour which disrupts service; the limited and infrequent train services and that the Grand Canal train service doesn't run at weekends were also highlighted.
- Many submissions noted the difficulty in getting to Liffey Valley without a car despite proximity to the area. It was highlighted that it can take an hour and two buses to get from Park West to Liffey Valley. It was also noted that pedestrian and cycle connections and trails to the surrounding area could be improved, e.g. the walk to Liffey Valley from the Park West and Cedarbrook area is not pleasant or attractive. It is submitted that this route could be improved with paths and cycle ways.
- Submissions noted the increase in cycling in the area however there is a need for cycle lanes in Cherry Orchard. One submission notes that there are no bicycle rental points in the area.
- Many submissions noted that the area is disconnected and isolated; however the potential of the area for easy access to the city centre and other transport hubs was highlighted.
- A submission noted the high levels of traffic in the area with vehicles travelling at high speed through residential areas to avoid traffic in the surrounding area. Concern was raised regarding the effect future development would have on traffic and public safety in the area in particular for children.
- One submission highlights the poor public transport infrastructure which isolates residents without private transport, reinforcing the insular nature of many residents and impacting upon the socio-economic profile of the area.

e) Housing and Tenure Diversity

Summary of Issues Raised

- A number of submissions note that the area needs a mix of housing and accommodation types for all ages and profiles similar to any growing suburban area. With a young population it is requested that this should include accommodation for single occupants, starter homes, family homes and accommodation options for older persons along with those with specific needs.
- A number of submissions also note the previous attempts to encourage private residential migration into the area were not successful with many of the original purchasers including families moving out due largely to the lack of simultaneous investment in facilities and infrastructure in the area. Concern is raised that the dis-improvement in the deprivation score in Park West and Cedarbrook over the past decade is a worrying trend.
- It is requested that consideration is given to detached and semi-detached properties with large gardens and driveways; as such properties may attract private purchasers to the community alongside affordable and social housing provision.
- One submission suggests that high-rise development for family living should be avoided; however it notes that it could be adopted for professionals and single occupants. It is requested that private rented sector models like The Collective in London are explored.

f) Social, Community, Recreation and Cultural Development

Summary of Issues Raised

Local Infrastructure and Services

- A number of submissions identify the importance of infrastructure and services before any further housing and families come into the area. In this context one submission makes reference that Dublin City Council has a responsibility to ensure that the existing population who have high needs illustrated by the deprivation index are not negatively impacted upon by an influx of new residents to the area.
- Another submission stresses that it would be reckless of Government to provide 2,000 new homes under social and affordable schemes without ensuring that the other relevant departments are increasing their investment and resource allocation for the support services on the ground for young people and for families.
- A number of submissions identified that the local area badly needs a community hub, a village centre type development which will become the fulcrum of the community. The community have indicated their interest in a café, restaurant, post office, supermarket, hairdressers / barbers, a chemist, and a number of units of varying sizes for local would-be business people to set up their own outlet. The community have indicated that they would prefer if betting shops and pubs were not included in the development.
- A submission notes that whilst good facilities are available in Park West, they are usually closed outside of business hours. It is noted that in general the Cherry Orchard community do not use the services in Park West much at all.
- It is submitted that vacant lands in the area are needed for amenities to cater for the existing population and should not be overdeveloped with housing.

Social and Community Facilities

- Submissions included a number of suggestions and requests relating to community facilities including the need for:-
 - Enhanced playgrounds including somewhere in Park West for kids in apartments;
 - A library and community centre;

- A city farm and pony rescue managed by charities such as ‘My Lovely Horse Rescue’;
- A recording studio for local groups;
- Crèche facilities in all large developments;
- Village farmers market;
- Not for profit Café;
- Traveller interpretative and education centre;
- A notice board in the Park with details of community events and football fixtures.

Recreational Facilities

- One submission highlights that there is a vibrant sporting scene in Cherry Orchard however sporting facilities need investment including playing pitches and changing facilities for clubs. It is submitted that such facilities would help develop sport and increase participation, and help attract the large number of youths in the area into sports and divert them away from engaging with anti-social activities.
- A submission from the Cherry Orchard Running Club notes the many positive impacts the club has had on the local area including for example physical and mental health, well-being, social connections etc. The submission states that the Club has liaised with Orchard Celtic Football Club and Ballyfermot De La Salle GAA Club and request that the provision of a shared all weather sports facility is explored in Cherry Orchard for the three clubs. The Running Club envisages that such a facility would encompass a GAA pitch, soccer pitch and running track alongside changing facilities. In particular, the submission notes examples of facilities used for joint use such as GAA and soccer facilities at Parnell’s GAA club.
- Reference is also made to the need and benefits of outdoor gym equipment in the area.
- A number of submissions suggest a GAA club is established in the area having regard to the population of the area and the sense of community that comes with being part of a large sporting organisation.
- In addition, 77 duplicate submissions were received from local residents mainly in the Ballyfermot area outlining that despite large areas of housing placed into Cherry Orchard over the years there is no GAA pitch in the area for residents. Ballyfermot De La Salle GAA carry out an extensive games promotion programme in St. Ultan’s primary school and to build on this good work and keep young people involved in playing sport it is requested that a GAA pitch be provided for in the local area plan.
- Another submission highlights that St. Ultan’s primary school has no GAA pitch to play games or train, which results in the school playing away from home each week and limits the numbers that can participate. The social and health benefits of involvement in a community based club were also referenced.

Cultural Amenities

- One submission highlights that cultural institutions and investment can change a neighbourhood and cites global examples of where such developments exist in disadvantaged areas. Suggestions include having a division of the National Gallery in Cherry Orchard with a focus on Dublin artists.
- It is submitted that community initiatives such as murals can help foster community spirit and a sense of ownership of the area.

Horsepower Project

- “Horsepower” is a local community group who aim to provide a response to illegally owned equines and also to provide an opportunity for previously disengaged young people to participate in training and employment. Horsepower indicate that they want

to develop a site within the LAP area for an equine facility that will rent stables at an affordable rate to local horse owners and potentially secure a social enterprise scheme. One of the areas the group are looking at is the site opposite St. Oliver's Park.

g) Public Realm and Environmental Improvements

Summary of Issues Raised

Visual Amenities & Landscaping

- The Cherry Orchard area is described as cold and industrial in appearance, lacking in planting and landscaping and it submitted that Park West is well landscaped and much more attractive in this respect. The planting of mature trees would make a significant impact on the landscape and appearance of the area. Suggestions made included building a large Cherry Orchard along the M50, planting in the parks in the local area along with innovative solutions such as vertical gardens and green walls. Colourful art, and engaging the local community and artists is suggested.

Open Spaces

- A number of submissions note that whilst there are large areas of open space only a small proportion has suitable infrastructure. Many submissions identify that much of the green spaces attract anti-social activity and are of a low amenity quality and value with little or no planting or landscaping.
- Submissions note that local residents do not feel safe using green spaces particularly with their children due to the presence of motor bikes, quad bikes, unaccompanied horses and dogs not under control by their owners. Also many green spaces are not fenced and access is not restricted to pedestrians.
- Submissions highlight that many open space areas and brownfield sites are not currently being managed or maintained. It is noted that unauthorised activities are taking place on some of these areas.
- One submission makes reference to the contesting demands for open and green spaces won by those who are most threatening and intimidating. The submission notes that families leave the area to get access to green areas and parks where they feel safe.
- Submissions note that unplanned and unmanaged open spaces detract from the area and do not provide an amenity value to the community. It is submitted that the community want to retain as much green space as possible but they need to be developed properly.
- New Cherry Orchard Park is well used by the local community however adequate access control is not in place to prevent unsuitable activity in the park and this is a major deterrent for many people.

Urban Design and Public Realm

- The area needs a landmark development like the Barbican development in London or the Pompidou centre in Paris that people will be proud of and put the area on the map. There is a need for architecturally significant buildings that will draw people to the area.

h) Miscellaneous Items

This category relates to issues which did not appear with sufficient frequency to justify a separate category. It also includes issues which are not applicable to the LAP process such as the enforcement of planning conditions and construction management plans.

Collaborative and Community Based Approach

- It is submitted that there is a need for local and national investment and in consultation with the local community, renowned international architects and planners, with incentives to attract established organisations such as museums and galleries.

Community Safety

- A number of submissions highlighted safety and the need for community policing to combat anti-social behaviour.
- A number of requests were made for a Garda station or substation in Cherry Orchard.

Public lighting

- Reference is made to the need and benefits of more public lighting.

Investment

- The need for massive financial investment and imaginative development in response to the needs of the area was raised.

Construction Management

- Concern voiced regarding the construction of the new Co-op housing at Orchard Lawns and the construction management arrangements including condition of roads, footpaths, dust, and noise and disturbance from construction work outside of permitted hours.

Street Naming

- Request for street names to be less generic and in consultation with the community they should reflect the history of the area and Dublin.

Equine Centre

- Request to open the centre to the community, publicise activities better and have spectator events.

3.0 Conclusion and Chief Executive's Recommendations

All submissions received have been reviewed and all the comments received will be taken into consideration in the preparation of the Draft Local Area Plan.

The comments received and key themes identified will be important in the preparation of the Draft Local Area Plan and in particular will be considered in the formulation of policy in several areas including but not limited to:-

- Improving the public realm and physical appearance of the area
- Improving community, social and recreational facilities
- Improving retail provision
- Fostering and strengthening the public transport provision in the area
- Reviewing housing models and options for the area
- Reviewing the need for school accommodation

It should be noted that receipt and analysis of these submissions forms one important part of the overall pre-draft preparation stage. The Local Area Plan team will continue to consult and meet with all relevant stakeholders and state bodies up to the publication of a Draft Local Area Plan.

These meetings will seek to achieve a balance and consensus in progressing policies and action on the issues raised during the Issues Paper consultation, and having regard to the proper planning and sustainable development of the area.

The proposed Draft Local Area Plan will be presented to the Area Committee prior to its statutory display. This is envisaged to be later in 2018, having regard to the preparatory work still to be undertaken.

Chief Executive's Recommendations:

It is recommended to the Council that

- a) The LAP proceed to draft stage, based on the proposed LAP boundary (see Appendix 1) and taking on board the comments and submissions received during the public consultation stage, as summarised above, and
- b) The Draft LAP is prepared in compliance with EU directives including Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment processes, legislation and the Dublin City Development Plan.

Resolution:

"That Dublin City Council notes Report No 136/2018 and hereby approves the contents therein."

Richard Shakespeare
Assistant Chief Executive
29th May 2018

Appendix 1

Park West – Cherry Orchard LAP Area – Draft (as per the Issues Paper)

