

To the Lord Mayor and  
Members of Dublin City Council

Report No. 276/2019  
Report of the Chief Executive



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**DRAFT PARK WEST – CHERRY ORCHARD LOCAL AREA PLAN 2019  
CHIEF EXECUTIVES REPORT ON MOTIONS FROM ELECTED MEMBERS  
(To be taken in conjunction with Report No. 275/19)**

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**OWEN KEEGAN**  
**CHIEF EXECUTIVE,**  
**DUBLIN CITY COUNCIL**  
**25<sup>th</sup> September 2019**



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## 1 Introduction

This Chief Executive's Report on Motions forms part of the statutory procedure for the preparation of a local area plan as required by Section 20 of the Planning and Development Act 2000 (as amended). It consists of the Report and Recommendation of the Chief Executive to each of the motions received by the Elected Members following the public display of the Draft Park West – Cherry Orchard Local Area Plan (LAP) 2019.

### 1.1 Motions

A total of 52 no. motions were submitted on the Draft Park West – Cherry Orchard LAP 2019 from the following elected representatives: -

Cllr. Hazel De Nortúin, People Before Profit

Cllr. Daithí Doolan, Sein Féin

Cllr. Vincent Jackson, Non-Party

Cllr. Sophie Nicoullaud, Green Party

The layout of this report is similar to the 'Chief Executive's Report on Submissions from the Public Display of the Draft Plan' (Report no. 275/19) in that the motions are grouped by chapter and each topic is dealt within the chapter order. In instances where there are no Councillor motions on a particular topic, the corresponding section does not appear in this report.

The motion recommendations are broadly categorised as follows: -

#### 1. Motion is agreed

#### 2. Motion is agreed as amended

*(i.e. when Motion is substantially agreed)*

#### 3. Motion noted

*(i.e. matter is already addressed in existing text)*

#### 4. Motion not agreed

*(i.e. planning reasons)*

#### 5. Motion not agreed

*(as it is either:*

- *Outside scope of LAP*
- *Operational matter*
- *Contrary to national policy*
- *Not on foot of draft plan and submissions)*

Minor typographical errors or discrepancies will be amended in the final plan before publication. Similarly where draft plans or policy documents, prepared by other bodies, have been updated or approved during the draft Planning Scheme preparation process these will be amended accordingly in the final Planning Scheme.

#### **Please note in Chief Executive's Recommendation:**

Text in green and underlined is new text recommended by the Chief Executive.

Text in red with strikethrough is recommended for ~~deletion~~ by the Chief Executive.

## **1.2 Next Steps**

Members will consider this Report as well as the previously circulated Chief Executive's Report on Submissions from Public Display of Draft Plan (Report no. 275/19) at the Council meeting on the 7<sup>th</sup> October 2019.

The purpose of the meeting is to reach agreement by resolution on amendments to the Draft Park West – Cherry Orchard Local Area Plan.

If there are no material amendments Members may resolve to make the Local Area Plan which would then take effect 4 weeks after the resolution. If Members resolve to make material alterations a further public display of the alterations (and any environmental assessment) will be required to take place for a period of 4 weeks.

## 2

**Motions Received**

Appendix 1 lists all motions submitted, by Council member.

Motions are grouped below by topic, and dealt with in the following order:

Report section	Chapter / Section of Draft LAP	Motion	Councillor
	Chapter 4		
2.1	4.2 Urban Framework and Land Use Strategy	3	Cllr Sophie Nicoullaud
2.2	4.3 Economic Development and Employment		
2.2.1	Retail provision	5	Cllr Sophie Nicoullaud
		19	Cllr Sophie Nicoullaud
2.2.2	Community & Social Enterprise Hub	1	Cllr Sophie Nicoullaud
		6	Cllr Sophie Nicoullaud
2.2.3	Local Employment & Training Opportunities	21	Cllr Daithí Doolan
		22	Cllr Daithí Doolan
		40	Cllr Hazel de Nortúin
		42	Cllr Hazel de Nortúin
2.3	4.4 Housing and Tenure	7	Cllr Sophie Nicoullaud
		8	Cllr Sophie Nicoullaud
		26	Cllr Daithí Doolan
		9	Cllr Sophie Nicoullaud
		23	Cllr Daithí Doolan
2.4	4.5 Access and Movement	10	Cllr Sophie Nicoullaud
		11	Cllr Sophie Nicoullaud
		12	Cllr Sophie Nicoullaud
		24	Cllr Daithí Doolan
		25	Cllr Daithí Doolan
		38	Cllr Daithí Doolan
		51	Cllr Vincent Jackson
		34	Cllr Daithí Doolan
		35	Cllr Daithí Doolan
		36	Cllr Daithí Doolan
2.5	4.7: Community, Education, Recreation and Childcare Facilitates	52	Cllr Vincent Jackson
		29	Cllr Daithí Doolan
		47	Cllr Vincent Jackson
		48	Cllr Vincent Jackson
2.5.3	4.7.4 Equine Recreation	14	Cllr Sophie Nicoullaud
		30	Cllr Daithí Doolan
		44	Cllr Hazel de Nortúin
		46	Cllr Vincent Jackson
2.5.4	4.7.5 Education	32	Cllr Daithí Doolan
		20	Cllr Daithí Doolan
		39	Cllr Hazel de Nortúin
		50	Cllr Vincent Jackson
		33	Cllr Daithí Doolan
2.6	4.9 Green Infrastructure and Biodiversity	2	Cllr Sophie Nicoullaud
		13	Cllr Sophie Nicoullaud
		15	Cllr Sophie Nicoullaud
		4	Cllr Sophie Nicoullaud
		16	Cllr Sophie Nicoullaud
		41	Cllr Hazel de Nortúin
2.7	4.10 Physical Infrastructure	17	Cllr Sophie Nicoullaud

	Chapter 5		
2.8	Site briefs	18	Cllr Sophie Nicoulaud
		37	Cllr Daithí Doolan
		49	Cllr Vincent Jackson
	Chapter 6:		
2.9	6.0 Phasing and Implementation	27	Cllr Daithí Doolan
		28	Cllr Daithí Doolan
		45	Cllr Vincent Jackson
		31	Cllr Daithí Doolan
2.10	Miscellaneous	43	Cllr Hazel de Nortúin

## 2.1 Urban Framework and Land Use Strategy

- See also
- Chapter 4: Section 4.2 of the Draft LAP
  - Section 3.2.3 of Chief Executive Report 275/19.

### **Motion no. 3: Cllr Sophie Nicoulaud**

Urban Framework and Land Use Strategy

With existing NO<sub>2</sub> concentrations, the location of working places should be limited within the boundary with the M50 and the railway

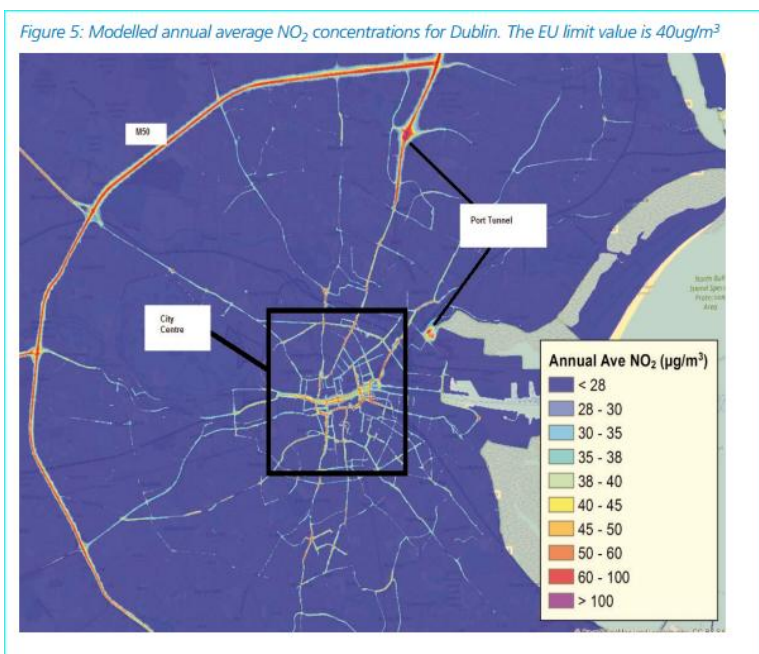
Reason: Minimise the population to NO<sub>2</sub> concentrations within the boundary with the M50. People spend sometimes as much time at work as they do at home so exposure to NO<sub>2</sub> would end up being the same.

#### **Chief Executive's Response:**

As set out in report 275/19 (Section 3.2.3 of that report), the land use strategy of the draft LAP gave careful consideration to the issue of noise and air pollution, and this has influenced the land use strategy of the draft Plan. The LAP seeks non-residential uses along the boundary to the M50, on the basis of noise pollution and more particular in relation to air pollution. It is considered that the proposed non-residential uses together with the proposed "green" planting buffer to the M50 provides an appropriate use of this urban land and is thus in keeping with the higher order planning policy documents of the Dublin City Development Plan 2016 and the National Planning Framework, which seeks to maximise the best possible use of urban land, while having regard to the effects on climate change of forcing working locations away from residential areas and thus contributing to urban sprawl and greater levels of NO<sub>2</sub>.

NO<sub>2</sub> concentrations along the railway line are not considered to be an issue, as per the recent findings of the EPA, and as shown in the image below (extract from EPA 2019 report).

It is further noted that the LAP through objective UD14, (and as amended by Proposed Amendment No. 8) takes into account noise and air pollution and requires future proposals to demonstrate how the site layout and building design responds to these issues.





**Chief Executive's Recommendation:**

Motion noted. Matter is addressed by LAP objective UD14 as amended by proposed amendment No. 8 of report 275/19, set out below.

Objective UD14:

“To seek the submission of detailed assessment mitigation strategy for noise and/or air **quality**, for all development proposals adjoin the M50 or railway line, as part of future planning applications.”

## **2.2 Economic Development & Employment**

See also - Chapter 4: Section 4.3 of the Draft LAP  
- Section 3.2.4 of Chief Executive Report 275/19.

### **2.2.1 Retail provision (Section 4.3.2 of Draft Plan)**

#### **Motion no. 5: Cllr Sophie Nicoullaud**

Local shops should be chosen on their merit to cater for healthy living: limit coffee shops, chain stores, off licenses. Local shops providing artisans jobs needs to be prioritised: bakers, butchers, fishmongers, florists etc.

Reason: Supermarkets and chains economically and socially have a negative impact on village centres by destroying sustainable, long term, skilled manual jobs.

#### **Chief Executive's Response:**

The Draft LAP proposes new local retail provision on site No. 2 as part of a local neighbourhood centre, and also in the vicinity of the train station on Sites 4, 5 and 6, with larger "supermarket" shopping catered for on Site no. 4. It also supports the existing retail provision at the Plaza in Park West.

The term "shop" is defined under the Planning and Development Regulations 2001(as amended) as a structure where the sale, display or service is principally to visiting members of the public and it can include for example the retail sale of goods including the sale of sandwiches and other food for consumption off the premises (once subsidiary to the main retail use); a post office, a travel agency, hairdresser, dry cleaners etc. Shops can change use within the definition of "shop" without a requirement for planning permission under Part 2, Article 10 of the Planning Regulations. The addition of any requirement for shops to have a health focus is outside the scope of the LAP.

The LAP is seeking the provision of retail units at specific locations to cater for a local need. Any change of use from shop to restaurant, take-away or off-licence for example would require planning permission and would be dealt with under the Dublin City Development Plan, (Section 16.25 takeaways and 16.28 off-licences of particular note), which take into account issues of frequency of such facilities in an area.

#### **Chief Executive's Recommendation:**

Motion not agreed as it necessitates changes to national legislation and is outside the scope of the LAP.

#### **Motion no. 19: Cllr Sophie Nicoullaud**

Provide space for a local producer's market with all necessary utilities for a clean market to operate (water, sink, toilet, waste collection). Market space needs to provide cover from rain.

Reason: Protect the right to access fresh, organic healthy food and fight obesity and food poverty. Promote local economic development allowing small producers to make a living versus supermarkets not giving a financial return into the community. Make the place attractive and vibrant during the day.

### **Chief Executive's Response:**

The Draft LAP's public realm strategy includes proposals for neighbourhood centres and focal points, Section 4.6.3. It is considered that the inclusion of a local market in one or more of these areas, could significantly help to create "places" and not just "spaces" as sought for in the LAP. There are a number of locations within the LAP area which could be considered suitable for holding local markets, for example:

1. The forecourt to the Cherry Orchard Equine Centre (adjoining the Community Garden and allotments).
2. Site no. 2, civic space/ open space required as part of providing a new local neighbourhood centre.
3. Sites no. 4 or 5: civic plaza required in the vicinity of the train station
4. The Plaza at Park West
5. In the vicinity of the Gallanstown Waterworks site

It is proposed to include a new subsection in the Public Realm Strategy and a new objective to explore options for local markets in the area.

The Community Garden next to the Equine Centre is already at the early stages of working with the Social Enterprise Development Officer of the Ballyfermot Partnership to provide organic food to local customers. This has the potential to grow into a bigger market proposal.

### **Chief Executive's Recommendation:**

Motion agreed as amended. Include the following new text into Section 4.6.3 Public Realm Strategy (page 48 of Draft LAP), after the subsection on Neighbourhood Centres/ Focal Points.

#### **Local Market Provision**

**The LAP has a number of locations suitable in principle for the provision of a local market that would help the local economy and also help to develop a greater sense of place. Possible locations include the proposed new neighbourhood centre/ civic space in Site 2; proposed new civic spaces in Sites 4 and 5 in the vicinity of the train station; the forecourt of the Cherry Orchard Equine Centre; the Plaza in Park West, and in the vicinity of the Gallanstown Waterworks future key amenity site. It is an objective of the LAP to work with the Cherry Orchard Development Group to further explore options for local markets; ideally forging links with the Cherry Orchard Community Garden and allotments.**

Insert new Objective:

**UD 16: To work with the Cherry Orchard Development Group to explore options and to deliver a local market in the LAP area.**

## 2.2.2 Community and Social Enterprise Hub

See also - Chapter 4: Section 4.3.4 of the Draft LAP  
- Section 3.2.20 of Chief Executive Report 275/19 (proposed amendment No. 44)

### **Motion no. 1: Councillor Sophie Nicoullaud**, see also Motion No. 6

#### Policy and Plans

Plan a space for social enterprises around food and work with locals to plan a social enterprise to cater healthy local food for the local institutions (schools, nursing homes etc...)

Reason: Support government efforts and policy to provide hot school lunches and to create local catering jobs. Fight child obesity and significantly lower extremely high local unemployment rates.

#### **Chief Executive's Response:**

The provision of a Community and Social Enterprise Hub is a key recommendation of the *Making Cherry Orchard Better Action Area Plan, 2017*. The Ballyfermot Partnership, with the Cherry Orchard Development Group who are overseeing the implementation of the Action Area Plan, have employed a Social Enterprise Development Officer to help identify potential areas of social enterprise, including exploring options around food.

Providing space for this enterprise hub is included for within the Draft LAP, in Section 4.3.4 and also in objective **ED07**: *To support the development of a new community and social enterprise hub within the LAP lands north of the train line*. In order to ensure there is sufficient space for this centre, the LAP identifies 4 possible sites which could accommodate a new building, with the most suitable to be identified in conjunction with the Cherry Orchard Development Group, as the brief for the building is developed. Proposed amendment No. 44 of report 279/19 provides for consultation with this group in identifying the most suitable space for social enterprise.

The existing local school St. Ultan's NS is currently providing hot food to its students, with the catering staff predominately living within 1 km of the school, thus providing local jobs.

#### **Chief Executive's Recommendation:**

Motion noted, matter is addressed in the LAP and in proposed amendment No. 44 of report 279/19, which inserts the following new text into Section 4.3.4 Community and Social Enterprise Hub, in the second paragraph (page 38 Draft LAP):

"The LAP supports the provision of this [community and social enterprise hub] centre, and notes a number of locations which could accommodate this facility, subject to timing considerations and further information on the size and nature of activities which the centre will offer, or indeed it could be a multi-campus approach depending on the requirements.

**Further consultation with the Cherry Orchard Development Group is required to identify the optimal site location.** Suitable sites include:

- (i) Within Cherry Orchard park as identified in 'Making Cherry Orchard Better', in conjunction with proposals to redesign the park to provide a more user-friendly and safer place.
- (ii) Site 2, alongside the provision of local shops and senior citizen housing.
- (iii) Site 5, would provide a good link between the local neighbourhood centre at Cherry Orchard and the train station.
- (iv) Sites 3a and 4; enterprise space along the boundary with the M50."

**Motion No. 6, Councillor Sophie Nicoullaud**, see also Motion No. 1

Urban Framework and Land Use Strategy

Social enterprise hub needs to be more specific and think outside the box. Local employment needs to be secured for in the long term. Part of a social enterprise hub should be designed with kitchens for cooking and catering social enterprise with a social chart giving priority training and jobs to local residents.

Reason: Diversify local employment opportunities for local residents.

**Chief Executive's Response:**

The provision of a Community and Social Enterprise Hub is a key recommendation of the *Making Cherry Orchard Better Action Area Plan, 2017*. The Ballyfermot Partnership, with the Cherry Orchard Development Group who are overseeing the implementation of the Action Area Plan, have employed a Social Enterprise Development Officer to help identify potential areas of social enterprise, including exploring options around food.

Providing space for this enterprise hub is included for within the Draft LAP, in Section 4.3.4 and also in objective **ED07: To support the development of a new community and social enterprise hub within the LAP lands north of the train line**. In order to ensure there is sufficient space for this centre, the LAP identifies 4 possible sites which could accommodate a new building, with the most suitable to be identified in conjunction with the Cherry Orchard Development Group, as the brief for the building is developed. Proposed amendment No. 44 of report 279/19 provides for consultation with this group in identifying the most suitable space for social enterprise.

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**Further consultation with the Cherry Orchard Development Group is required to identify the optimal site location.** Suitable sites include:

- (i) Within Cherry Orchard park as identified in 'Making Cherry Orchard Better', in conjunction with proposals to redesign the park to provide a more user-friendly and safer place.
- (ii) Site 2, alongside the provision of local shops and senior citizen housing.
- (iii) Site 5, would provide a good link between the local neighbourhood centre at Cherry Orchard and the train station.
- (iv) Sites 3a and 4; enterprise space along the boundary with the M50."

### 2.2.3 Local employment and training opportunities

See also - Chapter 4: Section 4.3.5 of the Draft LAP  
- Section 3.2.4 of Chief Executive Report 275/19

#### **Motion no. 21: Cllr Daithí Doolan**

All contracts issued during the implementation of the LAP will have a Social Clause as part of the procurement process.

Reason: Despite the current economic upturn, unemployment remains a serious challenge in Cherry Orchard. According to CSO, June 2017, unemployment in Cherry Orchard is over twice the state wide average. The LAP can be an opportunity to reverse that trend and have a positive lasting legacy for households. If a Social Clause is contained in contracts then the development itself will allow for the creation of local jobs.

#### **Chief Executive's Response:**

As set out in CE report 275/19 section 3.2.4 and also Local Employment & Training Opportunities (Section 4.3.5) within the Draft LAP, the LAP recognises the opportunity to maximise employment and training opportunities for the residents of Cherry Orchard and Park West throughout the construction and development of the LAP lands. In this regards it is an objective of Dublin City Council as set out within the Draft LAP under Economic Development Objectives **ED09** *"To liaise and work with agencies and organisations working in the Park West and Cherry Orchard area to maximise education opportunities and support access to employment for local residents of Park West – Cherry Orchard and surrounding area"* and **ED10** *"To require social labour clauses on any City Council projects, and to encourage them in other projects"*.

#### **Chief Executive's Recommendation:**

Motion part agreed.

Social Clauses will apply to City Council projects in the first instance as per **ED10** *"To require social labour clauses on any City Council projects, and to encourage them in other projects"*. It is outside the scope of the LAP to require third parties to apply social clauses to their procurement process.

#### **Motion no. 22: Cllr Daithí Doolan**

That an audit of locally available skills be carried out to ensure that skilled workers, underemployed and unemployed people are offered opportunities in contracts associated with the construction of the new developments, servicing and working in the new complexes, offices and shops.

Reason: This will complement the commitment to the inclusion of Social Clauses within contracts. The audit and provision of training will ensure that the local population are upskilled to access an employment opportunities provided by the social Clauses.

#### **Chief Executive's Response:**

As set out in CE report 275/19 section 3.2.4 and also Local Employment & Training Opportunities (Section 4.3.5) within the Draft LAP, the LAP recognises the opportunity to

maximise employment and training opportunities for the residents of Cherry Orchard and Park West throughout the construction and development of the LAP lands. In this regards it is an objective of Dublin City Council as set out within the Draft LAP under Economic Development Objectives **ED09** “*To liaise and work with agencies and organisations working in the Park West and Cherry Orchard area to maximise education opportunities and support access to employment for local residents of Park West – Cherry Orchard and surrounding area*” and **ED10** “*To require social labour clauses on any City Council projects, and to encourage them in other projects*”.

CE report 275/19 also recommends an additional Economic Development Objective under proposed amendment No.20 as follows to maximise employment, volunteer and training opportunities for the residents of Cherry Orchard, Park West and surrounding communities.

Propose addition of new text to section 4.3 Economic Development and Employment and/or addition of New Economic Objective to reflect same –

**ED11: To support the implementation of the employment and training objectives (ET1-ET6) of the *Making Cherry Orchard Better Action Area Plan (2017)*.**

**Chief Executive’s Recommendation:**

Motion noted. Matter addressed in the LAP and proposed amendment no.20 CE report 275/19) which includes the following new text:

**ED11: To support the implementation of the employment and training objectives (ET1-ET6) of the *Making Cherry Orchard Better Action Area Plan (2017)*.**

**Motion no. 40: Cllr Hazel de Nortúin**

To ensure all community and social enterprise commitments are met, a sub group will be formed to support the LAP to deliver on the already notified and much need social enterprise development's already identified.

Reason: This is to identify what social enterprise is needed for the area and to construct and implementation plan to complement the LAP.

**Chief Executive’s Response:**

CE report 275/19 section 3.2.20 Phasing and Implementation recognises the Councils wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making the Cherry Orchard and Park West area a successful, vibrant and sustainable neighbourhood. Dublin City Council are committed to continued investment in community infrastructure for the area, building additional social housing, community buildings, parks and open space, and recreational facilities: all of which will play an important role in delivering on the overall vision for the area and acknowledge the important role further consultation with the local community can have in securing optimal outcomes in community infrastructure delivery.

In this regard, CE report 275/19 also recommends additional text under proposed amendment no.43 as follows: **Given the importance of the amenity development sites in delivering key elements of social and community infrastructure, further consultation with the local community will form an important role in their delivery.**

**Chief Executive's Recommendation:**

Motion noted. Matter addressed within the LAP and in proposed amendment no.43 CE report 275/19) which includes the following new text:

**Given the importance of the amenity development sites in delivering key elements of social and community infrastructure, further consultation with the local community will form an important role in their delivery.**

**Motion no. 42: Cllr Hazel de Nortúin**

While there's a need for social development in the wider Cherry Area, the area manager will work with other interested agencies (SDCC/Park West stake holders) in identifying key spaces retail/office already empty in Park west that can be used within the social enterprise plan. This can be reflected in both the LAP and Z6 Industrial lands to developed.

Reason: This is to identify underutilized spaces that would ensure retail spaces are used to their fullest.

**Chief Executive's Recommendation:**

Section 2.6 Retail and Employment acknowledges the current issues around vacant units located within the Plaza development in Park West, both office space at the upper levels and ground floor retail space. It is noted that recent planning permission was granted in 2018 for change of use of some office space to residential. In addition to the above units there are a number of ground floor retail units vacant in the vicinity of the train station. Again planning permission was granted in 2016 for change of use of some of this retail space to residential. To date there has been no work carried out at either location to implement change of use permissions granted. Given the importance of local retail in supporting sustainable neighbourhood centre and local communities it is an objective of the Draft LAP to ensure that new developments within the local neighbourhood (Site2) and the in the vicinity of neighbourhood centre along Park West Avenue are fitted out to full specification to facilitating turn-key letting. In this regards it is an objective of Dublin City Council as set out within the Draft LAP under Economic Development Objectives **ED04** "To seek the provision of turn-key ground floor retail units within site 2 and along Park West Avenue".

Vacancy with the adjacent Z6 is likely to be somewhat greater than the low rates currently seen with the LAP area and the existing Park West Business Park which has seen occupancy rates steadily increase over the last few years. Further to recent funding approval received under the URDF grants application process, Dublin City Council in conjunction with South Dublin County are currently involved in carrying out a full review of these Z6 lands within the Park West, Inchicore, and Ballymount Industrial Estates. It is possible that opportunities for social enterprise units within vacant buildings identified within the above areas will fall out of the above study. Once identified and these units could then be pursued and further assessed at the appropriate time in the future by the relevant DCC departments and associated agencies.

**Chief Executive's Recommendation:**

Motion noted. The area manager will work with other parties to support the implementation of the Social Enterprise Plan contained within the "Making Cherry Orchard a Better Place Plan"



## 2.3 Housing and Tenure

See also - Chapter 4: Section 4.4 of the Draft LAP  
- Section 3.2.5 of Chief Executive Report 275/19

### **Motion no.7: Cllr Sophie Nicoullaud**

Built to rent schemes need to be defined in advance.

Reason: To avoid big property developers to fully own all units on one site. Prevent renters to be subject to rising rental costs. To secure mix of tenures.

#### **Chief Executive's Response:**

Provision for build-to-rent accommodation was introduced by the government in March 2018 under the *Sustainable Urban Housing: design Standards for New Apartments; Guidelines for Planning Authorities*,). It defines build to rent as:

*“Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and services in an institutional manner by an institutional landlord.”*

These guidelines were issued under Section 28 of the Planning and Development Act 2000 (as amended), and Planning Authorities are required to have regard to these guidelines in carrying out their functions.

The LAP is seeking a mix of housing typologies and tenures through Housing Objectives H02, H03, H04, H05, H06 and H07. Planning applications will be required to demonstrate how they are achieving this mix as required under the Local Area Plan. Any built to rent scheme must comply with the 2018 *Guidelines*, cited above.

#### **Chief Executive's Recommendation:**

Motion noted; scheme is defined in national planning guidelines.

### **Motion No. 8: Cllr Sophie Nicoullaud**

Housing with universal access needs to be defined from the start with the consulting of all private and public bodies dealing with people and disabilities, aging groups and so on.

Reason: Increase access to housing for all.

#### **Chief Executive's Response:**

Current minimum building regulations require new houses to be visitable by people with disabilities with level entrance thresholds, at least one habitable room at entry level and a WC on entry level large enough to accommodate a visitor's wheelchair. The Dublin City Development Plan 2016-2022 (Section 5.5.4, page 79) further references the Department's *'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities'* with regard to lifetime homes. Policy QH13 of the Development Plan states:

**QH13:** *It is a policy of Dublin City Council to ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Residential Quality Standards and with regard to the Lifetime Homes Guidance*

contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)."

Appendix (ii) of the Department's Guidelines provides detailed standards for lifetime homes, for both outside and inside the home, for further detail please see: <https://www.housing.gov.ie>

All applications for development within the Park West – Cherry Orchard LAP area will be required to meet the policy and objectives as set out in the Dublin City Development Plan in operation at the time of submitting to planning, in addition to the requirements of the LAP.

#### **Chief Executive's Recommendation:**

Motion noted; matter is addressed in the Dublin City Development Plan 2016-2022, under Policy QH13 which states:

*"QH13: It is a policy of Dublin City Council to ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Residential Quality Standards and with regard to the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)."*

#### **Motion no. 26: Cllr Daithí Doolan,** see also motion no. 8 above.

The LAP will provide for an appropriate mix of 1, 2 and 3 bed homes built to cater for the existing community and future residents. This must include senior citizens, independent living units and universal access. This must, given the predominance of family homes in the Cherry Orchard section of the LAP in particular, have sufficient 1-bedroomed dwellings to address this imbalance.

Reason: The evidence suggests that mixed communities can contribute to specific goals within current social policy, such as community cohesion and sustainability.

#### **Chief Executive's Response:**

As outlined in Chapter Two of the Draft LAP (Section 2.4 Population and Housing Profile), the housing profile of Cherry Orchard is skewed from that of the City as a whole in terms of both household composition and tenure diversity. The average household size in Cherry Orchard is 3.3 persons, compared to 2.4 in Park West, which is the same as that for the City. This larger household size is most likely in part attributed to the housing typology available with is c. 80% 3-bed houses.

In seeking to provide integrated and sustainable communities, the Dublin City Development Plan and the LAP seek to provide "a good mix of housing typologies" (objective H03), in addition to senior citizen housing (objective H04) and disabled persons housing (objective H05). While it is not explicitly stated in the Draft Plan, the densities sought on the key development sites will require a move away from the existing 2-storey, 3-bed houses that are currently the norm in Cherry Orchard.

The kick-start approach of section 4.4.4 of the Draft Plan (page 40-41), recognises the need for some tradition family-type homes alongside the provision of medium to higher density housing. In order to more specifically address the issue of imbalance in the housing provision in Cherry Orchard as outlined in the motion, it is considered that additional text can be added to section 4.4.4 of the Draft Plan.

### **Chief Executive's Recommendation:**

Motion agreed; as amended below:

Insert the following text to the end of the 4<sup>th</sup> paragraph in Section 4.4.4 The 'Kick Start' Approach (page 41 of the Draft LAP):

".....However, this [kick-start approach] shall only be appropriate on sites furthest from the train station at which point there should be a commitment to achieving higher densities and sustainable development. Addressing the current lack of one- and two-bed units in the Cherry Orchard area will form an important consideration in strategies for sites 1, 2, 4 and 5 in particular.

Senior citizen housing provision is addressed by Objective H04 of the Draft LAP, which states:

**HO4:** *To promote/ provide purpose built housing for senior citizens within the LAP area.*

Universal access is addressed by Dublin City Development Plan 2016-2022, under Policy **QH13** (see response to motion no. 8 above).

### **Motion no.9: Cllr Sophie Nicoullaud**

Sole use of public land for public housing in the form of affordable, social and cost rental as in the Vienna model

Reason: Protect public land. Not to depend on the private market to house most people.

### **Chief Executive's Response:**

The submissions received from the public in relation to tenure were varied. Some people expressed a desire for more market homes to counteract the highly skewed tenure mix in Cherry Orchard; others sought provision of more social housing.

In preparing the Draft LAP a detailed analysis was undertaken to examine the tenure breakdown in the area. Using the 2016 census as a benchmark, adjustments were made to take account of newly constructed voluntary and social housing, and also for private rented households in receipt of rental subsidies. These figures present a tenure mix of 48.7% renting from the Local Authority; 11.4% renting from the voluntary housing sector; 6% private rental; and 26.5% home ownership. The question is does this present a sufficiently mixed-tenure composition to achieve a sustainable community? The Pobal deprivation index as shown in Chapter 2 of the Draft LAP classifies Cherry Orchard as "disadvantaged" and "very disadvantaged"; and the poor level of services and shops on offer in the area, indicates that tenure mix has not resulted in a sustainable community.

There has been much research into 'area effects' of mono-tenure housing estates. In the Irish Housing Unit's report on *Mixed Tenure Housing Estates* (2005 by Norris), three categories of area/ neighbourhood effects are identified where there are high levels of social housing:

1. Economic – If households on low incomes are concentrated in an area, money available to support local shops, sports facilities and commercial services is likely to be scarce. Reliance on local shops with high prices and small ranges has been identified as an aspect of social mono-tenure areas. The lack of local business also means a lack of local job opportunities with implications for residents' access to employment. This particular viewpoint is supported in previous studies of Dublin City Council tenants in Ballymun and Ballyfermot, which links the higher rates of income poverty (compared to their counterparts in the inner suburbs and inner city) to the issue of tenure and income, and the availability of local employment. (Murray & Norris,

*2002 Profile of Households Accommodated by DCC: Analysis of socio-demographic, income and spatial patterns).*

2. Social – An important aspect of areas dominated by social housing is stigmatisation. It is well documented that poor housing estates often have reputations which lead to discrimination against their residents in areas such as credit, education and employment, i.e. it can lead to social exclusion.
3. Community - Where there is a concentration of unemployment and poverty, communities can become inward looking, as neighbours look to one another for mutual support. This can have the effect of reducing wider social networks necessary to access employment and other opportunities, and a lack of working families to act as role models.

Cherry Orchard currently experiences the area effects noted above. The Local Area Plan provides an opportunity to address many of these issues with the aim to create a sustainable community, where all forms of tenure and housing typologies are available to create diversity and social inclusion.

In drafting the LAP regard was had to the *Making Cherry Orchard Better Action Area Plan, (2017)*, which specifically calls for the provision of private market housing to help achieve an improved balance of tenure and income locally (Objective BE2 of this Action Plan); as referred to in Section 3.2.5 of report 275/19. The Action Plan which underwent considerable local consultation was adopted by the members of the City Council and its implementation remains a priority for the Council.

It is also Council policy, under policy QH6 of the City Development Plan to create sustainable neighbourhoods which contain a variety of housing types and tenures. The scale of publicly owned land in Cherry Orchard at 31.7 ha is significant and this is a key consideration in deciding upon tenure mix. Also of importance is the location of future development sites adjoining one another and adjoining areas of existing high social housing provision. It is believed that there is a need to improve the variety of housing typologies and the tenure options available locally. Part of this includes the need to provide private market housing, to allow people with higher disposable incomes to buy in the area, to help support local facilities, to reduce stigmatisation, and to improve reputation and confidence in the area. It is considered that Cherry Orchard needs private housing in addition to social/ affordable etc. We need to provide opportunities for local people who are employed and wish to start their own home/ to up-size or downsize; to stay in the area, retain their relationships and contribute to their community.

With sites 1-5 under City Council ownership it is up to the Council to determine the appropriate tenure mix for each site, whilst demonstrating compliance with the Council's Housing Strategy and policy QH6 of the Development Plan. It is also considered that not all sites will or should have the same tenure mix; the mix should be applicable to each site; for example the City Council has already secured funding under the serviced sites fund for affordable housing on Site No. 1; Site no. 2 already has significant voluntary housing recently completed; the balance on this site may form a mix of social and affordable and/or private housing. Sites 4 and 5 together comprise 13 hectares; sites of this scale should deliver numerous housing and tenure options and that is what the housing objectives of the LAP seek to achieve. The Chief Executive acknowledges the members concerns over use of public lands for private housing, and is committed to ensuring that the tenure mix for each of the publically owned sites is agreed with members prior to preparing the brief/ agreement for each site. A further amendment in proposed below to reinforce this commitment.

The Vienna model of housing, as operational in Austria, is comparable but not identical to the Irish cost-rental model, which is still to be finalised and piloted. However as a form of tenure the cost rental is included for within the LAP.

**Chief Executive's Recommendation:**

Motion not agreed, but the cost-rental housing model is one of the tenure options set out in the LAP as a mechanism for achieving tenure diversity.

In addition, the following amendment is proposed in relation to publically owned sites:

Insert the following text into Section 4.4.3 tenure Mix of the Draft LAP (page 41):

“Notwithstanding the above it is recognised that there remains a high demand for social housing in the area. In developing the remaining sites vacant lands within Park West – Cherry Orchard it is considered that all tenure options should be provided for, and that provision should be made for:

- New social housing as per Part V of the Planning and Development Act 2000 (as amended), **and on Council owned land.**
- Affordable / co-operative housing
- Senior citizens housing (both private and social)
- Special needs housing
- Private housing, both for rent and for owner-occupancy
- Cost – rental housing.

**The tenure mix for each of the City Council owned sites (sites 1-5 inclusive) shall be agreed with the members of the City Council prior to development, with the objective to achieve a mixed-tenure sustainable community in the overall Cherry Orchard area.”**

**Motion no. 23: Cllr. Daithí Doolan,** see also motion no. 9 above

Housing 3.2.5:

The LAP aims to provide for 30% council housing, 30% affordable to buy, 30% cost rental and 10% private housing.

Reason: Any home building programme in Cherry Orchard-Park West must deliver a mixed tenure and meet the needs of the public. The tenure must be appropriate to the needs of those waiting to be housed in Area J. It must be a mix of private, public, affordable and cost rental.

#### **Chief Executive’s Response:**

##### City Council owned land:

With regard to council owned land (sites 1-5 inclusive), please see also response to Motion no. 9 above, with regards to the objective to achieve mixed tenure across the area.

With regard to sites 1-5 under City Council ownership, it is up to the Council to determine the appropriate tenure mix for each site, whilst demonstrating compliance with the Council’s Housing Strategy and policy QH6 of the Development Plan. It is also considered that not all sites will or should have the same tenure mix; the mix should be applicable to each site; for example the City Council has already secured funding under the serviced sites fund for affordable housing on Site No. 1; Site no. 2 already has significant voluntary housing recently completed; the balance on this site may form a mix of social and affordable and/or private housing. Sites 4 and 5 together comprise 13 hectares; sites of this scale should deliver numerous housing and tenure options and that is what the housing objectives of the LAP seek to achieve. The Chief Executive acknowledges the members concerns over use of public lands for private housing, and is committed to ensuring that the tenure mix for each of the publically owned sites is agreed with members prior to preparing the brief/ agreement for each site. A further amendment is proposed to reinforce this commitment.

##### Private Sites:

With regard to privately owned sites (6-8 inclusive), policy QH3 of the Dublin City Development Plan applies:

*QH3: (i) It is the policy of Dublin City Council to secure the implementation of the Dublin City Council Housing Strategy in accordance with the provision of national legislation. In this regard, 10% of the land zoned for residential units, or for a mixture of residential and other uses, shall be reserved for the provision of social and/or affordable housing in order to promote tenure diversity and a socially inclusive city.*

A Local Area Plan (unlike an SDZ for example) is a subordinate plan to the City Development Plan and national legislation and must be consistent with the objectives and core strategy of the higher order Dublin City Development Plan. It is therefore not within the power of the LAP to apply a housing strategy at variance to that of the City Development Plan. The application of Part V of the Planning and Development Act and policy QH3 of the Dublin City Development Plan, to the privately owned lands within the LAP, will help to deliver additional social housing in the Park West area, in addition to private housing of varying typologies, to be sought in accordance with the objectives of the LAP.

**Chief Executive's Recommendation:**

Motion not agreed, however for publically owned sites the following amendment is proposed (see also Motion No. 9):

Insert the following text into Section 4.4.3 tenure Mix of the Draft LAP (page 41):

“Notwithstanding the above it is recognised that there remains a high demand for social housing in the area. In developing the remaining sites vacant lands within Park West – Cherry Orchard it is considered that all tenure options should be provided for, and that provision should be made for:

- New social housing as per Part V of the Planning and Development Act 2000 (as amended), **and on Council owned land**.
- Affordable / co-operative housing
- Senior citizens housing (both private and social)
- Special needs housing
- Private housing, both for rent and for owner-occupancy
- Cost – rental housing.

**The tenure mix for each of the City Council owned sites (sites 1-5 inclusive) shall be agreed with the members of the City Council prior to development, with the objective to achieve a mixed-tenure sustainable community in the overall Cherry Orchard area.”**

For privately owned sites, (sites 6-8) inclusive, part V of the Planning and Development Act 2000 (as amended); and policy QH3 of the Dublin City Development Plan applies;

*QH3: (i) It is the policy of Dublin City Council to secure the implementation of the Dublin City Council Housing Strategy in accordance with the provision of national legislation. In this regard, 10% of the land zoned for residential units, or for a mixture of residential and other uses, shall be reserved for the provision of social and/or affordable housing in order to promote tenure diversity and a socially inclusive city. [Dublin City Development Plan 2016-2022]*

## **2.4 Access and Movement**

See also - Chapter 4: Section 4.5 of the Draft LAP  
- Section 3.2.6 of Chief Executive Report 275/19

### **2.4.1 School Parking/Drop off areas**

#### **Motion no. 10: Cllr Sophie Nicoullaud**

The vicinity of schools should be free of cars

Reason: Encourage parents and children walking to school to encourage physical activities to fight child and adult obesity. To keep good air quality for all in the schools. For safety reasons. To reduce traffic.

#### **Chief Executive's Response:**

The Access and Movement strategy as set out within the Draft LAP and proposed new connections will help create a highly accessible network of streets which will encourage walking, cycling and provide much improved access to public transport infrastructure

The LAP supports developments which promotes modal shift to more sustainable modes of public transport including cycling and walking, reducing car dependency within the LAP helping to reduce existing traffic congestion and all new streets will be required to comply with the Design Manual for Urban Roads and Streets (DMURS), see also MO13.

In particular the LAP identifies a requirement to enhance and upgrade the existing streetscape along Cherry Orchard Avenue (in the vicinity of the existing Primary School as part of the development of site 2). These upgrades will include improved pedestrian and cycle facilities along with new pedestrian / cycle road crossing facilities which will improve pedestrian / cycle safety and will serve to further encourage walking and cycling to the existing school, thereby reducing school traffic within the area.

In addition to the above the LAP also identifies a requirement to enhance and upgrade the existing streetscape along Park West Road (in the vicinity of the proposed Primary School site as part of the development of site 6). These upgrades will include improved pedestrian and cycle facilities along with new pedestrian / cycle road crossing facilities and improve pedestrian / cycle safety connections to the Train Station and the neighbourhood centre at the Plaza all of which serves to further encourage walking and cycling within the LAP area. On street parking is already restricted in the vicinity of schools entrances.

#### **Chief Executive's Recommendation:**

Motion noted, matter is addressed in the LAP.

## 2.4.2 Proposed Street Network

### **Motion no. 11: Cllr Sophie Nicoullaud**, see also motion no. 12

Keep the majority of road surface for public transport and soft modes of transports (cycling, scooting etc...

Reason: Lower traffic congestion. Keep good air quality. Discourage private car use as congestion is already an issue so bringing more people with more cars will inevitably makes matters worse.

#### **Chief Executive's Response:**

As set out in report 275/19 (Section 3.2.6) – The Access and Movement strategy as set out within the Draft LAP proposed a number of new links providing both improved vehicular and improved pedestrian/ cycle permeability within LAP area while also improving connections to the wider surrounding networks. The above strategy also sets out a proposed street hierarchy plan for new and existing streets within the movement strategy. The proposed movement strategy and proposed new connections will help create a highly accessible network of streets which will encourage walking, cycling and provide much improved access to public transport infrastructure. Within the above movement strategy there are 3no. potential new vehicular links, all of which are identified as secondary link streets within the LAP proposed street hierarchy plan. These new streets are intended to serve the immediate and surround residential areas. It is intended that these will all be designed as 30kph streets in accordance with the Design Manual for Urban Roads and Streets (DMURS).

The LAP supports developments which promotes modal shift to more sustainable modes of public transport including cycling and walking, reducing car dependency within the LAP helping to reduce existing traffic congestion and all new streets will be required to comply with the Design Manual for Urban Roads and Streets (DMURS), see also MO13.

#### **Chief Executive's Recommendation:**

Motion noted, the matter is addressed within the LAP

### **Motion no. 12: Cllr Sophie Nicoullaud**

If new roads are needed they should be residential roads.

Reason: Keep low speed limit to 30km/h for pedestrians and cyclists safety.

#### **Chief Executive's Response:**

As set out in report 275/19 (Section 3.2.6) – The Access and Movement strategy as set out within the Draft LAP proposed a number of new links providing both improved vehicular and improved pedestrian/ cycle permeability within LAP area while also improving connections to the wider surrounding networks. The above strategy also sets out a proposed street hierarchy plan for new and existing streets within the movement strategy. The proposed movement strategy and proposed new connections will help create a highly accessible network of streets which will encourage walking, cycling and provide much improved access to public transport infrastructure. Within the above movement strategy there are 3no. potential new vehicular links, all of which are identified as secondary link streets within the LAP proposed street hierarchy plan. These new streets are intended to serve the immediate and surround residential areas. It is intended



that these will all be designed as 30kph streets in accordance with the Design Manual for Urban Roads and Streets (DMURS).

The LAP supports developments which promotes modal shift to more sustainable modes of public transport including cycling and walking, reducing car dependency within the LAP helping to reduce existing traffic congestion and all new streets will be required to comply with the Design Manual for Urban Roads and Streets (DMURS), see also MO13.

Dublin City Council currently engaged in extensive public consultation with regard to the expansion of the 30km/h speed limit into more residential areas of the city. The application of special speed limits is being undertaken in accordance with the 'Guidelines for Setting & Managing Speed Limits in Ireland' (March 2015), published by the Department of Transport Tourism & Sport. The Road Traffic Act of 2004 (Section 9) sets out the current legislative basis for the setting of speed limits. The setting of special speed limits (30km/h, 50km/h, 60km/h, 80km/h) is a function of the Elected Members of the council.

**Chief Executive's Recommendation:**

Motion noted. The proposed new streets will serve primarily residential areas, but they are also carrying commercial traffic serving developments associated with employment and services. It is further noted that the setting of special speed limits is an operational matter.

**2.4.3 Park and Ride Facility**

**Motion no. 24: Cllr Daithí Doolan**

The LAP is committed to building a car park adjacent to the train station to cater for train users.

Reason: Currently Cherry Orchard is served by one bus service 79/79a and one main road. The transport infrastructure needs to be greatly improved to cater for the additional residents and business that the LAP hopes to deliver.

**Chief Executive's Response:**

As set out in CE report 275/19 (Section 3.2.6) – The Access and Movement strategy set out within the Draft LAP identified a Park and Ride facility to be provided as part of the development of Site 4. It is intended that this will be a local Park and Ride facility at a scale and nature to cater for the local needs of both existing and future residents of the LAP area. In this regard the CE report 275/19 (Section 3.1.5) proposed amendment no.10 modifies the Access and Movement objective MO14 as follows “MO14 To explore the potential for car parking facilities including local park and ride near Park West – Cherry Orchard train station”

**Chief Executive's Recommendation:**

Motion agreed as amended. Matter is address is the LAP and set out in CE report 275/19.

Additional text is proposed under Chapter 5, Site Brief Site 4 as follows:

**“Local Park and Ride facility be provided including provision for cycle parking facilities”**, as one of the supporting infrastructure requirements when developing site 4.

## 2.4.4 Cycling Infrastructure

### **Motion no. 25: Cllr Daithí Doolan,** see also motions 38 and 51

The LAP will ensure that cycle ways are developed through out Cherry Orchard and Park West.

Reason: Cycling can be promoted as part for the LAP through the development of cycle ways rough Cherry Orchard and Park West. This will encourage linkages within residential areas and along the canal route.

#### **Chief Executive's Response:**

As set out in report 275/19 (Section 3.2.6) – The Access and Movement strategy the LAP supports developments which promotes modal shift to more sustainable modes of public transport including cycling and walking, reducing car dependency within the LAP helping to reduce existing traffic congestion. The above strategy proposed a number of new links providing improved pedestrian/ cycle permeability within LAP area while also improving connections to the wider surrounding networks. In this regard there are a number of objectives set out within the above section that support the delivery of improved cycling infrastructure, in particular the LAP has a specific objective to deliver a new pedestrian /cycle link connection to the Grand Canal Greenway (see also MO6). In addition the LAP as a specific objective supporting the rollout and implementation of the NTA GDA cycle network plan (see MO9).

#### **Chief Executive's Recommendation:**

Motion noted; matter is addressed within the LAP see Access and Movement strategy and associated Access and Movement Objectives - MO2, MO4, MO6, MO9, MO10, and MO13.

### **Motion no. 38: Cllr Daithí Doolan**

Page 40, amend Chief Executive's Proposed Amendment 32, second paragraph, to add the words:

“To give further consideration to linking the Canal to Palmerstown with the provision of a walkway and cycle track on the land abutting the M50, with CCTV along the stretch, thus creating a safe cycle way from Park West Industrial Estate to Palmerstown and Liffey Valley Shopping Centre.”

Reason: This will provide and encourage pedestrian and cycling linkage between the Canal and Palmerston.

#### **Chief Executive's Response:**

As set out in report 275/19 (Section 3.2.6) – The Access and Movement strategy the LAP supports developments which promotes modal shift to more sustainable modes of public transport including cycling and walking, reducing car dependency within the LAP helping to reduce existing traffic congestion. The above strategy proposed a number of new links providing improved pedestrian/ cycle permeability within LAP area while also improving connections to the wider surrounding networks. In this regard there are a number of objectives set out within the above section that support the delivery of improved cycling infrastructure, in particular the LAP has a specific objective to deliver a new pedestrian /cycle link connection to the Grand Canal Greenway (see also MO6). In addition the LAP

has a specific objective supporting the rollout and implementation of the NTA GDA cycle network plan (see MO9).

**Chief Executive's Recommendation:**

Motion not agreed. The NTA GDA cycle network plan provides for requested connection via an alternative route integrated with the wider cycle network plan for the area (Routes 7A & 8C).

**Motion no. 51: Cllr Vincent Jackson**

The Development of the LAP should include a bio-diversity on all our lands remaining green, Cycle lanes, need to be provided & way-marked i.e Grand Canal walk-way etc.

Reason: The Cycleway along the Grand Canal is a wonderful asset however I would profit to say most are not aware of its potential / existence as a piece of cycling infrastructure, the bio-diversity along the Grand Canal is a wonderful asset this along with potential way-markers, various planting have the potential to transform pockets of Cherry Orchard / Park West in the short to medium term. Promoting Cycling towards the existing Train Station would lessen dependency on private car ownership,

**Chief Executive's Response:**

While the request for pedestrian / cycle route along the land abutting the M50, to link the canal to Palmerstown, is not included for specifically within the LAP; within the NTA GDA cycle network plan a link between the Canal and Palmerstown is facilitated utilising a combination of existing infrastructure and the proposed new strategic cycle routes contained with the wider cycle network plan, including cycle Routes 8C along Park West Avenue and Route 7A along Ballyfermot Road. As outlined above the LAP as a specific objective supporting the rollout and implementation of the NTA GDA cycle network plan (see MO9).

**Chief Executive's Recommendation:**

Motion noted; matter is addressed within the LAP see Access and Movement strategy and associated Access and Movement Objectives - MO2, MO4, MO6, MO9, MO10, and MO13.

**Motion no. 34: Cllr Daithí Doolan**

Page 12, Chief Executive's. Proposed Amendment No.11 Add the following words:

"Prior to any enhanced level of service being delivered that NTA ensures that Iarnród Éireann increase the noise abatement measures for residents of Cherry Orchard whose homes back onto the tracks, and further that increase measures are taken to address the rodent population along the banks. Further that measures including fines being taken against those dumping or littering in the same area.

Reason: There have been ongoing problems with noise and rodent infestation in Cherry Orchard where homes back on to the railway tracks. This will give an opportunity to tackle both problems.

**Chief Executive's Response:**

Litter and rodent infestation are operational issues outside the scope of the LAP. The issue of noise from trains to be referred to Environmental Services section and any necessary mitigation measures will be agreed with Iarnród Éireann.

**Chief Executive's Recommendation:**

Motion not agreed: Outside the scope of the LAP.

Refer to noise issue to Environmental Services Section.

## 2.4.5 Public Transport Infrastructure

### **Motion no. 35: Cllr Daithí Doolan**

Page 13, amend Chief Executive's Proposed Amendment No.12

That the final sentence be amended to read:

“The City Council with the residents of Cherry Orchard and Park West in mind continue to work with and support the NTA and Bus Átha Cliath in particular in planning and delivering a first class public transport network in and for the area.”

Reason: It has been acknowledged that the Cherry Orchard area requires a better more effective public transport system and more connectivity with the City Centre. The LAP gives an opportunity to deliver a first class public transport network for the area.

**Chief Executive's Response:**

Motion 35 is agreed

**Chief Executive's Recommendation:**

Motion agreed: Amend text of Chief Executive's Report 275/19 Proposed Amendment No.12 so that the final sentence reads as follows:

**“The City Council with the residents of Cherry Orchard and Park West in mind continue to work with and support the NTA and Bus Átha Cliath in particular in planning and delivering a first class public transport network in and for the area.”**

## 2.4.6 Electric Vehicle Charging Points

### **Motion no. 36: Cllr Daithí Doolan**

Page 30, Amendment to MO16

After the words “appropriate locations”, add the words, “in particular Dublin City Council community facilities

Reason: It has been acknowledged that the Cherry Orchard area requires a better more effective public transport system and more connectivity with the City Centre. The park and ride concept gives an opportunity to deliver a first class public transport network for the area.

**Chief Executive's Response:**

Noted and agreed

**Chief Executive's Recommendation:**

Motion agreed: Amend text of Chief Executive's Report 275/19 Proposed Amendment No23 to MO16 as follows: After the words "appropriate locations", add the words, "**in particular Dublin City Council community facilities**"

Movement Objective MO16 to read as follows: To seek the provision of electric vehicle charging points across each of the key development sites at appropriate locations, **in particular Dublin City Council community facilities**"

## 2.5 Community, Education, Recreation and Childcare Facilities

See also - Chapter 4: Section 4.7 of the Draft LAP  
- Section 3.2.8 of Chief Executive Report 275/19

### 2.5.1 Emergency Services

#### **Motion no. 52: Cllr Vincent Jackson**

Satellite Garda Station would be very beneficial however in its absence serious levels of CCTV & building by design to alleviate some potential anti-social black spots.

Reason: In order to create a safe environment the area should have a sub district station of Ballyfermot however in a climate of Garda Station rationalisation a major expansion of Garda monitored CCTV coupled with additional policing will provide new and existing residents a safer environment.

#### **Chief Executive's Response:**

Proposed amendment No. 29 of the Chief Executive's report no. 275/19 proposes new text and a new objective (CS11) in relation to emergency services, as follows:

##### 3.7.9 Emergency Services

The provision of Fire Stations and Garda Stations form key community services typically covering a number of local villages/ communities. Given the scale of the development proposed in Park West - Cherry Orchard, together with the proposals to examine the adjoining "Z6" industrial lands, consideration and provision for emergency services is critical. Within the LAP lands, it is considered that provision can be made within Site No. 4 to accommodate such a need if identified, and it is an objective of this Plan to liaise with the emergency services prior to the build out of this site.

Proposed new objective:

CS11: To liaise with Dublin Fire Brigade and An Garda Síochána to ascertain future requirements for the LAP and wider area.

Designing out opportunities for crime through design is addressed in Appendix 14 of the Dublin City Development Plan, which applies to all future planning applications. It is considered that in order to highlight the importance of this approach, that a new objective be inserted into the LAP to address this.

Installation of CCTV is an operational matter for the Council.

#### **Chief Executive's Recommendation:**

Motion agreed; as amended.

New text as per proposed amendment no. 43 of report 275/19, to address the issue of future Garda Station as follows:

##### 3.7.10 Emergency Services

The provision of Fire Stations and Garda Stations form key community services typically covering a number of local villages/ communities. Given the scale of the development proposed in Park West - Cherry Orchard, together with the proposals to examine the adjoining "Z6" industrial lands, consideration and provision for emergency services is critical. Within the LAP lands, it is considered that provision

can be made within Site No. 4 to accommodate such a need if identified, and it is an objective of this Plan to liaise with the emergency services prior to the build out of this site.

Proposed new objective:

**CS11: To liaise with Dublin Fire Brigade and An Garda Síochána to ascertain future requirements for the LAP and wider area.**

Insert new text into Section 4.6 Urban Form and Design Objectives to address the issue of design and crime:

**UD16: To ensure that all new buildings and spaces take account of the need to design out opportunities for crime, having regard to the Safety and Security Design Guidelines of the Dublin City Development Plan.**

## 2.5.2 Cherry Orchard Park

**Motion no. 29: Cllr Daithí Doolan,** see also Motion no. 47 below

The LAP will contain plans for a multi-purpose sports facility in Cherry Orchard Park. This development will cater for sports and athletics.

Reason: Sports will play an important role in developing a healthy, cohesive and safer community. Cherry Orchard Park is ideally situated for this development.

### **Chief Executive's Response:**

Cherry Orchard Park is identified as a key amenity site within the Local Area Plan, with plans for upgrading to commence in 2020 with local stakeholder consultation. The draft LAP, Section 4.7.1 states:

*During the pre-draft public consultation stage for the LAP numerous requests were received seeking enhancements to the sporting provisions within the area. Three specific local clubs – the Cherry Orchard Running Club, Orchard Celtic Football Club and Del La Salles GAA Club; - came together to request the exploration of an all-weather sports facility in Cherry Orchard which could accommodate all three clubs, with this facility ideally providing GAA pitch, soccer pitch with running track and changing facilities. These are well established local clubs who between them cater for a significant cohort of the young population and adults alike, and it is an objective of the LAP to support the provision of an enhanced sporting hub within Cherry Orchard Park. It is acknowledged that the existing layout, form and function of the park is not operating optimally, with a large area given over to drainage and the poor interface between the school, Orchard Centre and the park facilities creating opportunities for anti-social activity.*

*It is hence an objective of the LAP to carry out a complete redesign of the park, which will be subject to further detailed public consultation, with **the Department of Education and Skills**, the Diocesan Trust, the local school, clubs and sporting organisations. **It is proposed to begin this consultation and the design stage of this process in 2020, in order to prioritise this project in tandem with new proposals.** [As per proposed amendment no 27 of Chief Executive report no. 275/19]*

Objectives CS1 and CS2 support this. It is an objective of Dublin City Council:

CS1: To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.

CS2: To support the provision of an enhanced sporting hub within Cherry Orchard Park.

The above text sets out the clear intention to develop and enhance the sporting provisions within Cherry Orchard Park.

**Chief Executive's Recommendation:**

Motion agreed. Matter addressed by Objective CS2 of the LAP as follows:

CS2: To support the provision of an enhanced sporting hub within Cherry Orchard Park.

**Motion no. 47: Cllr Vincent Jackson,** see also Motion no. 29 above.

Development of regional Park with sporting facilities in order to enable the consolidation of uses with new and emerging groups, Running Club, GAA, Soccer etc. all have the capacity to add value to the community & allow the development of many new areas of recreation to the new & enlarging community.

Reason: Cherry Orchard has a major deficit in the provision of sporting recreational facilities, there are emerging sustainable groups developing in the area Running Clubs, Cycle Clubs, GAA, Soccer etc. in order to ensure strong foundations for these groups there is a need to develop facilities in the local parks, running track, changing rooms, meeting rooms, Soccer & GAA pitches etc.

**Chief Executive's Response:**

Cherry Orchard Park is identified as a key amenity site within the Local Area Plan, with plans for upgrading to commence in 2020 with local stakeholder consultation. The draft LAP, Section 4.7.1 states:

*During the pre-draft public consultation stage for the LAP numerous requests were received seeking enhancements to the sporting provisions within the area. Three specific local clubs – the Cherry Orchard Running Club, Orchard Celtic Football Club and Del La Salles GAA Club; - came together to request the exploration of an all-weather sports facility in Cherry Orchard which could accommodate all three clubs, with this facility ideally providing GAA pitch, soccer pitch with running track and changing facilities. These are well established local clubs who between them cater for a significant cohort of the young population and adults alike, and it is an objective of the LAP to support the provision of an enhanced sporting hub within Cherry Orchard Park. It is acknowledged that the existing layout, form and function of the park is not operating optimally, with a large area given over to drainage and the poor interface between the school, Orchard Centre and the park facilities creating opportunities for anti-social activity.*

*It is hence an objective of the LAP to carry out a complete redesign of the park, which will be subject to further detailed public consultation, with **the Department of Education and Skills**, the Diocesan Trust, the local school, clubs and sporting organisations. **It is proposed to begin this consultation and the design stage of this process in 2020, in order to prioritise this project in tandem with new proposals.** [As per proposed amendment no 27 of Chief Executive report no. 275/19]*

Objectives CS1 and CS2 support this. It is an objective of Dublin City Council:

CS1: To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.

CS2: To support the provision of an enhanced sporting hub within Cherry Orchard Park.

The above text sets out the clear intention to develop and enhance the sporting provisions within Cherry Orchard Park.



### **Chief Executive's Recommendation:**

Motion agreed. Matter addressed by Objectives CS1 and CS2 of the LAP as follows:

CS1: To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.

CS2: To support the provision of an enhanced sporting hub within Cherry Orchard Park.

### **Motion no. 48: Cllr Vincent Jackson**

A depot for park management & maintenance must be part of the LAP to ensure sustainability of public investment in facilities / services etc.

Reason: Dublin City Council will invest substantial public funds into the physical layout of Cherry Orchard / Park West to ensure the investment is sustainable there is a necessity to develop a depot for the re-developed Park & open spaces.

### **Chief Executive's Response:**

Objectives CS1 and CS2 of the Draft LAP, state: It is an objective of Dublin City Council

*CS1: To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.*

*CS2: To support the provision of an enhanced sporting hub within Cherry Orchard Park.*

As per proposed amendment no 27 of report 275/19, there is a commitment to commence this redesign process in 2020 following adoption of the LAP:

***“It is proposed to begin this consultation and the design stage of this process in 2020, in order to prioritise this project in tandem with new proposals.”***

The design process will seek to best accommodate the needs of the community within the park, and part of this may include provision for a stand-alone parks facility; or it may form part of an extension to the Cherry Orchard Centre or a new centre; with all options explored to provide the most desirable and economically achievable option. It is proposed to insert new text into the site brief for Cherry Orchard Park in Chapter 5, to capture the importance of future management and maintenance of the park, and ensure that this forms a central part of the design process. It is proposed to also include reference to the need to “design out” opportunities for crime as referenced in motion no. 52 above also.

### **Chief Executive's Recommendation:**

Motion agreed; as amended.

Insert next text into Chapter 5: Amenity Development Sites, A: Cherry Orchard Park. Inset a new bullet point (page 73 of the Draft LAP):

- **The redesign of the Park must take into account the need to “design out” opportunities for crime and also take into account issues of management and future maintenance to safeguard the public investment being made.**

### 2.5.3 Equine Recreation

- See also
- Chapter 4: Section 4.7.4; and Chapter 5 site 3a of the Draft LAP
  - Section 3.2.9 of Chief Executive Report 275/19

#### **Motion no.13: Cllr Sophie Nicoulaud**, see also motion nos. 30, 44, 46

The whole of site 3a needs to be solely dedicated to the Horse Power group and their plan for a equine social enterprise.

Reason: Absolute necessity for the general well being of the community. Needs all the space to appropriately deal with manure management facilities. As much space is needed for the horse well being and to provide for tree growing to buffer air pollution. Keep as much green space for nature and animals.

#### **Chief Executive's Response:**

Local group Horse Power made a submission on the Draft LAP requesting the use of site 3a for a horse owners facility, which was responded to in section 3.2.9 of Chief Executive report no. 275/19, which states:

The Draft LAP section 4.7.4 notes that Cherry Orchard has "*a tradition and culture of horse ownership*". Objective CS5 states that it is an objective of Dublin City Council:-

*CS5: "To continue to support the development of the Cherry Orchard Equine Centre, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis."*

It is considered that section 4.7.4 of the Plan and Objective CS5 serves both the continued growth of the existing equine centre and allows for new stabling on site 3a.

The LAP allows for the provision of a horse-owners facility on Site 3a. It does not however state that this is the only use appropriate for this site. Before progressing the site to design stage a number of factors would need to be addressed and brought back to the full council, including for example:

- Site layout, inclusive of street frontage; footpaths, cycle paths, public lighting along Clover Hill Road. These provisions would be a standard requirement of a developer in developing a site; will this form part of the stabling proposals?
- Analysis of suitability of site for sulky track and grazing shown in plans submitted by Horsepower (turning circles, level of grazing for number of stables/horses);
- Consultation with existing residents on Cloverhill Road;
- A greater understanding of the service to be provided on site in terms of training and enterprise; and what if any overlaps there are with the existing Cherry Orchard Equine Centre;
- Allocation of funding for a second equine centre in Cherry Orchard.
- Management structures to be agreed and put in place.
- Agreement on removing horses from residential areas

These issues will need to be assessed alongside the proposals of the existing Cherry Orchard Equine Centre to grow and expand their service and how the City Council can support both facilities.

The LAP and Chief Executive, has and does continue to recognise the local desire for equine recreational facilities in the area, to date reflected in the allocation of c. 4.2 ha of public land for an equine centre in Cherry Orchard. During the LAP public consultation process local group Horse Power expressed their desire for Site 3a (2.1 ha) to be allocated for equine recreation. Recognising the work of this local group and the support of the local Councillors, the LAP makes provision for this use to be considered on Site 3a, further to detailed analysis. It would be considered premature at this stage in the analysis to only allow equine use on this site; given that it is also capable of delivering enterprise

and local employment uses. For this reason the motion is noted; Site 3a allows for the consideration of an equine centre, but it is not agreed to solely show equine use for a single group on the site.

**Chief Executive's Recommendation:**

Motion noted, but it is not agreed to solely show equine use for site 3a for reasons set out above.

The LAP allows for the provision of equine recreation to be considered on site 3a, subject to further detailed analysis and putting in place of appropriate management and financial structures.

**Motion no. 30: Cllr Daithí Doolan,** see also motion nos. 13, 44, 46

The LAP contain plans for a horse owner's facility on site 3a.

Reason: Like many communities across Dublin, Cherry Orchard has a long tradition of horse owning. The LAP allows for the development of a horse owners facility in Cherry Orchard. The project should be developed on site 3a. This facility would encourage and promote good practice and animal husbandry among all local horse owners. It would also complement the local enterprise development suggested in the LAP.

**Chief Executive's Response:**

Local group Horse Power made a submission on the Draft LAP requesting the use of site 3a for a horse owners facility, which was responded to in section 3.2.9 of Chief Executive report no. 275/19, which states:

The Draft LAP section 4.7.4 notes that Cherry Orchard has "*a tradition and culture of horse ownership*". Objective CS5 states that it is an objective of Dublin City Council:-

*CS5: "To continue to support the development of the Cherry Orchard Equine Centre, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis."*

It is considered that section 4.7.4 of the Plan and Objective CS5 serves both the continued growth of the existing equine centre and allows for new stabling on site 3a.

The LAP allows for the provision of a horse-owners facility on Site 3a. It does not however state that this is the only use appropriate for this site. Before progressing the site to design stage a number of factors would need to be addressed and brought back to the full council, including for example:

- Site layout, inclusive of street frontage; footpaths, cycle paths, public lighting along Clover Hill Road. These provisions would be a standard requirement of a developer in developing a site; will this form part of the stabling proposals?
- Analysis of suitability of site for sulky track and grazing shown in plans submitted by Horsepower (turning circles, level of grazing for number of stables/horses);
- Consultation with existing residents on Cloverhill Road;
- A greater understanding of the service to be provided on site in terms of training and enterprise; and what if any overlaps there are with the existing Cherry Orchard Equine Centre;
- Allocation of funding for a second equine centre in Cherry Orchard.
- Management structures to be agreed and put in place.
- Agreement on removing horses from residential areas

These issues will need to be assessed alongside the proposals of the existing Cherry Orchard Equine Centre to grow and expand their service and how the City Council can support both facilities.

The LAP and Chief Executive, has and does continue to recognise the local desire for equine recreational facilities in the area, to date reflected in the allocation of c. 4.2 ha of public land for an equine centre in Cherry Orchard. During the LAP public consultation process local group Horse Power expressed their desire for Site 3a (2.1 ha) to be allocated for equine recreation. Recognising the work of this local group and the support of the local Councillors, the LAP makes provision for this use to be considered on Site 3a, further to detailed analysis. It would be considered premature at this stage in the analysis to only allow equine use on this site; given that it is also capable of delivering enterprise and local employment uses. For this reason the motion is noted; Site 3a allows for the consideration of an equine centre, but it is not agreed to solely show equine use for a single group on this site.

**Chief Executive's Recommendation:**

Motions noted, but it is not agreed to solely show equine use for site 3a for reasons set out above.

The LAP allows for the provision of equine recreation to be considered on site 3a, subject to further detailed analysis and putting in place of appropriate management and financial structures.

**Motion no. 44: Cllr Hazel de Nortúin,** see also motion nos. 13, 30, 46

(Site 3a)

These lands will be given in full to the provision of horse ownership stables on the grounds that key enterprise sites can be identified in Park West to facilitate social enterprise and have never been utilised and are still empty. While reducing the site by half to accommodate both enterprise and horse stables, the full site would allow for the appropriate space needed to house horses. This would be dependent on a transparent managerial structure and implementation plan.

**Chief Executive's Response:**

Local group Horse Power made a submission on the Draft LAP requesting the use of site 3a for a horse owners facility, which was responded to in section 3.2.9 of Chief Executive report no. 275/19, which states:

The Draft LAP section 4.7.4 notes that Cherry Orchard has "*a tradition and culture of horse ownership*". Objective CS5 states that it is an objective of Dublin City Council:-

*CS5: "To continue to support the development of the Cherry Orchard Equine Centre, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis."*

It is considered that section 4.7.4 of the Plan and Objective CS5 serves both the continued growth of the existing equine centre and allows for new stabling on site 3a.

The LAP allows for the provision of a horse-owners facility on Site 3a. It does not however state that this is the only use appropriate for this site. Before progressing the site to design stage a number of factors would need to be addressed and brought back to the full council, including for example:

- Site layout, inclusive of street frontage; footpaths, cycle paths, public lighting along Clover Hill Road. These provisions would be a standard requirement of a developer in developing a site; will this form part of the stabling proposals?
- Analysis of suitability of site for sulky track and grazing shown in plans submitted by Horsepower (turning circles, level of grazing for number of stables/horses);
- Consultation with existing residents on Cloverhill Road;

- A greater understanding of the service to be provided on site in terms of training and enterprise; and what if any overlaps there are with the existing Cherry Orchard Equine Centre;
- Allocation of funding for a second equine centre in Cherry Orchard.
- Management structures to be agreed and put in place.
- Agreement on removing horses from residential areas

These issues will need to be assessed alongside the proposals of the existing Cherry Orchard Equine Centre to grow and expand their service and how the City Council can support both facilities.

The LAP and Chief Executive, has and does continue to recognise the local desire for equine recreational facilities in the area, to date reflected in the allocation of c. 4.2 ha of public land for an equine centre in Cherry Orchard. During the LAP public consultation process local group Horse Power expressed their desire for Site 3a (2.1 ha) to be allocated for equine recreation. Recognising the work of this local group and the support of the local Councillors, the LAP makes provision for this use to be considered on Site 3a, further to detailed analysis. It would be considered premature at this stage in the analysis to only allow equine use on this site; given that it is also capable of delivering enterprise and local employment uses. For this reason the motion is noted; Site 3a allows for the consideration of an equine centre, but it is not agreed to solely show equine use for a single group on this site.

#### **Chief Executive's Recommendation:**

Motion noted, but it is not agreed to solely show equine use for site 3a for reasons set out above.

The LAP allows for the provision of equine recreation to be considered on site 3a, subject to further detailed analysis and putting in place of appropriate management and financial structures.

#### **Motion no. 46: Cllr Vincent Jackson,** see also motion nos. 13, 30, 44

The need to address the culture of local Horse ownership by providing a suitable site stepped away from the residential areas will offer significant estate management opportunities, a local horse ownership group Horse-Power have shown how to build broad community support by listening to residents' concerns etc.

Reason: Before the building of the modern Cherry Orchard estates in the late 1970's early 1980's horse ownership was a feature of the culture of Ballyfermot with the new building of the Cherry Orchard Estate this feature is a reality in modern day Cherry Orchard the provision of a suitable parcel of land in Cherry Orchard allows this cultural expression develop in a sustainable way providing a vehicle for those who love their animals, having a designated area allows the focus on ownership & horse welfare.

#### **Chief Executive's Response:**

Local group Horse Power made a submission on the Draft LAP requesting the use of site 3a for a horse owners facility, which was responded to in section 3.2.9 of Chief Executive report no. 275/19, which states:

The Draft LAP section 4.7.4 notes that Cherry Orchard has "*a tradition and culture of horse ownership*". Objective CS5 states that it is an objective of Dublin City Council:-

*CS5: "To continue to support the development of the Cherry Orchard Equine Centre, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis."*

It is considered that section 4.7.4 of the Plan and Objective CS5 serves both the continued growth of the existing equine centre and allows for new stabling on site 3a.

The LAP allows for the provision of a horse-owners facility on Site 3a. It does not however state that this is the only use appropriate for this site. Before progressing the site to design stage a number of factors would need to be addressed and brought back to the full council, including for example:

- Site layout, inclusive of street frontage; footpaths, cycle paths, public lighting along Clover Hill Road. These provisions would be a standard requirement of a developer in developing a site; will this form part of the stabling proposals?
- Analysis of suitability of site for sulky track and grazing shown in plans submitted by Horsepower (turning circles, level of grazing for number of stables/horses);
- Consultation with existing residents on Cloverhill Road;
- A greater understanding of the service to be provided on site in terms of training and enterprise; and what if any overlaps there are with the existing Cherry Orchard Equine Centre;
- Allocation of funding for a second equine centre in Cherry Orchard.
- Management structures to be agreed and put in place.
- Agreement on removing horses from residential areas

These issues will need to be assessed alongside the proposals of the existing Cherry Orchard Equine Centre to grow and expand their service and how the City Council can support both facilities.

The LAP and Chief Executive, has and does continue to recognise the local desire for equine recreational facilities in the area, to date reflected in the allocation of c. 4.2 ha of public land for an equine centre in Cherry Orchard. During the LAP public consultation process local group Horse Power expressed their desire for Site 3a (2.1 ha) to be allocated for equine recreation. Recognising the work of this local group and the support of the local Councillors, the LAP makes provision for this use to be considered on Site 3a, further to detailed analysis in relation to capacity, usage, governance, ownership/rental arrangements and other operational matters.

**Chief Executive's Recommendation:**

Motion agreed, matter is addressed by objective CS5 of the LAP, as follows:

*CS5: "To continue to support the development of the Cherry Orchard Equine Centre, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis."*

#### 2.5.4 Education

- See also
- Chapter 4: Section 4.7.5 of the Draft LAP
  - Section 3.2.10 of Chief Executive Report 275/19

#### **Motion no. 32: Cllr Daithí Doolan**

Page 8, amend Chief Executive's Proposed Amendment 4: after "St Ultan's NS", delete the word "or" and replace with "and".

Or

Chief Executive's Proposed Amendment 4: after the word "St Ultan's NS", insert, "and/".

Reason: To facilitate the educational needs of a growing population in the Cherry Orchard and Park West

#### **Chief Executive's Response:**

Agreed to amend text to include the term "and/or" into proposed amendment no. 4 of report 275/19.

#### **Chief Executive's Recommendation:**

Motion agree, insert "and/or" into proposed amendment no. 4 of Report 275/19, to read as:

From report 275/19: Inset a new bullet point into Chapter 5: Amenity Development Sites; A: Cherry Orchard Park Site, under the heading of Development Objectives for the Site (page 73):

- The Department of Education and Skills has stated that there may be a requirement for additional primary level educational resources in Cherry Orchard. This could take the form of an extension to the existing St. Ultan's NS **and/or** the provision of a new school. Consultation with this Department and with the Diocesan Trust will form an important role in determining the interface of the park with the adjoining school lands.

#### **Motion no.20: Cllr Daithí Doolan**, see also motion nos. 39 and 50

To cater for the population increase from the proposed housing development the Cherry Orchard Park West LAP must include an education campus, expansion of St. Ultan's NS and the provision of a secondary school.

Reason: St. Ultan's NS is the only school in Cherry Orchard and it is currently at full capacity. With the proposed development of up to 3,000 residential units the area will need extra space within St. Ultan's as well.

#### **Chief Executive's Response:**

The Draft Local Area Plan includes a site reservation for a new primary school within Site no. 6 as agreed with the Department of Education and Skills. This site was chosen for a number of reasons, including its ability to expand further east providing an educational campus, subject to future potential rezoning of the Z6 lands and future demand. This expansion eastwards could include for a secondary school and/or an additional primary school depending on the requirements of the Department of Education and Skills. Dublin City Council will continue to liaise with the DES and South Dublin County Council in this regard.

The proposed amendment no. 2 to the Chief Executive's report 275/19 makes further provision for increased educational provision through the provision of an extension and/or new school provision, within the Z15 lands surrounding St. Ultan's NS. The need for this extra school provision will be determined by the Department of Education and Skills having regard to the population profile and projected additional housing provision. With regards to the latter attention is drawn to the response to Motion 26 above, which places an emphasis on one-and two-bed units in Cherry Orchard to provide a counter-balance to the existing predominance of 3-bed houses currently in the area. This change in unit typology will have an obvious impact on the requirement for new school provision. However by retaining the full Z15 site for educational use, it is considered that there is sufficient land available should this be required.

#### **Chief Executive's Recommendation:**

Motion noted. Matter is sufficiently addressed by proposed amendment no. 2 of report 275/19 which states:

#### Proposed Amendment No. 2 from report 275/19:

Amend, insert new text into Section 4.7.5 Education (page 53)

2<sup>nd</sup> Paragraph, amend as follows: Consultation with this Department during the LAP preparation phase has identified a clear need for an additional primary school(s) in the area.

Insert new text at end of this section: **In addition, the LAP supports the expansion of the existing St. Ultan's NS and/or the provision of an additional primary school, within the Z15 lands surround the existing school. Currently underutilised these lands present a poor interface with the adjoining Cherry Orchard Park. It is considered that there is scope to provide new educational buildings which better relate to and make use of the adjoining park and its facilities.**

Amend Objective CS6 as follows: *It is an objective of Dublin City Council to seek the provision of a new primary school within Site No. 6, and the provision of additional primary school resources adjoining/ part of St. Ultan's NS, in conjunction with the Department of Education and Skills.*

#### **Motion no.39: Cllr Hazel de Nortúin,** see also motion nos. 20 and 50

(Site 5)

While welcoming the expansion to St Ultans, it has been recognised by the DES that up to 700 new primary school spaces will be need to facilitate current and new residents. Therefore it is requested that an expansion of St Ultans AND a new primary school will be agreed in the overall LAP. If this is to be reflected on Site A - which is the largest green space left after all key sites are developed- site 5 will be developed in line with Site A to accommodate any reduction in spaces available for sports and recreation when the need arises for educational development. If educational development is to expand into Site A's sports facilities, then site 5 or an additional site will be found to accommodate the reduction in sports/green space

Reason: This is to ensure sufficient allocation of educational spaces for the growing population

#### **Chief Executive's Response:**

The Draft Local Area Plan includes a site reservation for a new primary school within Site no. 6 as agreed with the Department of Education and Skills. This site was chosen for a



number of reasons, including its ability to expand further east providing an educational campus, subject to future potential rezoning of the Z6 lands and future demand. This expansion eastwards could include for a secondary school and/or an additional primary school depending on the requirements of the Department of Education and Skills. Dublin City Council will continue to liaise with the DES and South Dublin County Council in this regard.

The proposed amendment no. 2 to the Chief Executive's report 275/19 makes further provision for increased educational provision through the provision of an extension and/or new school provision, within the Z15 lands surrounding St. Ultan's NS. The need for this extra school provision will be determined by the Department of Education and Skills having regard to the population profile and projected additional housing provision. With regards to the latter attention is drawn to the response to Motion 26 above, which places an emphasis on one-and two-bed units in Cherry Orchard to provide a counter-balance to the existing predominance of 3-bed houses currently in the area. This change in unit typology will have an obvious impact on the requirement for new school provision. However by retaining the full Z15 site for educational use, it is considered that there is sufficient land available should this be required, without impacting on the sports and recreation provision within the Park.

#### **Chief Executive's Recommendation:**

Motion noted. Matter is sufficiently addressed by proposed amendment no. 2 of report 275/19 which states:

#### Proposed Amendment No. 2 from report 275/19:

Amend, insert new text into Section 4.7.5 Education (page 53)

2<sup>nd</sup> Paragraph, amend as follows: Consultation with this Department during the LAP preparation phase has identified a clear need for an additional primary school(s) in the area.

Insert new text at end of this section: **In addition, the LAP supports the expansion of the existing St. Ultan's NS and/or the provision of an additional primary school, within the Z15 lands surround the existing school. Currently underutilised these lands present a poor interface with the adjoining Cherry Orchard Park. It is considered that there is scope to provide new educational buildings which better relate to and make use of the adjoining park and its facilities.**

Amend Objective CS6 as follows: *It is an objective of Dublin City Council to seek the provision of a new primary school within Site No. 6, and the provision of additional primary school resources adjoining/ part of St. Ultan's NS, in conjunction with the Department of Education and Skills.*

#### **Motion no. 50: Cllr Vincent Jackson,** see also motion nos. 20 and 39

It is imperative with population growth suitable educational facilities are planned for both primary & Secondary Schools these facilities must be available for Community uses both in evenings, weekends & holiday periods the opportunities for good community development from having the use of these schools is enormous to the area.

Reason: If as envisaged substantial house building takes place in Cherry Orchard / Park West the provision of educational facilities will be essential Primary / Secondary Schools it is imperative a new model of management takes in decisions with the various patron bodies & the Dept of Education & Science to ensure these building are available to the community at Weekends, Evenings, Summer Holidays etc, School make up a substantial component of potential community infrastructure and are too valuable to be locked up for long periods.

### **Chief Executive's Response:**

The Draft Local Area Plan includes a site reservation for a new primary school within Site no. 6 as agreed with the Department of Education and Skills. This site was chosen for a number of reasons, including its ability to expand further east subject to future potential rezoning of the Z6 lands and future demand. This expansion eastwards could include for a secondary school and/or an additional primary school depending on the requirements of the Department of Education and Skills. Dublin City Council will continue to liaise with the DES and South Dublin County Council in this regard.

The proposed amendment no. 2 to the Chief Executive's report 275/19 makes further provision for increased educational provision through the provision of an extension and/or new school provision, within the Z15 lands surrounding St. Ultan's NS. The need for this extra school provision will be determined by the Department of Education and Skills having regard to the population profile and projected additional housing provision. With regards to the latter attention is drawn to the response to Motion 26 above, which places an emphasis on one-and two-bed units in Cherry Orchard to provide a counter-balance to the existing predominance of 3-bed houses currently in the area. This change in unit typology will have an obvious impact on the requirement for new school provision. However by retaining the full Z15 site for educational use, it is considered that there is sufficient land available should this be required.

The use of school buildings for community use outside of school hours is fully supported by the Chief Executive and is included as a policy of the City Council within the Dublin City Development Plan, in policies SN11, SN12 and SN13 which apply to the LAP area..

### **Chief Executive's Recommendation:**

Motion noted. Matter is sufficiently addressed by proposed amendment no. 2 of report 275/19 and by the policies of the Dublin City Development Plan which state:

#### Proposed Amendment No. 2 from report 275/19:

Amend, insert new text into Section 4.7.5 Education (page 53)

2<sup>nd</sup> Paragraph, amend as follows: Consultation with this Department during the LAP preparation phase has identified a clear need for an additional primary school(s) in the area.

Insert new text at end of this section: **In addition, the LAP supports the expansion of the existing St. Ultan's NS and/or the provision of an additional primary school, within the Z15 lands surround the existing school. Currently underutilised these lands present a poor interface with the adjoining Cherry Orchard Park. It is considered that there is scope to provide new educational buildings which better relate to and make use of the adjoining park and its facilities.**

Amend Objective CS6 as follows: *It is an objective of Dublin City Council to seek the provision of a new primary school within Site No. 6, **and the provision of additional primary school resources adjoining/ part of St. Ultan's NS, in conjunction with the Department of Education and Skills.***

#### Dublin City Development Plan 2016-2022: it is the policy of Dublin City Council:

"SN11: To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be

maximised in accordance with the Department of Education and Skills' Joint Code of Practice (2008).

SN12: To facilitate the provision of educational facilities in accordance with the requirements of the relevant education authorities and to encourage the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community.

SN13: To facilitate multi-campus-style school arrangements, where appropriate, in close proximity to residential neighbourhoods and public transportation routes, and to promote an urban typology of school building design sustainable in a city context and which responds to the local character or streetscape and reflects the civic importance of a school to a local community."

### **Motion no.33: Cllr Daithí Doolan**

(Site 6)

Page 38, amend the Chief Executive's proposed Amendment No. 2 After the words "Site No. 6", add the words;

"which could be a Gaelscoil as per the Minister's new instructions which requires that any new primary school to be a Gaelscoil if there is currently none in that school planning area. There is currently no Gaelscoil or Gaelcholáiste in Dublin10 or 12, with a single Gaelscoil in Dublin 8 – Gaelscoil Inse Chóir."

Reason: To give parents and children the choice of education through the medium of Irish. It is also in line with the Minister's new instructions, requiring that any new primary school be a GaelScoil.

#### **Chief Executive's Response:**

On the 3<sup>rd</sup> September 2019 the Minister for Education and Skills announced the designation of five new primary schools as Irish-medium schools, after amending criteria which are considered in determining the ethos and language of new schools, under the patronage process for new schools.

Minister McHugh outlined two changes to the patronage process:

- 1- If there is no existing Irish-medium provision in a school planning area, and a new primary school is being established to meet demographic demand, the new school will be designated as a gaelscoil before the Online Patronage Process System for that area opens. This will happen unless there are particular local circumstances where this would not be appropriate.
- 2- Where a number of new primary schools are due to be established in the same school planning area during the period 2019-2022, at least one of these schools in that school planning area will be Irish-medium, unless there are particular local circumstances where this would not be appropriate.

Such particular local circumstances may include situations such as:

- where there is apparently sufficient Irish-medium provision in close proximity to the school planning area;
- where there is no English-medium multi-denominational provision;
- where there are specific demographic profile factors or specific geographic factors which would indicate that the language decision should be taken following the OPSS patronage process rather than designating the language as Irish.

The changes above are part of a framework being developed in the Department of Education and Skills to provide more opportunities to increase the provision of Irish-

medium education through new schools and by expanding existing gaelscoileanna. The Framework also includes for:

- Testing (on a pilot basis) the potential to cater for both English and Irish medium provision on the same site, for example, delivering two 8-classroom schools (one English-medium and one Irish-medium) in a shared building/campus rather than delivering one 16-classroom school, subject to factors such as demand and site conditions
- Providing opportunities for patrons of existing schools to change the language of instruction from English to Irish, such as is envisaged as part of the Schools Reconfiguration for Diversity process.

Taking on board the Minister's direction as outlined above it is fully recognised that provision could be made for designating a new school as a gaelscoil, however this is still subject to review by the DES and must take into account local circumstances. To pre-determine the outcome of this assessment would not be beneficial or appropriate. Issues of patronage and language are a matter for the Department of Education and Skills and are outside the remit of the Local Area Plan.

**Chief Executive's Recommendation:**

Motion not agreed, outside remit of the LAP as issues of patronage are a matter for the Department of Education and Skills.

## 2.6 Green Infrastructure and Biodiversity

See also - Chapter 4: Section 4.9 of the Draft LAP  
- Section 3.2.11 of Chief Executive Report 275/19

### **Motion No. 2, Councillor Sophie Nicoulaud**, see also motion nos. 13 & 15

Policy and Plans

Keep land for local urban agriculture to cater for social enterprises to feed school children. Reason: Access to fresh, local organic produces and promote healthy eating. Support creation of much needed local jobs. Reconnect people with nature and where food comes from. Support biodiversity and preserve green spaces

#### **Chief Executive's Response:**

Cherry Orchard contains an area of c. 0.67 ha laid out for allotments, located next to the Cherry Orchard Community Garden and the Equine Centre. Amendment No. 35 of Report 275/19 includes for a new reference to these allotments in the LAP, as follows:

[Proposed amendment no. 35 of report 275/19: Insert new sub-section at the end of 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy (page 57), as follows:]

#### **Allotments:**

**Cherry Orchard contains an area of c. 0.67ha laid out for allotments. Adjoining the Cherry Orchard Community Garden and Equine Centre, the allotments are well placed to benefit from the adjoining amenities of the equine center and have the potential to act as a thriving local "green hub". Currently underutilised, this area contains further space for expansion within the existing footprint.**

The existing community garden is at the early stages of selling organic food to local customers, being assisted by the Social Enterprise Development Officer from the Ballyfermot Partnership. Operation issues for the community garden and food for the local school are outside the remit of the LAP.

It is considered that a new objective can be included for within the LAP to continue to support the Cherry Orchard Community Garden and adjoining allotments.

#### **Chief Executive's Response:**

Motion agreed; as amended. The preservation of the Cherry Orchard Community Garden and allotments to be support by the inclusion of a new objective below.

Insert a new objective into section 4.9 Green Infrastructure and Biodiversity

**GI8: To continue to support the Cherry Orchard Community Garden and adjoining allotments.**

### **Motion No. 13, Councillor Sophie Nicoulaud**, see also motion nos. 2 & 15

Community, Education, Recreation and childcare Facilities

To include the department of agriculture into the consultation process for the Cherry Orchard redesign to create an urban agriculture hub.

Reason: Encourage healthy living and reconnect people to healthy food. Bring training and apprenticeship opportunities to city dwellers. Biodiversity and keeping green spaces.

**Chief Executive's Response:**

In accordance with Section 14(E)(2) of the Planning and Development Regulations 2001 (as amended) where an environmental report of the likely significant effects on the environment of implementation a local area plan, is prepared, notice must be sent to the relevant environmental authorities (as prescribed in Section 13(A)(4) of the regulations), which includes the Department of Agriculture, Food and the Marine. This LAP has been prepared in accordance with the Planning Regulations.

The issue of retaining land for urban agriculture is addressed by proposed amendments No. 35 of report 275/19 (as above) and proposed new objective in response to motion no. 2 above.

**Chief Executive's Response:**

Motion noted. LAP has been carried out in accordance with statutory obligations. The issue of urban agriculture addressed through the inclusion of proposed amendment no. 35 of report 275/19 and new objective in response to motion no. 2 above:

Proposed amendment no. 35 of report 275/19: Insert new sub-section at the end of 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy (page 57), as follows:]

**Allotments:**

**Cherry Orchard contains an area of c. 0.67ha laid out for allotments. Adjoining the Cherry Orchard Community Garden and Equine Centre, the allotments are well placed to benefit from the adjoining amenities of the equine center and have the potential to act as a thriving local "green hub". Currently underutilised, this area contains further space for expansion within the existing footprint.**

Proposed new objective in response to Motion no. 2 above:

Insert a new objective into section 4.9 Green Infrastructure and Biodiversity

**GI8: To continue to support the Cherry Orchard Community Garden and adjoining allotments.**

**Motion No. 15, Councillor Sophie Nicoulaud,** see also motion nos. 2 & 13

Green Infrastructure & Biodiversity

To preserve the Cherry Orchard Community garden as it is today. No boundary alterations to the community garden should be necessary.

Reason: Keep as much green space possible and to minimize road surfaces to maximise permeable surface water drainage.

**Chief Executive's Response:**

Cherry Orchard contains an area of c. 0.67 ha laid out for allotments, located next to the Cherry Orchard Community Garden and the Equine Centre.

The boundary to the community garden and the allotments is currently demarked by a palisade fence to Cherry Orchard Green (see image below). There is no public footpath and very limited public lighting to the west side of this street. As part of delivering the new key strategic route from Ballyfermot Road to Cherry Orchard Green (as part of the delivery of Site no. 2), there may be alterations to the boundary with the community garden and the allotments, in order to deliver a safe pedestrian and cycle link through the area. Once the road details are designed they will form part of a Part 8 or planning application process, and will take account of the objectives of the LAP, including the proposed new

objective to support the community garden and allotments as noted above in response to motions nos 2 & 13.



*View of Cherry Orchard Green with Community Gardens to the left of the image*

**Chief Executive's Response:**

Motions agreed as amended.

While the boundary may be altered/ improved as part of the delivery of the new route through to Ballyfermot Road; the Cherry Orchard Garden is protected by proposed amendment no. 35 of report 275/19 and proposed new objective G18 below (and as per motion no. 2 above).

Proposed amendment no. 35 of report 275/19: Insert new sub-section at the end of 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy (page 57), as follows:]

**Allotments:**

**Cherry Orchard contains an area of c. 0.67ha laid out for allotments. Adjoining the Cherry Orchard Community Garden and Equine Centre, the allotments are well placed to benefit from the adjoining amenities of the equine center and have the potential to act as a thriving local "green hub". Currently underutilised, this area contains further space for expansion within the existing footprint.**

Proposed new objective in response to Motion no. 2 above:

Insert a new objective into section 4.9 Green Infrastructure and Biodiversity

**G18: To continue to support the Cherry Orchard Community Garden and adjoining allotments.**

**Motion no. 4: Cllr Sophie Nicoullaud**

Use of land for green belts should be included in the description of each site's land use and not have only residential or commercial for instance in the description.

Reason: To describe fully what will be on each site. Make sure future property developers include green belt as land use on their future plans.

**Chief Executive's Response:**

The LAP is imbued with principles of Green Infrastructure, with Section 4.9 of the Draft LAP dedicated to green infrastructure enhancement and provision throughout the LAP area. In particular the section entitled “new parks/greening areas” address the issue raised in the motion above:

*“New Parks / Greening areas*

*Each of the key sites for development shall be required to positively contribute to the overall green infrastructure strategy of the LAP area, linking into the wider green infrastructure strategy and also serving the local need of new residents/ workers. Managing the environment in a sensitive way that promotes biodiversity as well as passive and active recreation is important and the Green Infrastructure Strategy seeks to maximise potential opportunities for green infrastructure within the LAP area. The development of the key sites will provide opportunities for biodiversity enhancement, visual improvements integrating sustainable drainage systems along with facilitating pedestrian and cycle improvements. “*

[Section 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy, page 57 of Draft LAP]

**Chief Executive’s Recommendation:**

Motion noted; matter is addressed in the LAP in Section 4.9.2 (as per above).

**Motion no.16: Cllr Sophie Nicoullaud**

Surface dedicated for planting of an appropriate mix of native trees and other trees all along the M50 and railway needs to be agreed immediately. Consultation with appropriate bodies to do so needs to take place.

Reason: To insure best environmental outcomes. To create a real green buffer along the M50 and the railway. To make sure necessary land is kept for a good green buffer

**Chief Executive’s Response:**

The creation of a “green belt” along the boundary with the M50 forms part of the overall green infrastructure strategy of the LAP. Any development proposals for sites 3a, 4, 7 and 8 will be required to implement the green infrastructure strategy including a green belt of planting to the M50. This was further enhanced by proposed amendment No. 33 of report 275/19, which requires a focus on native woodland trees for this boundary. Any planning applications or Part 8 proposals for development on these sites shall be required to comply with the requirements of the LAP and to agree the landscape strategy with the Planning Department, in association with the Parks Department of Dublin City Council.

The Draft LAP does not have a specific planting requirement for the railway line. Rather this is dealt with by way of Objective UD14, as amended by Proposed amendment no. 8 of report 275/19, which states it is an objective of Dublin City Council *to seek the submission of detailed assessment mitigation strategy for noise and/or air quality, for all development proposals adjoining the M50 or railway line, as part of future planning applications.”* The distinction between the railway line and the M50 is largely due to the issue of air quality as opposed to noise. Air quality is more of an issue along the M50 than the railway, whereas good design can mitigate for noise in buildings. Site No. 4 for an example suggests the location of a supermarket and a local park and ride in the vicinity of the train line, which would be considered suitable uses in proximity to the train station, with associated landscaping.

**Chief Executive’s Response:**



Motion agreed as amended.

Request for planning buffer to the M50 is included for in the LAP (as an amended by proposed amendment No. 33 of report 275/19);

Proposed Amendment No. 33 of 275/19:

Insert new text into Section 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy; 3. Along the boundary of the M50 **and Railway Line** (page 57), as follows:

A “greenbelt” of planting, **with a focus on native woodland trees** shall be provided along the entire western boundary of the LAP adjoining the M50, **primarily** as a noise and air quality mitigating measure **and also along the railway line where possible.**

Request for planting buffer to the railway to be explored in consultation with Iarnród Éireann.

Proposed Amendment No.8 of 275/19:

Amend, insert text into Section 4.6 Urban Form and Design Strategy (page 51), Objective UD14 as follows:

“To seek the submission of detailed assessment mitigation strategy for noise and/or air **quality**, for all development proposals adjoin the M50 or railway line, as part of future planning applications.”

### **Motion no.41: Cllr Hazel de Nortúin**

To allow for the provision of a sensory garden in one of the identified grassland areas to accessed by those with additional needs.

Reason: To allow for outdoor space for those with additional needs.

#### **Chief Executive's Response:**

The provision of a sensory garden to provide for outdoor recreational and amenity space for those with additional needs is considered important a part of the overall provision of community and recreational facilities across the LAP.

#### **Chief Executive's Recommendation**

Motion Noted and Agreed; Recommend to insert new sub-section at the end of 4.9.2 Proposed Green Infrastructure and Biodiversity Strategy (page 57), as follows:

##### **Sensory Garden:**

**Cherry Orchard contains a number of green areas that may be suitable for the delivery of a Sensory Garden to provide for outdoor recreational space for individuals with additional needs. There may be potential to deliver a Sensory Garden in association with the development of either of the Key Amenity Sites (Cherry Orchard Park, Gallenstown Waterworks), development of Site 2 or potentially as part of future upgrade to the existing Community Garden space adjacent to the Equine Centre. The Council will seek to deliver a Sensory Garden within the Cherry Orchard area as part of the overall development of the LAP lands.**

## 2.7 Physical Infrastructure

See also - Chapter 4: Section 4.10.7 of the Draft LAP  
- Section 3.2.12 of Chief Executive Report 275/19

### **Motion no.17: Cllr Sophie Nicoulaud**

Space needs to be planned for the provision of local waste collecting facilities.

Reason: The bin truck driving to every house is no longer sustainable and viable. Need to plan for the future of waste management at local level by securing the necessary small plots of land in many areas of the new LAP.

#### **Chief Executive's Response:**

Section 4.10.7 within the Draft LAP sets out the specific requirements for Waste Management within the LAP area. The City Development Plan 2006-2021 provides guidelines for waste storage in all new apartments' developments which shall be addressed at individual planning application stage. However, the LAP has identified contains a specific objective ensure provision is made for recycling facilities within the LAP area (see also INF7). In this regard, to further support the above objective Section 5.2 "Site Briefs" within the Draft LAP identifies specific infrastructural requirements for Site 4 including waste management requirements as follows "Development of the site will include for the provision of glass bottle recycling bank ideally within close proximity to other community / retail uses identified for the site

#### **Chief Executive's Recommendation**

Motion not agreed, collection of waste is an operational matter. However recommend addition of proposed Amendment as per below.

Add text to section 5.2 "Site Briefs" for Site 6 (as per Site 4)

**"Development of the site will include for the provision of glass bottle recycling bank ideally within close proximity to other community / retail uses identified for the site"**

## 2.8 Site Briefs

- See also
- Chapter 5 of the Draft LAP
  - Section 3.2.13-3.2.18 of Chief Executive Report 275/19

### **Motion no.18: Cllr Sophie Nicoullaud**

(Site 4)

The size of a supermarket needs to be specified in advance to avoid a big supermarket taken over all local shops and to maximise financial returns to stay in the community.

Reason: To avoid a big supermarket taking over all local shops and to maximise financial returns to stay in the community

#### **Chief Executive's Response:**

Development of the proposed supermarket will be subject to future planning application and assessed in accordance Retail Planning Guidelines Retail Strategy for the GDA 2008-2016 and the Dublin City Development Plan 2016-2021, Retail Strategy Appendix 3 which sets out the Retail Centres Hierarchy for the Plan. In this regard, the nearby Liffey Valley is identified as a Level2 (Town Centre), the adjacent Ballyfermot is identified as Level3 (District Centre) and the neighbourhood centre identified for the Cherry Orchard LAP would be considered Level 4 (Neighbourhood Centre) allowing for a supermarket sized development of up to 2,500m retail floorspace.

#### **Chief Executive's Recommendation:**

Motion noted, matter is address within the Dublin City Development Plan 2016-2021, Retail Strategy Appendix 3.

### **Motion no.37: Cllr Daithí Doolan,** see also motion no. 49 below.

(Site 4)

On page 33, Proposed Amendment to No.26, to delete the last sentence in green/bold and replace with:

“and that the building heights along the frontage of Park West Avenue opposite Cedarbrook shall not exceed 5 storeys, to prevent the creation of a corridor effect on the avenue, with heights increasing as the building step back towards the M50 to achieve the stated density target

Reason: 5 storeys is in line with the current height and design of Cedarbrook

#### **Chief Executive's Response:**

Section 5.2 “Site Briefs” within the Draft LAP identifies specific development objectives for each of the key development sites with the LAP Area which includes specific requirements in relation to building heights along Park West Avenue as part the development for Site 4. Section 3.2.7 of the CE report 275/19 on submissions from public display of the Draft LAP contains the proposed amendment No. 26 as follows: **“Building heights along Park West Avenue, opposite Cedarbrook shall range up to four stories to the northern end and up to six stories to the southern end”**. Motion no 37 seeks to make amendments to the above proposed amendment text to establish a max height of 5 storeys along the frontage of Park West Avenue opposite Cedar Brook. The effect of this

would be to set a uniform max building height along the full length of Park West Avenue, which would potential create a corridor effect along the avenue creating little visual interest with little or no variation in building heights. It is considered the stepped approach in building heights from a lower 4 storey element at the northern end of the avenue up to a 6 storey element at the southern end of the avenue as the development approaches the higher density area of the LAP in and around the train station represents a better transition to densities and building heights and is the preferred Urban Design solution at this location and appropriate given the width of the street.

**Chief Executive's Recommendation:**

Motion 37 is noted: Issue of Building height along Park West Avenue is addressed within the LAP and CE report 275/19 under proposed amendment No. 26 as follows: ***“Building heights along Park West Avenue, opposite Cedarbrook shall range up to four stories to the northern end and up to six stories to the southern end”***.

**Motion no. 49: Cllr Vincent Jackson,** see also motion no 37 above.

House building proposals offer many possibilities from Affordable, social, cost rental & private from the various lands both in public & private ownership. Dublin City Council need to provide strong estate management in the new & existing communities. Development height in the proximity of Cedarbrook must take into consideration the existing development 4 storey height is suitable & acceptable along Park-West Ave, some serious height should be acceptable in the vicinity / close proximity of Park-West / Cherry Orchard Train Station.

Reason: Cherry Orchard / Park West will as part of the LAP see a major growth in the population with housing of up to 3,000 units in the Community, whilst accepting the need for height near the Park-West / Cherry Orchard Railway Station DCC must take into consideration the existing communities, fears etc. In relation to sites fronting Cedarbrook onto Park West Ave these sites should take a maximum of 4 storeys so as to now over shadow the existing developments.

**Chief Executive's Response:**

Section 5.2 “Site Briefs” within the Draft LAP identifies specific development objectives for each of the key development sites with the LAP Area which includes specific requirements in relation to building heights along Park West Avenue as part the development for Site 4. Section 3.2.7 of the CE report 275/19 on submissions from public display of the Draft LAP contains the proposed amendment No. 26 as follows: ***“Building heights along Park West Avenue, opposite Cedarbrook shall range up to four stories to the northern end and up to six stories to the southern end”***. Issues regarding Housing Typologies and Tenure addressed under section 2.3 of this report. Estate management is an operational issue outside of the scope of the LAP

**Chief Executive's Recommendation:**

Motion noted. Issue of Building height along Park West Avenue is addressed within the LAP and CE report 275/19 under proposed amendment No. 26 as follows: ***“Building heights along Park West Avenue, opposite Cedarbrook shall range up to four stories to the northern end and up to six stories to the southern end”***. Estate management is an operational issue outside of the scope of the LAP. Issues regarding Housing Typologies and Tenure addressed under section 2.3 of this report where CE report takes account of submission and includes proposed amendment to Section 4.4.3 tenure Mix of the Draft LAP (page 41) as follows:

“Notwithstanding the above it is recognised that there remains a high demand for social housing in the area. In developing the remaining sites vacant lands within Park West – Cherry Orchard it is considered that all tenure options should be provided for, and that provision should be made for:

- New social housing as per Part V of the Planning and Development Act 2000 (as amended), and on Council owned land.
- Affordable / co-operative housing
- Senior citizens housing (both private and social)
- Special needs housing
- Private housing, both for rent and for owner-occupancy
- Cost – rental housing.

The tenure mix for each of the City Council owned sites (sites 1-5 inclusive) shall be agreed with the members of the City Council prior to development, with the objective to achieve a mixed-tenure sustainable community in the overall Cherry Orchard area.”

## 2.9 Phasing and Implementation

See also - Chapter 6 of the Draft LAP  
- Section 3.2.20 of Chief Executive Report 275/19 (Addendum)

### **Motion no. 27: Cllr Daithí Doolan,** see also motions no 28 and no 45

Services and infrastructure should be prioritised in the phasing of the development of the Local Area Plan.

Reason: This will ensure that given the lack since construction of Cherry Orchard in the 1970s and 1980s of simple basic services, that residents have 'heard it all before' with previous regeneration plans faltering and the need to have confidence building measures for the community front-loaded.

And that all residents new and old, will have the benefit of retail, transport and recreation services. Developing a sustainable, integrated community is about providing services for new residents but also about developing links with the existing local community.

#### **Chief Executive's Response:**

As set out in Section 6.1 of the Draft LAP and section 3.2.20 of the CE report 275/19 on submissions from public display of the Draft LAP, Dublin City Council is fully committed to securing the implementation of the key principles and objectives of the Park West – Cherry Orchard LAP.

The site briefs set out in chapter 5 of the Draft LAP purposefully align the development of the sites with the delivery of certain key infrastructure, e.g. the development of Site 1 provides for an important new link road between Cherry Orchard and Ballyfermot Road; Site 2 provides for the delivery of local shops, a new civic/green space, senior citizen accommodation, in addition to a new green route and providing space for the expansion of the Cherry Orchard Community Childcare Centre; site 6 requires that land be made available for a new primary school in consultation with DES. In setting out the site briefs in this manner the Plan is ensuring that as sites are development, key social infrastructure is occurring in tandem. As such a specific phasing or sequencing programme is not considered necessary.

It is acknowledged that Dublin City Council has a wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making the Cherry Orchard and Park West area a successful, vibrant and sustainable neighbourhood. Dublin City Council are committed to continued investment in community infrastructure for the area, building additional social housing, community buildings, parks and open space, and recreational facilities: all of which will play an important role in delivering on the overall vision for the area.

#### **Chief Executive's Recommendation:**

Motions noted. Upfront infrastructure will be delivered in so far as possible. Matter is addressed within the LAP.

### **Motion no. 28: Cllr Daithí Doolan,** see also motions no 27 and no 45

Retail, transport, educational, sport and recreational facilities must be front loaded in to the timeframe for delivery of the LAP

Reason: This will ensure that given the lack since construction of Cherry Orchard in the 1970s and 1980s of simple basic services, that residents have 'heard it all before' with

previous regeneration plans faltering and the need to have confidence building measures for the community front-loaded.

And that all residents new and old, will have the benefit of retail, transport and recreation services. Developing a sustainable, integrated community is about providing services for new residents but also about developing links with the existing local community.

**Chief Executive's Response:**

As set out in Section 6.1 of the Draft LAP and section 3.2.20 of the CE report 275/19 on submissions from public display of the Draft LAP, Dublin City Council is fully committed to securing the implementation of the key principles and objectives of the Park West – Cherry Orchard LAP.

The site briefs set out in chapter 5 of the Draft LAP purposefully align the development of the sites with the delivery of certain key infrastructure, e.g. the development of Site 1 provides for an important new link road between Cherry Orchard and Ballyfermot Road; Site 2 provides for the delivery of local shops, a new civic/green space, senior citizen accommodation, in addition to a new green route and providing space for the expansion of the Cherry Orchard Community Childcare Centre; site 6 requires that land be made available for a new primary school in consultation with DES. In setting out the site briefs in this manner the Plan is ensuring that as sites are developed, key social infrastructure is occurring in tandem. As such a specific phasing or sequencing programme is not considered necessary.

It is acknowledged that Dublin City Council has a wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making the Cherry Orchard and Park West area a successful, vibrant and sustainable neighbourhood. Dublin City Council are committed to continued investment in community infrastructure for the area, building additional social housing, community buildings, parks and open space, and recreational facilities: all of which will play an important role in delivering on the overall vision for the area.

**Chief Executive's Recommendation:**

Motion 28 is Noted. Upfront infrastructure will be delivered in so far as possible. Matter is addressed within the LAP.

**Motion no. 45: Councillor Vincent Jackson,** see also motions no 27 and no 28

The necessity to front load retail developments in the Cherry Orchard are essential to the success of this LAP, for far too long the area has had a serious deficit of retail offering the need for a village centre will give a heart to Cherry Orchard with a selection of businesses which will add to the area.

Reason: Over the past 2 decades major plans were drawn up for the transformation of Cherry Orchard however due to economic reason both plans never came to anything existing residents will expect the frontloading of retail / commercial developments to show that Dublin City Council is sincere in developing a community & not only housing.

**Chief Executive's Response:**

As set out in Section 6.1 of the Draft LAP and section 3.2.20 of the CE report 275/19 on submissions from public display of the Draft LAP, Dublin City Council is fully committed to securing the implementation of the key principles and objectives of the Park West – Cherry Orchard LAP.

The site briefs set out in chapter 5 of the Draft LAP purposefully align the development of the sites with the delivery of certain key infrastructure, e.g. the development of Site 1

provides for an important new link road between Cherry Orchard and Ballyfermot Road; Site 2 provides for the delivery of local shops, a new civic/green space, senior citizen accommodation, in addition to a new green route and providing space for the expansion of the Cherry Orchard Community Childcare Centre; site 6 requires that land be made available for a new primary school in consultation with DES. In setting out the site briefs in this manner the Plan is ensuring that as sites are developed, key social infrastructure is occurring in tandem. As such a specific phasing or sequencing programme is not considered necessary.

It is acknowledged that Dublin City Council has a wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making the Cherry Orchard and Park West area a successful, vibrant and sustainable neighbourhood. Dublin City Council are committed to continued investment in community infrastructure for the area, building additional social housing, community buildings, parks and open space, and recreational facilities: all of which will play an important role in delivering on the overall vision for the area.

**Chief Executive's Recommendation:**

Motion 27 is noted. Upfront infrastructure will be delivered in so far as possible. Matter is addressed within the LAP.

**Motion no. 31: Cllr Daithí Doolan**

To ensure the full implementation of the LAP Dublin City Council will establish an interagency, multi-disciplinary implementation team under the control of Dublin City Council's Housing & Community Department.

Reason: This is to ensure the LAP is fully implemented as soon as possible and that extra resources, supports and expertise can be brought in if necessary.

**Chief Executive's Response:**

As set out in Section 6.1 of the Draft LAP The City Council, as a major landowner and the local authority will take an active land management approach to progress and secure the objectives of the LAP. Dublin City Council is committed to working with government agencies and other funding agencies to seek funding through all available sources for the redevelopment of the LAP area and the delivery of key infrastructure provisions required to support the existing and new communities. The implementation of the LAP is also a priority for the Council's Planning and Development Department.

In this regard The City Council will establish a cross departmental, multi-disciplined project team of executives to monitor and manage the delivery of development within the LAP area across each of the key development sites ensuring the implementation of the key principles and objectives of the Park West – Cherry Orchard LAP. This team will liaise with all members of the local area council on an ongoing basis.

**Chief Executive's Recommendation:**

Motion 31 is agreed. Proposed amendment to add the following text to Section 6.1 of the Draft LAP as follows:

**To ensure the implementation of the LAP, Dublin City Council will establish an interagency, multi-disciplinary implementation team under the control of Dublin City Council's Planning and Development Department and Housing & Community Department in conjunction with the Area Office and with other relevant sections and supports as necessary.**



## 2.10 Miscellaneous

### **Motion no. 43: Cllr Hazel de Nortúin**

Planning laws will be relaxed to allow for pop-up enterprises to explore what is needed in the area for retail, recreation, arts and culture

Reason: This planning laws will be relaxed and/or LAP amended to allow for pop-up enterprise to identify retail/culture needs in the area.)

#### **Chief Executive's Response:**

It is not within the power of the LAP to provide for a relaxation of planning laws. However section 6.5.4 of the Dublin City Development Plan (Regeneration/ Vacant Land/ Active Land Management) states that "The City Council will look positively on appropriate temporary uses as interim solutions for vacant land and properties." It is considered that a similar approach could be promoted within the LAP in relation to the use of vacant land for community/ cultural uses.

#### **Chief Executive's Recommendation:**

Motion not agreed: is outside the scope of the LAP to change planning laws.

However it is recommended to include the following new text in Chapter 6: Phasing & Implementation.

Insert new subsection at end of Chapter 6 (page 74 of the LAP), as follows:

#### **6.5 Temporary Uses**

**The LAP has a stated life span of 6-years with the possibility of an extension after five years. While it is the intention of Dublin City Council to actively pursue the delivery of the objectives of the LAP it is recognised that not all sites will be delivered immediately. To this end Dublin City Council will consider appropriate temporary community/ cultural uses on vacant sites, pending their redevelopment.**

### 3 Chief Executive's Overall Response and Recommendation

The Chief Executive considers that the changes proposed both within this Report and also within Report no. 275/19 **do not** constitute material alterations to the Draft Park West – Cherry Orchard Local Area Plan.

**The Chief Executive recommends that the LAP be adopted taking on board the changes proposed in reports 275/19 and this report 276/19.**

If the Members are in agreement, the Council may decide to now make the LAP by resolution, after which it will come into effect 4 weeks after passing the resolution.

If the Members do not accept the proposed amendments of the Chief Executive and wish to make further amendments, and if the proposed alterations constitute a material alteration of the draft local area plan, the Planning Authority shall within three weeks after the passing of the resolution, publish notice of the proposed material alteration and send notification of such to the Minister, the Board and the prescribed authorities. The Planning Authority shall within two weeks determine if a Strategic Environmental Assessment or an Appropriate Assessment or both as the case may be, is or are required to be carried out in respect of the proposed material alterations, and whether the 3-week period needs to be extended to facilitate such. The proposed materially-altered draft plan will go on display for a period of not less than 4 weeks (with submissions or observations invited with respect to the proposed amendments only).

If on the other hand, the Members wish to adopt the Plan as published on the 11<sup>th</sup> June 2019, or as amended by reports 275/19 and 276/19, without any material alterations, then it will be deemed to be made 4 weeks from the resolution being made.

The Council may now decide to make or amend the Local Area Plan by resolution. It is necessary for the passing of the resolution that it be passed by **not less than half of the members of the Planning Authority**. (Section 20(3)(p) Planning & Development Act as amended).

The Members of the Council, in performing their functions in making or amending the LAP, are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government, or of any Minister of the Government. (Section 20(3)(r)).

## Appendix 1: List of Motions received

Motion No.	Motions Submitted
<b>Motions from Councillor Sophie Nicoulaud, Green Party</b>	
1	<p><b>Policy and Plans</b></p> <p><u>Motion</u> Plan a space for social enterprises around food and work with locals to plan a social enterprise to cater healthy local food for the local institutions (schools, nursing homes etc...)</p> <p><u>Reason</u> Support government efforts and policy to provide hot school lunches and to create local catering jobs. Fight child obesity and significantly lower extremely high local unemployment rates.</p>
2	<p><b>Policy and Plans</b></p> <p><u>Motion</u> Keep land for local urban agriculture to cater catering social enterprises to feed school children.</p> <p><u>Reason</u> Access to fresh, local organic produces and promote healthy eating. Support creation of much needed local jobs. Reconnect people with nature and where food comes from. Support biodiversity and preserve green spaces.</p>
3	<p><b>Urban Framework and Land Use Strategy</b></p> <p><u>Motion</u> With existing NO2 concentrations, the location of working places should be limited within the boundary with the M50 and the railway</p> <p><u>Reason</u> Minimise the population to NO2 concentrations within the boundary with the M50. People spend sometimes as much time at work as they do at home so exposure to NO2 would end up being the same.</p>
4	<p><b>Urban Framework and Land Use Strategy</b></p> <p><u>Motion</u> Use of land for green belts should be included in the description of each site's land use and not have only residential or commercial for instance in the description.</p> <p><u>Reason</u> To describe fully what will be on each site. Make sure future property developers include green belt as land use on their future plans.</p>
5	<p><b>Urban Framework and Land Use Strategy</b></p> <p><u>Motion</u> Local shops should be chosen on their merit to cater for healthy living: limit coffee shops, chain stores, off licenses. Local shops providing artisans jobs needs to be prioritised: bakers, butchers, fishmongers, florists etc..</p> <p><u>Reason</u> Supermarkets and chains economically and socially have a negative impact on village centres by destroying sustainable, long term, skilled manual jobs.</p>
6	<p><b>Urban Framework and Land Use Strategy</b></p> <p><u>Motion</u> Social enterprise hub needs to be more specific and think outside the box. Local employment needs to be secured for in the long term. Part of a social enterprise hub should be designed with kitchens for cooking and catering social enterprise with a social chart giving priority training and jobs to local residents.</p> <p><u>Reason</u></p>

	Diversify local employment opportunities for local residents.
7	<p><b>Housing and Tenure</b></p> <p><u>Motion</u> Built to rent schemes needs to be defined in advance.</p> <p><u>Reason</u> To avoid big property developers to fully own all units on one site. Prevent renters to be subject to rising rental costs. To secure mix of tenures.</p>
8	<p><b>Housing and Tenure</b></p> <p><u>Motion</u> Housing with universal access needs to be defined from the start with the consulting of all private and public bodies dealing with people and disabilities, aging groups and so on.</p> <p><u>Reason</u> Increase access to housing for all.</p>
9	<p><b>Housing and Tenure</b></p> <p><u>Motion</u> Sole use of public land for public housing in the form of affordable, social and cost rental as in the Vienna model</p> <p><u>Reason</u> Protect public land. Not to depend on the private market to house most people.</p>
10	<p><b>Access and Movement (Traffic and Transport)</b></p> <p><u>Motion</u> The vicinity of schools should be free of cars</p> <p><u>Reasons</u> Encourage parents and children walking to school to encourage physical activities to fight child and adult obesity. To keep good air quality for all in the schools. For safety reasons. To reduce traffic.</p>
11	<p><b>Access and Movement (Traffic and Transport)</b></p> <p><u>Motion</u> Keep the majority of road surface for public transport and soft modes of transports ( cycling, scooting etc...)</p> <p><u>Reason</u> Lower traffic congestion. Keep good air quality. Discourage private car use as congestion is already an issue so bringing more people with more cars will inevitably makes matters worse.</p>
12	<p><b>Access and Movement (Traffic and Transport)</b></p> <p><u>Motion</u> If new roads are needed they should be residential roads.</p> <p><u>Reason</u> Keep low speed limit to 30km/h for pedestrians and cyclists safety.</p>
13	<p><b>Community, Education, Recreation and childcare Facilities</b></p> <p><u>Motion</u> To include the department of agriculture into the consultation process for the Cherry Orchard redesign to create an urban agriculture hub</p> <p><u>Reason</u> Encourage healthy living and reconnect people to healthy food. Bring training and apprenticeship opportunities to city dwellers. Biodiversity and keeping green spaces.</p>
14	<p><b>Equine Recreation</b></p> <p><u>Motion</u> The whole of site 3a needs to be solely dedicated to the Horse Power group and their plan for a equine social enterprise.</p> <p><u>Reason</u> Absolute necessity for the general well being of the community. Needs all the space to appropriately deal with manure management facilities. As much space is needed for the horse well being and to provide for tree growing to buffer air pollution. Keep as much green space for nature and animals.</p>
15	<b>Green Infrastructure &amp; Biodiversity</b>

	<p><u>Motion</u> To preserve the Cherryorchard Community garden as it is today. No boundary alterations to the community garden should be necessary.</p> <p><u>Reason</u> Keep as much green space possible and to minimize road surfaces to maximise permeable surface water drainage.</p>
16	<p><b>Green Infrastructure &amp; Biodiversity</b></p> <p><u>Motion</u> Surface dedicated for planting of an appropriate mix of native trees and other trees all along the M50 and railway needs to be agreed immediately. Consultation with appropriate bodies to do so needs to take place.</p> <p><u>Reason</u> To insure best environmental outcomes. To create a real green buffer along the M50 and the railway. To make sure necessary land is kept for a good green buffer.</p>
17	<p><b>Physical Infrastructure</b></p> <p><u>Motion</u> Space needs to be planned for the provision of local waste collecting facilities.</p> <p><u>Reason</u> The bin truck driving to every house is no longer sustainable and viable. Need to plan for the future of waste management at local level by securing the necessary small plots of land in many areas of the new LAP.</p>
18	<p><b>Site 4</b></p> <p><u>Motion</u> The size of a supermarket needs to be specified in advance. to avoid a big supermarket taken over all local shops and to maximise financial returns to stay in the community.</p> <p><u>Reason</u> To avoid a big supermarket taking over all local shops and to maximise financial returns to stay in the community</p>
19	<p><b>Site 5</b></p> <p><u>Motion:</u> Provide space for a local producer's market with all necessary utilities for a clean market to operate ( water, sink, toilet, waste collection). Market space needs to provide cover from rain.</p> <p><u>Reason</u> Protect the right to access fresh, organic healthy food and fight obesity and food poverty. Promote local economic development allowing small producers to make a living versus supermarkets not giving a financial return into the community. Make the place attractive and vibrant during the day.</p>
<b>Motions from Councillor Daithí Doolan, Sinn Féin</b>	
20	<p><b>Education 3.1.2</b></p> <p><u>Motion:</u> To cater for the population increase from the proposed housing development the Cherry Orchard Park West LAP must include an education campus, expansion of St. Ultans NS and the and the provision of a secondary school.</p> <p><u>Reason:</u> St. Ultans NS is the only school in Cherry Orchard and it is currently at full capacity. With the proposed development of up to 3,000 residential units the area will need extra space within St. Ultans as well.</p>
21	<p><b>Employment 3.2.4:</b></p> <p><u>Motion:</u> All contracts issues during the implementation of the LAP will have a Social Clause as part of the procurement process.</p> <p><u>Reason:</u> Despite the current economic upturn, unemployment remains a serious challenge in Cherry Orchard. According to CSO, June 2017, unemployment in Cherry Orchard is over twice the state wide average. The LAP can be an opportunity to reverse that trend and have a positive lasting legacy for households. If a Social</p>

	Clause is contained in contracts then the development itself will allow for the creation of local jobs.
22	<p><b>Employment 3.2.4:</b>  <u>Motion:</u>  That an audit of locally available skills be carried out to ensure that skilled workers, underemployed and unemployed people are offered opportunities in contracts associated with the construction of the new developments, servicing and working in the new complexes, offices and shops.  <u>Reason:</u>  This will complement the commitment to the inclusion of Social Clauses within contracts. The audit and provision of training will ensure that the local population are upskilled to access an employment opportunities provided by the social Clauses.</p>
23	<p><b>Housing 3.2.5:</b>  <u>Motion:</u>  The LAP aims to provide for 30% council housing, 30% affordable to buy, 30% cost rental and 10% private housing.  <u>Reason:</u>  Any home building programme in Cherry Orchard-Park West must deliver a mixed tenure and meet the needs of the public. The tenure must be appropriate to the needs of those waiting to be housed in Area J. It must be a mix of private, public, affordable and cost rental.</p>
24	<p><b>Access &amp; Movement 3.2.6:</b>  <u>Motion:</u> The LAP is committed to building a car park adjacent to the train station to cater for train users.  <u>Reason:</u>  Currently Cherry Orchard is served by one bus service 79/79a and one main road. The transport infrastructure needs to be greatly improved to cater for the additional residents and business that the LAP hopes to deliver.</p>
25	<p><b>Access &amp; Movement 3.2.6:</b>  <u>Motion:</u>  The LAP will ensure that cycle ways are developed through out Cherry Orchard and Park West.  <u>Reason:</u>  Cycling can be promoted as part for the LAP through the development of cycle ways rough Cherry Orchard and Park West. This will encourage linkages within residential areas and along the canal route.</p>
26	<p><b>Access &amp; Movement 3.2.6:</b>  <u>Motion:</u>  The LAP will provide for an appropriate mix of 1, 2 and 3 bed homes built to cater for the existing community and future residents. This must include senior citizens, independent living units and universal access. This must, given the predominance of family homes in the Cherry Orchard section of the LAP in particular, have sufficient 1-bedroomed dwellings to address this imbalance.  <u>Reason:</u>  The evidence suggests that mixed communities can contribute to specific goals within current social policy, such as community cohesion and sustainability.</p>
27	<p><b>Phasing 3.2.8:</b>  <u>Motion:</u>  Services and infrastructure should be prioritised in the phasing of the development of the Local Area Plan.  <u>Reason:</u>  This will ensure that given the lack since construction of Cherry Orchard in the 1970s and 1980s of simple basic services, that residents have 'heard it all before' with previous regeneration plans faltering and the need to have confidence building measures for the community front-loaded.  And that all residents new and old, will have the benefit of retail, transport and recreation services. Developing a sustainable, integrated community is about providing services for new residents but also about developing links with the existing local community.</p>

28	<p><b>Phasing 3.2.8:</b>  <u>Motion:</u>  Retail, transport, educational, sport and recreational facilities must be front loaded in to the timeframe for delivery of the LAP  <u>Reason:</u>  This will ensure that given the lack since construction of Cherry Orchard in the 1970s and 1980s of simple basic services, that residents have ‘heard it all before’ with previous regeneration plans faltering and the need to have confidence building measures for the community front-loaded.  And that all residents new and old, will have the benefit of retail, transport and recreation services. Developing a sustainable, integrated community is about providing services for new residents but also about developing links with the existing local community.</p>
29	<p><b>Sports &amp; Recreation 3.2.8:</b>  <u>Motion:</u>  The LAP will contain plans for a multi-purpose sports facility in Cherry Orchard Park. This development will cater for sports and athletics.  <u>Reason:</u>  Sports will play an important role in developing a healthy, cohesive and safer community. Cherry Orchard Park is ideally situated for this development.</p>
30	<p><b>Equine Recreation 3.2.9:</b>  <u>Motion:</u>  The LAP contain plans for a horse owner’s facility on site 3a.  <u>Reason:</u>  Like many communities across Dublin, Cherry Orchard has a long tradition of horse owning. The LAP allows for the development of a horse owners facility in Cherry Orchard. The project should be developed on site 3a. This facility would encourage and promote good practice and animal husbandry among all local horse owners. It would also complement the local enterprise development suggested in the LAP.</p>
31	<p><b>Miscellaneous Submissions 3.2.19</b>  <u>Motion:</u>  To ensure the full implementation of the LAP Dublin City Council will establish an interagency, multi-disciplinary implementation team under the control of Dublin City Council’s Housing &amp; Community Department.  <u>Reason:</u>  This is to ensure the LAP is fully implemented as soon as possible and that extra resources, supports and expertise can be brought in if necessary.</p>
32	<p><b>Amendments sought</b>  <u>Motion:</u>  <b>Page 8</b>, amend Chief Executive’s Proposed Amendment 4: after “St Ultan’s NS”, delete the word “or” and replace with “and”.  Or  Chief Executive’s Proposed Amendment 4: after the word “St Ultan’s NS”, insert, “and/”.  Reason: To facilitate the educational needs of a growing population in the Cherry Orchard and Park West.</p>
33	<p><b>Amendments sought</b>  <u>Motion</u>  <b>Page 38</b>, amend the Chief Executive’s proposed Amendment No. 2  After the words “Site No. 6”, add the words;  “which could be a Gaelscoil as per the Minister’s new instructions which requires that any new primary school to be a Gaelscoil if there is currently none in that school planning area. There is currently no Gaelscoil or Gaelcholáiste in Dublin10 or 12, with a single Gaelscoil in Dublin 8 – Gaelscoil Inse Chóir.”  Reason:</p>

	To give parents and children the choice of education through the medium of Irish. It is also inline with the Minister's new instructions, requiring that any new primary school be a GaelScoil.
34	<p><b>Amendments sought</b></p> <p><u>Motion</u></p> <p><b>Page 12</b>, Chief Executive's. Proposed Amendment No.11</p> <p>Add the following words:</p> <p>"Prior to any enhanced level of service being delivered that NTA ensures that Iamród Éireann increase the noise abatement measures for residents of Cherry Orchard whose homes back onto the tracks, and further that increase measures are taken to address the rodent population along the banks. Further that measures including fines being taken against those dumping or littering in the same area.</p> <p><u>Reason:</u></p> <p>There have been ongoing problems with noise and rodent infestation in Cherry Orchard where homes back on to the railway tracks. This will give an opportunity to tackle both problems</p>
35	<p><b>Amendments sought</b></p> <p><u>Motion</u></p> <p><b>Page 13</b>, amend Chief Executive's Proposed Amendment No.12</p> <p>That the final sentence be amended to read:</p> <p>"The City Council with the residents of Cherry Orchard and Park West in mind continue to work with and support the NTA and Bus Átha Cliath in particular in planning and delivering a first class public transport network in and for the area."</p> <p><u>Reason:</u></p> <p>It has been acknowledged that the Cherry Orchard area requires a better more effective public transport system and more connectivity with the City Centre. The LAP gives an opportunity to deliver a first class public transport network for the area.</p>
36	<p><b>Amendments sought</b></p> <p><u>Motion</u></p> <p><b>Page 30</b>, Amendment to MO16</p> <p>After the words "appropriate locations", add the words, "in particular Dublin City Council community facilities, Cherry Orchard Station car park, near shops and in the school car park."</p> <p><u>Reason:</u></p> <p>It has been acknowledged that the Cherry Orchard area requires a better more effective public transport system and more connectivity with the City Centre. The park and ride concept gives an opportunity to deliver a first class public transport network for the area.</p>
37	<p><b>Amendments sought</b></p> <p><u>Motion</u></p> <p><b>On page 33</b>, Proposed Amendment to No.26, to delete the last sentence in green/bold and replace with:</p> <p>"and that the building heights along the frontage of Park West Avenue opposite Cedarbrook shall not exceed 5 storeys, to prevent the creation of a corridor effect on the avenue, with heights increasing as the building step back towards the M50 to achieve the stated density target"</p> <p><u>Reason:</u></p> <p>5 storeys is in line with the current height and design of Cedarbrook</p>
38	<p><b>Amendments sought</b></p> <p><u>Motion</u></p> <p><b>Page 40</b>, amend Chief Executive's Proposed Amendment 32, second paragraph, to add the words:</p> <p>"To give further consideration to linking the Canal to Palmerstown with the provision of a walkway and cycle track on the land abutting the M50, with CCTV along the stretch, thus creating a safe cycle way from Park West Industrial Estate to Palmerstown and Liffey Valley Shopping Centre."</p> <p><u>Reason:</u></p>



	This will provide and encourage pedestrian and cycling linkage between the Canal and Palmerston.
<b>Motions from Councillor Hazel de Nortúin, People Before Profit</b>	
39	<p><b>Proposed amendment No2.</b></p> <p><u>Motion:</u> While welcoming the expansion to St Ultans, it has been recognised by the DES that up to 700 new primary school spaces will be need to facilitate current and new residents. Therefore it is requested that an expansion of st Ultans AND a new primary school will be agreed in the over all LAP. If this is to be reflected on Site A - which is the largest green space left after all key sites are developed- site 5 will be developed in line with Site A to accommodate any reduction in spaces available for sports and recreation when the need arises for educational development. If educational development is to expand into Site A's sports facilities, then site 5 or an additional site will be found to accommodate the reduction in sports/green space.</p> <p><u>Reason:</u> This is to ensure sufficient allocation of educational spaces for the growing population.</p>
40	<p><b>Proposed Amendment No. 18</b></p> <p><u>Motion</u> To ensure all community and social enterprise commitments are met, a sub group will be formed to support the LAP to deliver on the already notified and much need social enterprise development's already identified.</p> <p><u>Reason</u> This is to identify what social enterprise is needed for the area and to construct and implementation plan to complement the LAP.</p>
41	<p><b>Proposed Amendment No. 30</b></p> <p><u>Motion</u> To allow for the provision of a sensory garden in one of the identified grassland areas to accessed by those with additional needs.</p> <p><u>Reason</u> To allow for outdoor space for those with additional needs.</p>
42	<p><b>Social Development</b></p> <p><u>Motion</u> While there's a need for social development in the wider Cherry Area, the area manager will work with other interested agencies (SDCC/Park West stake holders) in identifying key spaces retail/office already empty in Park west that can be used within the social enterprise plan. This can be reflected in both the LAP and Z6 Industrial lands to developed.</p> <p><u>Reason</u> This is to identify under utilized spaces that would ensure retail spaces are used to their fullest.</p>
43	<p><b>Arts and Culture</b></p> <p><u>Motion</u> Planning laws will be relaxed to allow for pop-up enterprises to explore what is needed in the area for retail, recreation, arts and culture.</p> <p><u>Reason</u> This planning laws will be relaxed and/or LAP amended to allow for pop-up enterprise to identify retail/culture needs in the area.)</p>
44	<p><b>Site 3a</b></p> <p><u>Motion</u> These lands will be given in full to the provision of horse ownership stables on the grounds that: Key enterprise sites can be identified in Park West to facilitate social enterprise and have never been utilised and are still empty. While reducing the site by half to accommodate both enterprise and horse stables, the full site would allow for the appropriate space needed to house horses.</p>

	This would be dependent on a transparent managerial structure and implementation plan.
<b>Motions from Councillor Vincent Jackson, Non-Party</b>	
45	<p><b>Retail</b> <u>Motion</u> The necessity to front load retail developments in the Cherry Orchard are essential to the success of this LAP, for far too long the area has had a serious deficit of retail offering the need for a village centre will give a heart to Cherry Orchard with a selection of businesses which will add to the area.</p> <p><u>Reason:</u> Over the past 2 decades major plans were drawn up for the transformation of Cherry Orchard however due to economic reason both plans never came to anything existing residents will expect the frontloading of retail / commercial developments to show that Dublin City Council is sincere in developing a community &amp; not only housing.</p>
46	<p><b>Horse stabling</b> <u>Motion</u> The need to address the culture of local Horse ownership by providing a suitable site stepped away from the residential areas will offer significant estate management opportunities, a local horse ownership group Horse-Power have shown how to build broad community support by listening to residents' concerns etc.</p> <p><u>Reason:</u> Before the building of the modern Cherry Orchard estates in the late 1970`s early 1980`s horse ownership was a feature of the culture of Ballyfermot with the new building of the Cherry Orchard Estate this feature is a reality in modern day Cherry Orchard the provision of a suitable parcel of land in Cherry Orchard allows this cultural expression develop in a sustainable way providing a vehicle for those who love their animals, having a designated area allows the focus on ownership &amp; horse welfare.</p>
47	<p><b>Cherry Orchard Park / sporting facilities</b> <u>Motion</u> Development of regional Park with sporting facilities in order to enable the consolidation of uses with new and emerging groups, Running Club, GAA, Soccer etc all have the capacity to add value to the community &amp; allow the development of many new areas of recreation to the new &amp; enlarging community.</p> <p><u>Reason:</u> Cherry Orchard has a major deficit in the provision of sporting recreational facilities, there are emerging sustainable groups developing in the area Running Clubs, Cycle Clubs, GAA, Soccer etc in order to ensure strong foundations for these groups there is a need to develop facilities in the local parks, running track, changing rooms, meeting rooms, Soccer &amp; GAA pitches etc.</p>
48	<p><b>Parks depot for Cherry Orchard</b> <u>Motion</u> A depot for park management &amp; maintenance must be part of the LAP to ensure sustainability of public investment in facilities / services etc.</p> <p><u>Reason:</u> Dublin City Council will invest substantial public funds into the physical layout of Cherry Orchard / Park West to ensure the investment is sustainable there is a necessity to develop a depot for the re-developed Park &amp; open spaces.</p>
49	<p><b>Estate management and building heights</b> <u>Motion</u> House building proposals offer many possibilities from Affordable, social, cost rental &amp; private from the various lands both in public &amp; private ownership. Dublin City Council need to provide strong estate management in the new &amp; existing</p>

	<p>communities. Development height in the proximity of Cedarbrook must take into consideration the existing development 4 storey height is suitable &amp; acceptable along Park-West Ave, some serious height should be acceptable in the vicinity / close proximity of Park-West / Cherry Orchard Train Station.</p> <p><u>Reason:</u> Cherry Orchard / Park West will as part of the LAP see a major growth in the population with housing of up to 3,000 units in the Community, whilst accepting the need for height near the Park-West / Cherry Orchard Railway Station DCC must take into consideration the existing communities, fears etc. In relation to sites fronting Cedarbrook onto Park West Ave these sites should take a maximum of 4 storeys so as to not over shadow the existing developments.</p>
50	<p><b>Education facilities</b></p> <p><u>Motion</u> It is imperative with population growth suitable educational facilities are planned for both primary &amp; Secondary Schools these facilities must be available for Community uses both in evenings, weekends &amp; holiday periods the opportunities for good community development from having the use of these schools is enormous to the area.</p> <p><u>Reason:</u> If as envisaged substantial house building takes place in Cherry Orchard / Park West the provision of educational facilities will be essential Primary / Secondary Schools it is imperative a new model of management takes in decisions with the various patron bodies &amp; the Dept of Education &amp; Science to ensure these building are available to the community at Weekends, Evenings, Summer Holidays etc, School make up a substantial component of potential community infrastructure and are too valuable to be locked up for long periods.</p>
51	<p><b>Biodiversity – cycle lanes</b></p> <p><u>Motion</u> The Development of the LAP should include a bio-diversity on all our lands remaining green, Cycle lanes, need to be provided &amp; way-marked i.e Grand Canal walk-way etc.</p> <p><u>Reason:</u> The Cycleway along the Grand Canal is a wonderful asset however I would profit to say most are not aware of its potential / existence as a piece of cycling infrastructure, the bio-diversity along the Grand Canal is a wonderful asset this along with potential way-markers, various planting have the potential to transform pockets of Cherry Orchard / Park West in the short to medium term. Promoting Cycling towards the existing Train Station would lessen dependency on private car ownership,</p>
52	<p><b>Security – Garda Station</b></p> <p><u>Motion</u> Satellite Garda Station would be very beneficial however in its absence serious levels of CCTV &amp; building by design to alleviate some potential anti-social black spots.</p> <p><u>Reason:</u> In order to create a safe environment the area should have a sub district station of Ballyfermot however in a climate of Garda Station rationalisation a major expansion of Garda monitored CCTV coupled with additional policing will provide new and existing residents a safer environment.</p>