



Park West - Cherry Orchard Local Area Plan

The Chief Executive's Report in accordance with Section 19 (1)(e)(ii) of the Planning and Development Act 2000 (as amended) proposing to extend the life of the Park West – Cherry Orchard Local Area Plan, (2019).

Foreword

The Park West – Cherry Orchard Local Area Plan (LAP) was adopted by the elected members at a City Council meeting on the 7th October 2019, thereafter coming into effect four weeks from that date, on the 4th of November 2019. The LAP provides a statutory land use framework to guide the development of vacant lands in Park West and Cherry Orchard.

Under the Planning and Development Act 2000 (as amended), LAPs have a statutory 6-year life span, after which point they must be re-made, amended or revoked. The first two options require a minimum one-two year statutory timeline, while the third option will result in the loss of the statutory framework for the development of the area and the LAP objectives, which seek specific improvements within the area.

Alternatively, within five years of making the LAP, the Council has the option to extend the life of the existing LAP by a further period, not exceeding five years (up to 4th November 2029). Taking account of the resources and the detailed consultation involved in making the current LAP, the Chief Executive recommends that the option to extend the current LAP is the prudent option for the Council. Furthermore, it is the opinion of the Chief Executive that the current LAP remains consistent with the core strategy of the Dublin City Development Plan 2022-2028; and with development still to take place on several of the key sites, it is clear that there are objectives of the LAP that remain to be secured.

Furthermore for the reasons of securing the key objectives of the Park West – Cherry Orchard LAP and developing the area as envisaged in the LAP, the Chief Executive recommends that the LAP be extended for an additional five-year period, until **4th November 2029** in order to retain a statutory basis for the objectives therein. To do so the members are requested to consider the opinion of the Chief Executive set out in this report (Report No. 180/2024), and pass by resolution the decision to extend the LAP. This resolution must be passed prior to 4th November 2024.

Richard Shakespeare
Chief Executive

25/09/2024

1 Introduction

The Park West – Cherry Orchard Local Area Plan (LAP) covers an area of approximately 270 hectares. In 2019 when the LAP was adopted there was c. 46 hectares of land available for development, with the potential to deliver approximately between 2,200-3,000 new residential units alongside new mixed use development and amenity supports.

The LAP sets out a vision and a series of high-level principles that translate into objectives and site briefs for the vacant lands. A total of eight development sites and two key amenity sites are identified, each detailing objectives for the area.

In order to continue to deliver on the LAP objectives this report recommends extending the life of the LAP on the basis that (i) it remains consistent with the Dublin City Development Plan 2022-2028 (the Development Plan) and (ii) that many of the objectives of the LAP remain to be secured.

2 Statutory Context

Within five years since making the Local Area Plan the Council may decide to extend the life of the existing LAP by a further period, not exceeding five years (Section 19(1) (d)).

Before doing so the Council shall have obtained from the Chief Executive an opinion that the LAP remains consistent with the objectives and core strategy of the Development Plan, and that the objectives of the LAP remain to be secured: -

Section 19(1)

(e) No resolution shall be passed by the planning authority until such a time as the members of the authority have:

(i) Notified the Chief Executive of the decision of the authority to defer the sending and publishing of the notices, giving reasons therefore, and

(ii) Sought and obtained from the Chief Executive –

(I) an opinion that the local area plan remains consistent with the objectives and core strategy of the relevant development plan,

(II) an opinion that the objectives of the local area plan have not been substantially secured, and

(III) confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members accept the Chief Executive's opinion, and agree by resolution to extend the life of the plan, then notification shall be published in a newspaper circulating in the area of the local area plan, not later than 2 weeks after the resolution is passed, and this notice shall be made available for inspection by members of the public during office hours of the planning authority, and made available in electronic form on the City Council's website (Section 19(1) (f)).

3 Chief Executive's Opinion

The Chief Executive's Opinion with regard to the Park West – Cherry Orchard LAP is addressed under the following Sections: -

- Consistency with the Dublin City Development Plan 2022-2028 (Section 3.1)
- Objectives of the LAP Remaining to be Secured (Section 3.2)
- Strategic Environmental Assessment and Appropriate Assessment (Section 3.3)

3.1 Consistency with the Dublin City Development Plan 2022-2028

The Park West – Cherry Orchard LAP was adopted by the Council on the 7th October 2019 and came into effect on the 4th November 2019. In keeping with the statutory hierarchy of plans the LAP was made in keeping with the core strategy and objectives of the higher order City Plan in place at the time, that is, the Dublin City Development Plan 2016-2022.

From a statutory perspective the members must now consider if the LAP "*remains consistent with the objectives and core strategy of the relevant development plan*". The relevant plan is that in place at the time of making a resolution to extend or otherwise the LAP, i.e. the new 2022-2028 Dublin City Development Plan.

3.1.1 Policy Approach within the Dublin City Development Plan 2022-2028

The Development Plan provides a clear spatial framework to guide the future growth and development of the city in a coherent, orderly and sustainable way, framed on a vision of compact, sustainable city living creating a city where people will seek to live, work, experience, invest and socialise.

The Core Strategy of the Development Plan informs and frames the settlement strategy for the city that prioritises the principles of compact growth targeting development in (i) the inner city, (ii) along key quality transport corridors as set out in the Regional Spatial and Economic Strategy (RSES) and Metropolitan Area Spatial Plan (MASP) and within Key Urban Villages and (iii) on brownfield and infill opportunity sites, (Figure 1). This approach focuses investment and growth into identified locations to achieve infrastructural and service delivery integration. The Park West – Cherry Orchard LAP area is located within the South West Corridor of the MASP and specifically identified as a new residential delivery area.

To deliver the core strategy a number of mechanisms are identified such as the preparation of area specific plans, for example local area plans (LAPs) or Strategic Development Zones (SDZs), and the adherence to area specific guidance set out for Strategic Development and Regeneration Areas (SDRAs).

3.1.2 Strategic Development and Regeneration Area (SDRA) guidance

The Park West – Cherry Orchard area was previously guided by an urban framework plan (2002) that focused on the vacant lands in the vicinity of the new train station located between the neighbourhoods of Park West and Cherry Orchard. This framework plan guided a number of new developments in the area at that time including new housing at Cedar Brook, Barnville and Park West Point as well as new amenities at Cherry Orchard Park, the Equine centre and the Plaza neighbourhood centre. However, the economic recession of 2008 resulted in a cessation in construction activity and left many of these developments isolated and surrounded by vacant lands.

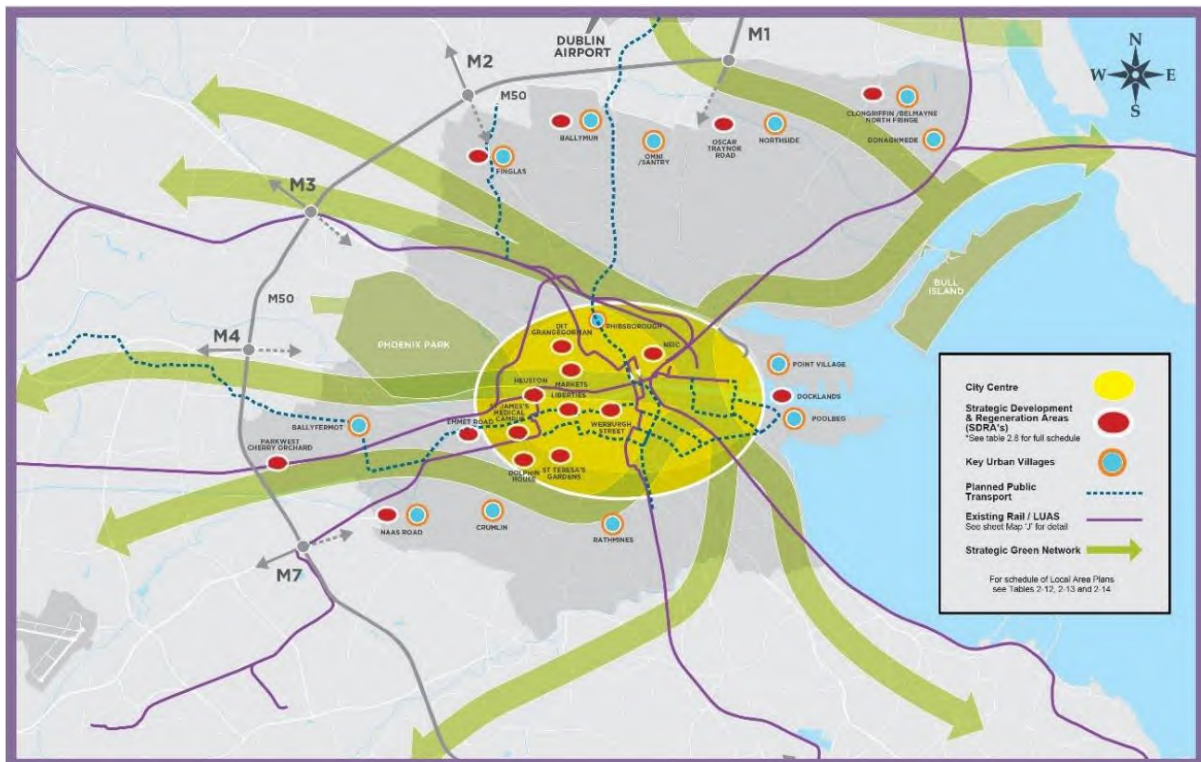


Figure 1: Core Strategy, Dublin City Development Plan 2022-2028

The significant levels of vacant land available for development led to the identification of Park West and Cherry Orchard as a SDRA in the 2016-2022 Dublin City Development Plan, the guiding principles of which informed the preparation of the 2019 Local Area Plan.

The new Dublin City Development Plan 2022-28 retains Park West – Cherry Orchard as a key SDRA (No. 4), identified to play a key role in delivering the core strategy of the Development Plan. The guiding principles of the new Development Plan fully align with the key principles of the LAP.

Dublin City Development Plan 2022-2028, Section 13.6: SDRA 4 – Park West/Cherry Orchard

The key guiding principles set out below reflect the guiding principles of the LAP and are as follows:

Urban Structure

- *Develop the remaining sites in the area in a sustainable manner to create a vibrant sustainable new (neighbourhood) urban area that is fully integrated and connected with the existing community.*
- *Enhance accessibility and connectivity both within the Park West - Cherry Orchard area and to the surrounding areas to service the remaining development sites.*
- *Promote sustainable modes of transport by making them convenient and attractive (including walking and cycling) through the implementation of a well-connected, permeable, coherent street network with high levels of accessibility to an integrated public transport network with improved infrastructure to maximise its potential use.*
- *Ensure timely provision and investment in infrastructure including water and drainage provision, public transport, telecommunications network etc. to support new development opportunities.*

- *To develop Park West Cherry Orchard in an integrated, sustainable way that will ensure the local community benefits from investment, greater infrastructure and services.*

Land Use & Activity

- *Ensure the Local Area Plan delivers private, council and affordable housing, schools, sports and recreational facilities, retail facilities and employment opportunities in consultation with local community and youth services.*
- *Deliver new residential units in a mix of unit types and tenures to cater for people across all spectrums of their lifecycle, with higher densities sought in proximity to the railway station.*
- *Create a local neighbourhood focal point within Cherry Orchard neighbourhood enhancing existing services and amenities, and providing new local retail provision.*
- *Create a new commercial destination in the vicinity of the train station, with mixed use and supermarket provision, together with landmark buildings and civic spaces.*
- *Enhance existing open space areas and develop a connected network of green spaces and green infrastructure to maximise their potential use by the existing and future generations.*
- *Support opportunities and initiatives, which promote education and aim to address unemployment supporting economic activity through the provision of existing and future services and businesses in the area.*
- *Support and facilitate the provision of additional school places to serve the existing and emerging communities.*
- *Support and facilitate the development of a Community and Social Enterprise Hub.*
- *Support the provision of mixed-employment uses in proximity to the M50 boundary.*
- *Consolidate and improve the existing sports and recreation facilities and promote the provision of new recreational facilities.*

Height

- *Provide building heights in keeping with the height guidance set out for each individual site of the Park West – Cherry Orchard Local Area Plan 2019.*
- *Allow for limited locally higher buildings in the vicinity of the Train Station, in keeping with the LAP objectives and site briefs.*

Design

- *Implement the urban form and design strategy set out in Section 4.6 of the Park West – Cherry Orchard Local Area Plan 2019.*
- *Improve the appearance and image of the area and create a content, caring and vibrant sustainable community which integrates the new community with the existing established community.*
- *Underground overhead ESB pylons wherever possible to enhance the urban form of this part of the city.*

Green Infrastructure

- *To protect and promote the natural and built heritage of the area and provide a network of well-maintained parks and civic spaces connected by tree lined streets taking the opportunity to incorporate best practice SuDS infrastructure as appropriate.*
- *Support the aims and objectives of the Water Framework Directive for the Camac River Catchment, particularly in relation to hydromorphology and improvements in water quality and the streams that drain the LAP lands.*
- *To provide for water attenuation capabilities within the redesign of Cherry Orchard Park*

Figure 2 below from the 2022-2028 Development Plan captures the above guiding principles. This map combines the overall Development Strategy map the LAP (Figure 3) and the LAP site briefs (Figure 4). These illustrations clearly demonstrate the consistency between the two plans in terms of urban structure, land use, heights, design and green infrastructure.

From the details set out above, it is the Chief Executive’s opinion that the settlement strategy and key principles of the Park West – Cherry Orchard LAP are in keeping with the core strategy and objectives of the Dublin City Development Plan 2022-2028.

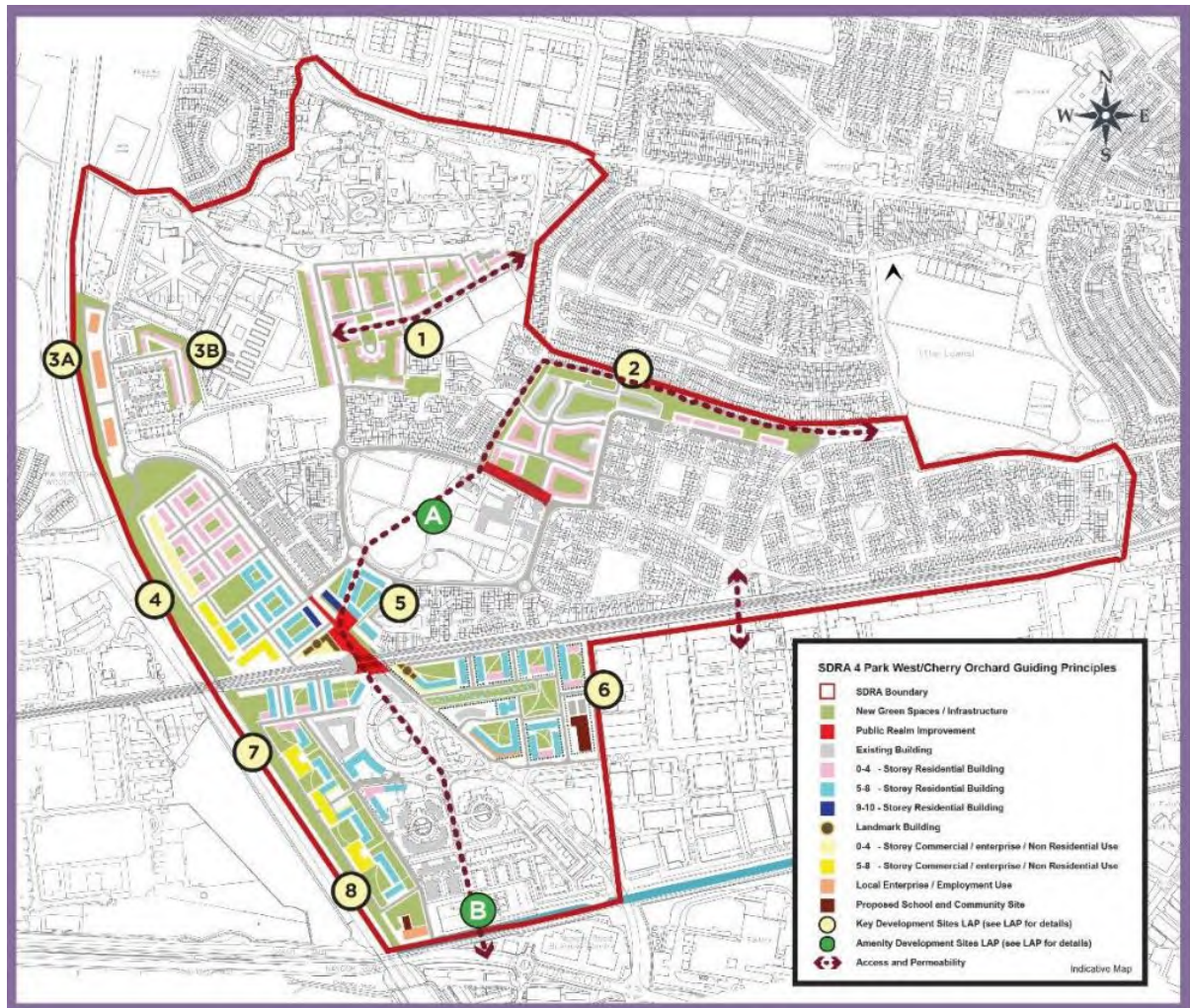


Figure 2: Dublin City Development Plan 2022-2028: Figure 13-7: SDRA 4 Park West/ Cherry Orchard

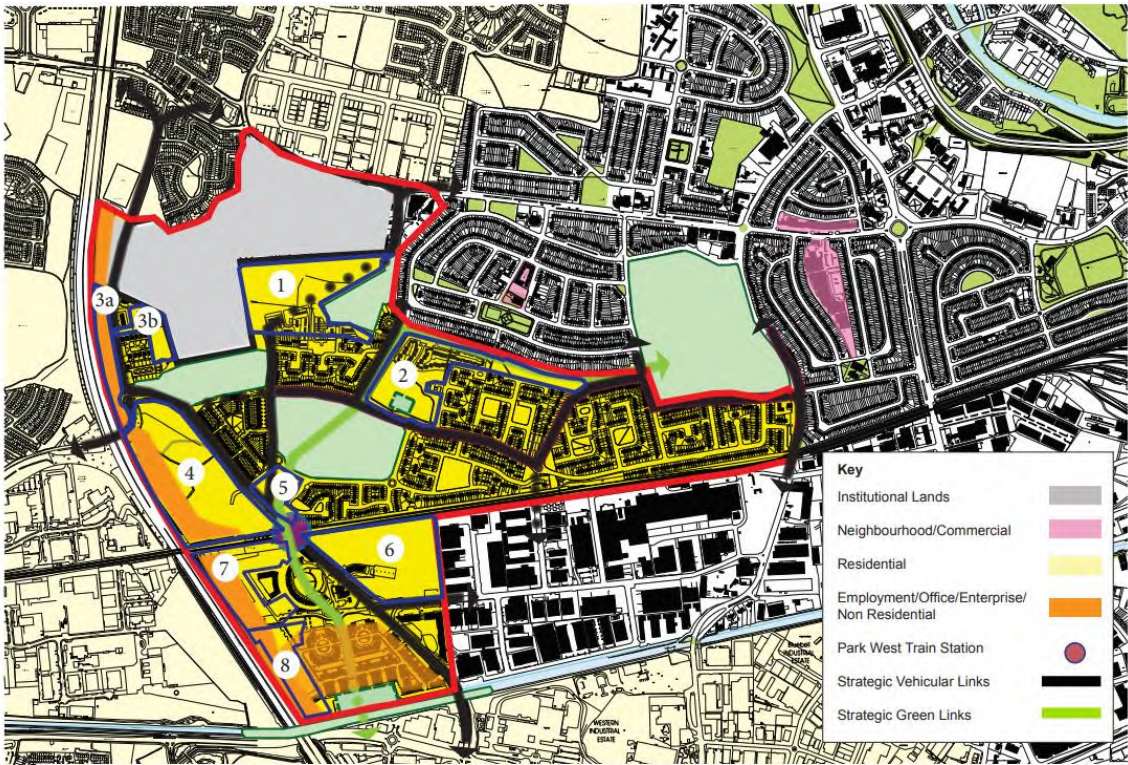


Figure 3: Park West – Cherry Orchard LAP 2019: Figure 47 – Overall Development Strategy Map

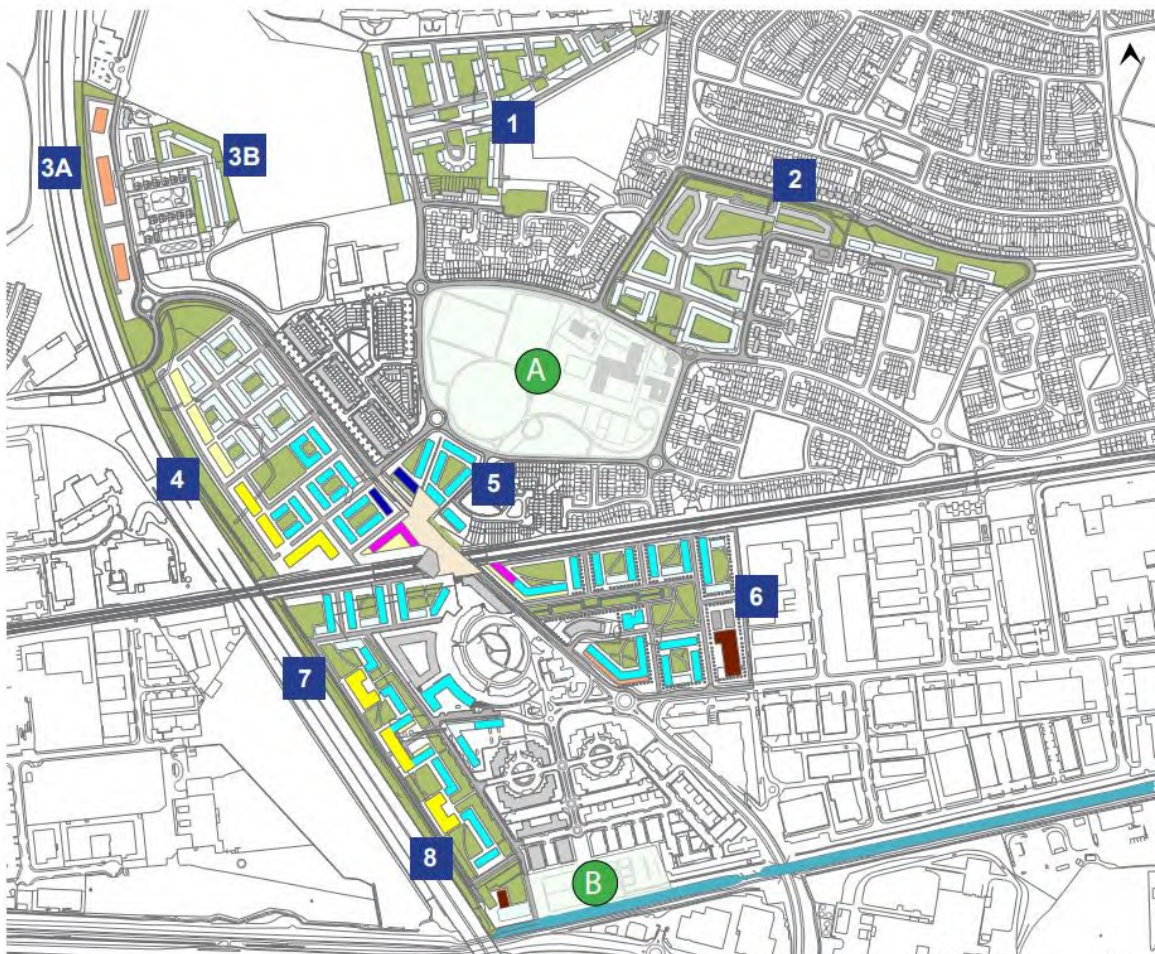


Figure 4: Park West – Cherry Orchard LAP 2019: Overall Plan showing location of site briefs 1-8

3.2 Objectives of the Local Area Plan remaining to be secured

Before passing the resolution to extend the LAP the members must seek from the Chief Executive, *an opinion that the objectives of the local area plan have not been substantially secured*. While much progress has been made in progressing the design and planning for new sites, no additional developments have commenced on site. This section will provide an update on progress made and outstanding objectives still to be delivered.

A more detailed breakdown of the LAP objectives is included as Appendix 1, which provides an update on objectives under the LAP headings of:

- Economic Development Objectives
- Housing Objectives
- Movement Objectives
- Urban Design & Form Objectives
- Community & Social Infrastructure Objectives
- Heritage Objectives
- Green Infrastructure & Biodiversity Objectives
- Infrastructure Objectives

3.2.1 Summary of Key Achievements to date and outstanding deliverables

Delivering on the objectives of the LAP has been a focus of Council as both landowner and local authority. The Council owns development sites nos. 1-5 of the LAP (equating to 31.7 hectares), located north of the railway line, in addition to the two key amenity sites, Cherry Orchard Park and Gallanstown waterworks; whilst sites nos. 6-8 in Park West (containing c. 14.3 hectares) are under single private ownership.

Key Development Sites

Following adoption of the LAP, the Council prioritised the delivery of new housing at sites 1 and 2, the former for affordable housing and the latter as part of the National Social Housing Programme (PPP housing scheme). The Council also entered into a development agreement with the Land Development Agency (LDA) to deliver sites 4 and 5 of the LAP. In Park West, the owner/ developer sought and received planning permission for a new residential development at site 6. While progress has been made in the design and planning of these sites, none of these proposed developments have yet commenced construction on site. Table 1 below sets out progress details in relation to the key sites.

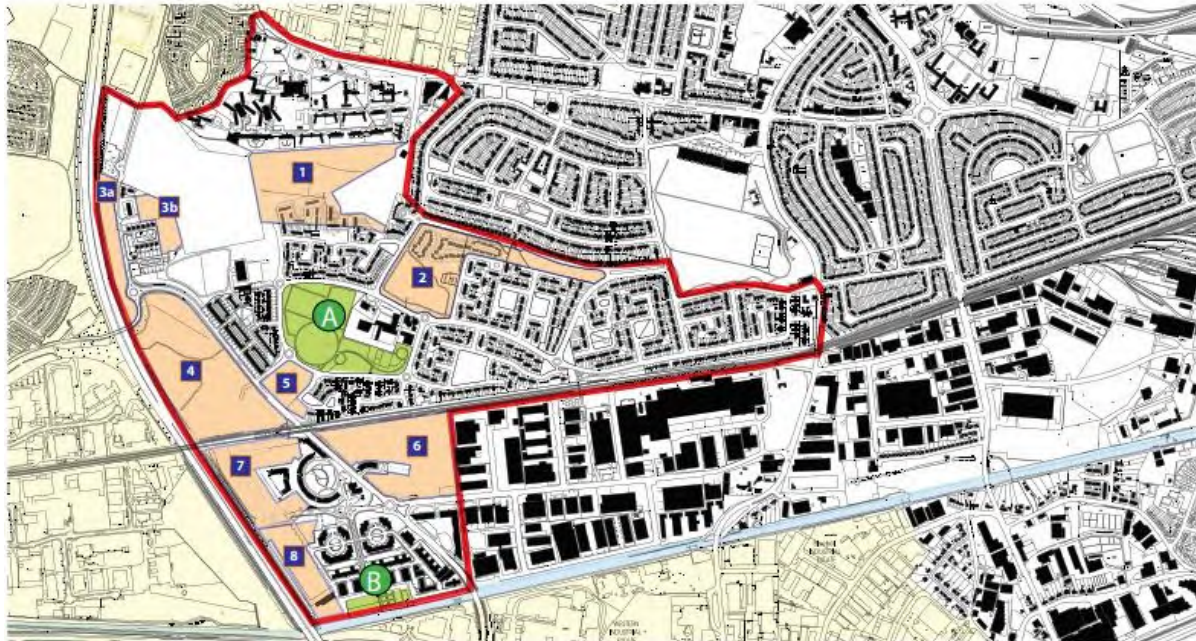


Figure 5: LAP Key Development Sites

Table 1: Update on LAP Key Development Sites

LAP Site no	Progress Update	Next Stage
Site 1	<p>DCC site</p> <p>Since the LAP was adopted 72 no. new DCC social housing units were completed (were on-site at the time of making the LAP).</p> <p>Remainder of the site identified for new affordable housing. Planning secured for 172 no. new residential units in October 2022 (DCC Planning Ref. 4313/22).</p>	<p>Part 8 for the proposed new link road as part of this scheme, is due to be submitted in Q4 2024/ Q1 2025.</p> <p>The housing units are expected on-site in 2026.</p>
Site 2	<p>DCC site</p> <p>Since the LAP was adopted 77 no. new co-operative housing units were completed (were on site at time of making the LAP).</p> <p>Site identified for delivery as part of the National Social Housing Programme/ PPP site.</p> <p>The design team is in place and preliminary designs include provision for c. 100 social senior citizen apartments and c. 15 no. 2-storey homes to be delivered under the PPP programme, and c. 50 affordable homes (delivery mechanism to be determined); in addition to new community spaces and local retail provision; all subject to finalisation and planning.</p> <p>In addition, land was allocated to allow the</p>	<p>Planning expected to be submitted in Q1 2025, and subject to approval on site in Q4 2025.</p>

	Cherry Orchard Community Childcare centre to expand and retention permission granted for a temporary portacabin on site (Planning Ref. 3303/24).	
Site 3	DCC site No update at present.	To be reviewed following progress on the above two sites. Remains to be planned/ delivered.
Site 4 & 5	<p>DCC site/ LDA delivery</p> <p>Sites 4 & 5 are to be delivered by the LDA over four key phases, see Figure 6 below. A detailed Masterplan prepared by the design team anticipates the delivery of c. 1,100 dwellings and c. 23,400 sq.m. of retail, community and cultural floor space, and commercial/ enterprise units over the four phases.</p> <p>Phase 1: Planning permission granted in July 2024 for 708 no. social and cost rental homes, in addition to supermarket and retail and community/arts space. (An Bord Pleanála Ref JAN29N.318607).</p> <p>Phase 2: Is at advanced design stage for the delivery of a lower density residential scheme of c. 140 no. affordable purchase homes, subject to finalisation and planning.</p> <p>Phase 3: This site has been masterplanned for high-density residential led scheme of c. 250 no. units, subject to design and planning.</p> <p>Phase 4: Required in the interim as a compound for the DART+ South West scheme, for c. 5 years. Identified for non-residential uses in the LAP due to proximity to the M50.</p>	<p>Phase 1: Expected on site November 2025, with the first units completed in 2027.</p> <p>Phase 2: Expect to submit for planning end 2024/early 2025.</p> <p>Phase 3: Planning to commence following the on-site commencement of phases 1 and 2.</p>
Site 6	Privately owned site. Phase 1 of Site 6: SHD granted to Greenseed Ltd. in June 2022 for 750 no. units.	Expected on site end of 2024/early 2025.
Sites 7 & 8	Privately owned site. Identified for mixed use in the LAP. No planning applications submitted to date.	Remains to be planned/ delivered.

In conclusion since the LAP was adopted, planning permission has been granted for 1,630 no. new residential units alongside supporting retail and community infrastructure. These units are all expected on site within the coming years. In addition design teams have been appointed and detailed designs have progressed for Sites 2 and the remainder of sites 4 & 5, with these schemes expected to be submitted for planning within the coming years.

By extending the LAP for five years, it allows the Plan to retain its statutory planning function whilst these proposals progress through the planning system.



Figure 6: LDA proposed phasing schedule for Sites 4 & 5 (map courtesy of the LDA)

Key Amenity Sites

In addition to progress on the key development sites the Council has prioritised the delivery of upgraded amenities at Cherry Orchard Park, Key Amenity Site A of the LAP. The Parks Department have held initial consultations with local stakeholders and the delivery of an enhanced park forms part of the DCC capital programme of works for 2024-2026.

In relation to Key Amenity Site B, the Gallanstown waterworks site, DCC applied unsuccessfully for URDF funding in 2020 for investigative works. Other funding opportunities are to be explored in the future.

Implementation Bodies

Many of the objectives of the LAP were supportive of and overlapped with the *Making Cherry Orchard Better Action Area Plan* (2017), a community action plan for the area, led by the Cherry Orchard Development Group. This group has since been expanded and reformed into the new Cherry Orchard Implementation Board (COIB), set up by the Minister for Justice in November 2022. The Board has representatives from local residents, Dublin City Council, Tusla, Probation Service, HSE, City of Dublin Education & Training Board, Liffey Partnership, St. Ultans primary school and an Garda Síochána and has established 6 sub-groups:

- Infrastructure
- Youth Work Services
- Community Safety
- Education
- Lifelong Learning
- Family & Wellbeing.

The Infrastructure sub-group of the COIB is focused on involving the community in the role-out of the LAP objectives, in supporting and advocating for social enterprise and enhanced public transport; exploring the creation of a new village centre within Site 2; the upgrading of Cherry Orchard Park and local environmental upgrades. The work of the COIB is summarised in the 2024 COIB Action Plan, www.coib.ie.

In addition to the work of the COIB, Dublin City Council set up a Community Wealth Building programme for Cherry Orchard. Community Wealth Building is about taking a strategic approach to local economic development that aims to increase the flow of wealth in an area and improve people's lives. It aims to build wealth from within so that an area can benefit from initiatives such as different types of business ownership, an emphasis on small businesses and start ups and working towards a sustainable local economy that regenerates wealth for the local population. Dublin City Council is working with a consultant with extensive experience and expertise in community wealth building to develop a set of actions that will increase wealth generation in the local community. As an example of these actions, in early 2024, the local area office led a Dublin City Council general operative recruitment campaign that resulted in 918 applications for the positions.

3.3 Strategic Environmental Assessment and Appropriate Assessment

3.3.1 Strategic Environmental Assessment

The preparation of the Park West – Cherry Orchard LAP included statutory Strategic Environmental Assessment (SEA). The Environmental Protection Objectives arising from the Environmental Report under that process form part of the LAP and informed the policy approach of the LAP and its objectives.

The proposal to extend the life of the Park West Cherry Orchard LAP does not involve any changes or amendments and therefore the Environmental Protection Objectives as set out in the Environmental (SEA) Report for the LAP still apply. The proposal to extend the life of the LAP does not require a further SEA in accordance with the Planning and Development (SEA) Regulations 2004, as amended.

3.3.2 Appropriate Assessment

The preparation of the Park West Cherry Orchard LAP 2019 included the carrying out of an Appropriate Assessment, i.e. assessing the possible significant adverse effects of the plan on the environmental integrity of Natura 2000 sites. Having assessed the LAP in terms of direct, indirect and cumulative impacts, it was concluded that there will be no significant effects on any Natura 2000 sites in the zone of influence of the Local Area Plan.

The proposal to extend the life of the LAP does not involve any changes or amendments to the LAP. The proposal to extend the Plan does not require further Appropriate Assessment in accordance Article 6(3) of the EU Habitats Directive (92/43/EEC).

4 Conclusion

The Park West – Cherry Orchard LAP as adopted in 2019 provides a robust framework and detailed objectives for the build-out of the vacant sites in the area, alongside objectives to continue to enhance the employment and amenity provision within the area.

Since the LAP was adopted, considerable progress has been made in the design and planning for several key sites, with planning permission in place for 1,630 new homes all of

which incorporated the objectives and vision of the LAP. These new homes are expected to commence on-site within the coming two years. In addition, designs are ongoing for several development sites with new planning applications expected to be submitted within the coming five years. To ensure that the remaining sites are delivered in keeping with the objectives of the LAP the Chief Executive recommends that the members extend the life of the plan for an additional five years, as provided for by the Planning legislation.

It is the considered opinion of the Chief Executive that the core strategy and objectives of the LAP remain consistent with that of the 2022-2028 Dublin City Development Plan and that the objectives of the local area plan have not been substantially secured.

Recommendation of the Chief Executive

The Chief Executive recommends that the Park West – Cherry Orchard LAP be extended for an additional five-year period, to allow it to remain in effect until **4th November 2029**, to allow for the objectives of the Plan to be achieved. Therefore it is recommended that after considering this report the following resolution be passed;

“In accordance with Section 19 (1) (d), (e) & (f) of the Planning & Development Act 2000 (as amended) Dublin City Council notes the opinion of the Chief Executive in Report 180/2024 that the local area plan remains consistent with the objectives and core strategy of the development plan and that the objectives of the local area plan remain to be secured and hereby approves, by resolution the extension of The Park West – Cherry Orchard LAP 2019, and defers the sending of a notice under section 20(3)(a)(i) and publishing a notice under section 20(3)(a)(ii), for a further period of five years to the 4th November 2029”

Appendix 1: Objectives of Park West – Cherry Orchard Local Area Plan 2019

LAP Objectives	Updates October 2024
Economic Development Objectives	
<p>ED01: To seek the provision of local retail shops along Cherry Orchard Avenue to consolidate existing neighbourhood centre uses.</p> <p>ED02: To seek the provision of supermarket retailing to the immediate north of the Park West – Cherry Orchard Train Station, and other retail opportunities in the vicinity of the train station.</p> <p>ED03: To support the existing retail at “The Plaza” in Park West, and in particular any amendments that improve the interface with Park West Avenue and Park West Road.</p> <p>ED04: To seek the provision of “turn-key” ground floor retail units within Site 2 and along Park West Avenue.</p> <p>ED05: To support the development of additional office space including own-door office units and enterprise space on lands adjoining the M50 motorway, and in proximity to the train station.</p> <p>ED06: To facilitate employment and training uses to include for micro-enterprise and start up units on lands adjoining the M50 Motorway.</p> <p>ED07: To support the development of a new community and social enterprise hub within the LAP lands north of the train line.</p> <p>ED08: To explore and support the development of potential tourism, recreational and leisure related facilities, in particular those linked to development along the Grand Canal and at the Gallanstown Waterworks sites.</p> <p>ED09: To liaise and work with agencies and organisations working in the Park West – Cherry Orchard area to maximise education opportunities and support access to employment for local residents of Park West – Cherry Orchard and the surrounding area.</p> <p>ED10: To require social labour clauses in any City Council projects, and to aspire to and encourage them in other projects.</p> <p>ED11: To support the implementation of the employment and training objectives (ET1-ET6) of the <i>Making Cherry Orchard Better Action Area Plan (2017)</i>.</p>	<p>Retail/ commercial space: The design proposals for site 2 includes provision for new local retail units along with community/ social enterprise provision, creating a new focal point within the community. Planning granted for Phase 1 of the LDA proposals (site 4), includes provision for 2,896 sq.m. of new commercial space; inclusive of 2,523 sq.m. for an anchor supermarket and 373 sq.m. complementary retail space. The conditions attached to this permission include the requirement for the retail and commercial units to be fully fitted out and suitable for occupation prior to the completion of the development. Subsequent phases of development by the LDA include provision for c. 1,200 sq.m. of commercial space within Site 5/ Phase 3, and future commercial / enterprise units in Phase 4 /Site 4. Planning granted for Site 6, includes provision for 1 no. retail unit (156 sq.m.) in proximity to the train station.</p> <p>Enterprise space: The <i>Making Cherry Orchard Better Action Area Plan (2017)</i> has been replaced by the Cherry Orchard Implementation Board’s Action Plan. This interagency group is working to enhance local opportunities for education and employment and is currently exploring opportunities for a social enterprise hub within Site 2.</p> <p>The Cherry Orchard Equine, Education and Training Centre continues to offer a dedicated youth employment programme and is exploring the delivery of incubation hubs for small business. The proposals also include for a new market space linked in with the community garden.</p> <p>Tourism potential: DCC sought URDF funding in 2020 to carry out a feasibility study at the Gallanstown waterworks site. Whilst unsuccessful, other opportunities will be explored to advance this objective.</p>
Housing Objectives	
<p>H01: To develop the vacant lands earmarked for residential use within the LAP area to address the shortfall of housing supply in the</p>	<p>Significant progress has been made in relation to the design and planning for new residential units within the LAP:</p>

area.

H02: To provide high quality, environmentally sustainable, adaptable homes, providing for a range of housing typologies.

H03: To create a socially integrated neighbourhood which encourages tenure diversity and creates a good mix of housing typologies integrated into the area.

H04: To promote/ provide purpose built housing for senior citizens within the LAP area.

H05: To work with the HSE and other voluntary bodies as appropriate to provide special needs housing for the disabled

H06: To provide for new social / voluntary housing via the Part V requirement under the Planning and Development Acts

H07: To promote the development of affordable housing within the LAP area including collaborations with co-operative housing bodies

H08: To ensure that new residential development is effectively integrated into the existing environment in terms of design, layout, scale and connectivity

H09: To encourage a mix of dwelling types and quality design that will aid legibility and way finding throughout the area.

H10: To ensure that new housing is supported by appropriate levels of community and social infrastructure

H11: To promote housing layouts that encourage successful community integration both in terms of large-scale physical planning and also in regard to access to supporting services such as retail, leisure, and community uses

H12: To examine the potential for in-fill housing schemes within Cherry Orchard, to address local housing need.

Site 1: Since the LAP was adopted 72 no. new DCC social housing units were completed at Cherry Orchard Green (were on site in 2019). In addition Part 8 planning approval was granted on 3rd October 2002 (Planning Ref. 4313/22) for 172 no. affordable housing units (141 no. 3-bed units and 31 no. 2-bed units) to be delivered under the Affordable Housing Fund. These houses are due to commence on site in 2026 and completed during 2027, subject to procurement and construction phasing.

Site 2: Since the LAP was adopted 77 no. new co-operative housing units were completed (were on site in 2019).

In addition the DHLGH agreed to the inclusion of this site in the National Social Housing Programme (PPP sites). The design team is in place and preliminary designs prepared for c. 100 senior citizen apartments, and c. 15 no. 2-storey homes to be delivered via the PPP Programme, and c. 50 affordable homes (deliver mechanism to be determined); all subject to on-going design and planning. It is expected that a Part 8 will be submitted in Q1 2025, and subject to approval would allow for on-site construction in Q4 2025 and units delivered in 2027.

Sites 4 & 5: Following adoption of the LAP, DCC entered into a development agreement with the LDA for the delivery of these two sites. The LDA masterplan proposes the delivery of these sites in 4 no. key phases:

Phase 1 (within Site 4): Residential led mix-use development for the delivery of 708 no. new residential units (28 no. studio units, 263 no. 1-beds, 368 no. 2-beds, and 49 no. 3-beds) in a mix of social and cost rental tenure formats; 161 no. social housing units and 547 no. cost-rental housing units

This scheme was approved by An Bord Pleanála in July 2024 (An Bord Pleanála reference JA29N.318607). Construction commencement date is expected July 2025, with final completion in 2030.

Phase 2, within site 4: This phase is expected to lodge for planning in Q3 2024, for c. 140 no. affordable purchase homes. The expected construction date is currently May 2025, subject to planning, and a completion date of December 2027.

Phase 3, Site 5 of the LAP: This site is still at preliminary design stage. It is currently proposed to be a mix of social and cost rental units

Phase 4: non-residential uses.

	<p>Site 6: (Part of): SHD granted for 750 no. new units (321 no. 1-beds, 384 no. 2-beds, 45 no. 3-bed units); expected on site end of 2024/2025. (An Bord Pleanála Ref. ABP-312290-21)</p> <p>The above schemes propose a good balance between unit type and tenure mix, delivering on many of the objectives of the LAP. Issues of design and integration are addressed in detail at the Planning application stage for each development.</p> <p>Sites 3B, the remainder of site 6, and sites 7 & 8 all remain available for additional residential development. Exploring options for in-fill housing within Cherry Orchard has not yet been explored/ proposed.</p>
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Movement Objectives

MO1: To seek the development of a new north-south roadway linking Ballyfermot Road and Cherry Orchard Green (delivered as part of Site No. 1)

MO2: Seek future pedestrian/ cycle linkages between Site No. 1 and Cherry Orchard Hospital

MO3: Allow provision for future vehicular connection between site no. 1 and lands to the rear of Cherry Orchard Court House

MO4: To provide a “green” walking and cycling route connecting Cherry Orchard Park to Le Fanu as part of the delivery of Site No. 2.

MO5: To work in collaboration with the relevant local stakeholders including landowners, and Irish Rail to prepare a co-ordinated approach to the development of additional crossing points on the Dublin Kildare Railway. In particular to seek a road reservation in Cherry Orchard; at the interface of Cherry Orchard Drive, Cherry Orchard Parade and Cherry Orchard Avenue, to facilitate a new bridge connection over the railway line in the future

MO6: To work in collaboration with the relevant local stakeholders including landowners, South Dublin County Council and Waterways Ireland to prepare a co-ordinated approach to the development of additional pedestrian crossing points on the Canal, in particular in the vicinity of the old reservoir, to provide direct access to the Green way

MO7: To co-operate and liaise with the NTA in relation to securing appropriate improvements to existing public transport infrastructure and the continued roll out of new public transport infrastructure within the LAP area

New Link Road:

The proposed north-south link road from Ballyfermot to Cherry Orchard Green is at advanced design stage and the subject of a land swap with the HSE to enable its delivery. A Part 8 planning application is expected to be lodged Q 4 2024/ Q1 2025, and delivered in 2027, subject to planning and procurement. This road has been designed as part of the overall delivery of Site No. 1, and has been designed to facilitate future connections with both Cherry Orchard Hospital and the Cherry Orchard Court House.

Cycle:

DCC has ongoing engagement with the NTA to support the delivery of cycle routes and where feasible and integrate them into both permitted and proposed developments within the LAP area.

Connectivity:

Rail Crossing:

The proposed additional crossing over the railway line (M05) is shown in the DCDP 2022-2025 for future enhanced connectivity (map D and SDRA). The delivery of this scheme is not anticipated within the life of the LAP, rather the land is protected to enable its delivery in the future. This proposal will be looked at in greater detail as part of the City Edge proposals.

Canal Crossing:

DCC sought URDF funding in 2020 for a new pedestrian/ cycle bridge over the canal next to the Gallanstown Waterworks, which was unsuccessful. Its delivery remains an objective of the LAP; delivered either as a stand alone project or in tandem with the delivery of the Gallanstown waterworks site (key amenity site B) and/or the delivery of sites 8 of the LAP.

MO8: To work with the NTA to ensure that the DART upgrade and Bus Connects projects are successfully delivered in the LAP area and surrounding areas

MO9: To liaise with the NTA to support the delivery of key strategic cycle routes within the NTA GDA Cycle Network Plan which serve the LAP area

MO10: To provide a high quality pedestrian and cycle network within the LAP area with high levels of connectivity and permeability, passive surveillance and supervision to ensure safe, attractive, legible and direct links to key local destinations are provided

MO11: To ensure that all new developments are designed with accessibility and permeability in mind and deliver layouts which are pedestrian and cycle friendly

MO12: To support and engage with St. Ultan's NS with the aim of achieving a transport flag under the Green Schools Initiative.

MO13: To ensure that all development proposals for new roads, streets and residential layouts comply with the 'Design Manual for Urban Roads and Streets' (DMURS, 2013) and the NTA National Cycle Plan focusing on the needs of pedestrians, cyclists and public transport users

MO14: To explore the potential for car parking facilities including Park and Ride near Park West – Cherry Orchard train station

MO15: To support the development of an integrated transport interchange hub next to the train station

MO16: To seek the delivery of electric vehicular charging points across each of the key development sites at appropriate locations, in particular next to Dublin City Council community facilities.

Key Public Transport:

Since the LAP was adopted, two key public transport projects have progressed:

- The DART+ South West Project proposes the delivery of four-tracking from Park West to Heuston and electrification of the commuter lines from Hazelhatch to Heuston and along the Phoenix Park Tunnel Branch Line. A Railway Order was submitted to An Bord Pleanála on 22 March 2023, ref. NA06S.316119. No decision has been issued at present. DCC/ LDA are working with Irish Rail regarding the accommodation of permanent substation within Site 4, and the use of land on a temporary basis as a construction compound.
- Bus Connects: Liffey Valley to City Centre, along Ballyfermot Road, was approved by An Bord Pleanála, in December 2023 (ABP ref HA29S.314056),

Urban Design & Form Objectives

UD1: To make Park West – Cherry Orchard an attractive and successful place by creating a legible and coherent spatial pattern of development reinforcing and enhancing the existing urban structure

UD2: To seek enhanced pedestrian connectivity to, and animation of the commercial plaza in Park West, and how it relates to the surrounding public streets

UD3: To seek the provision of a new local centre within Site No. 2, delivering local retail facilities and new civic/ open space, framed within an appropriate urban context.

UD4: To design or redesign streets to reflect their status within a clear hierarchy of streets, creating a clearly legible well connected permeable network of streets that are tree-

Density and design

The Development Management planning process seeks to ensure that all new developments comply with the urban form and design objectives of the Development Plan and the LAP, to ensure the creation of high quality urban spaces.

The overall development strategy and site briefs set out in the LAP provide key guidance in the design and planning assessment of each key development height, addressing issues of land use, density, height, open space requirements etc. This has translated into planning applications granted for sites 1, 4 and 6, which sees higher density development permitted in the vicinity of the train station and lower densities further afield, in Site 1 for example.

Landmark locally taller buildings have been

<p>lined and pedestrian and cycle friendly</p> <p>UD5: To carry out enhancements (both amenity and biodiversity) to a number of local greens following an analysis of these spaces for in-fill residential development where appropriate (as per Objective H12).</p> <p>UD6: To seek the relocation/ undergrounding of overhead EBS pylons throughout Park West and at Site 5.</p> <p>UD7: To safeguard the amenity of the Grand Canal while simultaneously exploiting its value adjacent to new developments</p> <p>UD8: To disperse densities throughout the LAP area in a sustainable manner that accounts for proximity to transport and services and takes into account local conditions and aspirations.</p> <p>UD9: To create urban blocks/streets with a distinctive and varied architectural character within the overall housing and commercial areas to avoid blandness and promote identity as part of place making.</p> <p>UD10: To intensify development in key areas in order to generate a critical mass of development that is needed to promote a sustainable and lively neighbourhood centre</p> <p>UD11: To promote energy efficiency in new buildings and support the use of renewable energy sources.</p> <p>UD12: To allow for the inclusion of 2-3 tall land-mark buildings that will contribute to the creation of a high quality public realm.</p> <p>UD13: To ensure that all new buildings are designed and finished to a high standard</p> <p>UD14: To seek the submission of detailed assessment and mitigation strategy for noise and/or air quality, for all development proposals adjoining the M50 and railway line, as part of future planning applications.</p> <p>UD15: To implement urban design objectives set out in detail across the key development sites (see Chapter 5)</p> <p>UD16: To work with the Cherry Orchard Development Group to explore options and to deliver a local market in the LAP area.</p> <p>UD17: 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.</p>	<p>granted for sites 4 and 6, in close proximity to the train station.</p> <p>Civic Spaces: Planning permission for Site 4 includes for a new enhanced civic space next to the train station. In addition preliminary designs for Site 2 includes for a new local civic/ open space, along with new local retail and community space.</p> <p>Local enhancements: DCC continues to work with and support local groups to improve and enhance the local community. A good example of this is the work by local group Stone Soup project, who teamed up with Pocket Forests to provide a new local pocket forest on an area of public open space at Blackditch road. New wall art was also provided around the Pocket Forest.</p> <p>The Cherry Orchard Development Group has been reformed under the Cherry Orchard Implementation Board and continues to work on a series of actions to enhance local opportunities in the area, please refer to the 2024 COIB Action Plan, www.coib.ie</p>
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Community & Social Infrastructure Objectives

<p>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</p> <p>CS2: To support the provision of an enhanced sporting hub within Cherry Orchard</p>	<p>Cherry Orchard Park, Key Amenity Site A: DCC Parks Department are developing plans for the redevelopment of this Park and initial consultations have been held with local stakeholders. The works form part of the 2024-2026 capital programme, with the work expected to be delivered in a number of phases.</p>
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<p>Park.</p> <p>CS3: To carry out a play assessment and strategy for the area</p> <p>CS4: To explore the use of the Gallanstown Waterworks and immediate environs as a new recreational amenity for local clubs and as part of a City wide tourism attraction</p> <p>CS5: To continue to support the development of the Cherry Orchard Equine centre and the Horse Power Project, and to consider proposals for community stabling on Site 3a, subject to further detailed analysis, including governance.</p> <p>CS6: 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.</p> <p>CS7: To require an updated community audit for all developments of over 50 residential units, along with an analysis of need and proposals for community provision.</p> <p>CS8: To seek the provision of additional community facilities including childcare, healthcare, place of worship and community centre, as an integral part of proposals for new residential development, and having regard to existing facilities in the area</p> <p>CS9: To continue to seek funding for and to implement the actions set out within the 'Making Cherry Orchard Better' action plan</p> <p>CS10: To support the development of a community and school arts programme as per Objective CC6 of the <i>Making Cherry Orchard Better Action Area Plan</i>.</p> <p>CS11: To liaise with Dublin Fire Brigade and AN Garda Síochána to ascertain future requirements for the LAP and wider area</p>	<p>Gallanstown Waterworks, Key Amenity Site B: DCC sought URDF funding to carry out a feasibility study of this site in 2020 which was unsuccessful. Other opportunities will be explored to meet this objective.</p> <p>Education: DCC liaises with the Department of Education on a regular basis to provide updates on proposed site developments. The Department have confirmed their commitment to the objectives of the LAP as they stand.</p> <p>Childcare: Planning permissions have been granted for new crèche facilities within Site 4 (672 sq.m.), (LDA phase 1) and also within the SHD at Site 6 (410 sq.m.). In addition land was allocated to allow the Cherry Orchard Community Childcare centre to expand within Site 2, and retention permission granted for a temporary portacabin on site (Planning Ref. 3303/24).</p> <p>New Community Facilities Phase 1 of LDA proposals includes for 2,379 sq.m. of internal/ external community/ cultural space (end user not determined at this point); and for phase 2 to include an additional 675 sq.m. Site 2 proposals also include for new community/ enterprise space at groundfloor (end user to be determined).</p> <p>Equine Centre The Cherry Orchard Equine and Training centre is exploring options to expand its deliverables to incorporate new enterprise units.</p>
Heritage Objectives	
<p>H1: To protect and conserve the special character of all built heritage features both within the plan area as well as those within the immediate surrounding areas</p> <p>H2: To safeguard known National Monument sites and to agree strategies for the protection of potential future sites in conjunction with the City Archaeologist, with particular reference to Sites 6, 7 and 8</p> <p>H3: To protect the buildings, structures and features of industrial heritage within the Park West – Cherry Orchard LAP area along with their related artefacts and plant where appropriate</p> <p>H4: To undertake a feasibility appraisal for the former Gallanstown waterworks which features an underground brick arched</p>	<p>Site 4 archaeology update As part of the site explorations for Site 4, the remains of a "fulacht fia" (burnt mound) was identified on site. Planning consent for this site includes a requirement for the fulacht fia to be fully exposed and recorded by a qualified archaeologist; preserving any features that may exist within the site.</p>

<p>reservoir and to explore and identify a compatible, sustainable and viable future use which will ensure the conservation of the built fabric and add to the amenity and vibrancy of the area.</p>	
Green Infrastructure and Biodiversity Objectives	
<p>GI1: To encourage the development of opportunities for green infrastructure, both within the LAP area and connecting to the surrounding lands</p> <p>GI2: To enhance the planting and biodiversity value of existing local parks and other incidental areas of open space/ grassland.</p> <p>GI3: To seek the provision of “Green Corridors” as per the Green Infrastructure Strategy of the LAP, notably:</p> <ul style="list-style-type: none"> (i) Green link from LeFanu Park to the Grand Canal; (ii) Along the northern boundary of the Canal; (iii) Along the boundary to the M50. <p>GI4: To enhance the biodiversity value of the local area by protecting habitats, in particular historic hedgerows and along the Canal, and create opportunities for new habitats through appropriate landscaping schemes to integrate the natural environment into the existing and future urban environment</p> <p>GI5: To work in collaboration with all stakeholders including the National Park and Wildlife Service, Waterways Ireland and South Dublin County Council to protect and enhance the Grand Canal Green Corridor which is designated as a proposed Natural Heritage area.</p> <p>GI6: To ensure that all new streets are appropriately landscaped and tree lined and where feasible seek the upgrading of existing streets to incorporate landscaping, appropriate tree planting and SuDS features.</p> <p>GI7: To seek the provision of green roofs where feasible as part of a green infrastructure and SuDS strategy for future developments.</p> <p>GI8: To continue to support the Cherry Orchard Community Garden and adjoining allotments.</p>	<p>Site 2: The preliminary design proposals for Site 2 includes for the de-culverting of the Blackditch stream within a new public open space.</p> <p>Site 4: Phase 1 of the LDA proposals includes a landscaped public open space of 6,123sq.m. including a public plaza, multi-use playing spaces, outdoor fitness trail, community amenity space of 5,596sq.m. and community garden. The Planning consent for this site includes a condition requiring the townland and parish boundaries (with associated hedgerows) to be retained where feasible, along with a rock/ plaque/ information board provided to mark these boundaries.</p> <p>Site 6: Planning granted for Phase 1 of this site (SHD) includes 1.3 ha of new public open space provision.</p> <p>Allotments: The Cherry Orchard Community Garden continues to operate successfully and has seen the addition of beehives to the site. In 2020 the project became a social enterprise, with DCC investing in a garden manager to oversee activities.</p> <p>Pocket Forest: The Stone Soup Project teamed up with Pocket Forests to provide a new “pocket forest” in Cherry Orchard.</p>
Infrastructure Objectives	
<p>INF1: Support opportunities to upgrade the existing surface water and foul drainage systems to relieve potential constraints in the existing drainage systems and to future proof the drainage infrastructure required to support the full development of the LAP lands</p> <p>INF2: Support opportunities to upgrade the</p>	<p>All new site developments will be assessed at planning application stage for compliance with DCC drainage requirements set out in the Development Plan and the LAP.</p> <p>Water Framework Directive As above, the current proposals for Site 2 includes</p>

existing potable water supply network to future proof water supply to support the full development of the LAP lands

INF3: Support the Water Framework Directive for the rehabilitation of the Camac River through implementation of best practice SuDS infrastructure throughout the LAP lands in order to improve quality and control of outflow to the river Camac from the LAP land

INF4: Support opportunities to upgrade the existing combined drainage systems to provide separate storm and foul drainage networks

INF5: Support the undergrounding of existing high voltage overhead power lines and pylons in Barnville and throughout Park West

INF6: Support the delivery of additional connections and links to the Grand Canal and Grand Canal Greenway

INF7: Ensure provision is made for recycling facilities within the LAP area, and in particular new provision within Park West.

for the de-culverting of the Blackditch stream.

Power lines

Planning granted for Phase 1 of Site 6 includes a requirement that all existing overhead power lines that run adjacent to the railway line are to be relocated underground as part of Phase 1 of the permission.

Recycling facility:

Site 4, LDA Phase 1 includes a requirement for a glass bottle recycling bank, in proximity to community/ retail facilities.