

Proposed Amendments 1-5

to

Cherrywood Planning Scheme 2014

January 2017



Planning and Organisational Innovation
An Rannóg Pleanála agus Nuála Eagraíochta

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The Secretary

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

12th January 2017

**Re: Proposed Amendments of the Cherrywood SDZ Planning Scheme
2014**

Dear Sir/ Madam,

Dún Laoghaire Rathdown County Council (hereafter DLRCC) as the Development Agency appointed by Government to promote the Cherrywood Strategic Development Zone (SDZ) Planning Scheme make this application to An Bord Pleanála to amend the approved Cherrywood Planning Scheme. The amendments proposed are to update the Planning Scheme so as to align with Government Policy on housing and to address an issue that, in the preparation of the Urban Form Development Framework, has been found to undermine the delivery of the Town Centre.

Since the approval of the Cherrywood Planning Scheme in 2014, the Department of Environment, Community and Local Government has published "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" (December 2015) and subsequent Circular PL 11/2016 APH 5/2016. Specific planning policy requirements (SPPR's) contained in these Guidelines supersede the approved Planning Scheme. The application of the policy standards in these Guidelines results in inconsistencies within the approved Planning Scheme which require clarification and amendment.

In the approved Planning Scheme residential density is measured in two ways:

1. In the plots identified as Res 1-Res 4 (Map 2.2) density is measured as units per hectare
2. In the Town Centre and villages, which are mixed use areas, density is measured as a plot ratio.

With the changes in apartment sizes brought about by the introduction of Specific Planning Policy Requirements the number of homes that can now be delivered within the Town Centre and villages has increased without changing the overall floor area. The proposed amendments reflect this change. These amendments are identified as amendments 1-3 in the attached document titled, Proposed Amendments to the Cherrywood Planning Scheme.

The Department Guidelines also relate to housing mix and tenure. To reflect this, amendments are proposed to the apartment mix in the Town Centre, the villages, and in the higher density residential plots specifically those identified as Res 3 and Res 4 (see Cherrywood Planning Scheme, Map 2.2). This proposed amendment does not impact on the density in the Res 3 and 4 areas or on the plot ratio in the Town Centre. This amendment is identified as amendment 4 in the attached document titled, 'Proposed Amendments to the Cherrywood Planning Scheme'.

In the preparation of the Urban Form Development Framework (UFDf), the form of the Town Centre is nearing completion. Working with the landowners, the preferred option is a podium type structure in TC 1,2, and 4 (as described in the Planning Scheme, Section 6.2 - Future Form). This requires the entirety of TC1 and TC2 to be delivered as a single project. The Planning Scheme as currently approved significantly curtails this approach through the manner in which the delivery of retail floor space is sequenced. As a result amendments are now proposed to the sequencing of the retail development within the Town Centre. This amendment proposes sequencing the permission being granted for the retail floorspace with the supporting land uses in the Town Centre, in particular the residential and the high intensity employment, rather than other development areas. This amendment facilitates the delivery of the podium while ensuring the proper planning and development of the area. This proposed amendment is identified as amendment 5 in the attached document titled, 'Proposed Amendments to the Cherrywood Planning Scheme'.

The amendments proposed do not change the overall objectives of the Planning Scheme. The amendments proposed do not relate to already developed land. As outlined above the amendments proposed do not significantly increase or decrease the overall floor area or density of the proposed development. The proposed amendments due to their nature would not adversely affect or diminish the amenity of the area that is the subject of the proposed amendment.

DLRCC as Planning Authority and the Development Agency for the Cherrywood Planning scheme request An Bord Pleanála to amend the Cherrywood Planning Scheme 2014 in accordance with the attached document, Proposed Amendments to the Cherrywood Planning Scheme.

Having regard to the strategic nature of the lands in Cherrywood and the potential to deliver a significant number of homes, DLR respectfully request An Bord Pleanála to deal with this application as expeditiously as possible. The Planning Authority is available to meet with An Bord Pleanála to clarify any queries that may arise relating to the proposed amendments.

Yours Sincerely,

Mary Henchy

Attached

1. Proposed amendments to the Cherrywood Planning Scheme
2. SEA and AA Screening reports
3. Background Document setting out the context and the rationale for the proposed amendments.

1.0 PROPOSED AMENDMENTS TO THE CHERRYWOOD PLANNING SCHEME

1.1 AMENDMENTS SOUGHT TO CHERRYWOOD PLANNING SCHEME 2014

A total of 5 amendments are sought. Amendments 1-4 relate to dwelling numbers in the Town and Village Centres and housing mix in the Town and Village Centres and the denser Res 3 and Res 4 plots. Amendment 5 relates to the sequencing of retail development in the Town Centre.

1.2 AMENDMENTS 1-4

Amendments 1-4 are as follows and are interrelated. They occur due to the introduction of the "*Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*" in December 2015.

Amendment 1

Delete existing Specific Objective PD 5, page 15 and insert the following:

PD 5 *The floor areas of the housing units shall comply with the current County Development Plan standards and requirements **or** any relevant Specific Planning Policy Requirements (SPPR) contained in, Section 28, Ministerial Guidelines where these differ from the standards and requirements of the County Development Plan .'*

Amendment 2 (to be read with Amendment 3)

Additional text to be inserted in Section 2.6, (page 13) after paragraph 2 as follows:

Subject to adhering to the min-max gross residential floorspace sq.m set out in Tables 2.2 and 2.3 of the Planning Scheme, planning permission may be granted for apartment schemes which comply with the 'Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities', 2015 (and as amended as per Circular PL 11/2016 APH 5/2016, October 2016 or as subsequently amended). In this regard, any reference to 'No. of Units' indicated in both tables and text throughout the Planning Scheme for the Town Centre and the Village Centres are indicative only. The number of residential units may increase or decrease provided that the overall min-max quantum of residential floor space for the Town and Village Centres set out in Tables 2.2 and 2.3 are adhered to. Note: Reference in the Planning Scheme to min-max number of residential units outside the Town and Village centres will continue to apply. Gross residential floorspace includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

Delete Section 2.6.2 Town Centre and Village Centre, page 13, third paragraph

~~For the purposes of residential development floor area, apartment units in mixed use areas were applied with an average of 120sq.m gross per unit. This figure includes circulation and private open space.~~

Amendment 3

Due to Amendments 1 and 2, minor changes are required to the following tables in the Planning Scheme where reference is made to the min/max number of dwellings which can be provided in the Town and Village Centres. The minor changes required to these tables are included under Appendix 1 at the end of this section:

- Table 2.2
- Table 2.3
- Table 2.9
- Table 6.1.1
- Table 6.2.1
- Table 6.2.2
- Table 6.3.1
- Table 6.8.1

Changes are also required where references are made to the total residential quantum and residential dwelling numbers in the Town and Village Centres. The relevant paragraphs are listed below and the modifications required are in red text:

- Section 2.7.2, paragraph 1. Reference to maximum number of residential units in the planning scheme. **Delete 8,336 and insert circa 8,786.**
- Section 2.7.3, paragraph 3, insert the following text in red:

Open space to serve apartments or similar residential units, including private and communal open space, shall comply with the provisions of the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities", "Guidelines for the Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)", issued by the Department of the Environment, Heritage and Local Government (2009) and its companion document "Urban Design Manual - A Best Practice Guide" (2009).

- Section 5.2, Paragraph 2, reference to planning population of circa (20,800) –delete (circa 20,800) and insert (circa 23,722).

Amendment 4

Specific Objective PD 4

Section 2.7 (page 15), Delete Objective PD4 and insert new objective PD4 as follows:

PD 4 Where apartment development is proposed as part of mixed-use development in the Town Centre and the three Village Centres, the mix of apartment unit types should be in accordance with the following unit mix.

- 10% - Studio Units (as part of a build to let development)
- 20% - 1 Bed Units
- 55% - 2 Bed Units
- 15% - 3 Bed Units

The apartment unit mix as noted above shall allow for a range of variation to include for 20% - 30% for 1 bed units (with the reallocation of the 10% studio units), 50% - 65% for 2 bed units and 15% - 20% for 3 bed units.

In Res3 and Res4 plots the mix of apartment unit types should be in accordance with the following unit mix.

- *not more than 20% of units shall be 1 bed units,*
- *a range of min. 40% – max. 60% shall be 2-bed units, and*
- *a range of min. 20% - max. 40% shall be of a size to comprise of 3 or more bed units.*

1.3 AMENDMENT 5

As previously noted Amendment 5 relates to the sequencing of retail development in the Town Centre and seeks a modification to the sequencing of this retail development based on the emerging design for the Town Centre based on the progression of the UDFD (Urban Form Development Framework).

The detail of Amendment 5 is outlined below:

Section 7.2, paragraph 4, delete text as follows:

~~The one exception to this is Development Area 2 – Cherrywood Town Centre, which is included in both the First Growth Area and the Second Growth Area due to the scale of development and the mix of uses within this Development Area. The retail provision in the Town Centre shall be split 50/50 over the First Growth Area and Second Growth Area to~~

~~ensure that the retail provision is in line with the residential and employment catchment. The minimum number of residential units in the first Growth Area shall be permitted prior to the second 50% of retail floor space provision being permitted.~~

Insert the following text:

Permission for gross retail floor space greater than 20,500sqm will only be granted permission in accordance with the following:

- *in tandem with permission being granted for the Residential and High Intensity Employment floor space in TC1, 2 and 4 in the Town Centre **OR** post permission being granted for the Residential and High Intensity Employment floor space in TC1, 2 and 4 in the Town Centre.*

At application stage, the applicant shall demonstrate how the delivery of the retail provision aligns with the delivery of the construction of the residential units and employment floor space in TC1, TC2 and TC4 in the Town Centre.

APPENDIX 1 –PROPOSED AMENDMENT NO.3

Changes will be required to a number of tables in the Planning Scheme on foot of Amendments 1-4 .The changes to the Tables are outlined below and are highlighted in red text. Tables 6.1.1, 6.2.1, 6.2.2, 6.3.1 and 6.8.1 are large tables. For these reason, only the relevant extracts of these tables are included below. No changes are proposed to the remainder of these large tables.

The Tables which require minor modification are as follows:

- Table 2.2
- Table 2.3
- Table 2.9
- Table 6.1.1
- Table 6.2.1
- Table 6.2.2
- Table 6.3.1
- Table 6.8.1

Table 2.2 Overall Development Quantum Range

Change Min/Max Quantum of Residential units under row 6 as follows:

Development Type	(A) Min Quantum	(B) Max Quantum	(C) Development Permitted/ Constructed Feb 2012	D= (B-C) Balance Max Future Quantum
Town Centre Sq.m	286,894	362,909	7,247	355,662
Village Centre Sq.m	41,855	61,625	--	61,625
High Intensity Employment Sq.m	267,550	350,000	96,000	254,000
Commercial Uses Sq.m	77,000*	--	--	77,000*
Residential	Circa 6,196	Circa 8,786	600 units	Circa 8,186
Education	4 primary 2 post primary	4 primary 2 post primary	--	4 primary 2 post primary
Class One HA	27	29.7	0	29.7

Table 2.3 Town and Village Centre Development Quantum Ranges

Delete existing fourth column and Insert new fourth column in the Table as follows:

	Net Site Area HA	Min/Max Gross Retail Floor space Sq.m	Min/Max Gross Residential Floor space Sq.M	Min/Max High Intensity Employment Gross Sq.m	Min/Max Non Retail Uses Net Sq.m	Community Sq.m
Cherrywood Town Centre	16.1	34,394/40,909	120,000/150,000	82,800/109,000	47,500/60,000	2,200/3,000
Tully	1.2	4,000/6,060	12,000 / 18,000	750/1,000	750 /1,000	250/500
Lehaunstown	0.9	1,515/3,790	9,000 / 12,000	700/1,000	700 /1,000	250/500
Priorsland	0.9	1,290/2,275	9,000 / 12,000	700/1,000.	700 /1,000	250/500
Max Totals	19.1 HA	41,199/53,034 sq.m	150,000/192,000 Sq.M	84,950/112,000 sq.m	49,650/63,000 sq.m	2,950/4,500 sq.m

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

Table 2.9 Residential Development Density Ranges and Development Yield

Change min/max residential units quantum under columns 6 and 7 as follows:

Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
Res 1	3.9	5%	35	50	137	195
Res 2	43.9	58.5%	45	70	1,976	3,073
Res 3	21.3	28.5%	65	100	1,385	2,130
Res 4	5.9	8%	85	125	502	738
Mixed Use Areas	N/a	N/a	N/a	N/a	Circa 1,596	Circa 2,050
Developed to date	N/a	N/a	N/a	N/a	600	600
TOTALS	75	100%	-	-	Circa 6,196	Circa 8,786

**Table 6.1.1 Development Type and Quantum for Development Area 1
Lehaunstown**

Refer to third sub table; title Lehaunstown Village Centre, with subsection referring to Residential Village Centre and fourth sub table referring to Residential Development. Changes indicated in red.

LEHAUNSTOWN VILLAGE CENTRE RESIDENTIAL		
Residential Dwelling Units	Min	Max
	Circa 95	Circa 130
Gross Residential Floor Area Sq.m	Min	Max
	9,000	12,000

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

LEHAUNSTOWN RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	17.7	
	Land Area HA	Density Range
Res 1	0.9	35-50
Res 2	6.4	45-70
Res 3	6.9	65-100
Res 4	4.4	85-125
No. of Dwellings on Residential Lands	Min	Max
	1,112	1,688
Overall Residential Density	Min	Max
	63 per ha	95 per ha
Building Height in Storeys	2	5
	Min	Max
No. of Dwellings in Village Centre	Circa 95	Circa 130
	Min	Max
TOTAL NO. OF RESIDENTIAL DWELLINGS	Circa 1,207	Circa 1,818

Table 6.2.1 Development Area 2 Cherrywood Land Uses Areas –Cherrywood Town Centre.

Refer to third sub table; title Cherrywood Town Centre, with subsection referring to Residential Town Centre and fourth sub table referring to Residential Development.

CHERRYWOOD TOWN CENTRE RESIDENTIAL		
Residential Dwelling Units	Min	Max
	Circa 1,276	Circa 1,600
Gross Residential Floor Area Sq.m	Min	Max
	120,000	150,000

Changes indicated in red.

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

CHERRYWOOD RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	4	
	Land Area HA	Density Range
Res 1	0	35-50
Res 2	2.5	45-70
Res 3	0	65-100
Res 4	1.5	85-125
No. of Dwellings on Residential Lands	Min	Max
	240	363
Overall Residential Density	Min	Max
	60 per ha	91 per ha
Residential Units Town Centre	Min	Max
	Circa 1,276	Circa 1,600
Building Height in Storeys	2	5
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 1,516	Circa 1,963

Table 6.2.2 Breakdown of Development Quantum for Sites TC1, TC2, TC3 and TC4 Cherrywood Town Centre.

This overall table in the Planning Scheme provides a breakdown of development proposed for each of the four Town Centre sites. The 3rd and 5th Columns refer to the Min and Max projected number of units which may be accommodated on each of the Town Centre sites. The figures in these 2 columns will change as follows. No other changes are proposed to this table.

Town Centre

Site	Min No. Apartments Circa	Max No. Apartments Circa
TC1	255	346
TC2	300	384
TC3	287	358
TC4	434	512
	1,276	1,600

Table 6.3.1 Development Type and Quatum for Development Area 3 Priorsland.

Refer to third sub table; title Priorsland Village Centre, with subsection referring to Residential and fifth sub table referring to Residential Development. Changes indicated in red.

PRIORSLAND VILLAGE CENTRE RESIDENTIAL		
	Min	Max
Residential Dwelling Units	Circa 95	Circa 130
	Min	Max
Gross Residential Floor Area Sq.m	9,000	12,000

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

PRIORSLAND RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	9.2	
	Land Area HA	Density Range
Res 1	0	35-50
Res 2	4.5	45-70
Res 3	4.7	65-100
Res 4	0	85-125
No. of Dwellings on Residential Lands	Min	Max
	508	785
Overall Residential Density	Min	Max
	55 per ha	85 per ha
Building Height in Storeys	2	5
No. of Dwellings in Village Centre	Min	Max
	Circa 95	Circa 130
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 603	Circa 915

Table 6.8.1 Development Type and Quantum Development Area 8 Tully

Refer to third sub table; title Tully Village Centre, with subsection referring to Residential and fifth sub table referring to Residential Development. Changes indicated in red.

TULLY VILLAGE CENTRE RESIDENTIAL		
Residential Dwelling Units	Min	Max
	Circa 130	Circa 190
Gross Residential Floor Area Sq.m	Min	Max
	12,000	18,000

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

TULLY RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	16.1	
	Land Area HA	Density Range
Res 1	0.6	35-50
Res 2	15.5	45-70
Res 3	0	65-100
Res 4	0	85-125
No. of Dwellings on Residential Lands	Min	Max
	719	1,115
Overall Residential Density	Min	Max
	45 per ha	69 per ha
Building Height in Storeys	2	4
No. of Dwellings in Village Centre	Min	Max
	Circa 130	Circa 190
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 849	Circa 1,305