

Chapter 2: Proposed Development in Cherrywood

2 Proposed Development in Cherrywood

2.1 Introduction

This Chapter sets out the nature, type and extent of development that will be permitted in the Planning Scheme area, and establishes a framework for the built form in Cherrywood. This is set out as follows:

- A. The nature of development proposed describes the Primary Land Uses and supporting land uses.
- B. The scale of development proposed sets out the overall quantum of different land uses, density of development across the Plan Area, plot ratio for non residential development and units per hectare for residential areas.
- C. The form of development describes urban form, building height, linkages, views and prospects.

A Nature of Development

2.2 Primary Land Uses

In order to determine the location of the various types of development, land use maps are utilised to allocate future uses to land parcels within the Plan Area. The Primary Land Use Map 2.1 and the Primary Land Use Matrix in Appendix A indicates the location of land uses within the area and the permissible uses within each.

The Primary Land Use Matrix specifies the type of development that is permitted in principle within each land use. While this Matrix is intended to inform the type of development that is permissible it will not be used as the sole reason for refusal. Other types of development that complement the Primary Land Uses in Section 2.2.2 will be considered subject to compliance with other principles, policies and objectives of the Planning Scheme, and the current¹ County Development Plan.

2.2.1 Areas of Primary Land Use

Seven primary development land use categories have been identified within the Cherrywood SDZ Planning Scheme. These are identified in Table 2.1, along with the net² area of land dedicated to each primary use:

Table 2.1: Quantum of Land Dedicated to Each Land Use

Primary Land Use	Net Area
Town Centre	16 Ha
Village Centre	3 Ha
High Intensity Employment	16 Ha
Commercial Uses	8 Ha
Residential	75 Ha
Education	7 Ha
Green Infrastructure	61.7 Ha (Class 1 Open Space 29.7 ha, Natural Greenspace 32 ha)

NOTE: All figures have been rounded to the nearest 0.5 Ha from the more detailed tables in Chapter 6. This does not equate to the total Planning Scheme area as it excludes roads and ancillary infrastructure.

2.2.2 Definition of Primary Land Uses

The following types of development are the categories of Primary Land Use that will be accommodated within the Planning Scheme (see Map 2.1):

- **Town Centre**
The Cherrywood Town Centre will provide a mix of uses in a sustainable and diverse fashion including comparison retail, retail services at a District Centre level and a large convenience outlet. These uses will be combined with high intensity employment and residential development, all built in an urban format. Within the Town Centre particular land uses are clustered so as to ensure the vitality of the centre and to create distinct retail and employment areas.
- **Village Centre**
The 3 Village Centres will include local retail, retail services appropriate to the size of population they serve, and a local convenience outlet along with modest employment and residential uses. This will provide for compact and vibrant Village Centres, to serve the immediate residential neighbourhood.
- **High Intensity Employment**
This type of employment generally has a high employee to floor area ratio of c. 1 employee per 20sq.m and usually generates peak hour trips. It will be located centrally in proximity to public transport, retail and other supporting services, with good pedestrian linkages to the residential neighbourhoods.
- **Commercial Uses**
These are commercial uses except for retail warehousing³, high intensity employment, convenience and comparison retail, which are permitted in the Town and Village Centres.

- **Residential**
Residential lands are identified as being suitable for a range of densities. This density range is based on factors such as location, topography, proximity to services and individual site sensitivities.
- **Education**
Educational facilities are provided in the form of primary and post primary schools, in line with Department of Education and Skills requirements.
- **Green Infrastructure**
A network and hierarchy of green infrastructure will be incorporated throughout the area to form a legible, accessible and pleasant outdoor environment. This is considered to be a crucial infrastructure requirement of the Planning Scheme along with the Physical Infrastructure. (A detailed breakdown of typology of Green Infrastructure is in Chapter 5)
- **Protected Structure**
Land uses on these lands will be sympathetic to their setting and enhance the built heritage.

2.3 Supporting Land Use Development

A range of additional developments will occur throughout the Planning Scheme area, to support the development and integration of the emerging communities. These are outlined below.

2.3.1 Non retail uses

Non-retail uses refer to the provision of day-to-day ancillary services to the resident and employee populations of Cherrywood. They provide services such as restaurants, pubs, beauticians, health clinics, crèche, leisure facilities, and are considered vital to ensure a diverse and sustainable community. These uses will be located in the Town and Village Centres and will complement the retail and employment function of these centres.

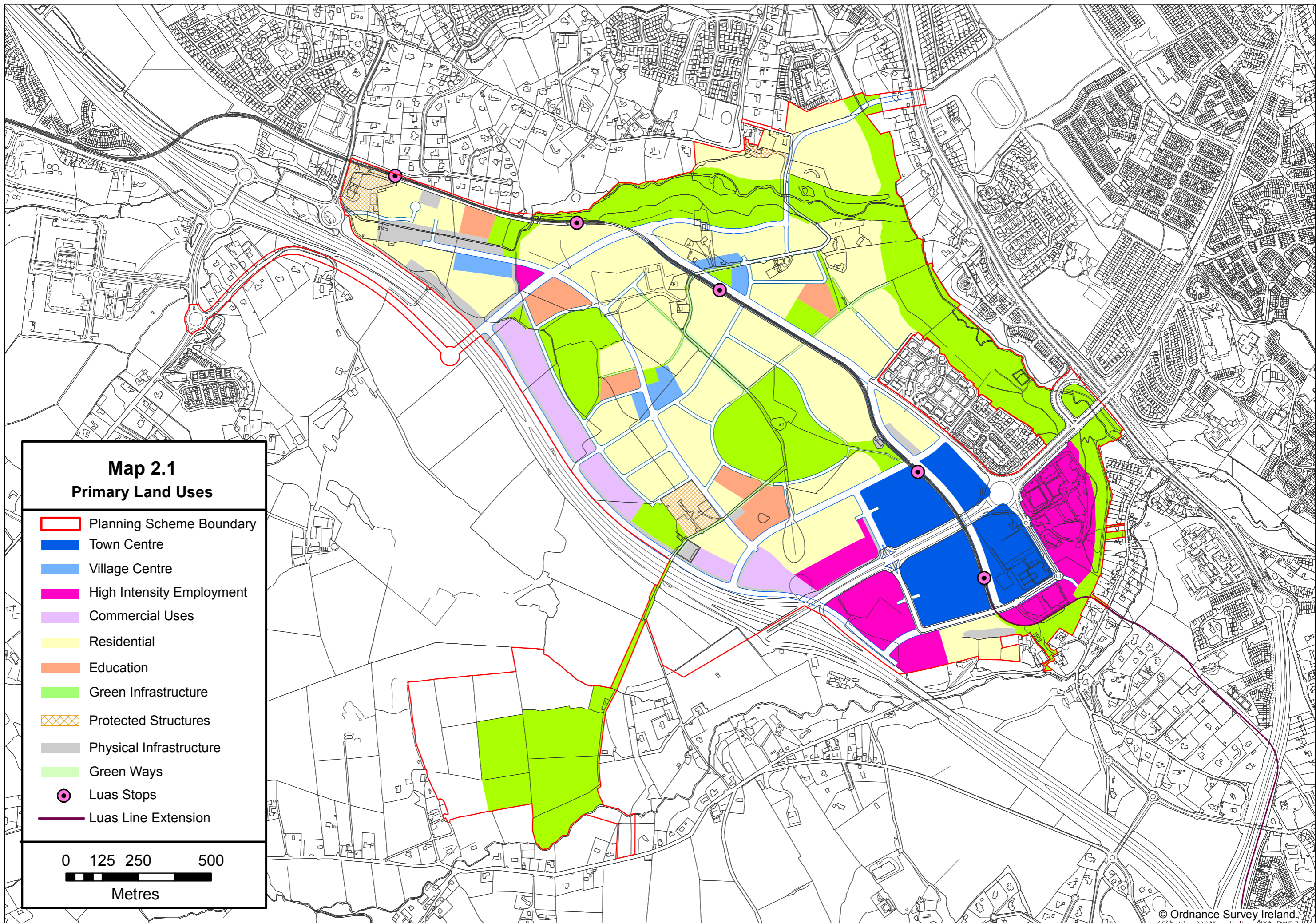
2.3.2 Local convenience retail

In residential and employment areas, local convenience shops at appropriate locations to serve a local function will have a maximum retail floor area of 200sq.m gross. Proposals for these shops must include a retail catchment study to ensure that there will not be an over proliferation of such uses which would detract from the retail function of the villages and Town Centre.

¹ Where reference is made to the 'current' County Development Plan or Guidelines, it means the document that is current at the date of the decision of a planning application.

² The net site area is taken as the development plots on Map 2.1

³ Note: retail warehousing is not permitted anywhere in the Plan Area.



Map 2.1
Primary Land Uses

- Planning Scheme Boundary
- Town Centre
- Village Centre
- High Intensity Employment
- Commercial Uses
- Residential
- Education
- Green Infrastructure
- Protected Structures
- Physical Infrastructure
- Green Ways
- Luas Stops
- Luas Line Extension

0 125 250 500
Metres

2.3.3 Childcare

Childcare facilities will be provided in accordance with current Dún Laoghaire-Rathdown County Development Plan policy and will have regard to the provisions of the current DEHLG childcare facilities guidelines. Key locations for crèche and playgroup facilities will be within the mixed use areas of the Town Centre and the Village Centres, and in residential areas with proximity to open space and schools. Crèche facilities shall generally be provided at a rate of one facility for 20 children for each 75 dwellings.

2.3.4 Community uses

Community facilities such as community centres, local community/youth activity floor space, civic centres, library facilities and places of worship will be provided at strategic locations, which will encourage user participation and a locally based community focus.

Community based floor space provision will be based on a hierarchy of centres, which will have regard to the resident catchment population. An adaptable facility of 250sq.m min. will be provided in each Village Centre. There will also be one adaptable facility of this size in the Town Centre and provision for a second facility will be subject to dialogue with Dún Laoghaire-Rathdown County Council.

A library of approximately 1,500sq.m with exhibition and arts/cultural space and multimedia learning space will be located centrally in the Town Centre in close proximity to the main retail core.

2.3.5 Sports facilities

Each Class 1 open space area with playing pitches may include leisure / changing facility buildings to serve the pitches. These buildings shall integrate into the site context and be adaptable for various sports.

2.3.6 Health care facilities

The existing Primary Care Units proximate to Cherrywood are in Shankill, Loughlinstown and Cabinteely. These facilities do not have the capacity to accommodate the anticipated growth associated with Cherrywood. Each primary care team requires a facility of 1,000sq.m and caters for a population of approximately 12,000 persons. Therefore two primary care teams may be required to cater for the projected population of the Planning Scheme area. The most appropriate location for a health facility is the Town Centre.

In addition to the primary care units, there will be demand for other health care needs not delivered by the HSE such as GPs, dental, physiotherapy, counselling services etc.

These uses will be facilitated in the Town and Village Centres only and are categorised as non-retail uses.

2.3.7 Care for the elderly

It is a primary aim of the overall Planning Scheme to provide an adaptable, integrated and accessible living and working environment for all sectors of the population. Cherrywood should offer every resident a sense of dignity, respect and security, in the built and natural environment, irrespective of age.

In conjunction with adaptable residential housing units, proposals for specific residential care and community based services will be considered in appropriate locations.

2.3.8 Traveller Accommodation

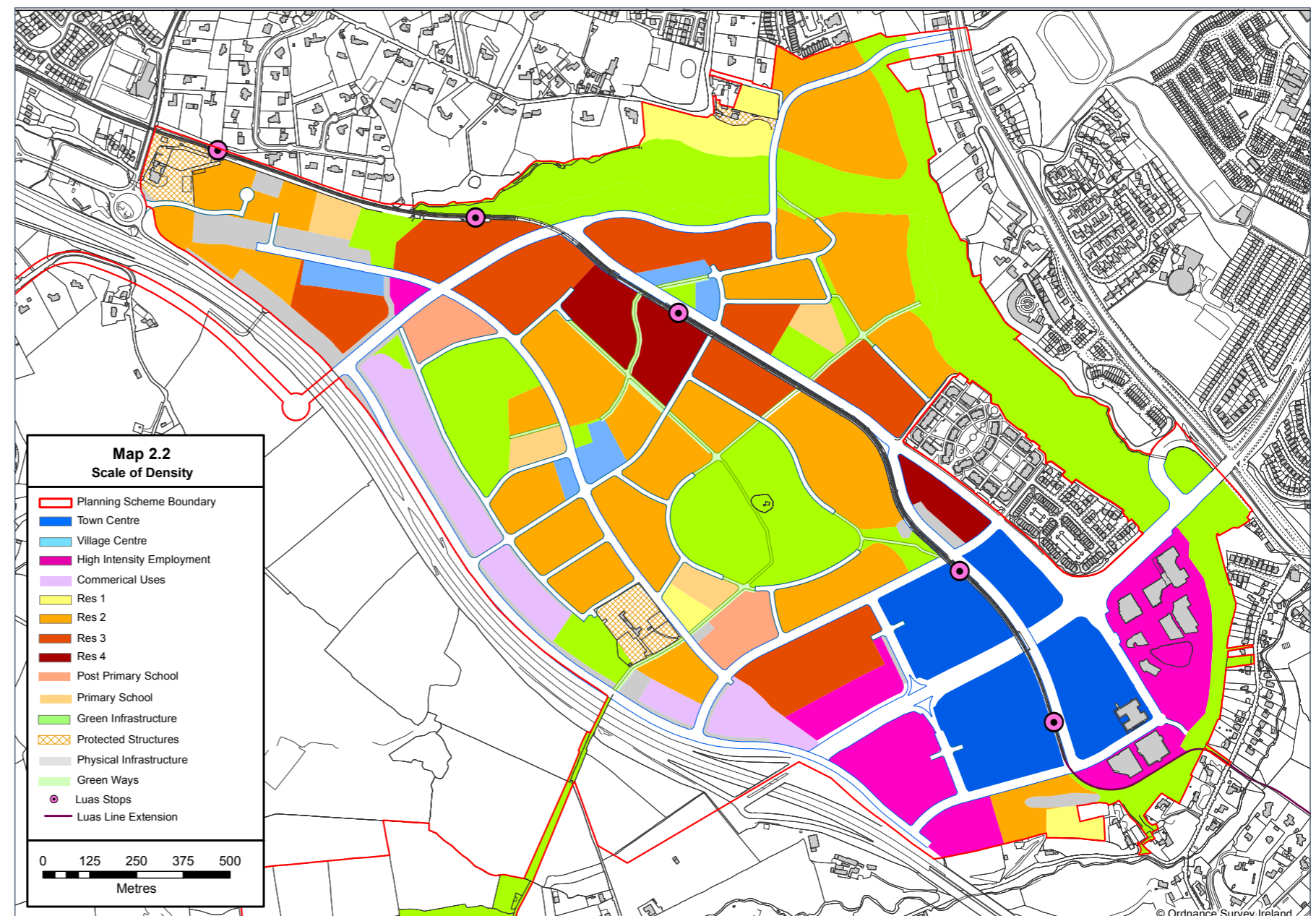
Traveller Accommodation will be provided in accordance with Dún Laoghaire-Rathdown County Council Traveller Accommodation Programme 2009 – 2013 and subsequent programmes. The Council own a site at Lehaunstown Lane of circa 0.2ha in an area that is appropriate for high density residential development due to its proximity to public transport See Map 6.1. Traveller accommodation is generally a lower density typology of housing. In order to facilitate this typology of development at a more appropriate location an agreement may be reached with the adjoining landowner to provide an alternative site to that in Council ownership.

2.4 Education

The primary and post primary educational needs of the future community living within Cherrywood have been provided for by the identification of school sites. The location, size and number of school sites has been established in consultation with the Department of Education and Skills. Four primary school sites and two post primary school sites have been identified.

The sites for the primary schools have been located adjacent to open space to facilitate a sharing of the recreational space. The sites have been located so that they are accessible by the network of pedestrian and cycle routes, in order to encourage walking and cycling to school. The sites have been geographically located to facilitate an even spread of local schools. Primary school sites are generally close to Village Centres so as to reinforce the sense of community.

Post primary schools have also been located adjacent to open space to facilitate a sharing of the recreational space. The sites have been located so that they are accessible by the network of pedestrian and cycle routes. The post primary school sites are also positioned in order to benefit from good access by public transport.



The phasing of the school sites is addressed in Chapter 7. It is considered that the potential to provide a post primary school at an early stage of the development of the Plan Area is important as it will assist in meeting the needs of a diverse community by adding to the benefits for families in establishing and maintaining their homes in Cherrywood.

When school sites are being made available to the Department of Education and Skills the following criteria applies:

- The school site will have to be accessible by roads that are completed to a standard to be taken in charge by the Council.
- The site will have unhindered access to infrastructure services.
- The open space adjacent to the school site which facilitates the sharing of recreational space by the school shall be available for use by the school.
- Drop off facilities will have to be provided at or near to the site.

Within the Planning Scheme boundary on Map 2.1 there are lands that do not have a Primary Land Use. These lands are included in the Planning Scheme to provide necessary infrastructure to serve the area. Additional development proposals on these lands will be assessed under the current County Development Plan.

B Scale of Development

2.5 Planning Scheme Overall Development Quantum

The overall minimum and maximum quantum of development for each of the Primary Development Land Uses in this Planning Scheme is indicated in Table 2.2 below and identified on Map 2.2.

The full delivery of the Planning Scheme in Cherrywood is likely to occur over a relatively long period of time, which will span the lifetime of a number of County Development Plans and will be subject to ever changing economic and social conditions. For this reason, a level of flexibility has been built into the plan through the provision of minimum and maximum ranges in terms of quantum of development, densities, plot ratio, building heights and site coverage.

The minimum range has been identified to ensure that a critical mass of development is attained to ensure the efficient and sustainable use of serviced lands within the Planning Scheme area, and to provide a sustainable mix of use and level of development for the Town and three Village Centres. A maximum range is identified to indicate the level of development that can be supported by the proposed level of infrastructure to serve the Planning Scheme lands, without compromising the principles for the Plan Area set out in Section 1.6 Vision for Cherrywood.

As of February 2012 c.600 residential units had been constructed within the Planning Scheme area and c. 96,000sq.m of high intensity employment floorspace has been permitted and/or developed. This has been accounted for in the overall quantum of development proposed.

Table 2.2: Overall Development Quantum Range

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

NOTE: There is double counting in this table as the figures for the mixed use Town and Village Centres include high intensity employment and residential, which are also included in the totals for these uses.

NOTE: A minimum quantum figure is shown for the floor area dedicated to Commercial Uses. Building height will be the restriction on sites dedicated to this land use.*

2.6 Scale of development within Mixed Use Development Areas

This section further breaks down the quanta in Table 2.2 into the Town and Village Centres and individual plots. It also explains the methods used to articulate the scale of development. This is broken down further for each specific Development Area in Chapter 6.

Plot ratio is used to measure the scale of development for mixed use Town and Village Centre areas in the Planning Scheme. Plot ratio is also used to measure the areas of high intensity employment and commercial uses. Site coverage is used in the mixed use areas to ensure the form of development creates buildings that address the street creating a pedestrian friendly environment in a manner typical to an urban area within Town and Village Centres.

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.

2.6.1 Plot Ratio

The formula for calculating the plot ratio of a proposed mixed use, high intensity employment or commercial use development is as follows:

$$\text{Plot Ratio} = \frac{\text{Gross Floor Area of Buildings}}{\text{Net Site Area}}$$

The gross floor area of buildings does not include underground car parks.

The net site area is taken as the development plots indicated on Map 2.1.

This method of calculation is in accordance with the DEHLG Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

2.6.2 Town Centre and Village Centre

A quantum of high intensity employment floor space up to 109,000 sq.m will be permitted within the Town Centre. A limited floor area of high density office type employment will also be permitted within the three Village Centres.

Residential development within the mixed use areas of the Town Centre and three Village Centres will be included within the overall plot ratio of these areas.

Table 2.3: Town and Village Centre Development Quantum Ranges

(See Page 10)

	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

In Table 2.4 below are the stated plot ratio ranges for the Town Centre and Villages in accordance with the quanta above.

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 2.4: Town and Village Centre Plot Ratio Ranges

	Min Plot Ratio	Max Plot Ratio
Cherrywood Town Centre	1:1.7	1:2.3
Tully	1:1.5	1:2.2
Lehaunstown	1:1.4	1:2
Priorsland	1:1.3	1:2

2.6.3 High Intensity Employment Development

High Intensity Employment (H.I.E) is defined as follows:

High Intensity Employment types usually have an employee to floor area ratio of c. 1 per 20sq.m. and usually generate peak hour trips. High Intensity Employment types include but are not confined to:

- Research Office Employment
- Service Office Employment
- Science and Technology Business

The following tables outline details regarding the land area and floor area of high intensity employment permitted within the Planning Scheme. It is not envisaged that the scale of development in these areas will be permitted to fall significantly below the stated plot ratios. Each of these HIE sites (HIE 1-6) are labelled and identified on the Maps 6.3, 6.6 and 6.7 in Chapter 6 Development Areas.

Table 2.5: High Intensity Employment Quanta on High Intensity Employment Lands

Site Name	HIE 1	HIE 2	HIE 3	HIE 4	HIE 5	HIE 6
Site Area	6.6 Ha	1.7 Ha	1.6 Ha	3.8 Ha	1.96 Ha	0.4 Ha
Constructed/ Permitted Sq.m Feb. 2012	64,813	24,149	0	0	0	0
Quantum Remaining Sq.m	40,187	2,851	17,000	57,000	24,000	8,000
Plot Ratio	1:1.6	1:1.6	1:1.1	1:1.5	1:1.2	1:2
Subtotals Sq.m	105,000	27,000	17,000	57,000	24,000	8,000
Total Quantum	238,000 Sq.m					

Table 2.6: High Intensity Employment Maximum Quantum for Town and Village Centres

	Town Centre	Lehaunstown	Priorsland	Tully
Constructed Sq.m Feb 2012	7,247	0	0	0
Quantum Remaining Sq.m	101,753	1,000	1,000	1,000
Subtotals Sq.m	109,000	1,000	1,000	1,000
Total Quantum	112,000 sq.m			

2.6.4 Site Coverage

Site coverage is the percentage of the site covered by building structures, excluding the public roads and footpaths.

Site coverage standards are utilised in order to avoid the adverse effects of over development on a site and its surrounding area, thereby safeguarding sunlight and daylight within the site and/or on adjoining sites. In mixed use areas such as the Town Centre and three Village Centres, a minimum and maximum site coverage has been utilised, along with height and plot ratio, to guide development to ensure that an appropriate urban form is achieved in each centre.

It should be noted that within the Planning Scheme maximum height standards will have precedence over the indicative site coverage. The minimum and maximum site coverage for these areas is outlined below in Table 2.7.

In residential plots the safeguarding of sunlight and daylight is achieved through open space standards and maximum heights.

Table 2.7: Site Coverage for the Town Centre and Village Centres

Land Use	Min	Max
Town Centre Mixed Use	50%	80%
Village Centre Mixed Use	40%	60%

2.6.5 Commercial Uses

Proposed uses in this area will have to demonstrate that they are non-peak hour trip generating and therefore do not place pressure on local transport infrastructure during peak hours. Uses may be open to members of the public, Uses may include but are not confined to:

- Commercial leisure and recreation
- Warehousing
- Remote car parking
- Showrooms
- Petrol stations
- Wholesale

But excludes:

- Convenience and comparison retail that is permitted in the Town and Village Centres.
- High Intensity Employment permissible within the high intensity employment land use area.
- Retail Warehousing.

Specific Objective:

PD 1 A consistent approach shall be taken to advertising for buildings or businesses along Beckett Road. Such advertising shall not be excessive in scale, particularly when viewed from the M50 motorway. Lighting in this commercial area shall be discreet and unobtrusive.

The design and layout of sites shall be such to protect the amenity of the adjoining property including providing buffering from the noise environment of the M50.

Table 2.8 outlines the land area and floor area of commercial uses (C.U) within the Scheme area (see Map 6.7 and Map 6.8). Given that these uses are non peak hour trip generating it is considered that a minimum floor area and plot ratio would be ascribed to these uses, with building height (see Map 2.3) being the restriction on this land use. Each of these CU 1-4 sites are labelled and identified in the maps 6.7 and 6.8 in Chapter 6 Development Areas.

Table 2.8: Commercial Uses

	Commercial Uses Lands			
Site Name	CU 1	CU 2	CU 3	CU 4
Site Area	3.6	1.6	0.7	1.8
Min Quantum Sq.m	36,000	16,000	7,000	18,000
Min Plot Ratio	1:1	1:1	1:1	1:1
Total Min Quantum Commercial Uses	77,000 Sq.m			

NOTE: There is no constructed / permitted development in these lands.

2.7 Residential Development

This section further breaks down the quantum of residential development within the 75 ha of residential lands into density ranges which are allocated to each individual development plot.

The scale of residential development on each residential plot is measured using net density of units per hectare.

2.7.1 Net Density

Net density is considered to be a more refined tool to measure residential density as it uses the net site area. The formula for calculating the net density of a residential development is as follows:

$$\text{Net Density} = \frac{\text{No. of units}}{\text{Net site area in ha}}$$

The net site area is taken as the development plots indicated on Map 2.1.

This method of calculation is in accordance with the DEHLG Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

2.7.2 Residential Density Range and Housing Mix

Having regard to the principles set out in Section 1.7 the maximum number of residential units envisaged by this Scheme is circa 8,786 units. As of February 2012 circa. 600 residential units had been developed within the Scheme area. A maximum of 1,600 residential units are to be located in the Town Centre and the three Village Centres. The total quantum of residential land under the Planning Scheme is 75 ha net, which can support up to 6,136 dwellings.

There are four density ranges for residential development within Cherrywood – Res1, Res2, Res3 and Res4 (see Map 2.2). Table 2.9 identifies the minimum and maximum density range and the area of land dedicated to each of these ranges.

Table 2.9: Residential Development Density Ranges and Development Yield

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

*NOTE: Net Residential units per hectare.
All calculations are rounded to nearest full number.

The density ranges used in Cherrywood are to ensure a range and typology of homes for all sectors of the future resident population.

Res1 lands are the lowest density and provides for various traditional housing formats from detached to terraced.

Res2, the largest land area of the ranges provides for the widest mix of unit types from semi-detached housing to higher density terraced and duplex with some apartment blocks in locations where principal frontages are required.

Res3 and Res4 will be predominantly apartments as they are at the higher density ranges, however there will still be an ability to provide other unit types within some of these plots.

The scale of development proposed is informed by the characteristics of each development plot and its proximity to services, amenities and the Village and Town Centres. The density ranges provide for different housing typologies which are detailed in the following objectives:

Specific Objectives:

- PD 2 Res1 plots have been identified for a number of reasons including topography and/or proximity to sensitive sites. Such sites shall accommodate residential development made up predominantly of houses, which have their own private gardens and no less than 2 bedrooms.
- PD 3 In Res2 plots the typology shall be predominantly own door units except for areas that require higher density (those fronting the Grand Parade, Castle Street and overlooking open space).
- 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.

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.

2.7.3 Private Open Space

To assist in achieving higher density residential layouts, the private open space requirements for housing units may be lower than the current County Development Plan requirements. In this regard Table 2.10 applies:

Table 2.10: Private Open Space Requirements

House Type*	Min Private Open Space behind Rear Building Line
1-2 bed	30 sq.m
3 bed	40 sq.m
4 bed +	50 sq.m

*NOTE: Detached, semi-detached and terraced house type.

Given the provision of green infrastructure in the Planning Scheme private open space standards may be further relaxed. This is subject to the provision of a very high quality living environment and consideration being given to the residential amenity of existing and proposed dwellings.

Developments may also utilise a combination of private and semi-private space, to achieve an acceptable level of privacy and amenity for those with reduced garden sizes. For example communal landscaped areas and courtyards can provide open space accessed directly from dwellings which have reduced garden plots.

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).

2.7.4 Part V provisions

Specific Objective:

PD 6 All residential development, including those in the mixed use areas of the Town Centre and the Village Centre will fulfil the social and affordable requirements of Part V of the Planning and Development Act 2000 as amended. The Dún Laoghaire-Rathdown County Development Plan 2010-2016 has a 20% requirement for social and affordable housing. At all times the requirements of the current County Development Plan and Housing Strategies will also apply to residential development in the Planning Scheme.

2.7.5 Existing Residential Dwelling Houses

There are a number of existing dwelling houses within the Planning Scheme area. These homes are located in Development Areas in the Scheme. The Planning Authority will consider planning applications for extensions or improvements to existing dwellings that are not considered likely to impact negatively on the development potential of adjoining sites or the provision of infrastructure within the Scheme. Such applications will be assessed in accordance with the current County Development Plan and will not be subject to the phasing and sequencing of infrastructure set out in the Planning Scheme.

C Form Of Development

2.8 Urban Form

Cherrywood will be developed as a unique and diverse series of neighbourhoods. This is underpinned by the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ and the ‘Urban Design Manual –a best practice guide’, DEHLG 2009. In approaching the design of individual development plots cognisance should be had to the vision, principles and themes set out in Chapter 1 and the following key criteria:

Site Context: That the development positively contributes to the character and identity of the area and appropriate responses are made to the surrounding landscape and the nature of specific boundary conditions.

Connections: There are attractive through routes for the pedestrian and cyclist, ease of access for bus services, and a legible network of all routes.

Inclusivity: That new homes meet the aspirations of a range of people and households, with a layout that enables easy access for all with a range of amenity spaces.

Variety: That neighbouring uses and activities are compatible with each other. Housing types and tenure should add choice in the County.

Efficiency: Higher density is located where it is accessible to public transport.

Distinctiveness: The place has recognisable features so that people can describe where they live and form an emotional attachment to the place. That the layout makes the most of the opportunities presented by existing buildings, landform and ecological features, and that the proposal also successfully exploits views into and out of the site.

Layout: The layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. Activity is focused on streets by active frontages and direct access. Streets are designed as places instead of roads for cars, helping to create a hierarchy of spaces with less busy routes having surfaces shared by pedestrians, cyclists and drivers.

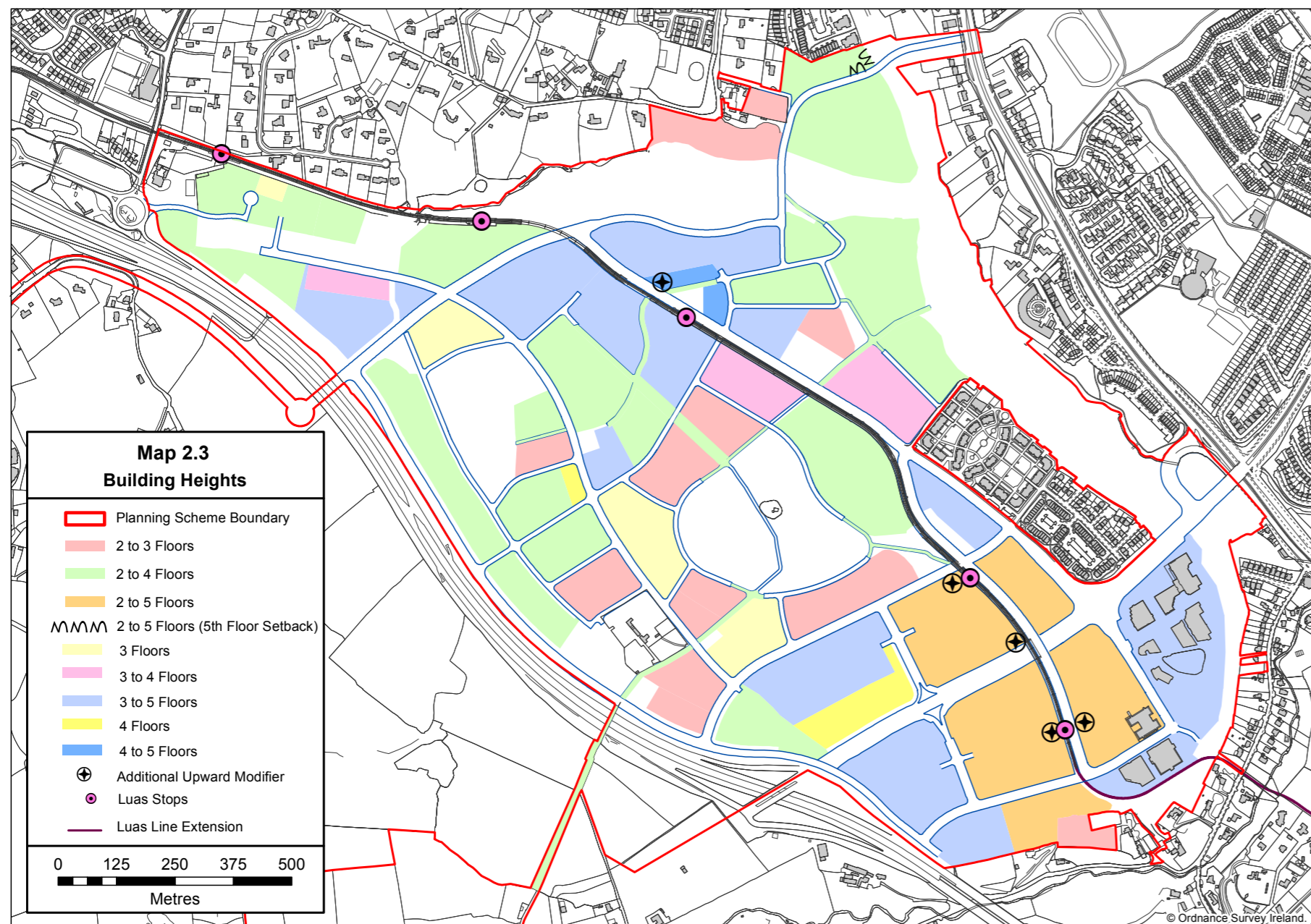
Public Realm: The public realm is considered as a useable integrated element in the design of the overall development that fosters a strong sense of place with a recognisable and memorable local identity. Roads and parking areas are considered as an integral landscape element in the design of the public realm.

There are specific requirements relevant to Cherrywood that will enable the development of a clearly recognisable Town Centre with a series of legible Village Centres all forming unique neighbourhoods. These are stated in the objectives below:

Specific Objectives:

- PD 7 To promote the development of each area as a distinct and legible new neighbourhood with an individual character achieved through concept, design style and use of materials. In this regard a design statement referring to the character of the specific development area shall be submitted with each application. This shall have regard to the unique character of each Development Area as set out in Chapter 6.
- PD 8 Each individual neighbourhood will be locally distinct with individual features including public art and civic landmarks to form its character. It should incorporate focal points utilising views in and out of the area as identified in Section 2.11.
- PD 9 To provide for principal frontages in each development plot to define strong streetscape elements, turn corners on public roads, and enclose and overlook amenity open space areas and green routes. These are identified on Map 2.4 and are indicative in length to allow for sufficient flexibility in breakages and access points.

- PD 10 To require the layout of residential areas to maximise pedestrian permeability with clear, legible and direct routes for pedestrians and cyclists along anticipated desire lines, with safe edge treatment, clear sight lines at eye level and an appropriate level of passive supervision.
- PD 11 To ensure that innovative building typologies are used throughout Cherrywood for life long living and that address issues of car parking, private open space, and the need for high quality residential amenity. To ensure that these buildings have a greater engagement with the varying road and green way layout.
- PD 12 To ensure a sustainable built form with best practice sustainable design, construction methods and materials, which has regard to solar effect, wind tunnelling prevention and microclimate. Adaptable residential building design, which is responsive to changing technical/economic and social conditions, is generally encouraged.
- PD 13 To ensure that frontage widths of individual buildings and massing allow for their successful integration into the streetscape.
- PD 14 To ensure that the distinctiveness of materials is used at various scales, allowing for a coherent and high-quality built environment, with an individual palette to identify each neighbourhood. High-quality finishes are to be used in the public realm, including external elevational treatment to buildings, structures and public open space. A materials and finishes palette guide will be required post-adoption of the Planning Scheme.
- PD 15 To promote the strategic design and location of bin-stores, service boxes and similar ancillary provision, including meter boxes, into the curtilage of developments or as positive design features that enhance the local streetscape and do not register as visual clutter.

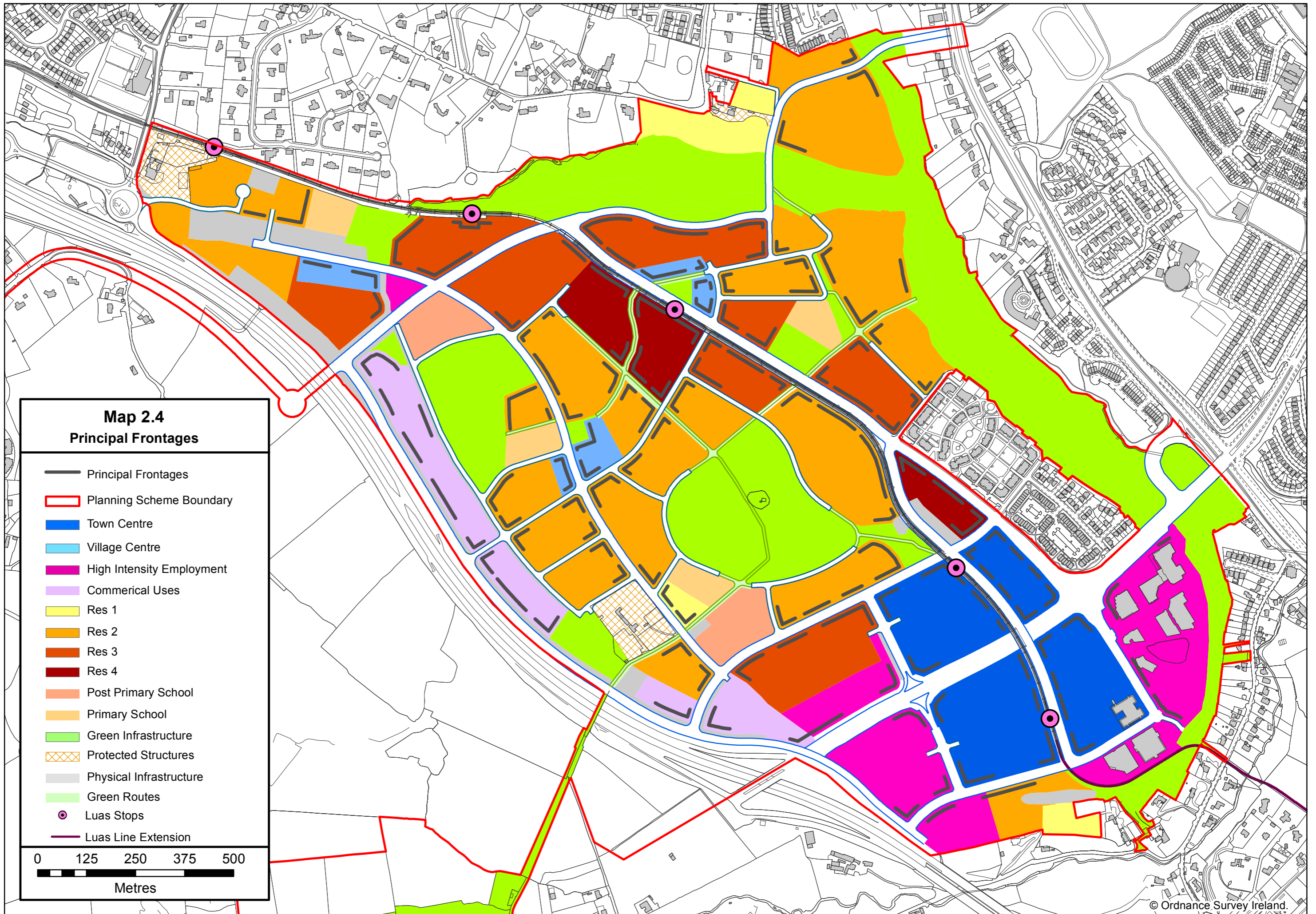


2.8.1 Building Set backs



















In predominantly residential areas setbacks can allow for a degree of individual customisation by each resident and give animation to the streetscape, particularly where a continuous building frontage is desirable, whilst protecting residential amenity. With commercial development in mixed use areas set backs can provide a buffer to the adjoining public footpaths to protect residential amenity of ground floor residential units or as static pavement areas, for outdoor seating for commercial properties. The relevant objectives are set out below.

Specific Objectives:

- PD 16 To ensure that appropriate building line set backs, on street parking and privacy strips are provided for in residential and commercial development.
- PD 17 To require that, where appropriate, residential streets shall have narrow, landscaped front-gardens/ privacy strips to provide a buffer between private living space and the public realm, to contribute to local biodiversity, SuDS, and facilitate passive supervision. They should not adversely impact on active street frontages and should be too small to be converted into paved driveways or parking spaces.



Map 2.4
Principal Frontages

-  Principal Frontages
-  Planning Scheme Boundary
-  Town Centre
-  Village Centre
-  High Intensity Employment
-  Commercial Uses
-  Res 1
-  Res 2
-  Res 3
-  Res 4
-  Post Primary School
-  Primary School
-  Green Infrastructure
-  Protected Structures
-  Physical Infrastructure
-  Green Routes
-  Luas Stops
-  Luas Line Extension

0 125 250 375 500
Metres

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2.8.2 Skyline

Due to the undulating landscape the skyline will be an important feature in Cherrywood. Regard must be given to roof profiles, roofing materials and visual interest in the preparation of planning applications. Applications will be required to demonstrate how this is addressed.

Specific Objectives:

- PD 18 New developments within Cherrywood will be designed to incorporate green roofs as required in Chapter 4.
- PD 19 Services on roofs will be covered and designed so as not to be visually prominent. In this regard natural ventilation of buildings will be promoted.

2.8.3 Civic Spaces

The hierarchy of Town and Urban Village Centres in Cherrywood will facilitate the provision of a series of public plazas and civic spaces for residents and visitors. Public spaces should function as meeting points, spaces for public art installations, cater for active and passive recreation, and give orientation to the user. Successful spaces within Cherrywood will add to the vibrancy and distinctiveness of each Village/Town core.

Specific Objective:

- PD 20 Civic spaces will be fully accessible to all users, have a legible layout with clearly defined desire line routes and be composed of high quality/durable materials with a SuDs function that have a good mix of hard and soft landscaping elements.

2.9 Building Heights

The topography of Cherrywood is widely varying throughout with 3 Valleys and the high point at Tully Church. Building height in Cherrywood will respect and reflect the local topography, the location and context of the site, scale and use of adjoining buildings and the microclimate it creates.

In the Town Centre and Village Centres, additional height is acceptable to provide legibility and clarity to make these areas distinctive. Taller buildings can also be acceptable as local landmark and feature buildings to articulate important locations such as Luas stops and at entrance points to the Town Centre, as outlined in Table 2.11 and Map 2.3.

The ground level of the Town Centre will alter across the Town Centre lands so as to join at grade with the Luas Line. The new ground level will be the level from which building heights will be determined in the Town Centre (see Chapter 6). Where a building addresses two streets, building height will be measured from the higher street.

Specific Objectives:

- PD 21 To allow building height within the range of storeys identified on Map 2.3. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.
- PD 22 Local landmark and feature building elements over the stated building heights are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These buildings are identified by the use of upward modifiers in Table 2.11 and act as focal points or gateways, emphasising hierarchy and urban activity in the Town and Village Centres and public transport nodes, at locations identified in Map 2.3.
- PD 23 It is an objective to encourage the use of 'adaptable' ground floor residential units with a greater internal floor to ceiling heights of 4 metres, along the Grand Parade and adjacent to Cherrywood Town Centre where increased overall building heights are proposed.

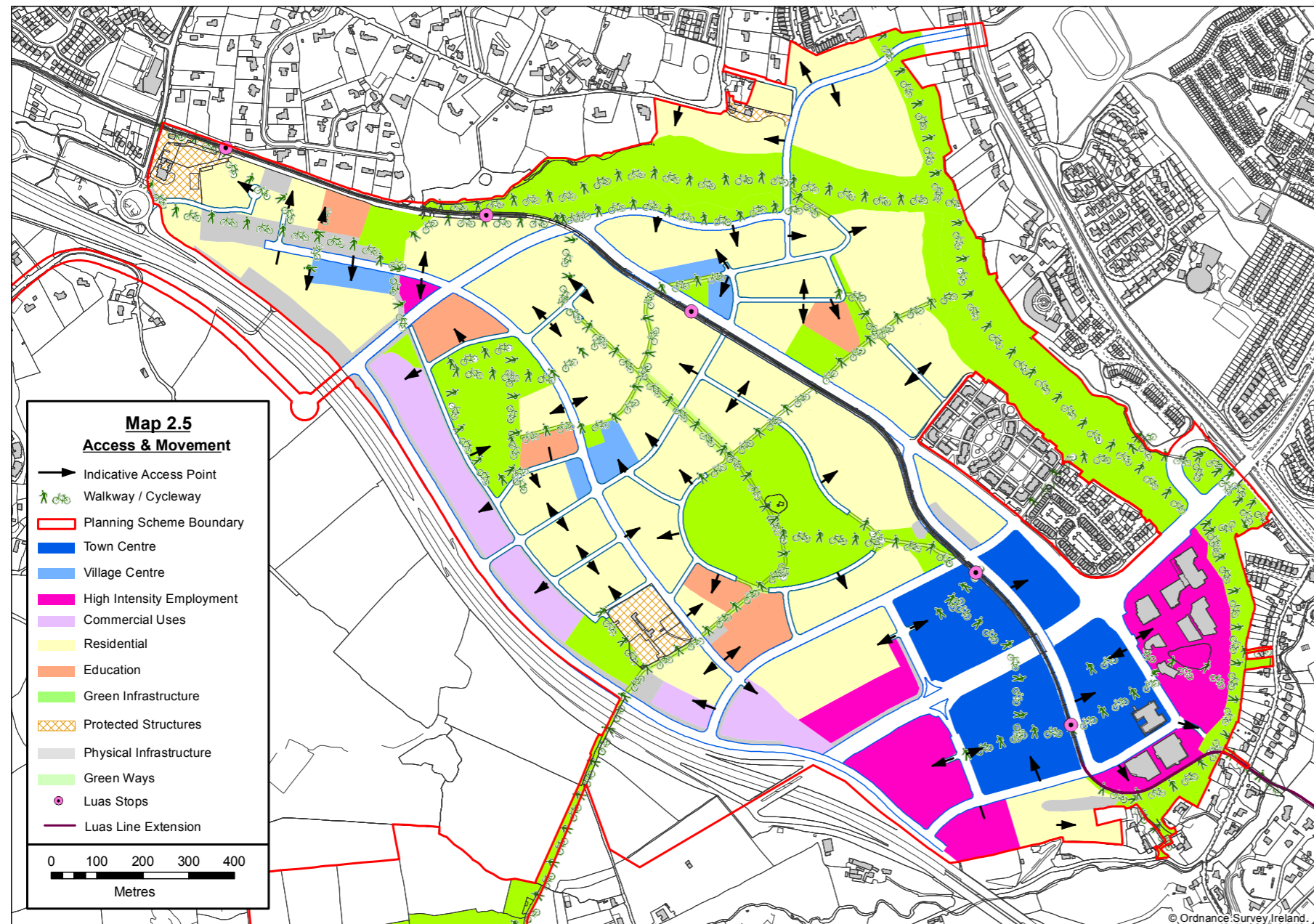


Table 2.11: Building Height Ranges

Primary Development Land Use	Min No. Floors	Max No. Floors	Max Height* of storeys in Metres	Additional Upward Modifier (see Map 2.3 for Location)
Town Centre	2	5	21	1-3 Storeys
Village Centres	3	5	18	1-2 Storeys
High Intensity Employment Lands	3	5	20	None
Other Commercial Uses Lands	2	4	16.5	None
Res 1	-	3	10	None
Res 2	2	5	16	None
Res 3	2	5	16	None
Res 4	3	5	17	None
Education	-	3	13	None

*NOTE: The max height is based on the following averages of external measurement per floor. Residential floor height is 3.1m and 4.1m for ground floor units within Res 4 area. Floor height for all other uses is 4.1m.

2.10 Linkages

Cherrywood will be developed as a series of coherent and legible new neighbourhoods, which give prominence to soft modes of transport, i.e. pedestrian and cyclist (see Map 2.5). The area will be developed with a clear brief to promote a legible and coherent public domain, with clear signage and use of appropriate materials to direct the user to various key destinations throughout. Objectives on linkages are set out below.

Specific Objectives:

- PD 24 To ensure that the public domain is coherent and provides linkages to the main civic and public sites, with a preference for pedestrian and cyclists. The proposed greenways and cycle path network in Map 2.5 will be clearly defined in a coherent and legible way with consistent signage and routing to give clear direction for the user. The routes through Green Infrastructure are indicative and cycling may not be suitable on some of these routes.
- PD 25 It is an objective to encourage direct walking routes through plazas, pocket parks and open space areas to improve linkages and enhance natural desire lines between the Town Centre and Village Centres, schools, amenity open space, neighbourhood areas and public transport.
- PD 26 The routes should be visually interesting and varied with a sequence of long and short views, and ideally terminated with a building of note, to give orientation and create unique places and neighbourhoods.

2.11 Views and Prospects

This section should be read in conjunction with the specific objectives in Chapter 3 Cultural and Built Heritage, Chapter 6 Development Areas, Map 2.3 Building Heights and the requirements of the SEA.

All development in the Planning Scheme should ensure the incorporation of key vantage points and panoramas to create a sense of place, coherence and appreciation for the overall setting and context of Cherrywood. Each neighbourhood should have a core area that incorporates views to enhance this context and existing viewpoints in the Planning Scheme should be protected.

Specific Objectives:

- PD 27 It is an objective to protect and enhance views and panoramas to key local vantage points, local skylines and civic buildings in the surrounding area, and within the Planning Scheme itself. These views are identified in the SEA and consideration of significant views should inform all stages of the design process.
- PD 28 Views to be protected and enhanced are separated into those from certain internal vantage points to areas outside of the Planning Scheme (external), and those within the Plan Area (internal). Views are not all panoramas, but include partial, intermittent and glimpsed views.

External views to be protected:

- Views and general prospects towards the Coast and marine horizons; principally from Tully Church environs and from existing developments within Tullyvale, Druid Valley and parts of Bride's Glen;

- Views and general prospects toward Killiney Hill; principally from Tully Church environs and from developments within Tullyvale and Druid Valley;
- Views and general prospects toward Carrickgollogan and the Lead Mines Chimney, principally from Tully Church environs, and from developments within Cherrywood Town Centre and its environs;
- Views towards Ticknick principally from the southern end of Lehaunstown Lane, Tully Church environs and from developments within Cherrywood Town Centre and its environs;
- Views and general prospects toward the Dublin and Wicklow Mountains; principally from Tully Church environs and from developments within Tully Village.

Specific Objective:

- PD 29 Internal Views should also seek to ensure that principal visual axis of the public realm incorporate views towards significant landscape features within the Plan Area because these enhance its character and distinctiveness.

Internal views to be protected:

- Views from Lehaunstown Village and its environs towards Tully Church, and the Druid's Glen Buffer and Tree canopy;
- Views from adjoining development areas towards Tully Church and associated open spaces;
- Views from Tully Church to the Town Centre along Brigid's Way;
- Views towards Tully Village Open Space;
- Views towards Lehaunstown Park House from Tully Park.

Local skyline views formed by river and stream corridors to be protected:

- The northern and southern edges of Druid's Glen and the Glenamuck Stream (northern section of the Plan Area);
- The western enclosure/side of the Cabinteely Stream (north east section of the Plan Area);
- The enclosure of the Loughlinstown River within the Plan Area (eastern section of the Plan Area);
- The enclosure of Bride's Glen (south-eastern section of the Plan Area).



2.12 Signage and Advertising

Signage and advertising will be controlled in Cherrywood to prevent the proliferation of commercial and corporate signage outside the mixed use areas of the Town and Village Centres and the main employment areas. Signage will be part of a coherent approach throughout the Planning Scheme area as set out in the objective below.

Specific Objectives:

- PD 30 Signage fascias should be designed as an integral element of the overall contemporary building façade system and consist of high quality modern/durable materials and finishes, which respect the proportions, materials and scale of the adjoining architecture.
- PD 31 Commercial advertising in all formats will be strictly controlled particularly in prominent locations of topography, adjoining Major transport routes, or to the upper storeys of buildings. All advertising will be at a 'street' level and will not be visually dominant when viewed from roads and open space amenity areas.

2.12.1 Directional Signage

Directional signage shall be for the purposes of wayfinding/giving direction on, or adjoining greenways, major transportation infrastructure or main road junctions.

Specific Objective:

- PD 32 All directional signage will be coherent and uniform. Post adoption of the Planning Scheme, a guidance document relating to wayfinding/directional signage for Cherrywood will be produced.



2.13 Noise Sensitivity

The Environmental Noise Regulations (2006) transpose into Irish law the EU Directive 2002/49/EC relating to the assessment and management of environmental noise, which is commonly referred to as the Environmental Noise Directive or END. The END defines a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.

In this context, Dún Laoghaire-Rathdown County Council in conjunction with Dublin City Council, South Dublin County Council and Fingal County Council, produced the Dublin Area Noise Action Plan and Noise Model. The findings of this model highlight that transportation related noise sources are the primary contributors to the existing noise environment in Cherrywood. AWN Consulting were commissioned by the Council to strategically assess the impact of the existing noise environment on the SDZ lands. These studies have influenced the development of the landuse strategy in the Planning Scheme. This influence, and the changes that it brought to the scheme are addressed fully through the strategic environmental assessment of the Planning Scheme, and are detailed in the Environmental Report that accompanies this scheme. Having regard to the studies undertaken, and the relationship of the SDZ lands to the M50, N11 and Wyattville Link Road, the noise sensitivity of proposed landuses must be considered in the location, design and form of development proposed.

Specific Objective:

PD 33 It is an objective to require all development proposals to undertake a detailed noise impact assessment, including noise survey, prior to the lodgement of any planning application. The noise survey shall be carried out in general accordance with International Standards Organisation (ISO) 1996: 2007: Acoustics – Assessment, Description and Measurement of Environmental Noise. In residential proposals, this survey shall be undertaken for a period of not less than two weeks, and in non-residential areas it shall be undertaken for a period of not less than 1 day. The noise impact assessment shall include an assessment of the survey findings, and recommendations on mitigation and control measures to protect amenity. The noise impact assessment shall be lodged with the relevant planning application.

2.14 Construction Management Plans

A Construction Management Plan containing measures to mitigate against the effects of construction shall accompany all planning applications (for three or more residential units, and for all other developments measuring 500m² gross floor area and above). This will address issues such as traffic management, hours of working, delivery times and methods of prevention of noise and dust, reinstatement of roadway lining and signing, repair of damage to footways and grass verges and the accommodation of worker parking within the development curtilage. Where appropriate, Traffic Management Plans, including construction vehicle routes, will be required for the construction phase of developments.

Dún Laoghaire-Rathdown County Council will proactively manage the implementation of these Construction Management Plans and Traffic Management Plans. The developers or their agents/contractors shall attend regular co-ordination meetings and undertake measures to ensure the safety of the public, minimise disruption to traffic and existing occupants and ensure that the area is kept clean and secure.