

Proposed Amendment No. 7

to



CHERRYWOOD
PLANNING SCHEME

Beckett Road Re-alignment.

September 2020

1.0 PROPOSED AMENDMENTS TO THE CHERRYWOOD PLANNING SCHEME

Amendment No. 7 to the Cherrywood Planning Scheme relates to the realignment of Beckett Road from its intersection with Lehaunstown Lane to its intersection with Cherrywood Avenue at Junction H. The realignment also results in a change to the indicative cross section of Beckett Road to include a 2-way cycle track to its northern side in lieu of with flow cycle tracks on either side of the road. This change was requested by the NTA and does not alter the overall width of the road and will result in a better cyclist and pedestrian environment.

A number of minor changes are proposed to the land parcels directly adjacent to the realigned section of Beckett Road. These changes are also detailed in this document. This document should be read in conjunction with the Contextual Background Paper submitted as part of this amendment pack, which explains the rationale for the proposed amendment and associated minor changes to the Planning Scheme.

New text, including changes to the Tables in the Approved Planning Scheme document on foot of this amendment are indicated in **red text**. Text to be deleted-on foot of this amendment from the Approved Planning Scheme document is indicated with a ~~strikethrough~~.

For ease of reference the proposed amendments to the Approved Planning Scheme are detailed below in order of page number in the Approved Planning Scheme document. The existing maps, figures and tables are also included alongside the proposed amended maps, figures and tables for ease of reference.

A number of typographical errors were noted in the Approved Planning Scheme document during the drafting of this amendment. It is also proposed to address these typographical errors as part of this amendment, and they are clearly indicated in this document.

The following changes are proposed to the Approved Planning Scheme.

CHAPTER 1: PLANNING SCHEME

No changes

CHAPTER 2 PROPOSED DEVELOPMENT IN CHERRYWOOD

Page 10

Approved 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)

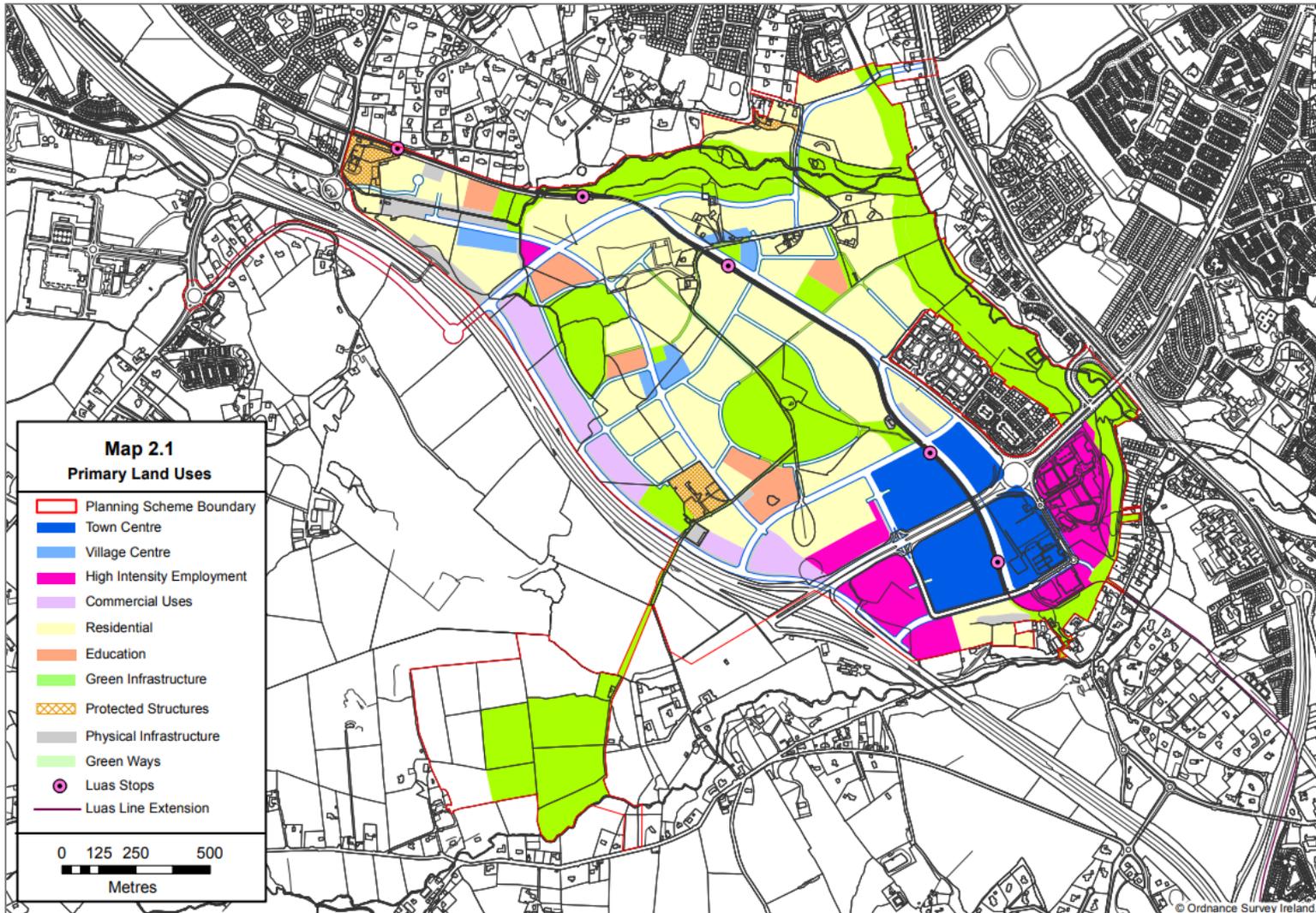
NOTE: All figures have been rounded to the nearest 0.5 Ha from the more detailed tables in Chapter 6. This does not equate to the total Planning Scheme area as it excludes roads and ancillary infrastructure.

Proposed Amended Table 2.1: Quantum of Land Dedicated to Each Land Use (Note there is minimal change to this table as all figures are rounded to the nearest full number)

Primary Land Use	Net Area
Town Centre	16 Ha
Village Centre	3 Ha
High Intensity Employment	15.5 Ha
Commercial Uses	6.5Ha
Residential	76 Ha
Education	7 Ha
Green Infrastructure	61.7 Ha (Class 1 Open Space 29.7 ha, Natural Greenspace 32 ha)

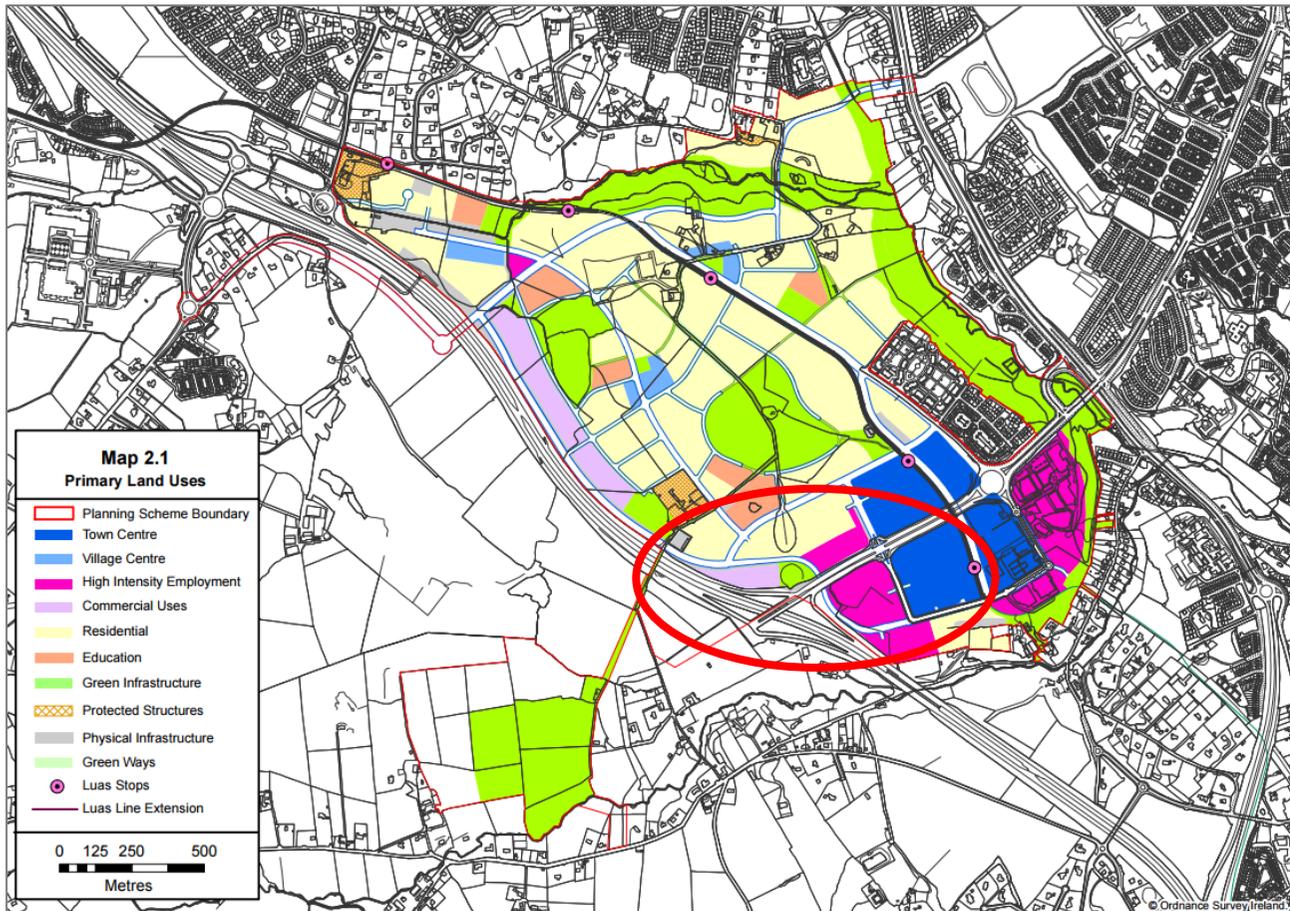
NOTE: All figures have been rounded to the nearest 0.5HA from the more detailed tables in Chapter 6. This does not equate to the total Planning Scheme area as it excludes roads and ancillary infrastructure.

Approved Map 2.1 Primary Land Uses

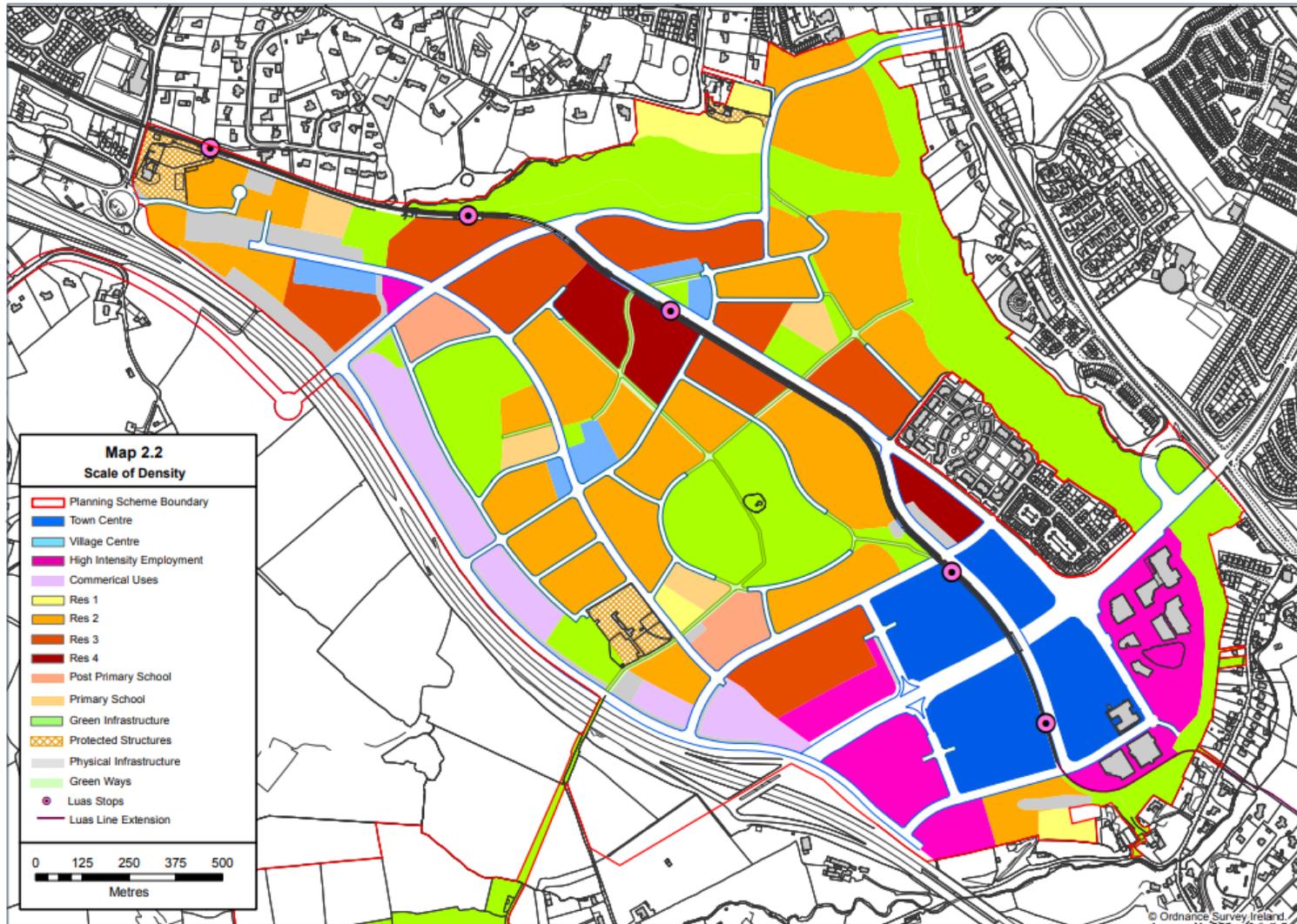


Proposed Amended Map 2.1 Primary Land Uses

Change relates to the roads base map with regard to Beckett Road from the Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue and the configuration of the development plots along this section of Beckett Road including the extension of 2 residential plots in Macnebury up to the northern side of the realigned Beckett Road. The Lehaunstown Cairn/Wedge Tomb site has been rezoned to Green Infrastructure and there are minor changes to the form of the 3 no. High Intensity Employment sites to the east of Beckett Road.

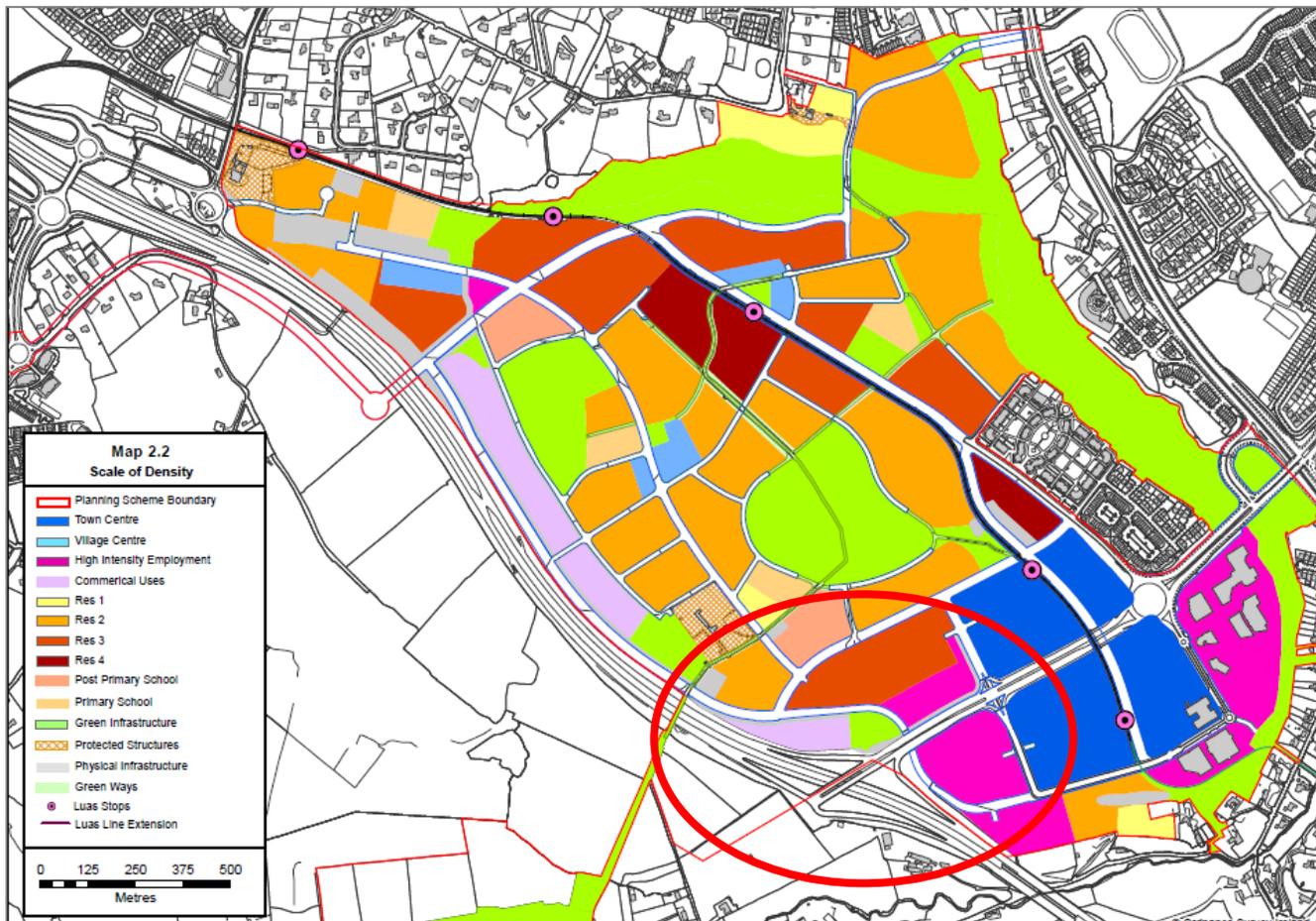


Approved Map 2.2 Scale of Density



Proposed Amended Map 2.2 Scale of Density

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue and the configuration of the development plots along this section of Beckett Road. No changes proposed to the density ranges of the residential sites however the Res 2 site and Res 3 site in Macnebury have both increased in size slightly. Please refer to amended Table 6.7.1 in this document for detail of changes to sites.



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Approved 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.*

Proposed Amended 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	65,000*	--	--	65,000*
Residential	Circa 6,255	Circa 8,878	Circa 600 units	Circa 8,278
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*: 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.

Approved 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					

Proposed Amended 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	1.9 Ha	3.4Ha	1.55 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	21,000	58,000	19,000	8,000
Plot Ratio	1:1.6	1:1.6	1:1.1	1:1.7	1:1.2	1:2
Subtotals Sq.m	105,000	27,000	21,000	58,000	19,000	8,000
Total Quantum	238,000 Sq.m					

Approved 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			

Proposed Amended Table 2.8: Commercial Uses

Commercial Uses Lands			
Site Name	CU1	CU2	CU3
Site Area	3.6	1.6	1.3
Min Quantum Sq.m	36,000	16,000	13,000
Min Plot Ratio	1:1	1:1	1:1
Total Min Quantum Commercial Uses	65,000 sq.m		

Amend text Section 2.7 Residential Development as follows:

This section further breaks down the quantum of residential development within the ~~75~~ **76**ha of residential lands into density ranges which are allocated to each individual development plot.

Amend Section 2.7.2 Residential Density Range and Housing Mix as follows:

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~~ **8,878** units. As of February 2012, circa. 600 residential units had been developed within the Scheme area. A maximum of **circa** 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~~ **76** ha net, which can support up to ~~6,136~~ **6228** dwellings.

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Approved Table 2.9

Table 2.9: Residential Development Density Ranges and Development Yield

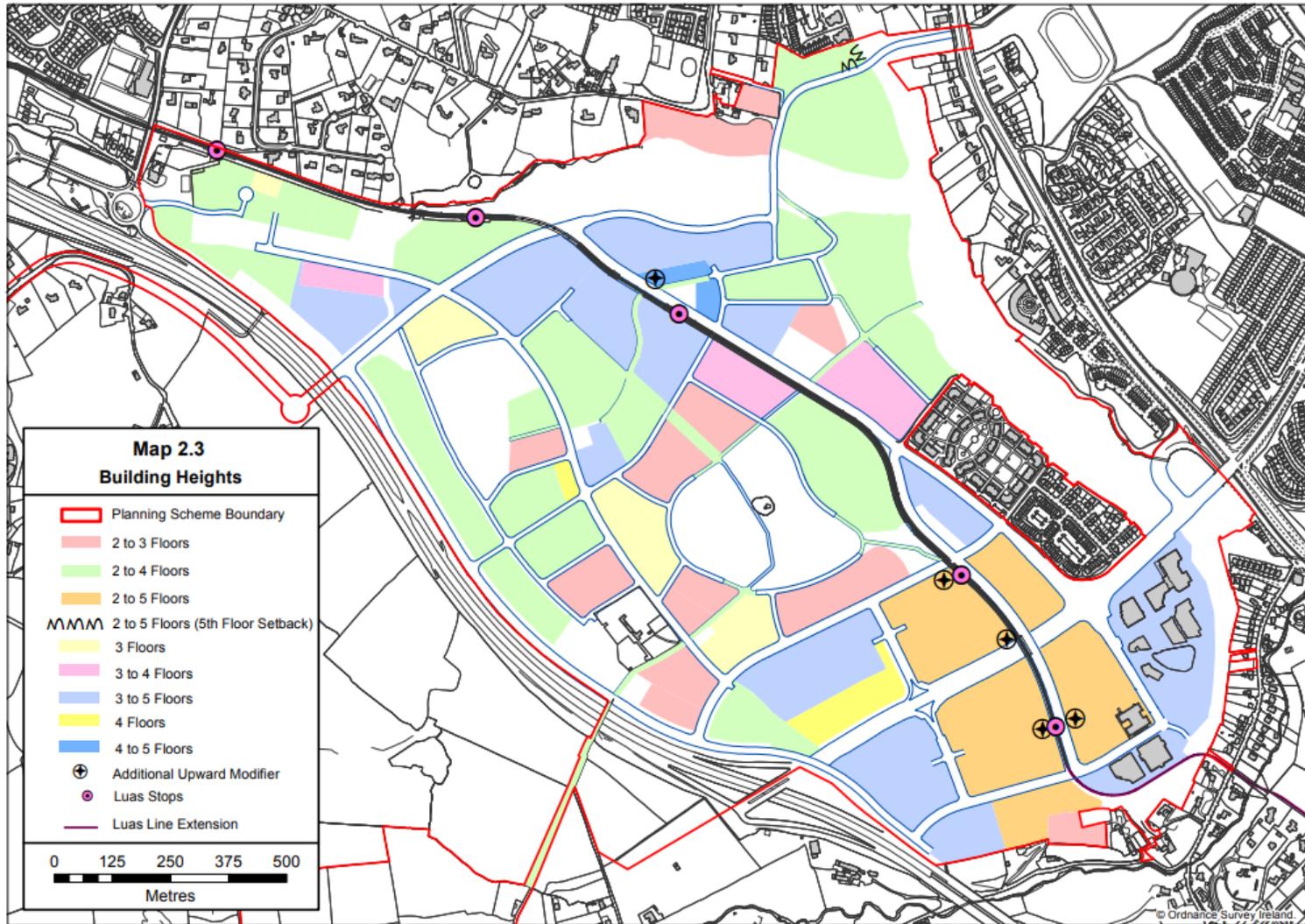
Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
Res 1	3.9	5%	35	50	137	195
Res 2	43.9	58.5%	45	70	1,976	3,073
Res 3	21.3	28.5%	65	100	1,385	2,130
Res 4	5.9	8%	85	125	502	738
Mixed Use Areas	N/a	N/a	N/a	N/a	Circa 1,596	Circa 2,050
Developed to date	N/a	N/a	N/a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

Proposed Amended Table 2.9

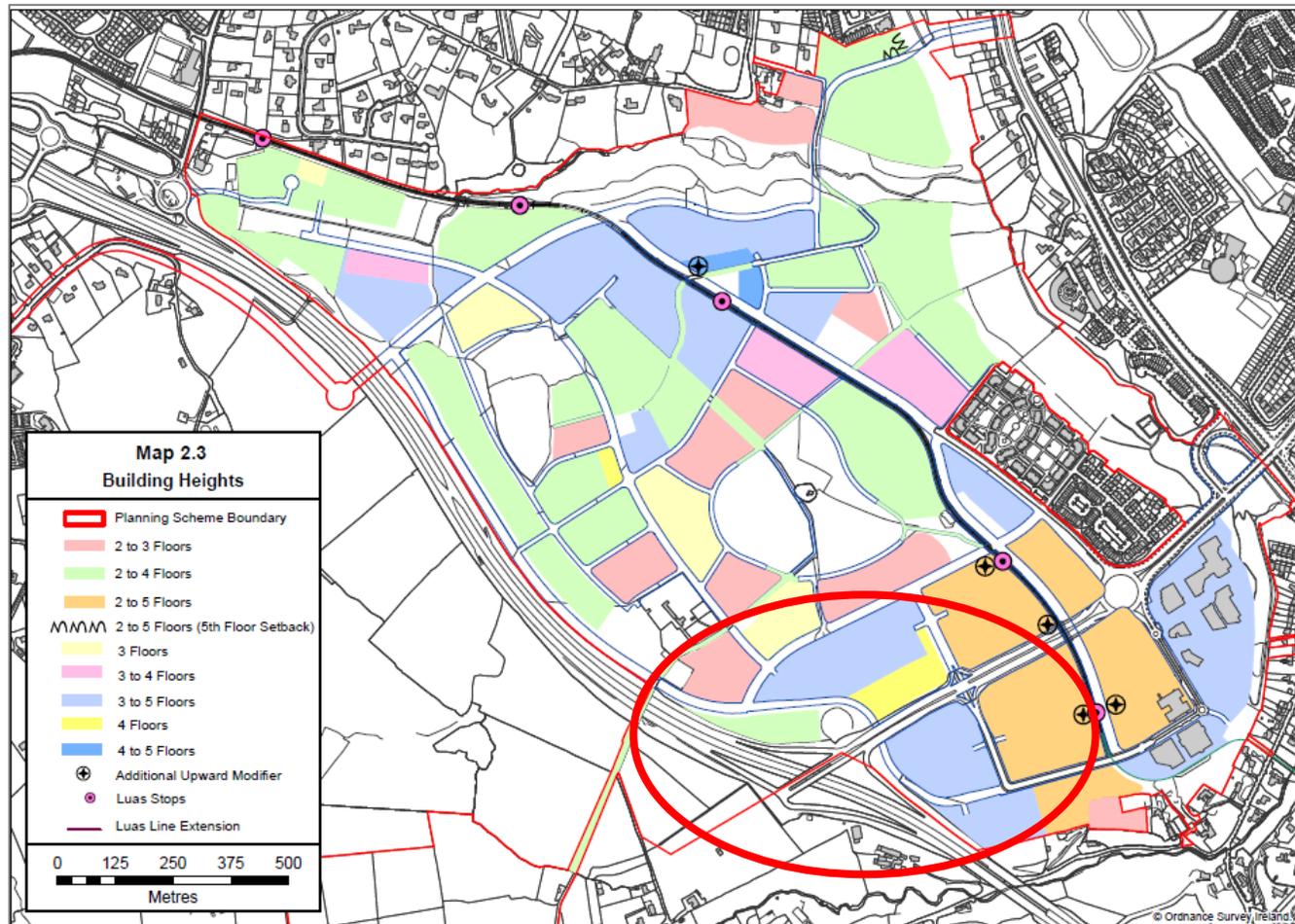
Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
Res 1	3.9		35	50	137	195
Res 2	44.5		45	70	2,003	3,115
Res 3	21.8		65	100	1,417	2,180
Res 4	5.9		85	125	502	738
Mixed Use Areas	N/a	N/a	N/a	N/a	Circa 1,596	Circa 2,050
Developed to date	N/a	N/a	N/a	N/a	600	600
TOTALS	76	100%	-	-	Circa 6,255	Circa 8,878

Approved Map 2.3 Building Heights

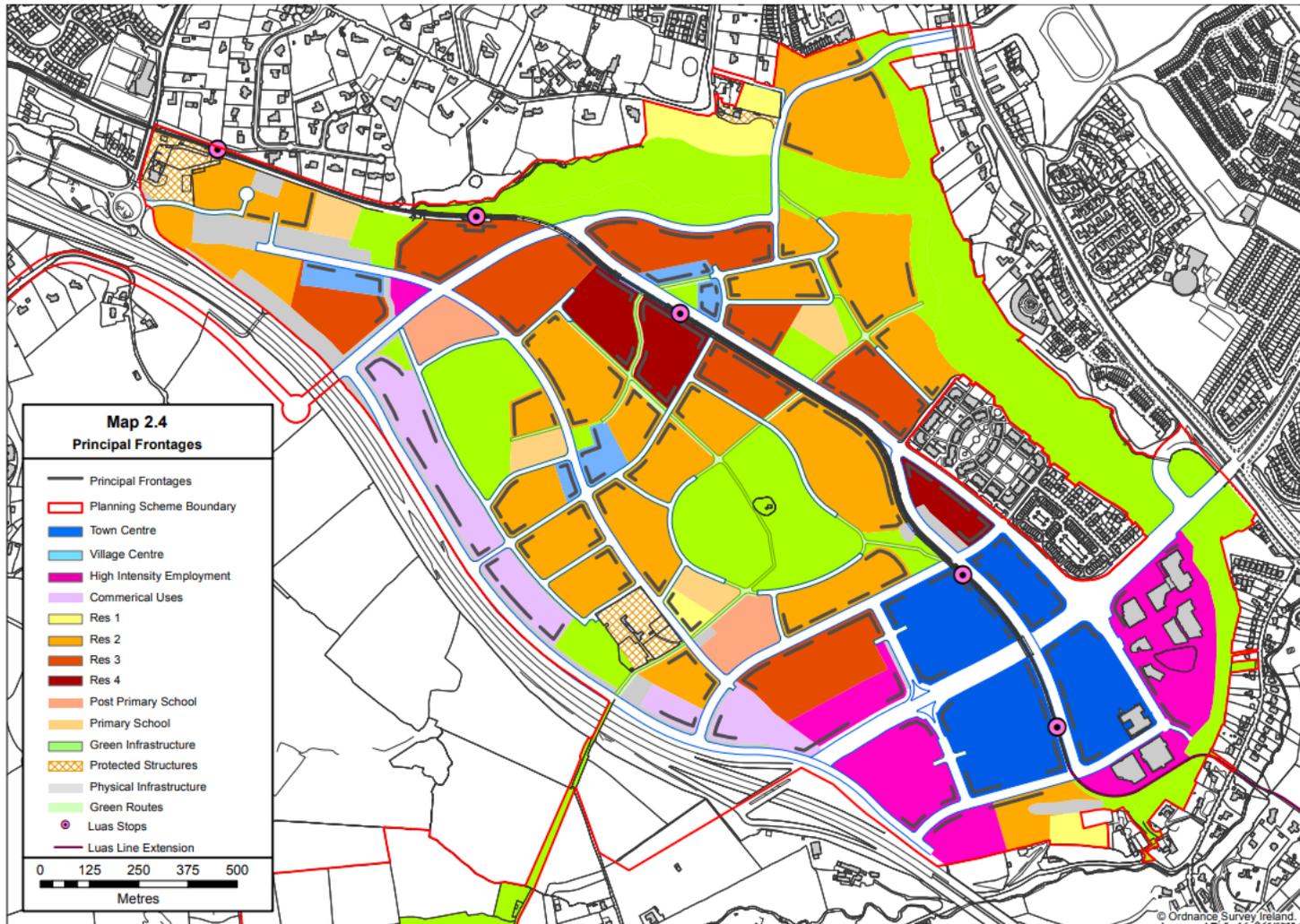


Proposed Amended Map 2.3 Building Heights

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue and the configuration of the development plots along this section of Beckett Road. The changes relate to the now larger RES 3 site in Macnebury which has been extended southwards to meet Beckett Road, the new CU3 site to the south of Beckett Road and the reconfigured HIE 5, HIE 4 and HIE 3.

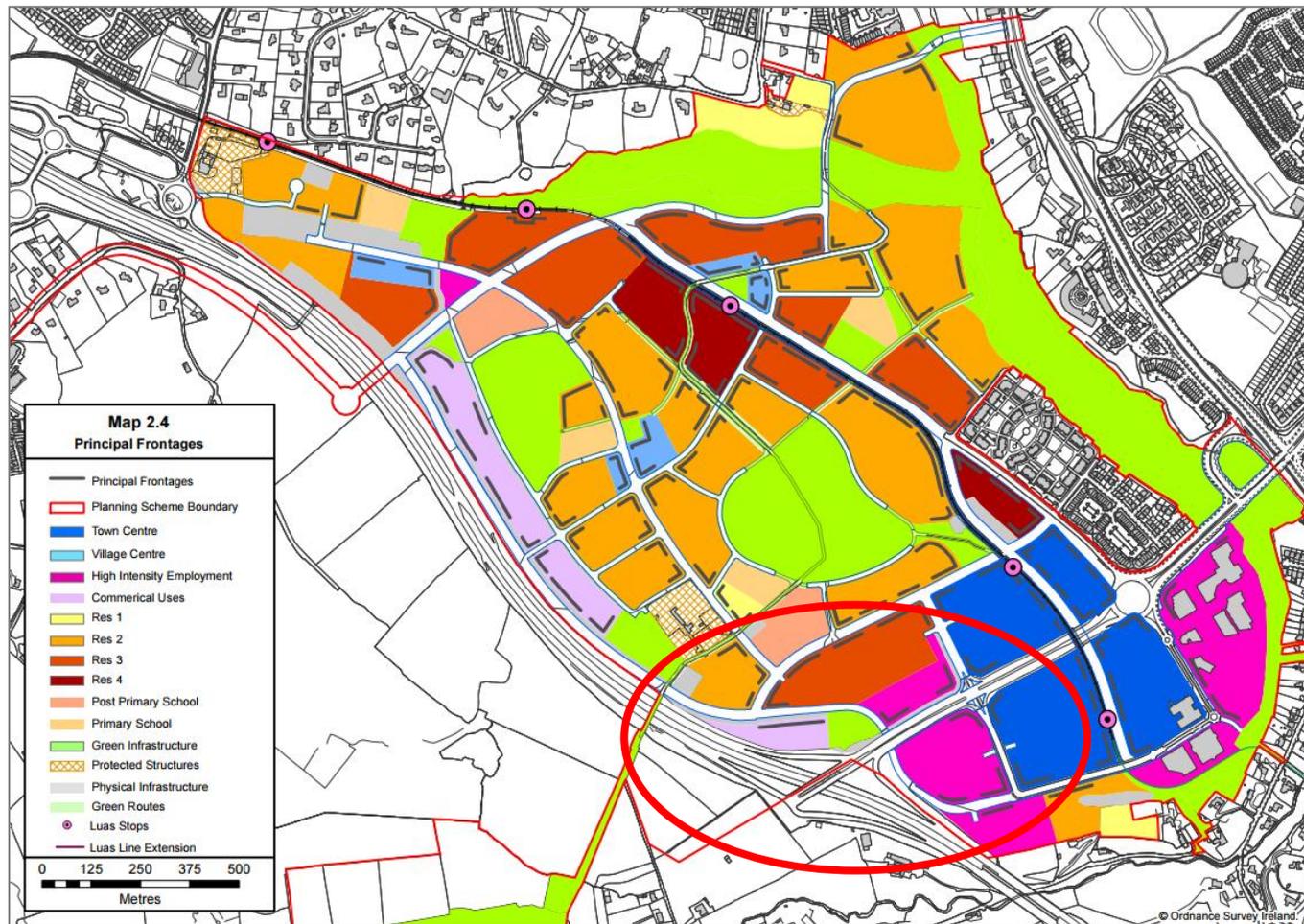


Approved Map 2.4 Principal Frontages

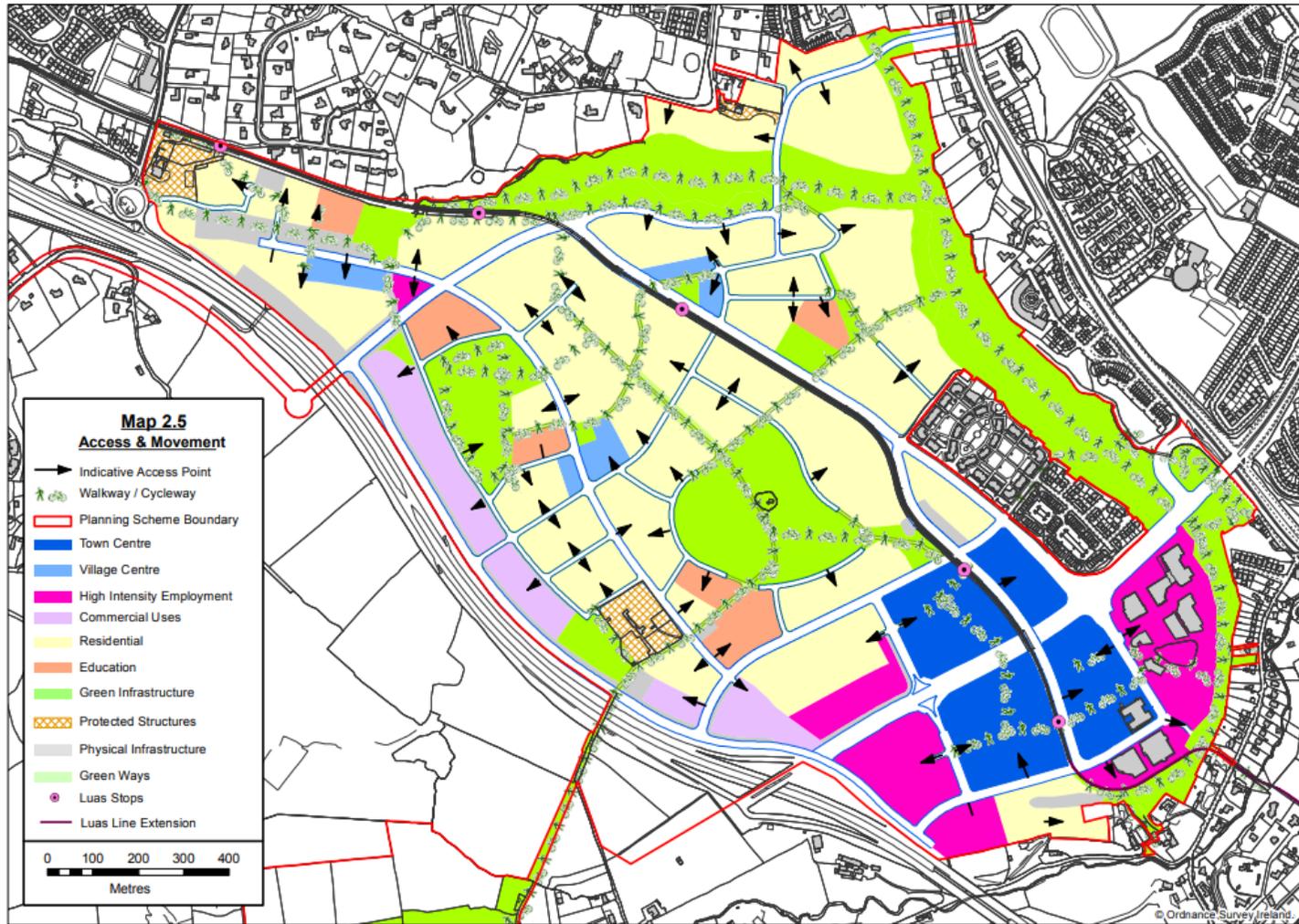


Proposed Amended Map 2.4 Principal Frontages

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue and the configuration of the development plots along this section of Beckett Road. Frontage included in the reconfigured CU3 Plot onto Beckett Road. Res 2 Plot will not have direct frontage onto Beckett Road due to requirement for noise attenuation measures, see Specific Objective DA 44.

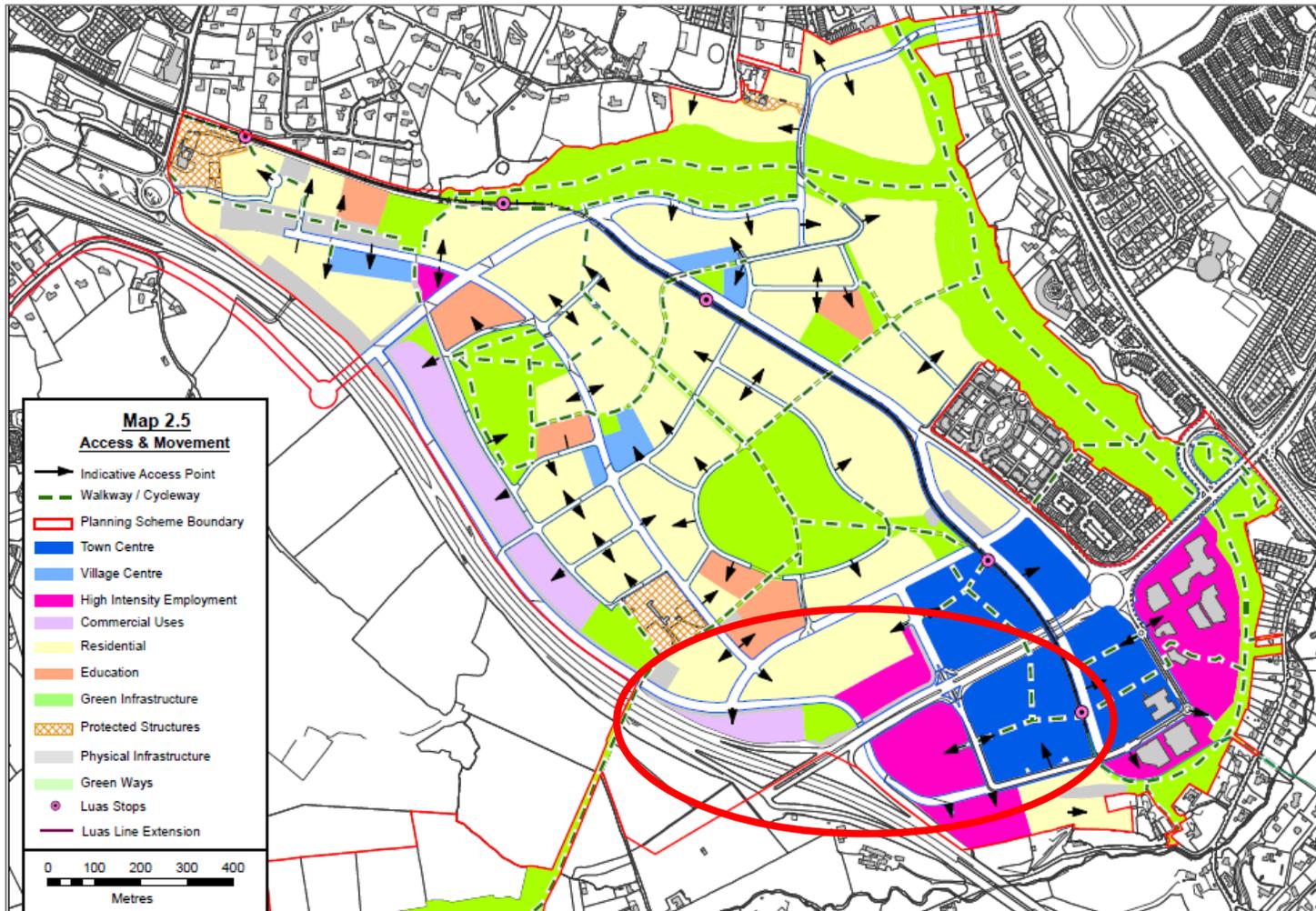


Approved Map 2.5 Access and Movement



Proposed Amended Map 2.5 Access and Movement

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue and the configuration of the development plots along this section of Beckett Road. The symbology representing the walkway/cycleway has been changed for ease of legibility.



CHAPTER 3 CULTURAL AND BUILT HERITAGE

No changes Proposed to Chapter 3 Cultural and Built Heritage however it is proposed to amend the following typographical error on **Page 30** of the Planning Scheme:

Specific Objective:

H 64

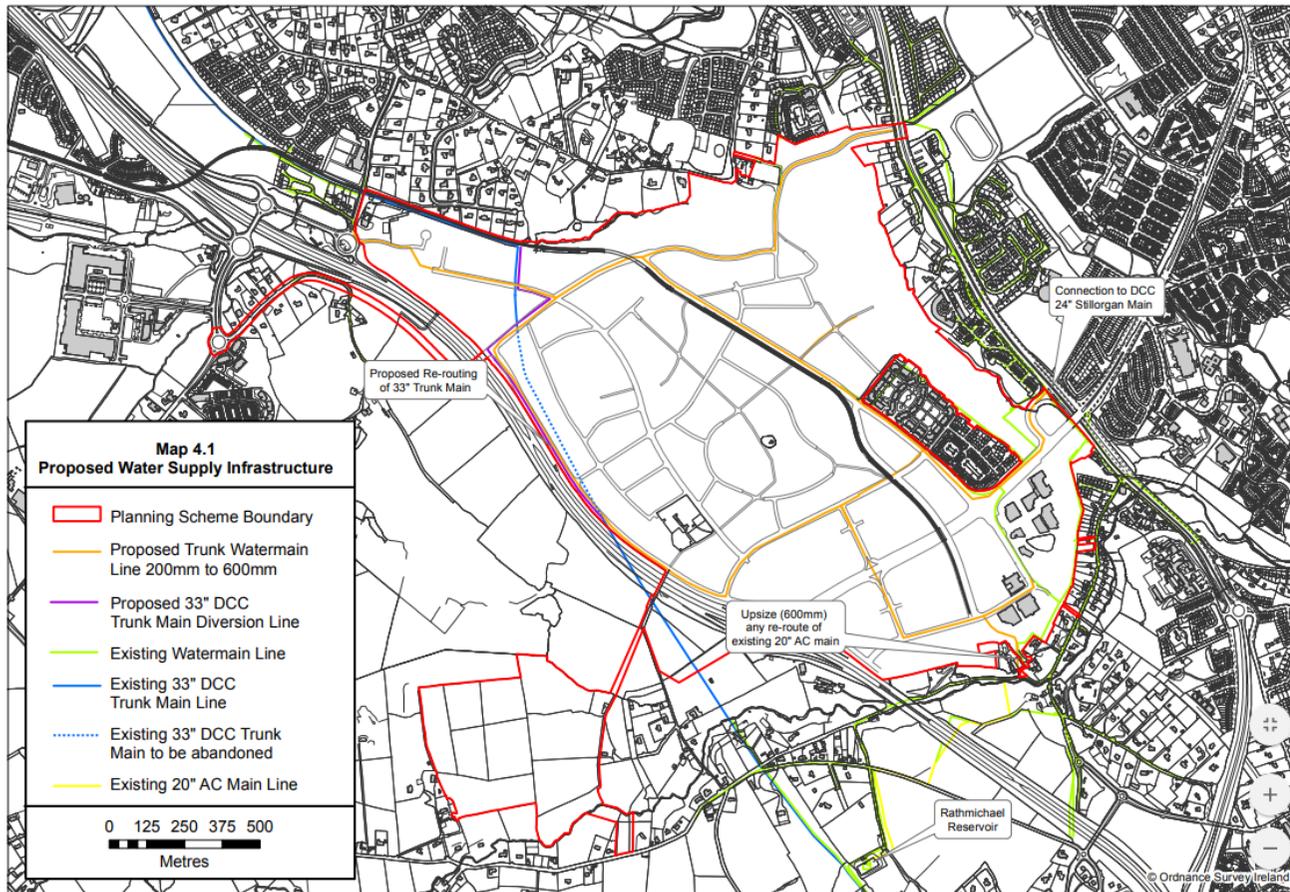
To retain and incorporate features such as post boxes, gates, gate piers and stone stiles, which are part of the heritage of the County in any future development. There are three surviving notable entries from the Industrial Heritage Survey located in the Cherrywood area namely numbers 751, 992 and 632 (see Map 3.4). Number 751 is the Bride's Glen Viaduct which is also a protected structure and referred to above. Number 992 is entered as a possible well and consists of a recess in the wall on the south side of Lehaunstown Lane in the vicinity of a sharp bend. The entry 332 is a pedestrian ~~underpass~~ **underpass**, which originally passed under the Harcourt Street railway embankment (now under the Luas line) and connected Glendruid to fields to the south.

CHAPTER 4 PHYSICAL INFRASTRUCTURE

The following changes are proposed to Chapter 3 of the Planning Scheme.

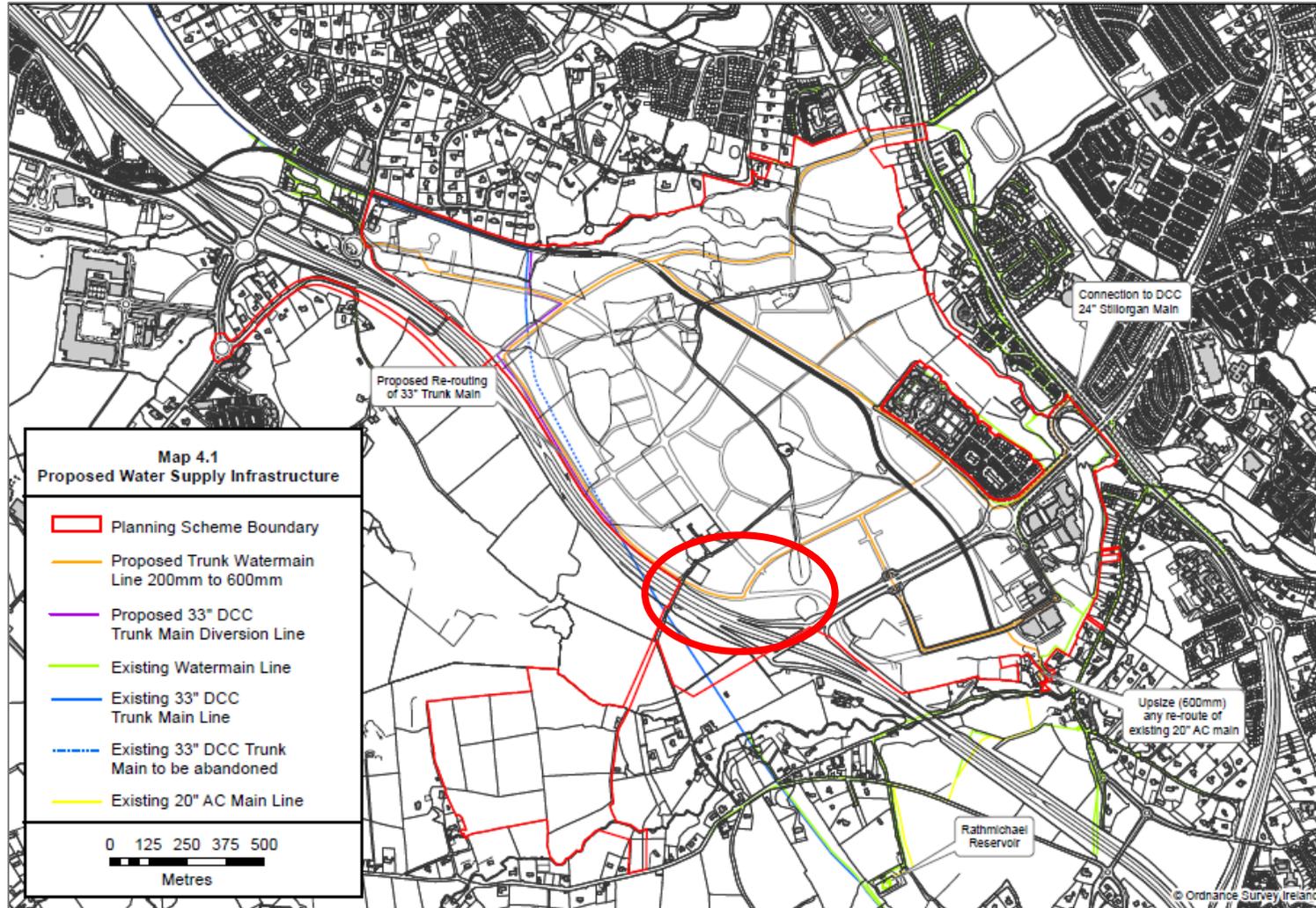
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Approved Map 4.1 Proposed Water Supply Infrastructure

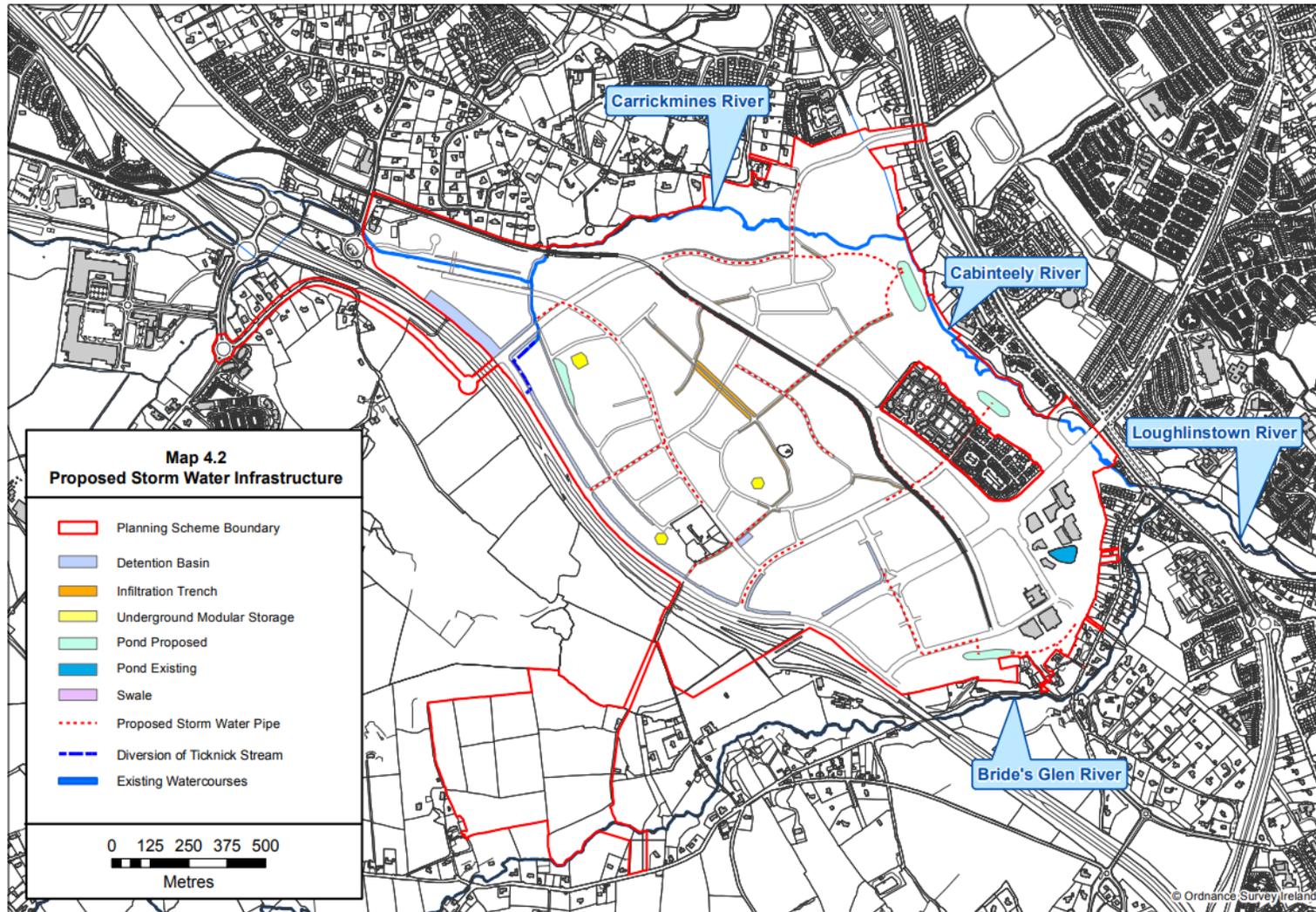


Proposed Amended Map 4.1 Proposed Water Supply Infrastructure

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue. Trunk Main has been realigned where necessary to run under the realigned Beckett Road.

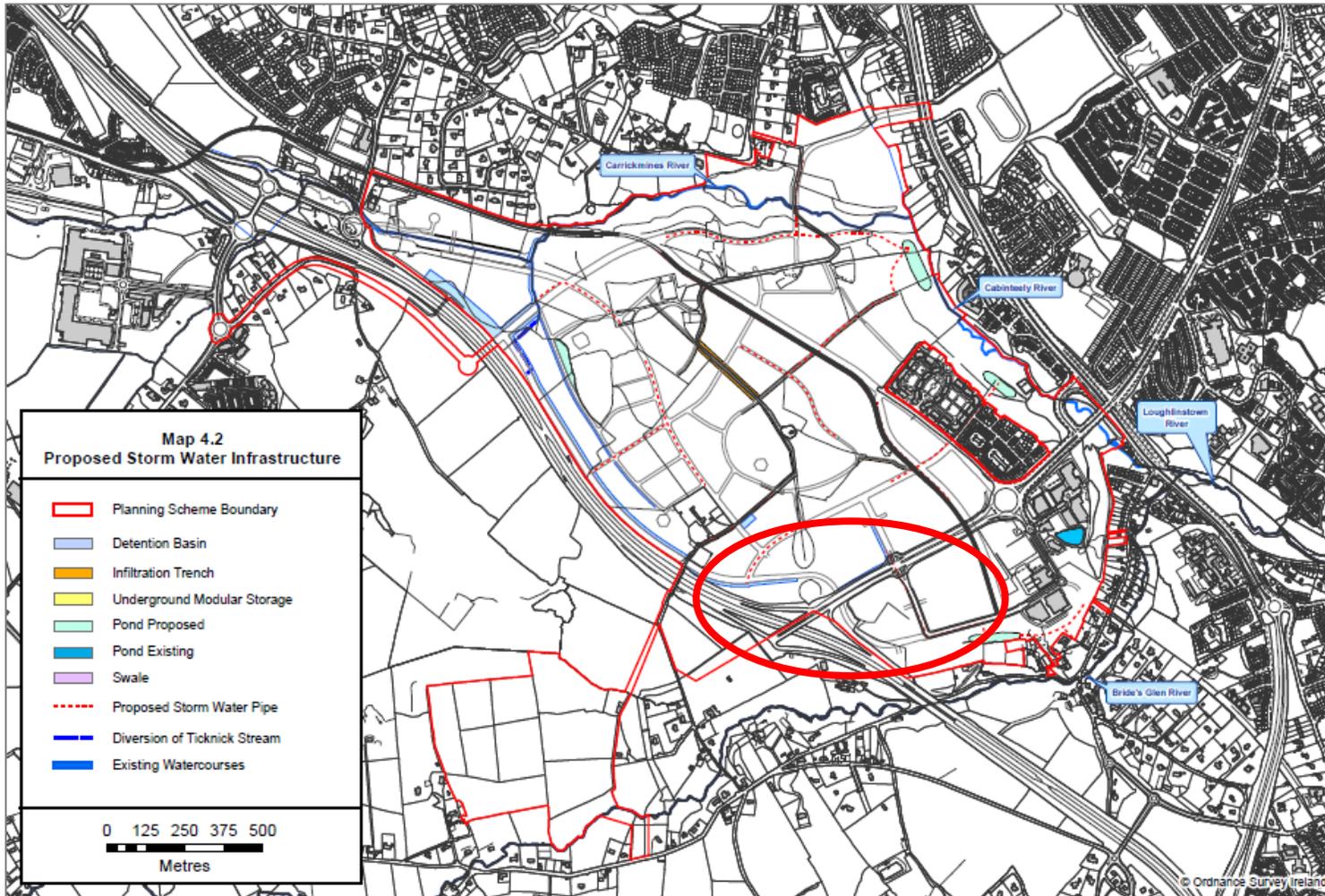


Approved Map 4.2 Proposed Storm Water Infrastructure

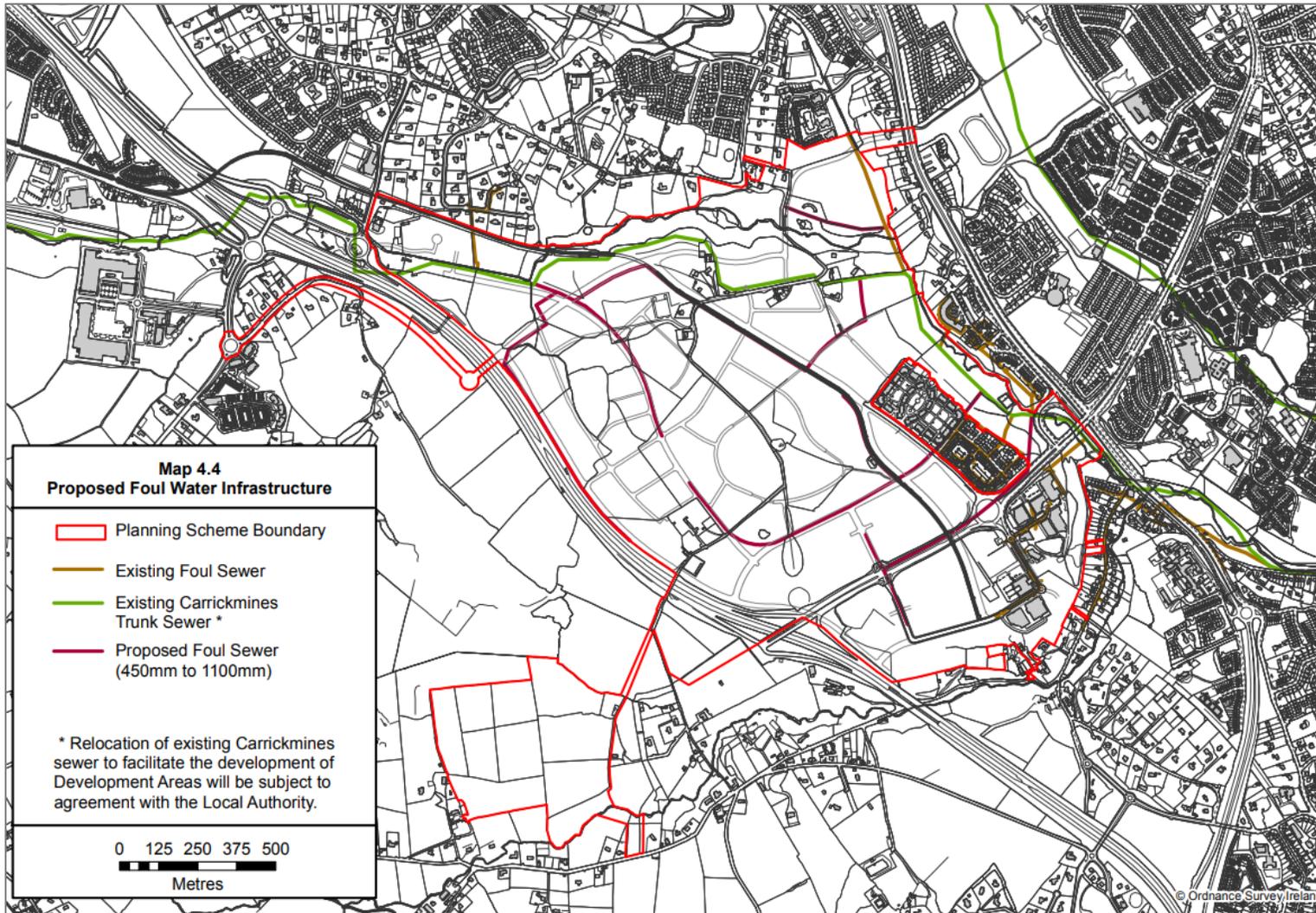


Proposed Amended Map 4.2 Proposed Storm Water Infrastructure

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue. The detention basin between Lehaunstown Lane and the Cairn site is now location on the reconfigured CU3 site. Refer to report by JBA.

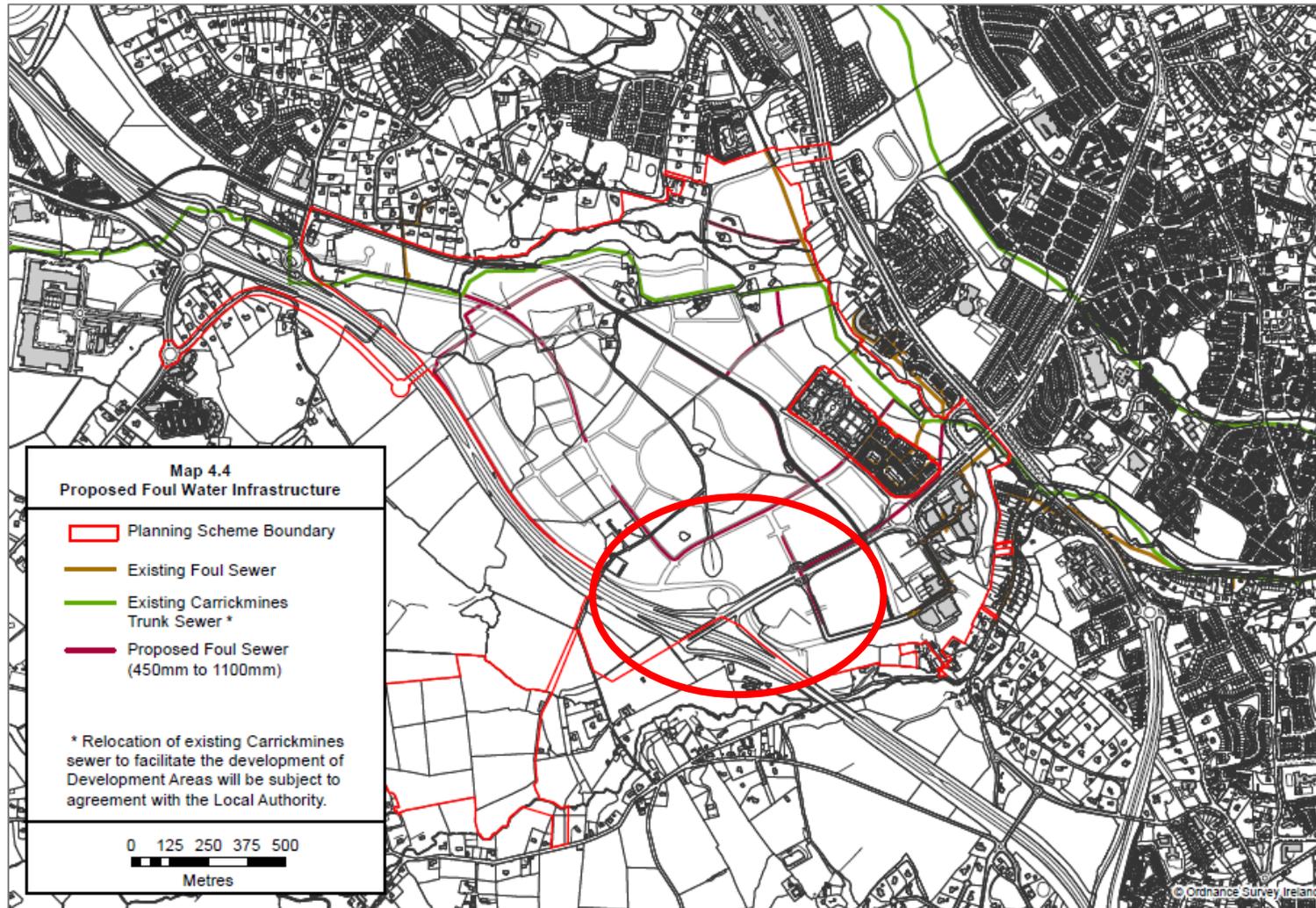


Approved Map 4.4 Proposed Foul Water Infrastructure

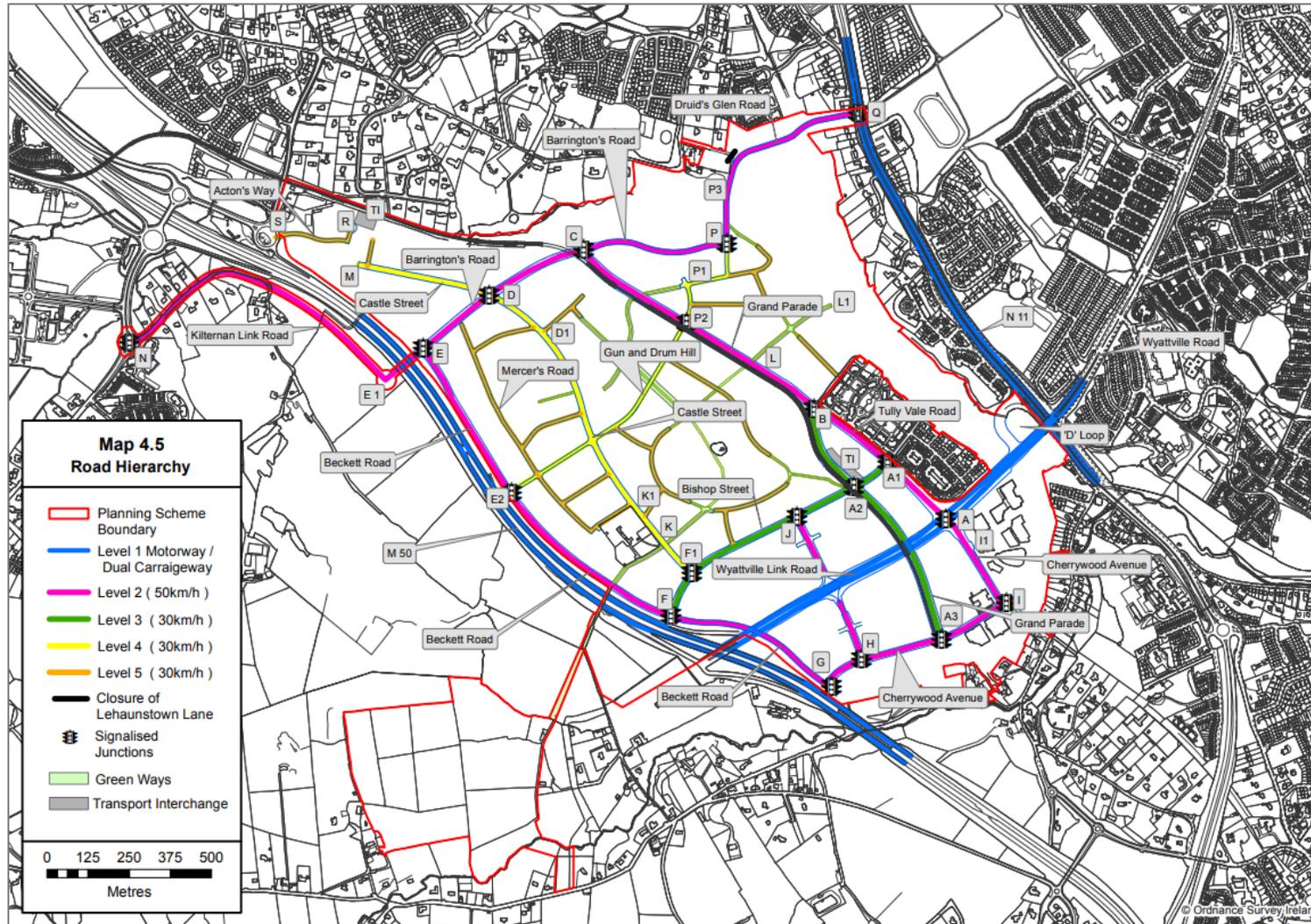


Proposed Amended Map 4.4 Proposed Foul Water Infrastructure

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue. Proposed foul sewer has been realigned to follow the as constructed junction of Castle Street and Bishops Street.

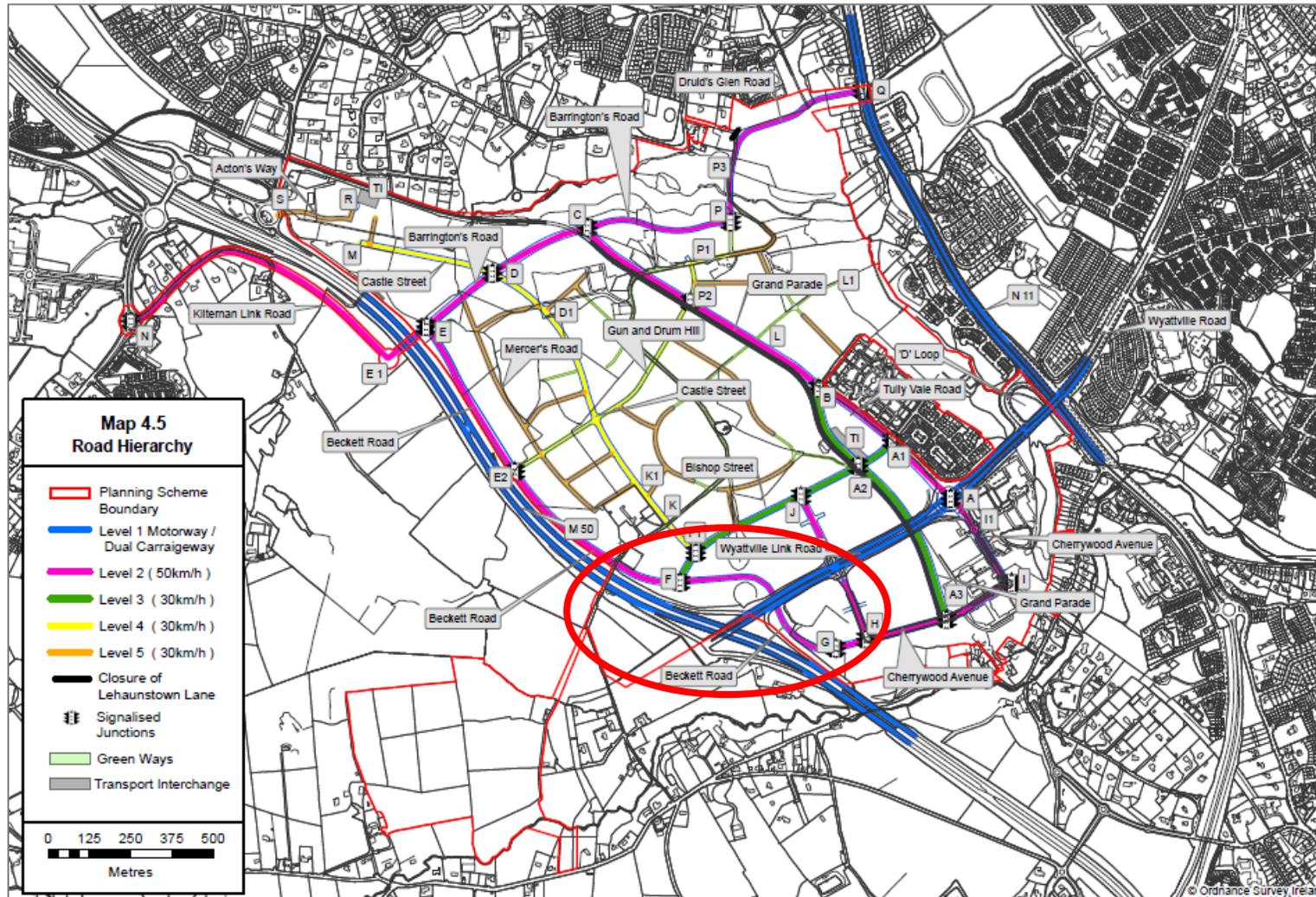


Approved Map 4.5 Road Hierarchy



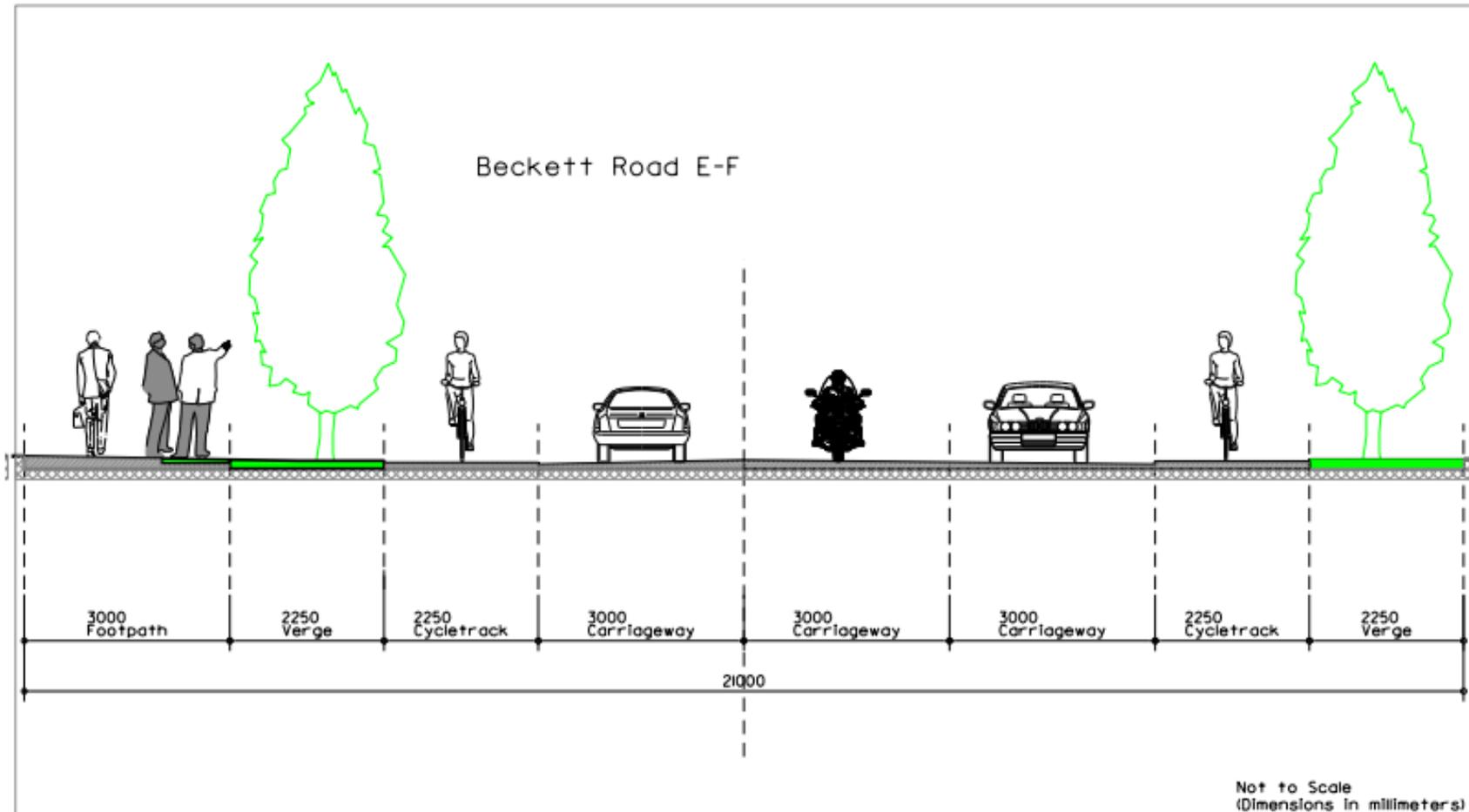
Proposed Amended Map 4.5 Road Hierarchy

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue. Beckett Road retains its approved status as a Level 2 Road.

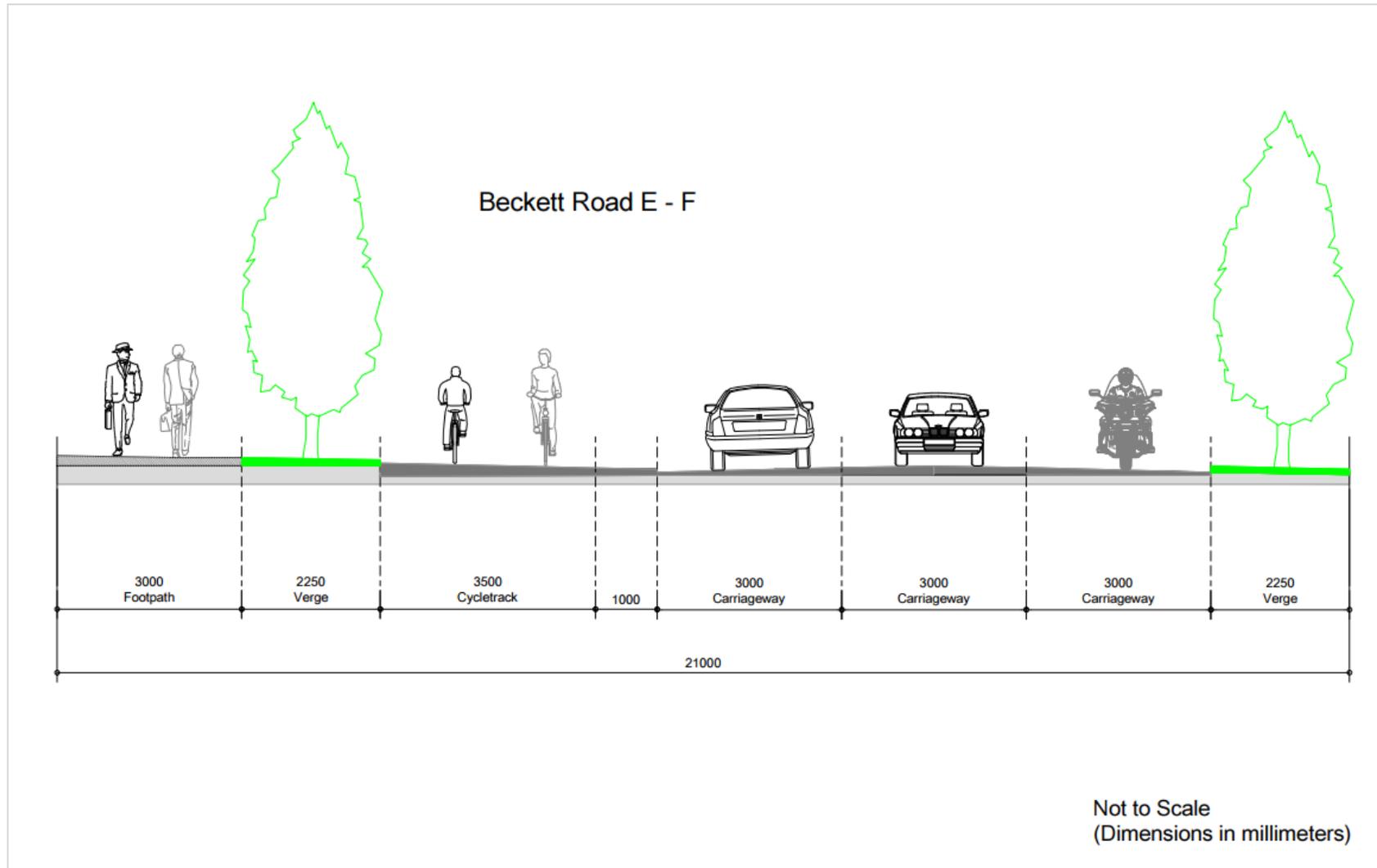


Pages 41 and 42.

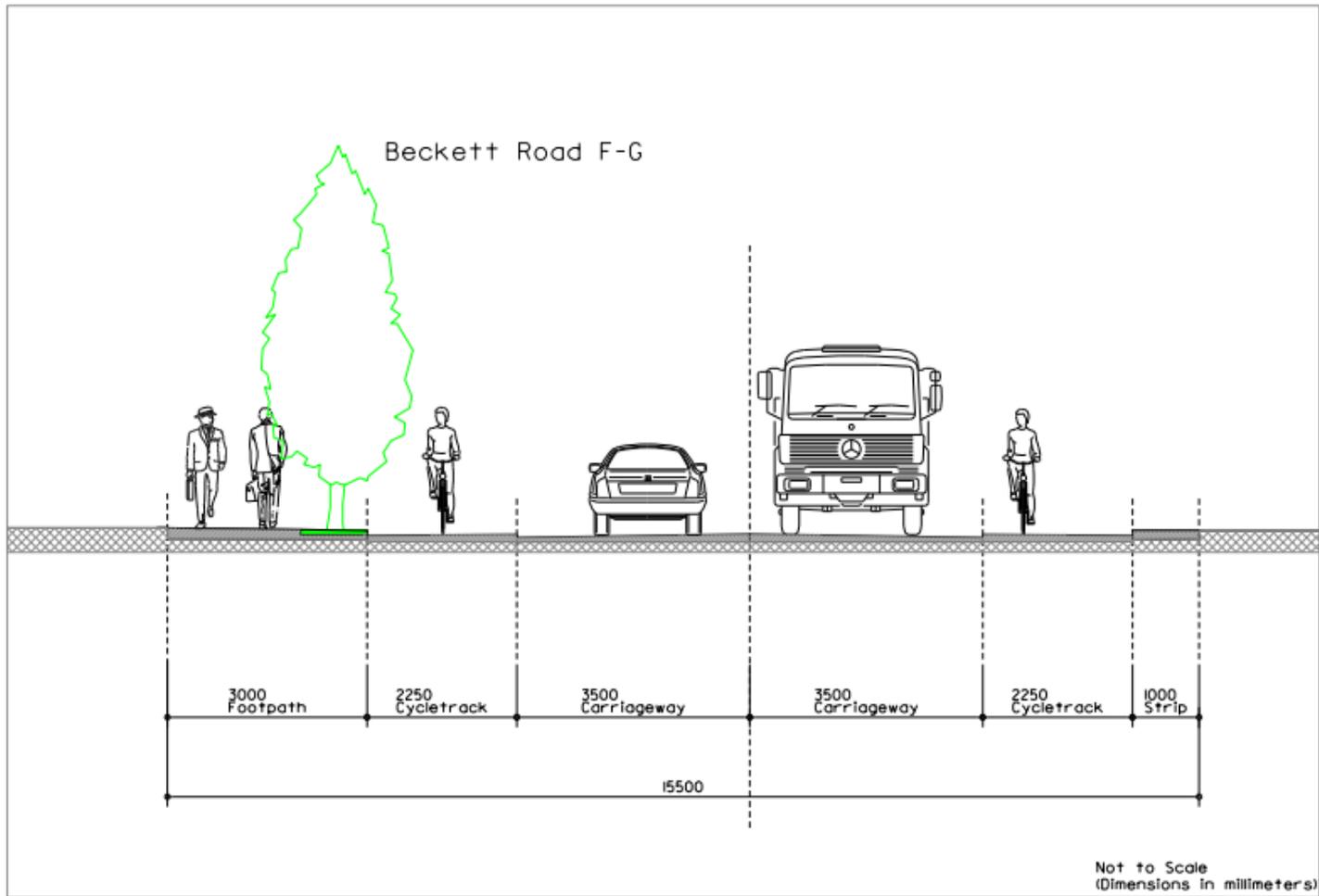
Approved Figure 4.4: Road and Street Sections (Beckett Road Only) E-F



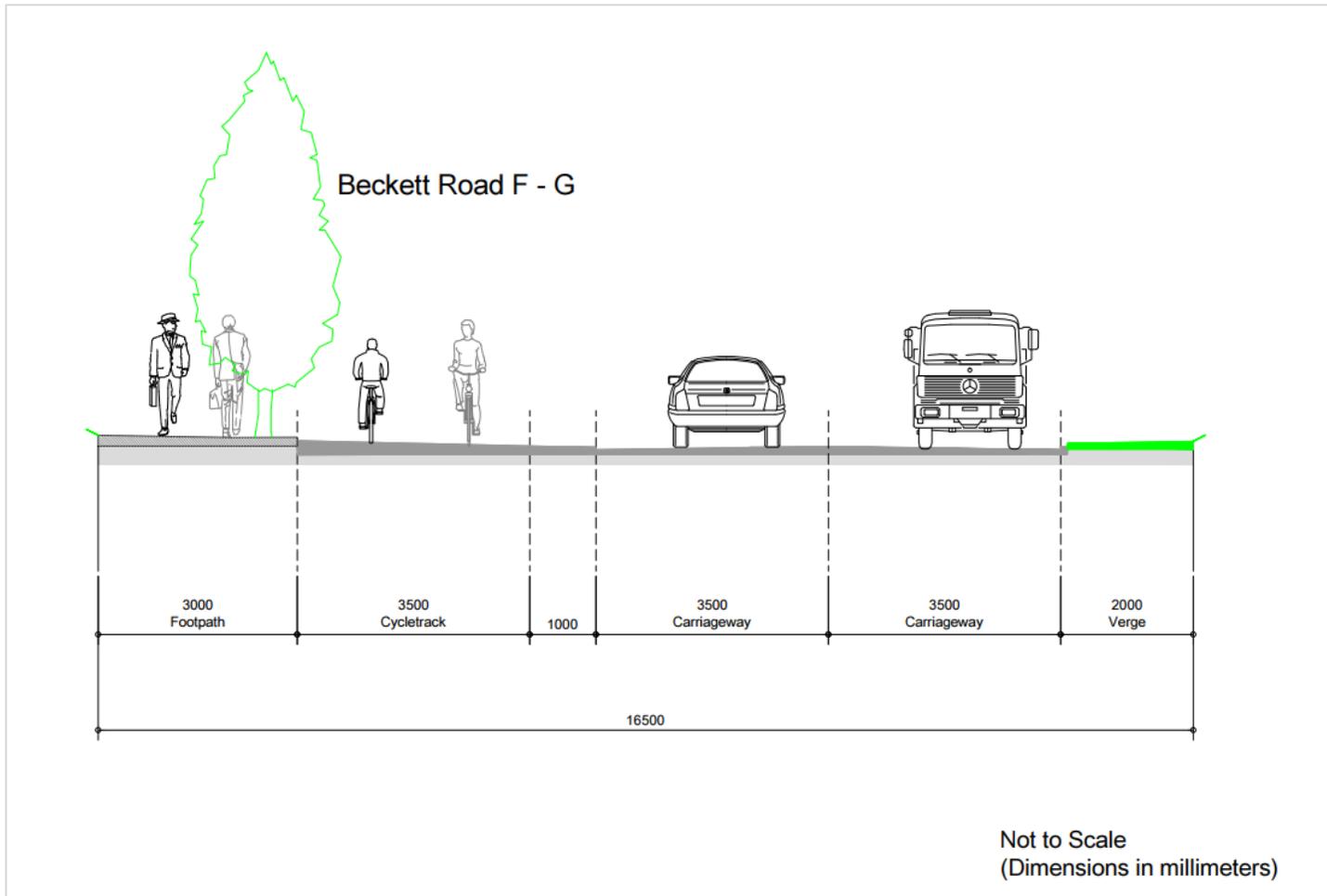
Proposed Amended Figure 4.4: **Indicative** Road and Street Sections (Beckett Road Only) E-F



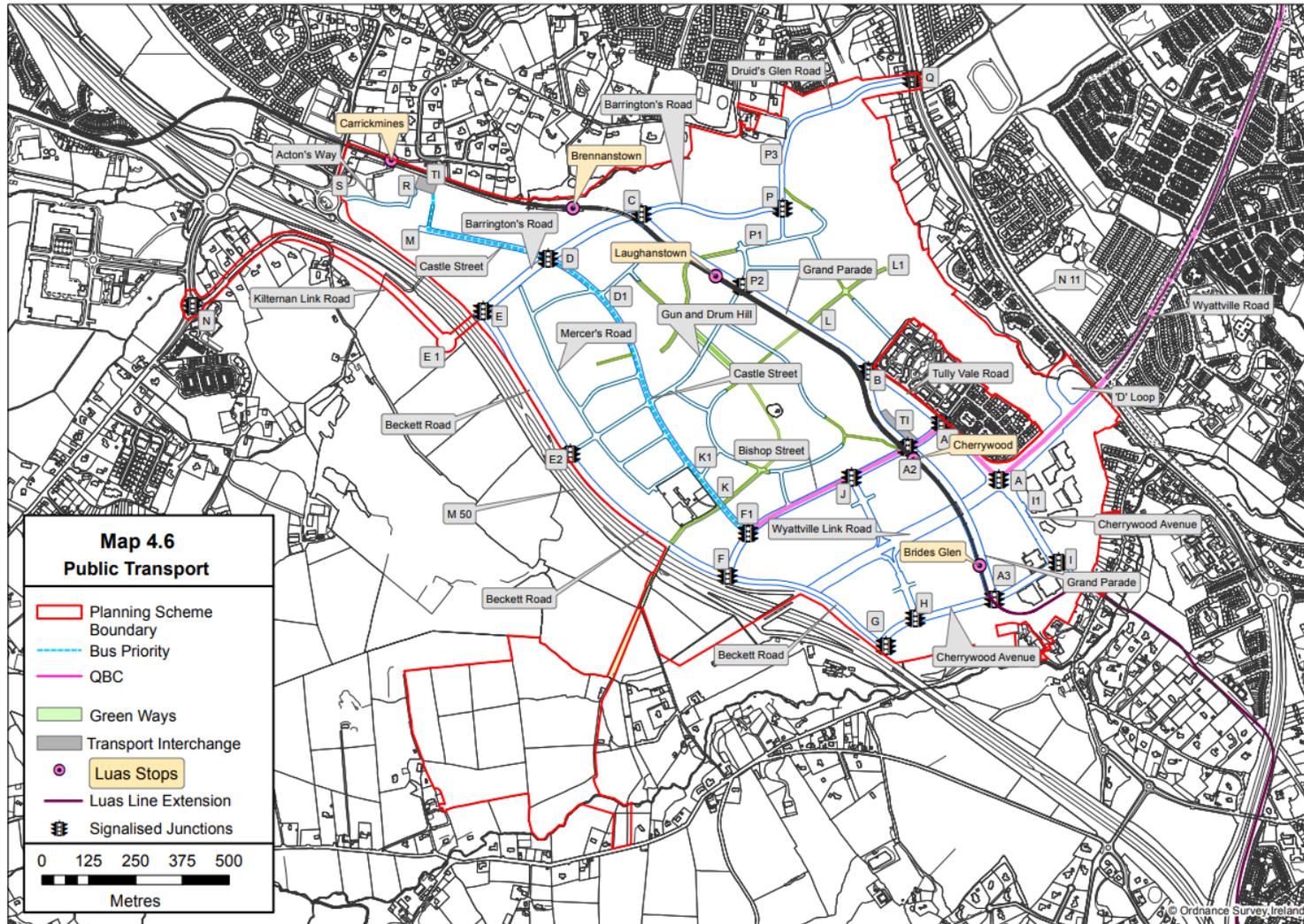
Approved Figure 4.4: Road and Street Sections (Beckett Road Only) F-G



Proposed Amended Figure 4.4: **Indicative** Road and Street Sections (Beckett Road Only) F-G

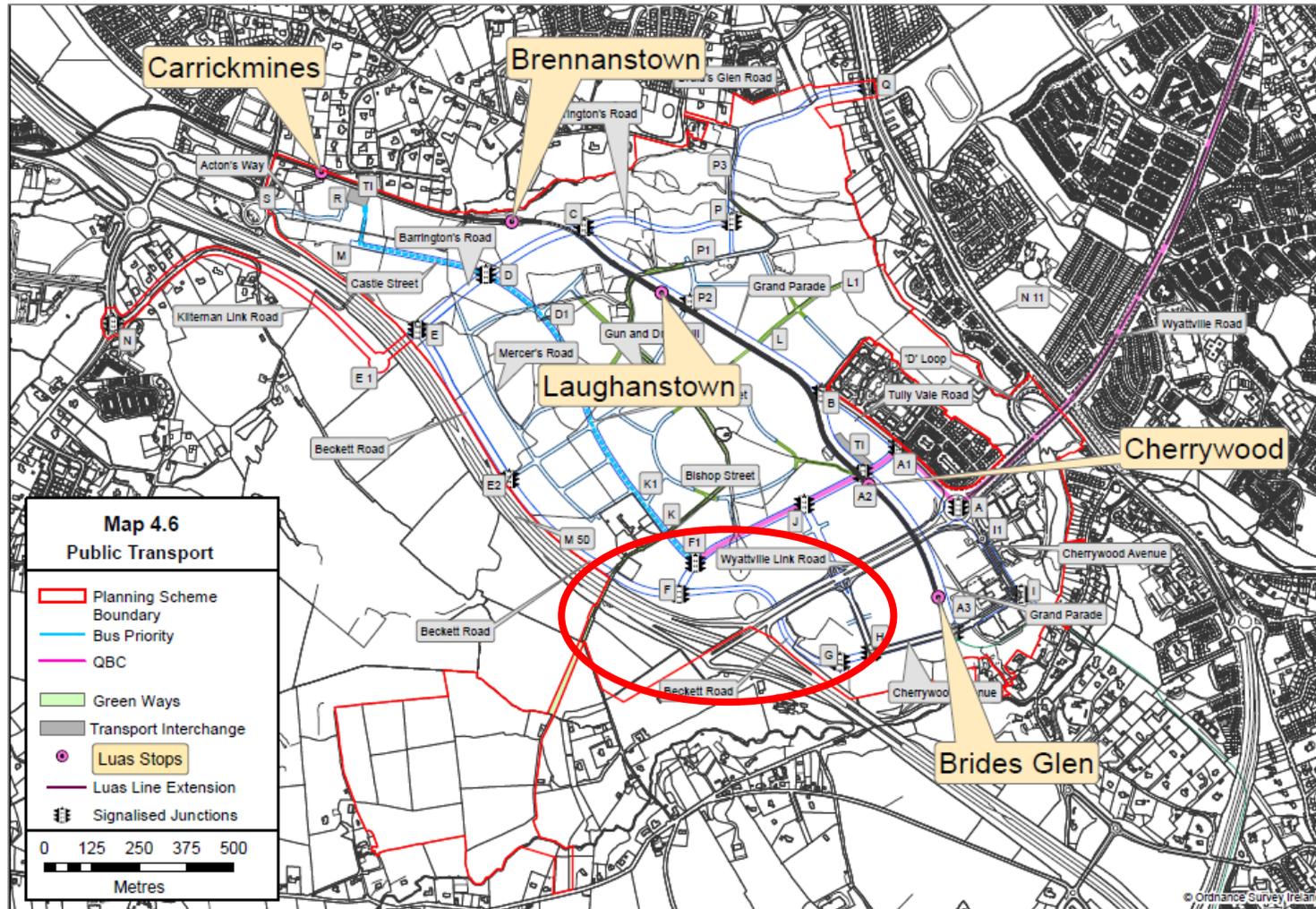


Approved Map 4.6 Public Transport



Proposed Amended Map 4.6 Public Transport

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue.



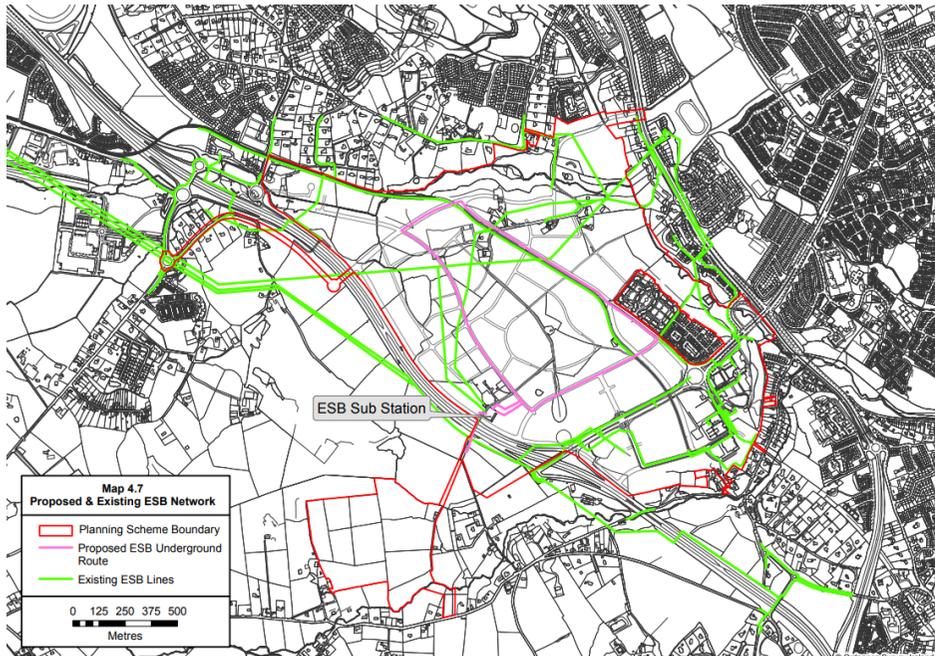
Page 44

The following text in red will be amended due to a typographical error and also for clarity:

4.2.7 Internal Road Proposals

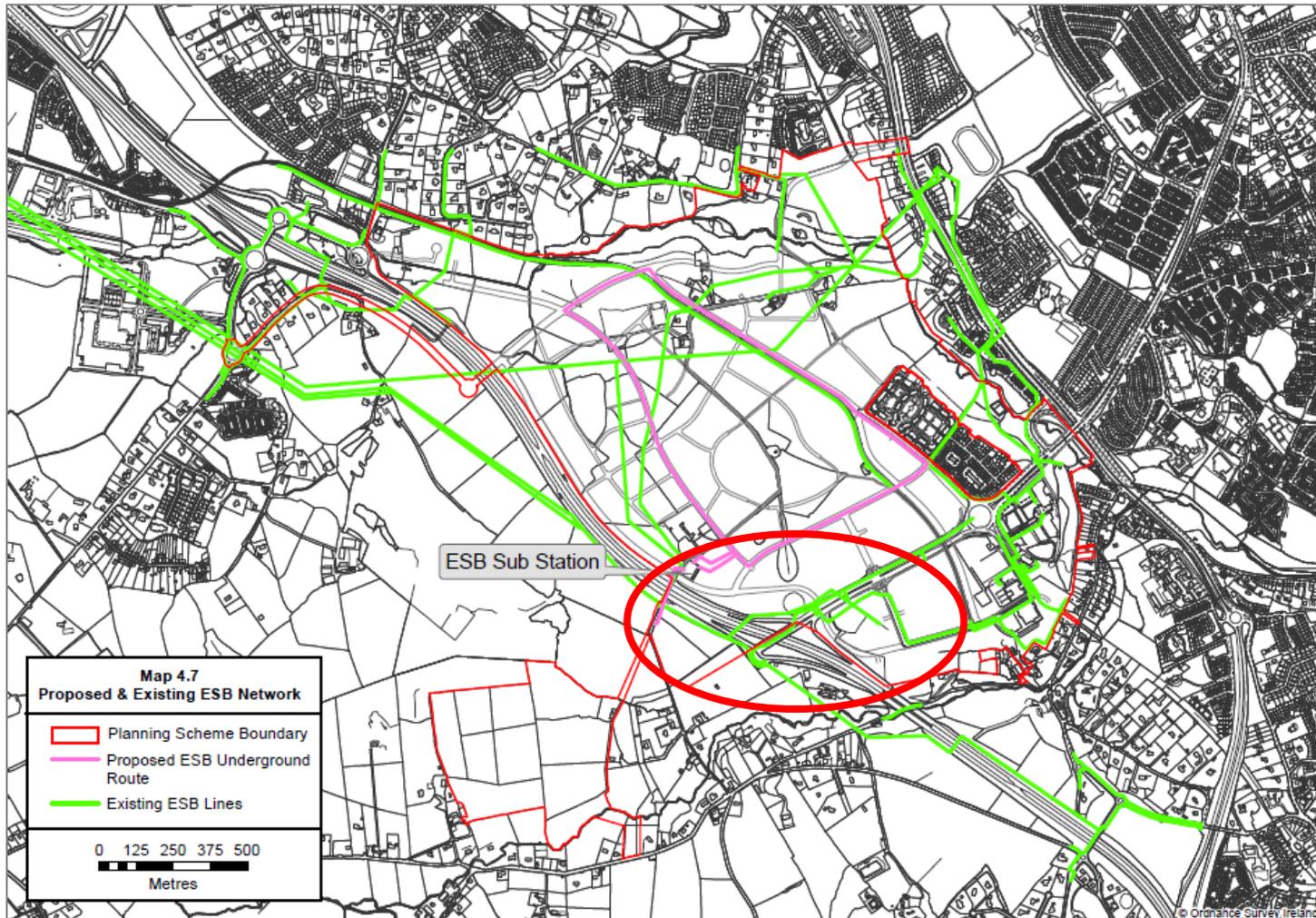
The required network of internal roads is shown on Map 4.5 and on the accompanying Road / Street Sections. It is based around the creation of a circular route to distribute traffic within the area and onto the adjacent highway network. From the existing Tully Vale Road, Grand Parade will run northwards alongside the Luas as far as the existing ~~underpass~~ **underpass** where it will intersect with Barrington's Road coming from the N11 and leading to the new bridge over the M50. Beckett Road will run southwards from Barrington's Road, parallel to the M50, **until it meets the junction with Bishop's street, runs to the north of the and then** passing under the Wyattville Link Road to the eastern side of Cherrywood, where it will connect back to Tully Vale Road via Cherrywood Avenue

Page 47 Approved Map 4.7 Proposed and Existing ESB Network

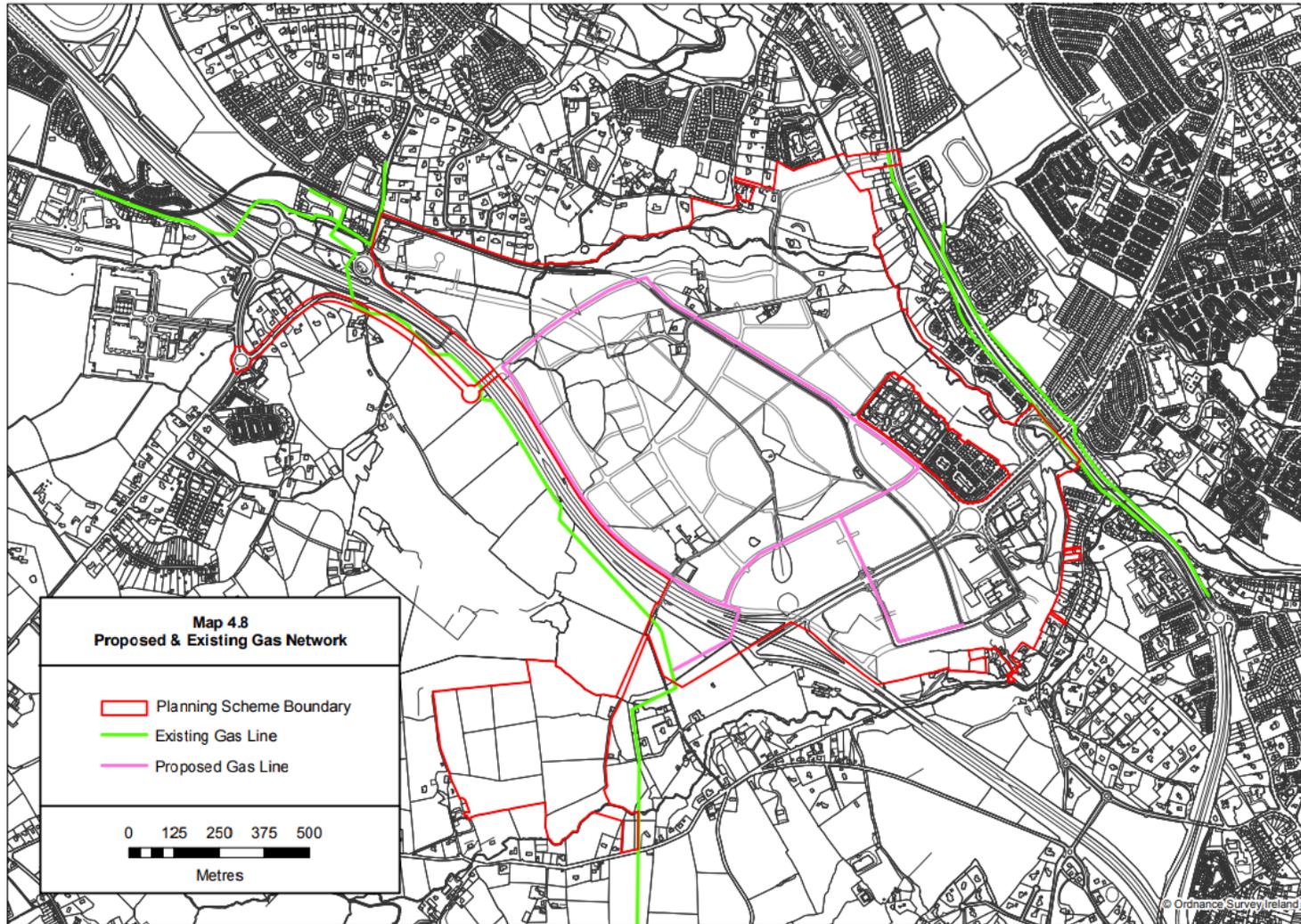


Proposed Amended Map 4.7 Proposed and Existing ESB Network

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue.

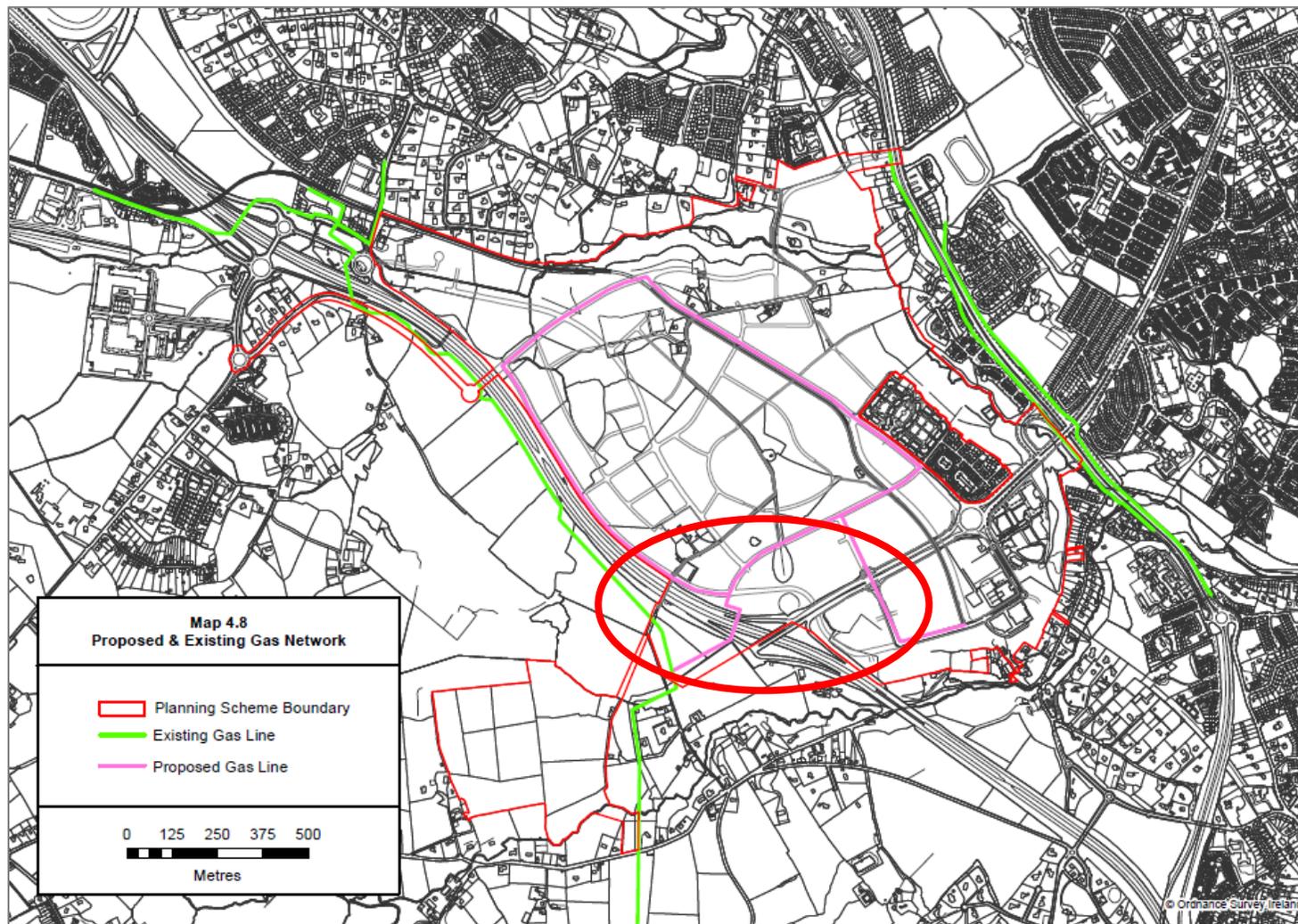


Approved Map 4.8 Proposed and Existing Gas Network



Proposed Amended Map 4.8 Proposed and Existing Gas Network

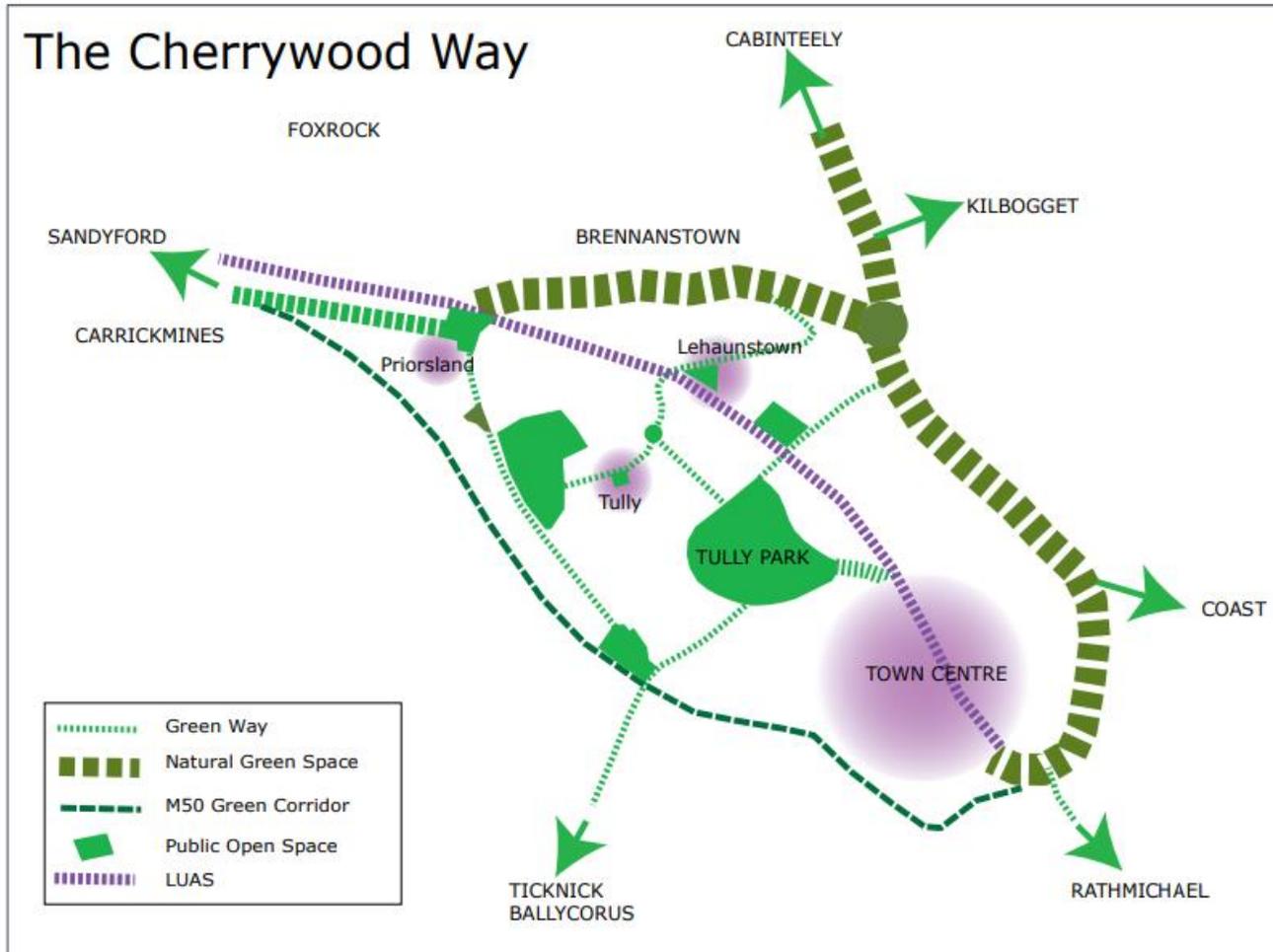
Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue.



CHAPTER 5: GREEN INFRASTRUCTURE

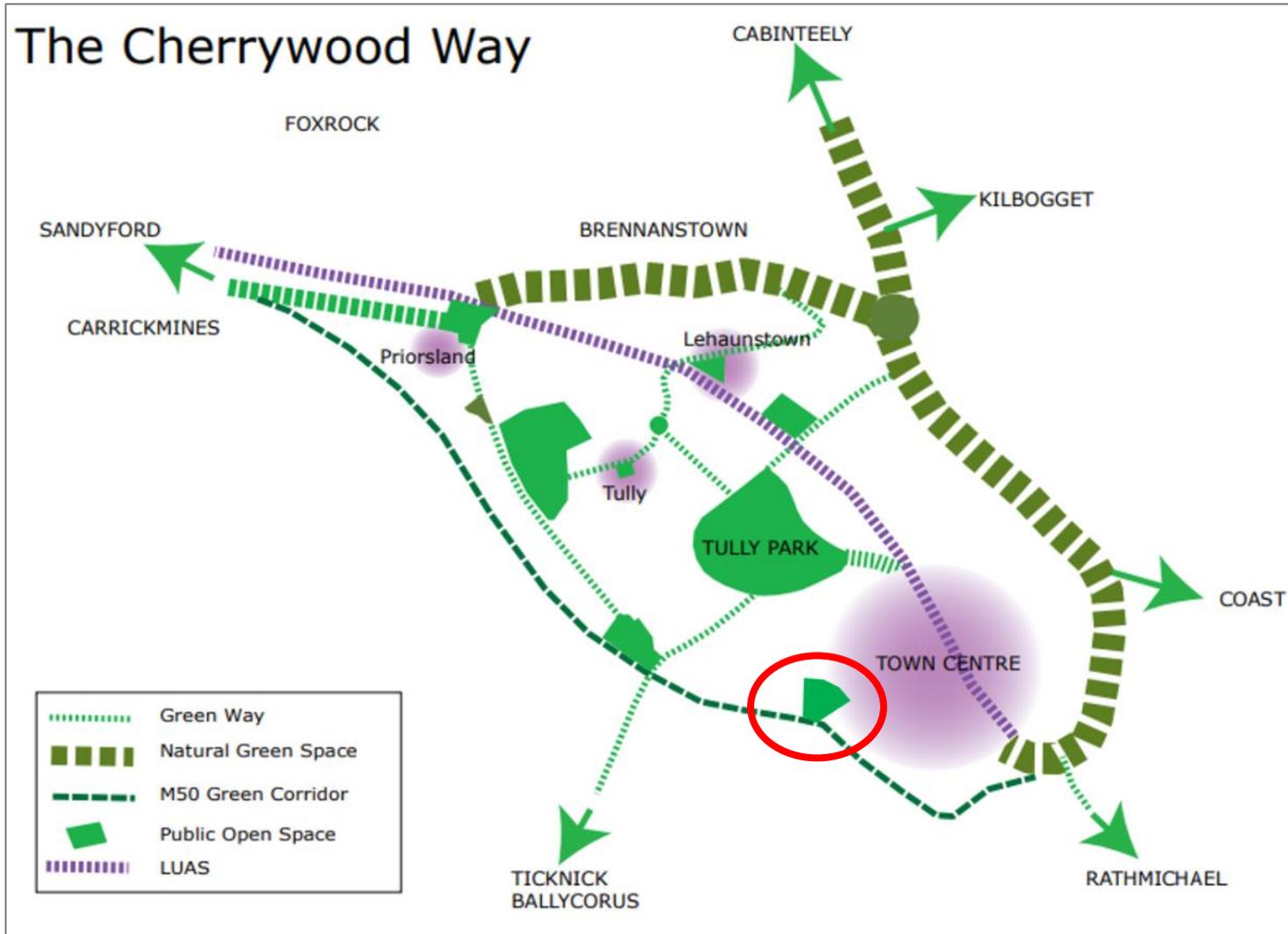
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Approved Figure 5.1: Cherrywood Way



Proposed Amended Figure 5.1: Cherrywood Way

1 no. new public open space at the site of the Cairn /Wedge Tomb.



Page 51: Table 5.1: Main Classification of Open Space

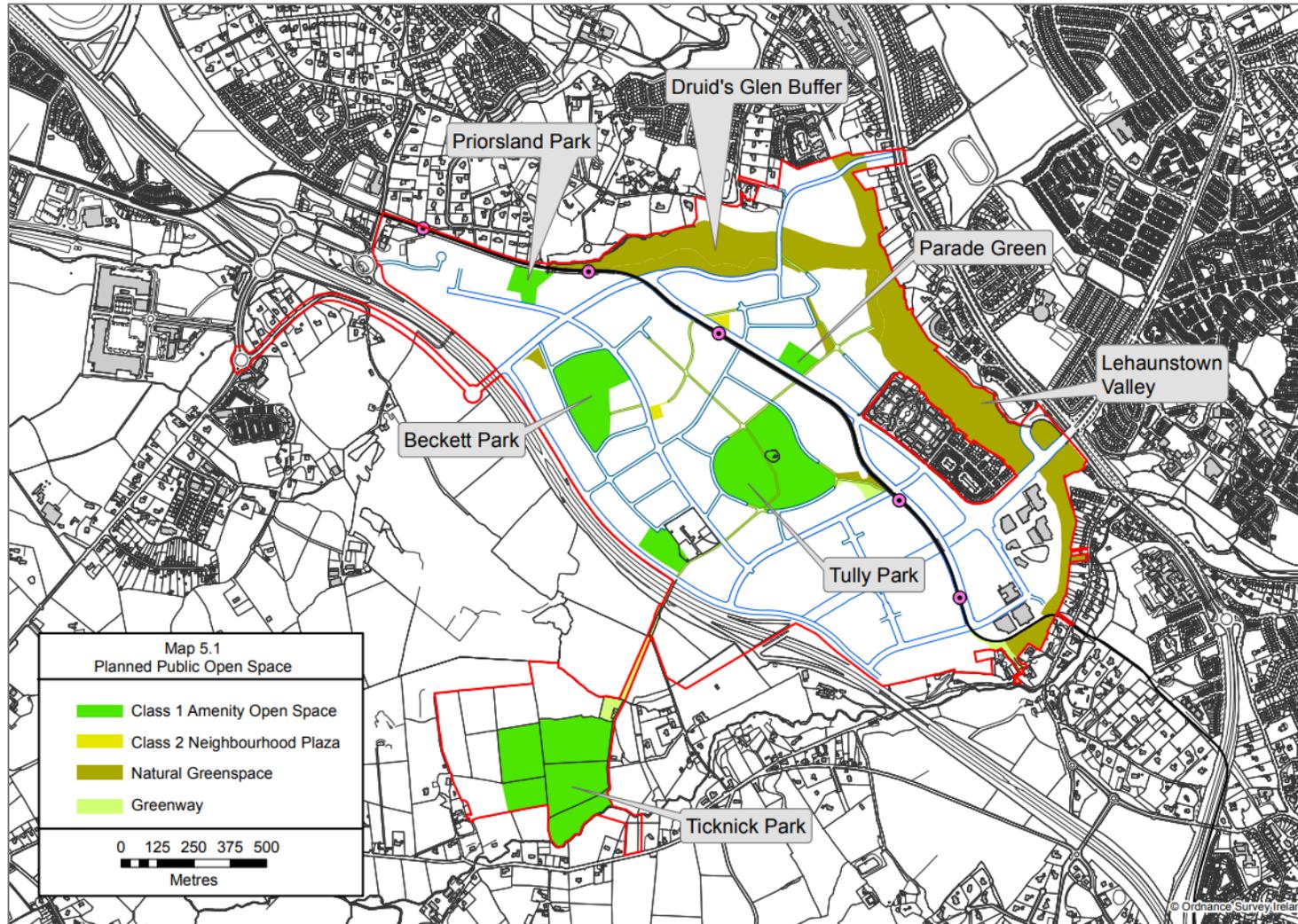
Table 5.1: Main Classification of Open Space

Typology	Classification	Planned provision	Approx size	Description
Natural Green Space		Druid's Glen	circa 6.5ha	River Valley
		Lehaunstown Valley	circa 18ha	River Valley
		Linear Park	circa 5ha	Valley
		Druid's Glen Buffer	circa 2.5ha	Ecological buffer to Druid's Glen
		Sub-total	circa 32ha	
Amenity Open Space, Class 1	Class 1 Park	Tully Park	circa 9ha	High profile, high quality and distinctive flagship park.
	Class 1 Park	Beckett Park	circa 5ha	Major local park that provides for a range of needs for a number of neighbourhoods.
	Class 1 Park	Parade Green	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Class 1 Park	Priorsland Park	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Outdoor Sports	Synthetic sports pitch	circa 1.5ha	Outdoor synthetic sports pitch with ancillary facilities.
	Outdoor Sports	Ticknick Park	circa 12.2	Grassed sports pitches with ancillary facilities.
		Amenity Open Space, Class 1 (sub-total)	circa 29.7ha	
Amenity Open Space, Class 2	Pocket Park	Lehaunstown Lane [3nr]	qualitative	3 small parks (circa 0.2ha) associated with adjacent residential areas.
	Pocket Park	Tuffa Springs	qualitative	Public open space associated with Tuffa Springs.
	Neighbourhood Plaza	Lehaunstown Village Green	circa 0.2ha	Small, formal open space associated with Lehaunstown Village centre.
	Neighbourhood Plaza	Tully Village Green	circa 0.2ha	Small, formal open space associated with Tully Village centre.
	Neighbourhood Plaza	By Luas tunnel	qualitative	Small civic open space over Luas tunnel.
	Play Facilities		qualitative	Located throughout the Plan Area.
	Community Garden		qualitative	Communal open space within residential areas.
	Civic Space	Town Centre Links	To be agreed as per Urban Form Development Framework	Civic space within Cherrywood Town Centre
Green Ways		Lehaunstown Lane	n/a	Pedestrian/ cycle link, habitat link
		Tully Park link	n/a	Pedestrian/ cycle link between Town Centre and Tully Park, habitat link
		Beckett Park link	n/a	Pedestrian/ cycle link from Lehaunstown Lane to Beckett Park via Tully Village, habitat link
Green Corridors	SuDS	M50 green corridor		Landscaped area
	SuDS	Swales		Landscaped area
	SuDS	Priorsland flood containment zone		Landscaped area

Proposed Amended Table 5.1: Main Classification of Open Space

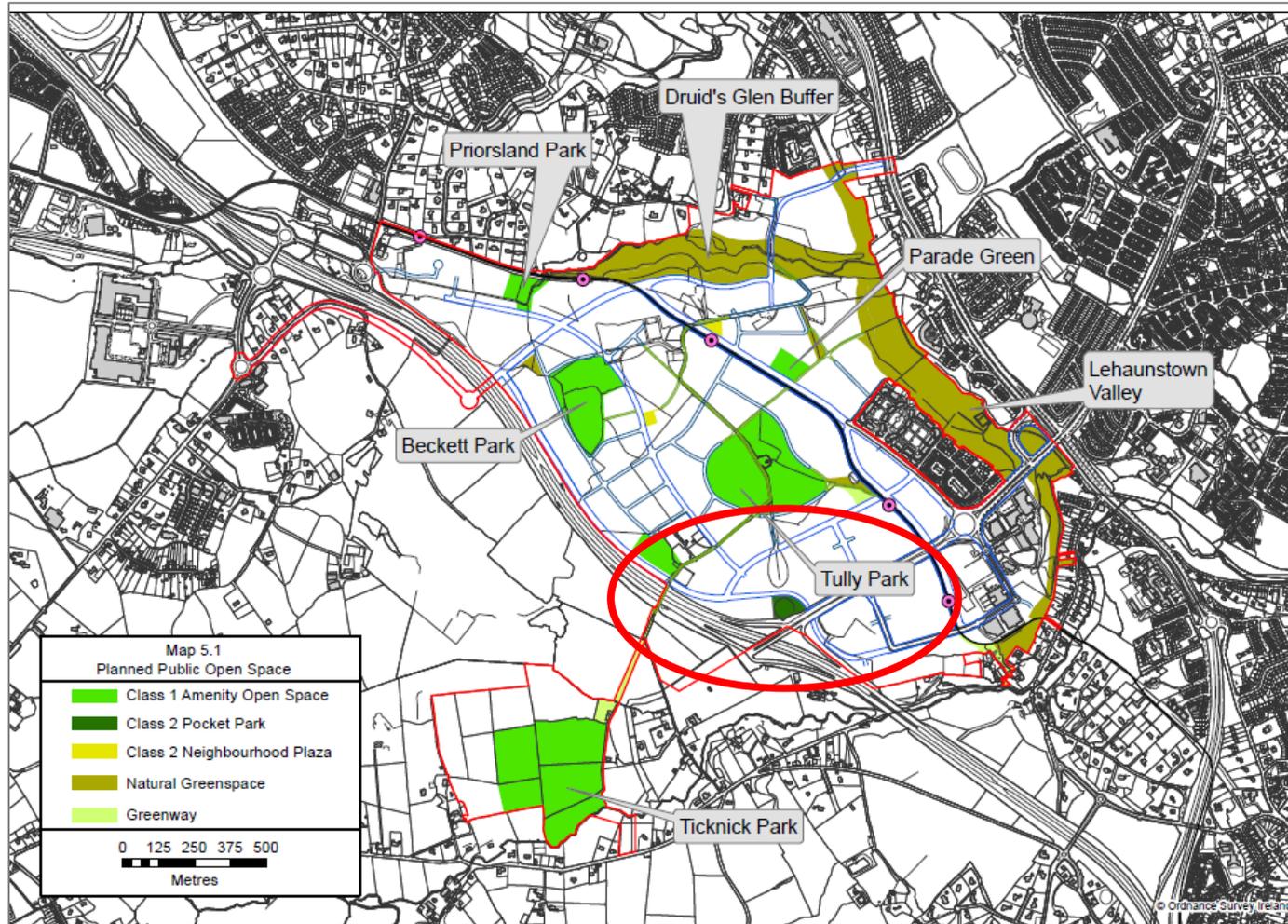
Typology	Classification	Planned provision	Approx size	Description
Natural Green Space		Druid's Glen	circa 6.5ha	River Valley
		Lehaunstown Valley	circa 18ha	River Valley
		Linear Park	circa 5ha	Valley
		Druid's Glen Buffer	circa 2.5ha	Ecological buffer to Druid's Glen
		Sub-total	circa 32ha	
Amenity Open Space, Class 1	Class 1 Park	Tully Park	circa 9ha	High profile, high quality and distinctive flagship park
	Class 1 Park	Beckett Park	circa 5ha	Major local park that provides for a range of needs for a number of neighbourhoods.
	Class 1 Park	Parade Green	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Class 1 Park	Priorsland Park	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Outdoor Sports	Synthetic sports pitch	circa 1.5ha	Outdoor synthetic sports pitch with ancillary facilities
	Outdoor Sports	Ticknick Park	circa 12.2	Grassed sports pitches with ancillary facilities
		Amenity Open Space, Class 1 (sub-total)	circa 29.7ha	
Amenity Open Space, Class 2	Pocket Park	Lehaunstown Lane (3nr)	qualitative	3 small parks (circa 0.2ha) associated with adjacent residential areas.
	Pocket Park	Tuffa Springs	qualitative	Public open space associated with Tuffa Springs.
	Neighbourhood Plaza	Lehaunstown Village Green	circa 0.2ha	Small, formal open space associated with Lehaunstown Village centre
	Neighbourhood Plaza	Tully Village Green	circa 0.2ha	Small, formal open space associated with Tully Village centre.
	Neighbourhood Plaza	By Luas tunnel	qualitative	Small civic open space over Luas tunnel
	Pocket Park	Cairn/Wedge Tomb	circa 0.7ha	Small civic open space which provides a setting for the Cairn/Wedge Tomb Site
	Play Facilities		qualitative	Communal open space within residential areas
	Community Garden		qualitative	Communal open space within residential areas.
	Civic Space	Town Centre Links	To be agreed as per Urban Form Development Framework	Civic space within Cherrywood Town Centre
Green Ways		Lehaunstown Lane	n/a	Pedestrian/ cycle link, habitat link
		Tully Park link	n/a	Pedestrian/ cycle link between Town Centre and Tully Park, habitat link
		Beckett Park link	n/a	Pedestrian/ cycle link from Lehaunstown Lane to Beckett Park via Tully Village, habitat link
Green Corridors	SuDS	M50 green corridor		Landscaped area
	SuDS	Swales		Landscaped area
	SuDS	Priorsland flood containment zone		Landscaped area

Approved MAP 5.1 Planned Public Open Space



Proposed Amended Map 5.1 Planning Open Space

Change relates to the roads base map with regard to Beckett Road from Junction with Lehaunstown Lane and to Junction H on Cherrywood Avenue along with the insertion of 1 no. new Pocket Park at the Cairn/Wedge Tomb site.



Page 53

Amend Specific Objective GI 26

Approved Text

GI 26 Lehaunstown Park

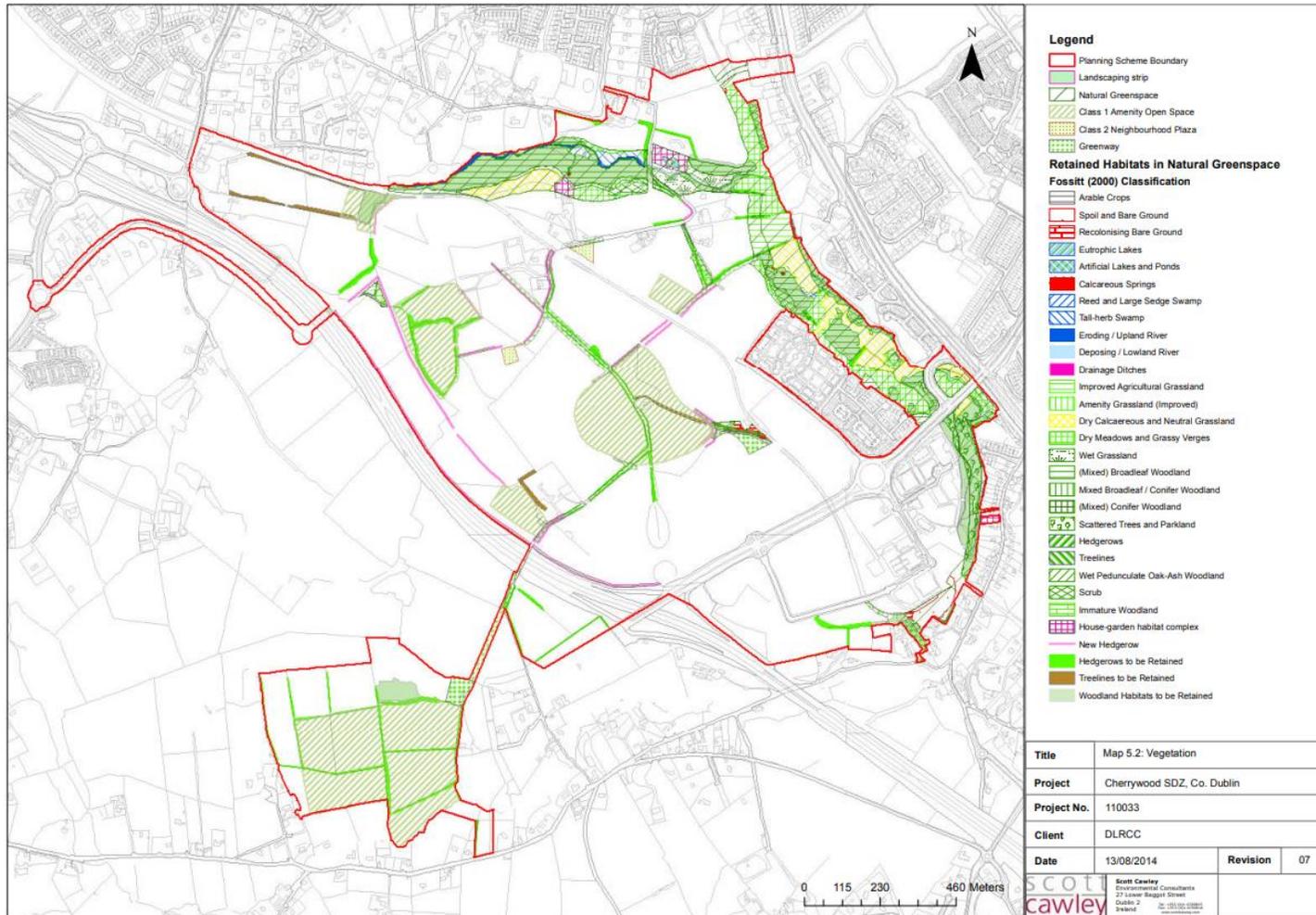
To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating.

Proposed Amended Text

GI 26 Lehaunstown Park

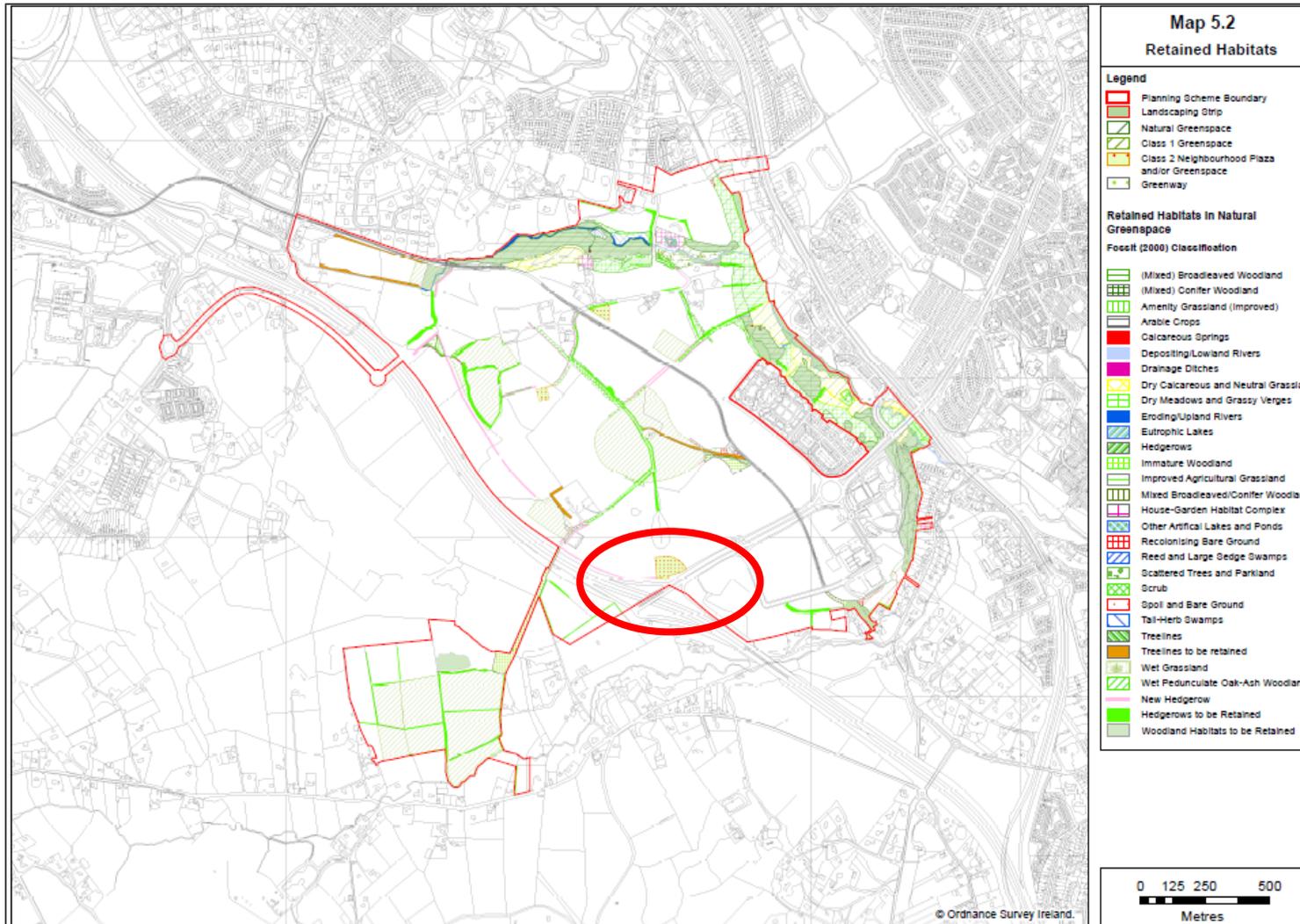
To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating. **The design of the park shall incorporate a universal access link between Lehaunstown Lane Greenway and Beckett Road having regard to the level changes at this location and serve to celebrate the entrance point between Lehaunstown Lane and Lehaunstown Park.**

Approved Map 5.2 Vegetation



Proposed Amended Map 5.2 Vegetation

Includes 1 no. new pocket park at the site of the Wedge Tomb/Cairn. No other changes proposed to this Map.



Page 56

Amend Specific Objective GI 40

Approved Text

GI 40: "To promote the incorporation, within the linear SUDS provision running parallel with the M50 motorway, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan".

Proposed Amended Text

GI 40: "To promote the incorporation, within the linear SUDS provision **and Green Infrastructure** running parallel with the M50 motorway **and Beckett Road**, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan".

Amend Specific Objective GI 41

NOTE condition 5 (c) of the An Bord Pleanála approval of the Cherrywood Planning Scheme required the following:

Condition 5(C): "A new Specific Objective shall be added under Section 5.4.6 'Green Corridors', after Specific Objective GI 40, as follows: "A landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise." Map 5.2 'Vegetation' shall be modified accordingly".

"Reason: *To provide an attractive and coherent interface between development within Cherrywood and the M50 motorway."*

This was inserted into the Planning Scheme under Section 5.4.6 Green Corridors on Page 56 as GI 41, which states:

Approved GI 41: *A Landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise. See Map 5.2".*

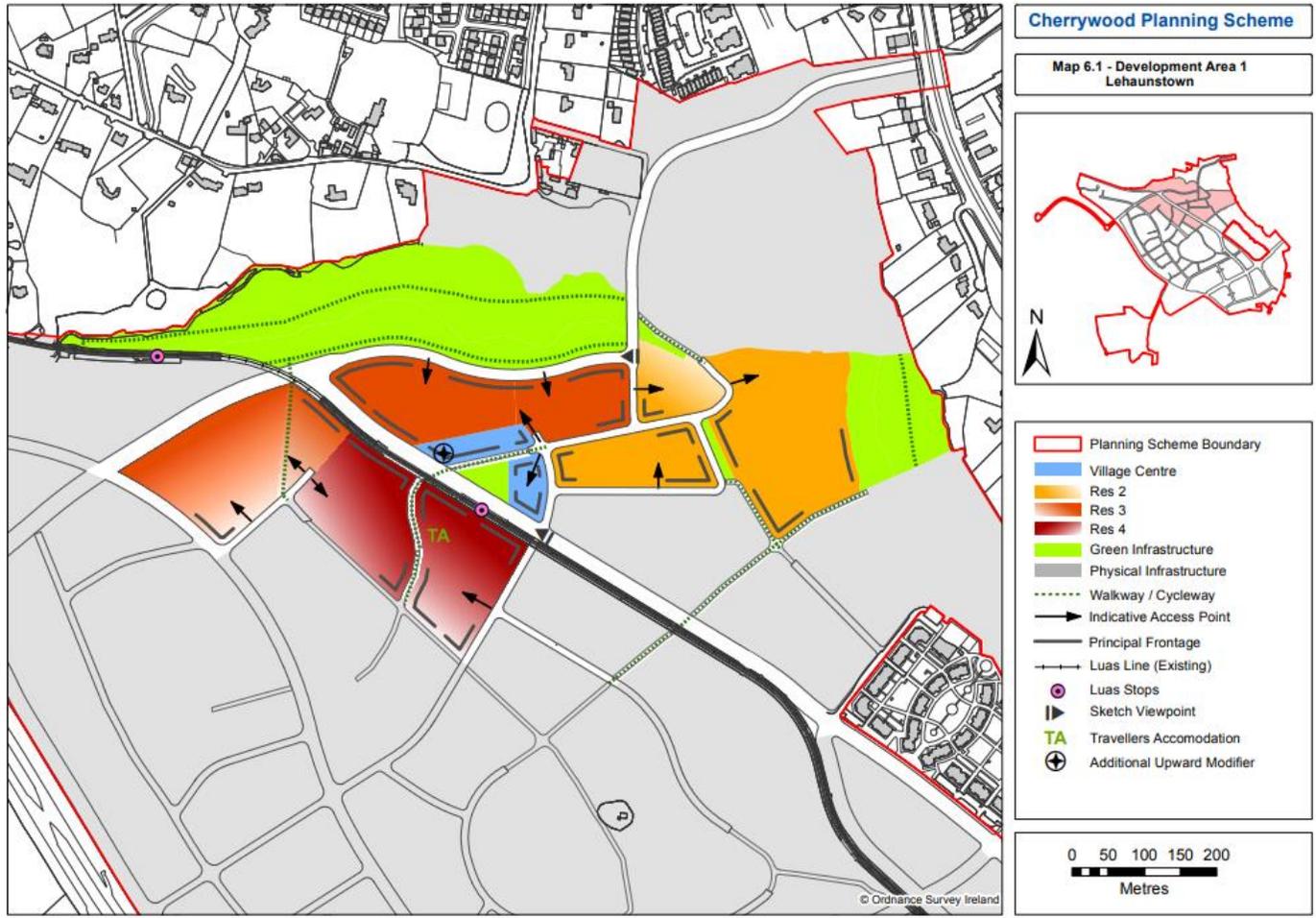
It is proposed to amend the text of GI 41 as follows:

*GI 41: A Landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road, **Site CU 3 and the Wedge Tomb/Cairn Site**) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise. See Map 5.2".*

CHAPTER 6 DEVELOPMENT AREAS

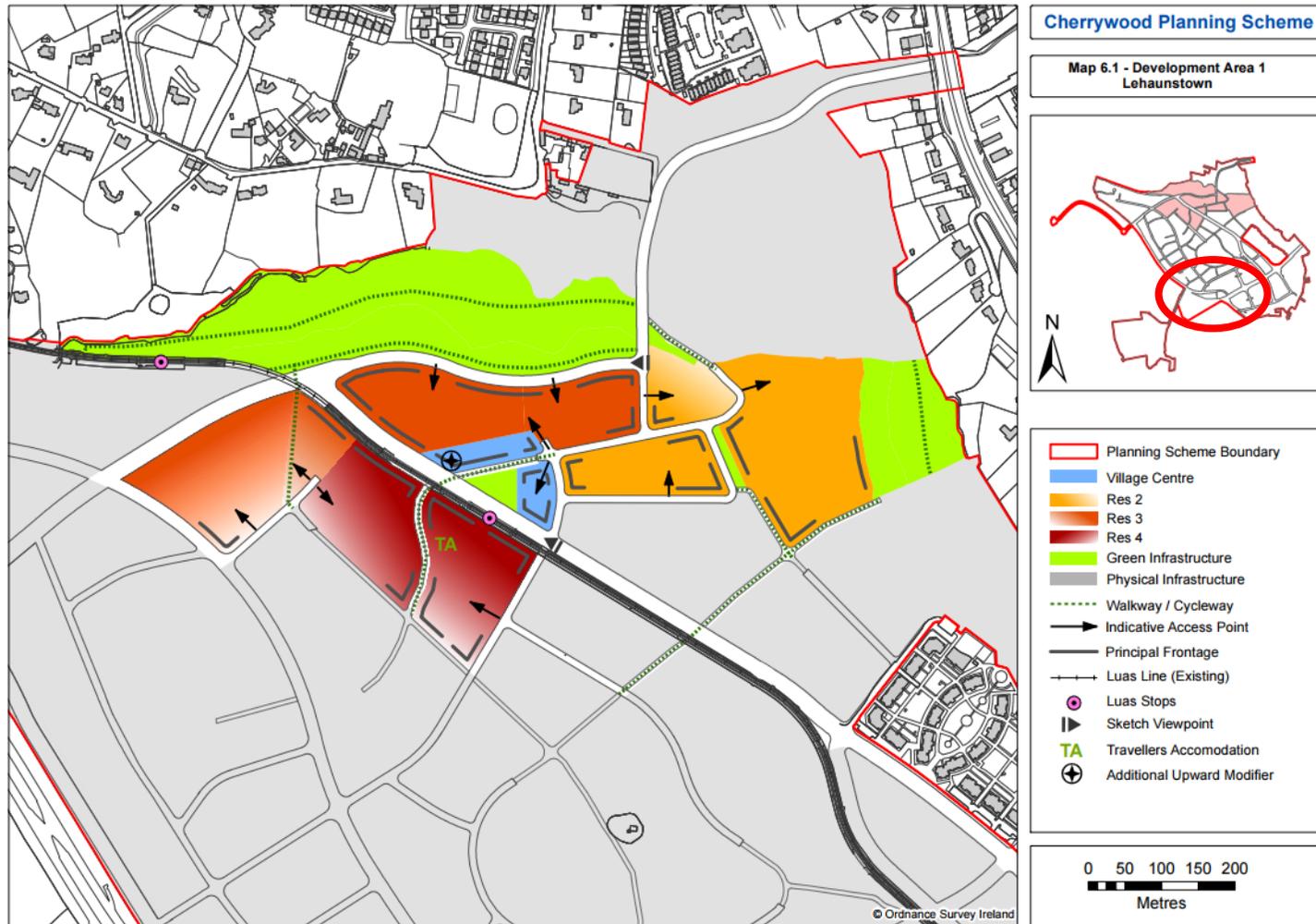
Page 63

Approved Map 6.1 - Development Area 1 Lehaunstown

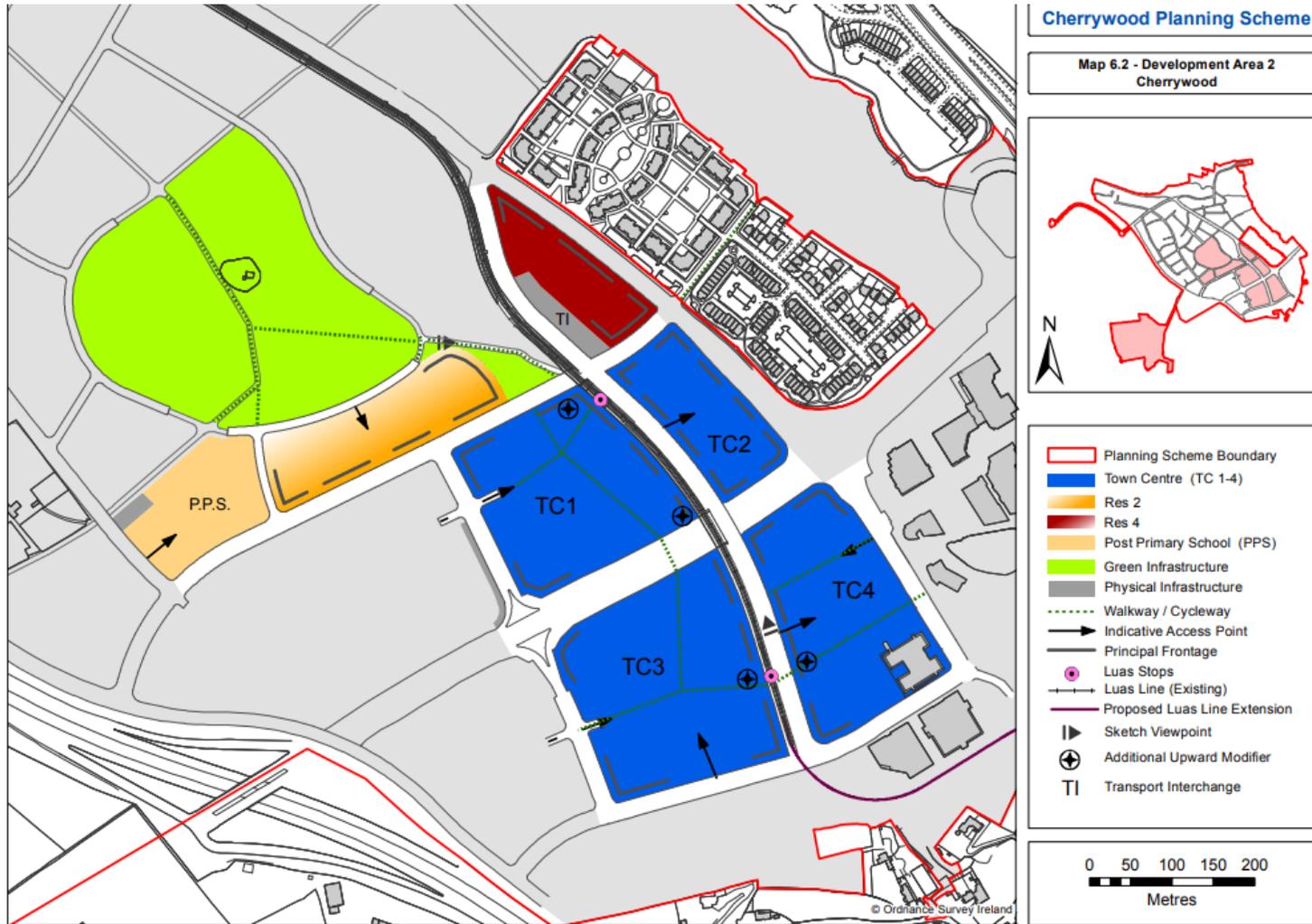


Proposed Amended Map 6.1 - Development Area 1 Lehaunstown

Insert on top right of map changed to reflect revised alignment of Beckett Road. No other changes proposed.

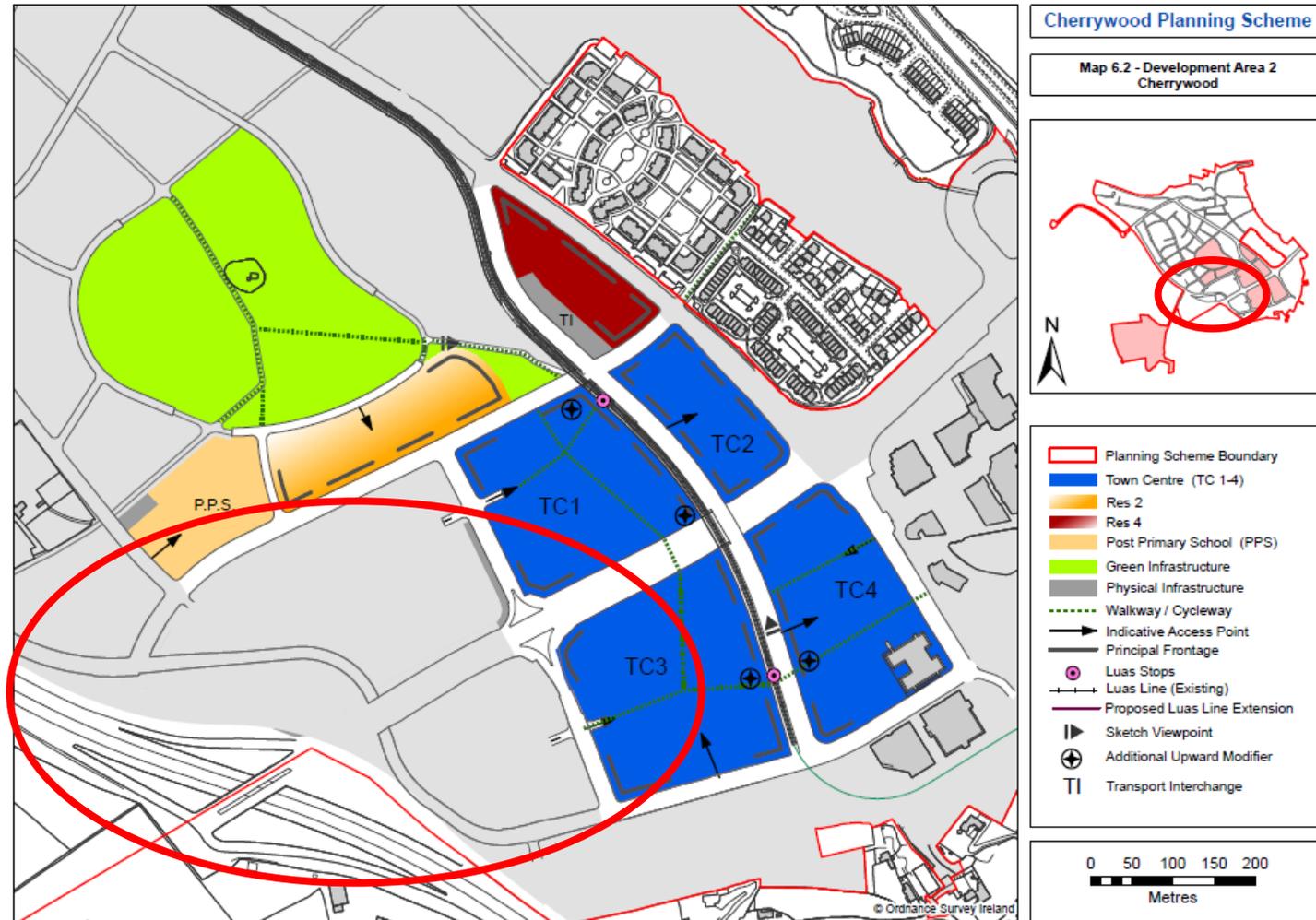


Approved Map 6.2 – Development Area 2 Cherrywood

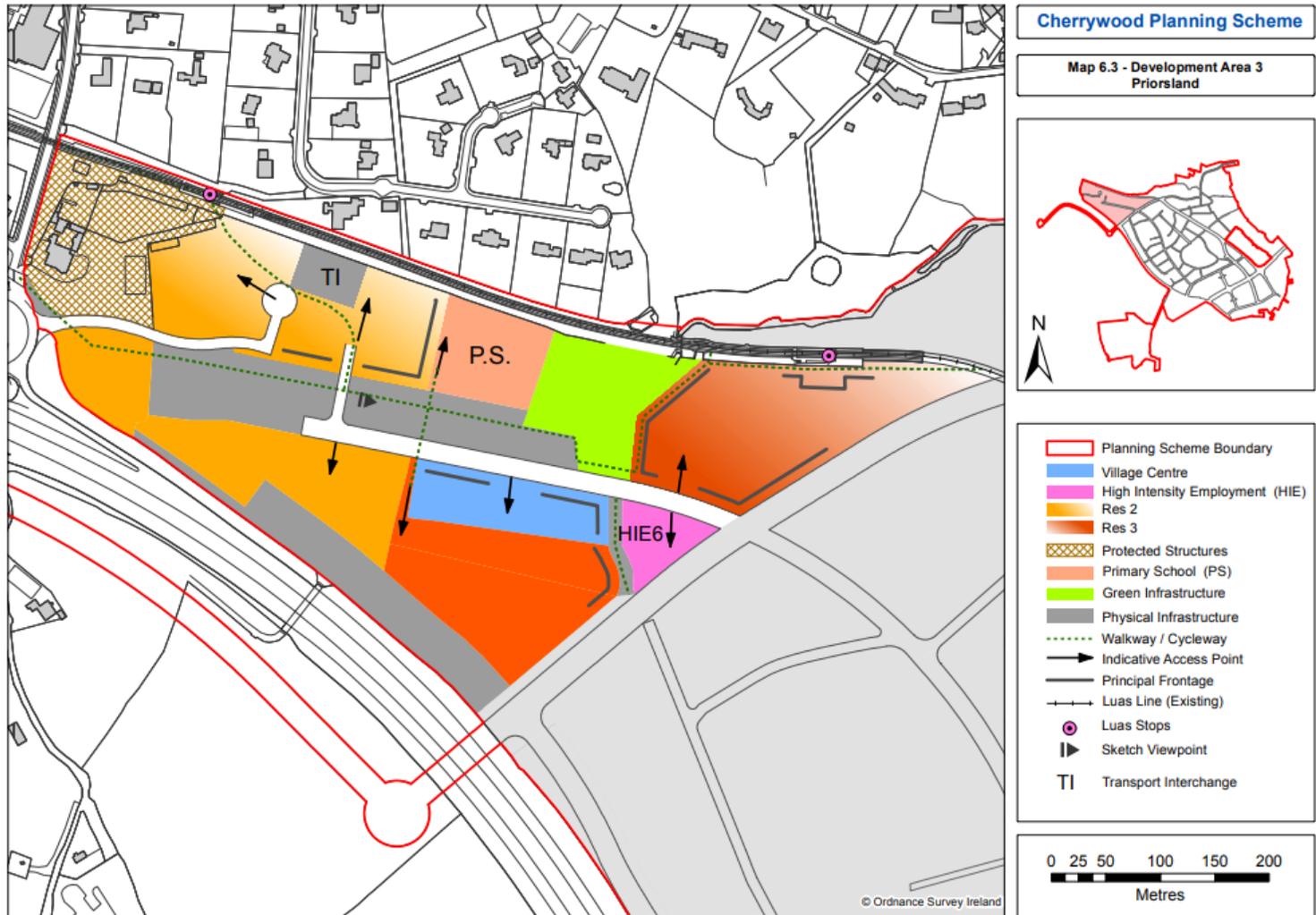


Proposed Amended Map 6.2 – Development Area 2 Cherrywood

Revised Beckett Road Alignment inserted into main map and insert map on top right corner.

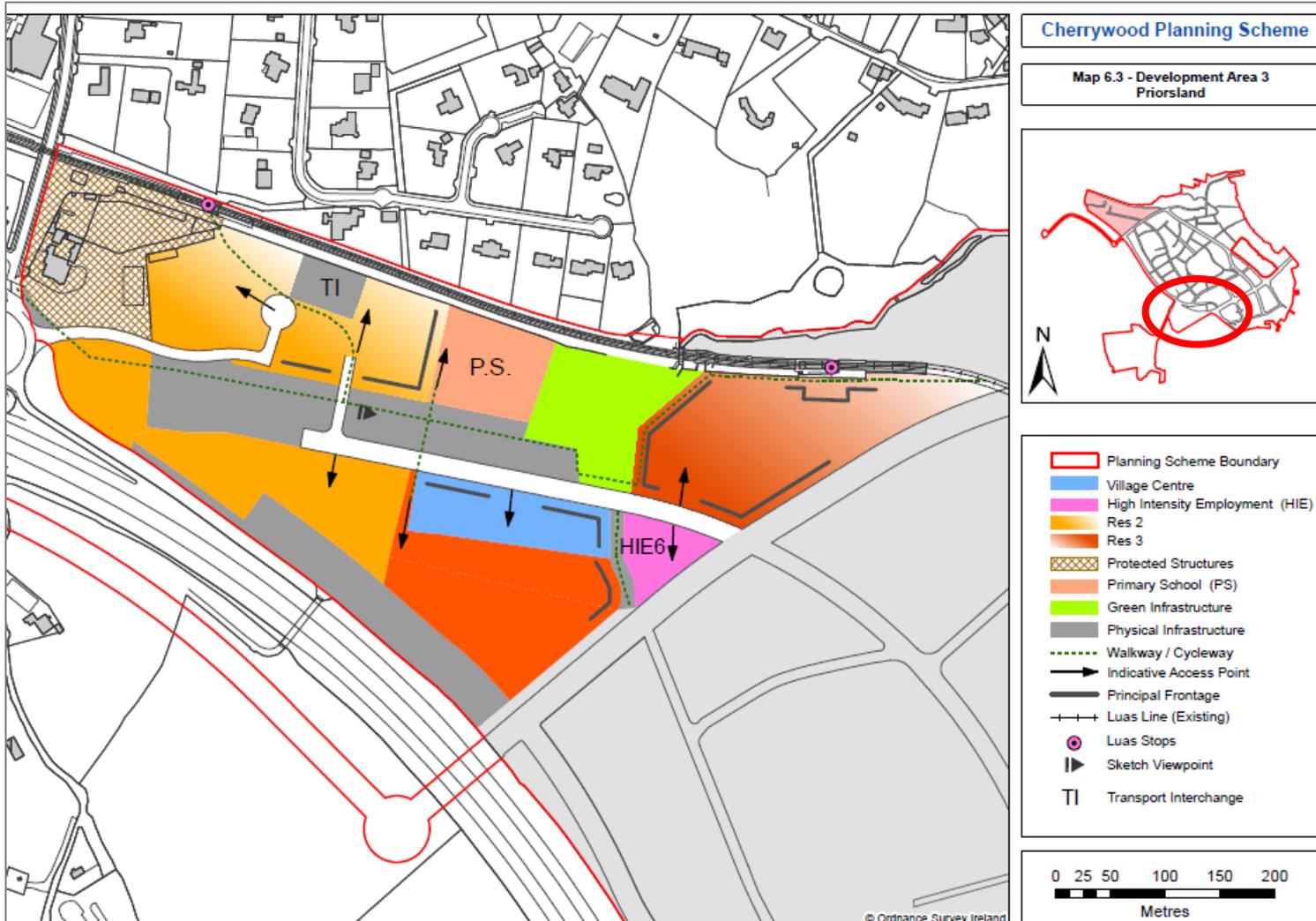


Approved Map 6.3 - Development Area 3 Priorsland

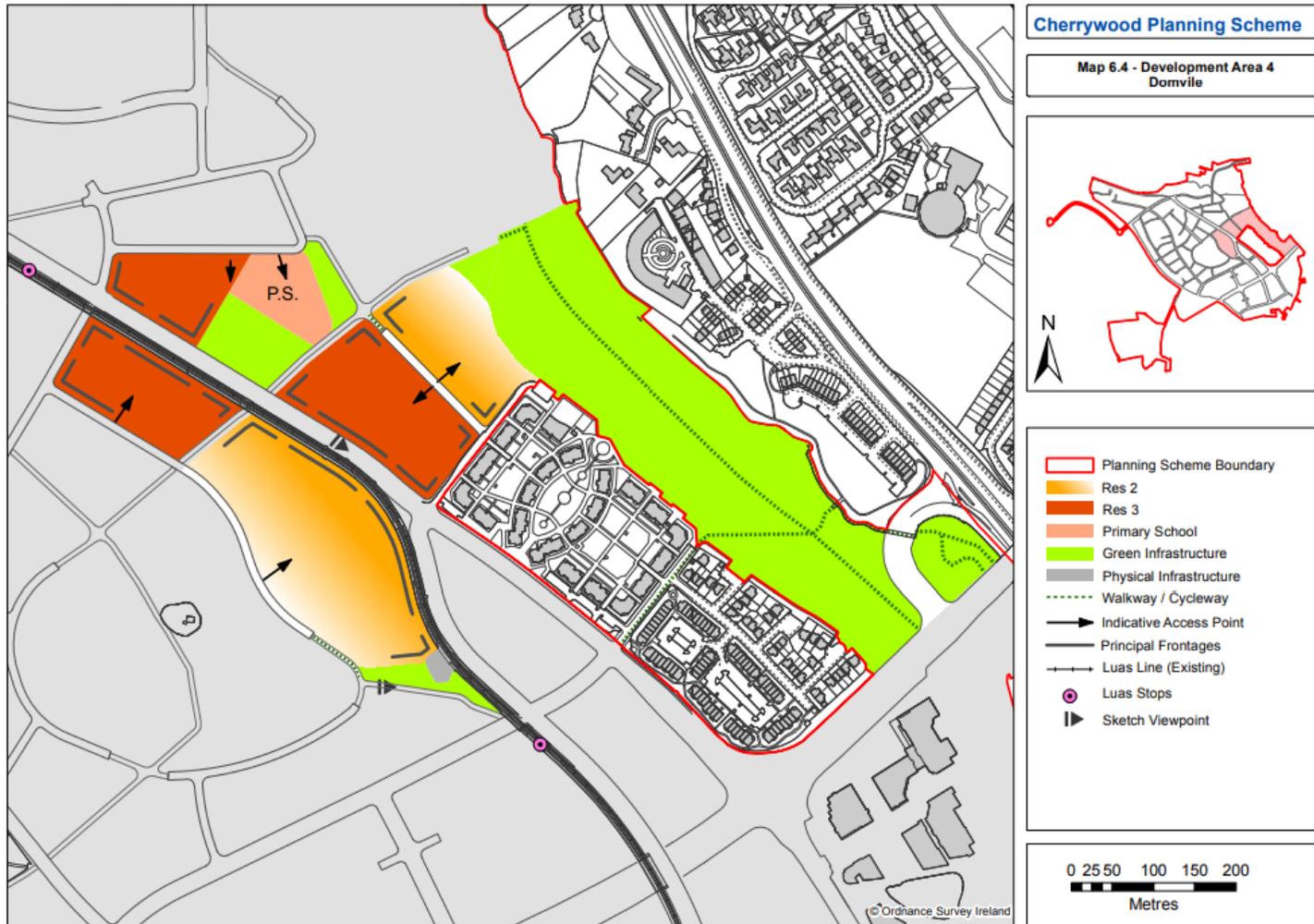


Proposed Amended Map 6.3 - Development Area 3 Priorsland

Insert on top right of map changed to reflect revised alignment of Beckett Road. No other changes proposed.

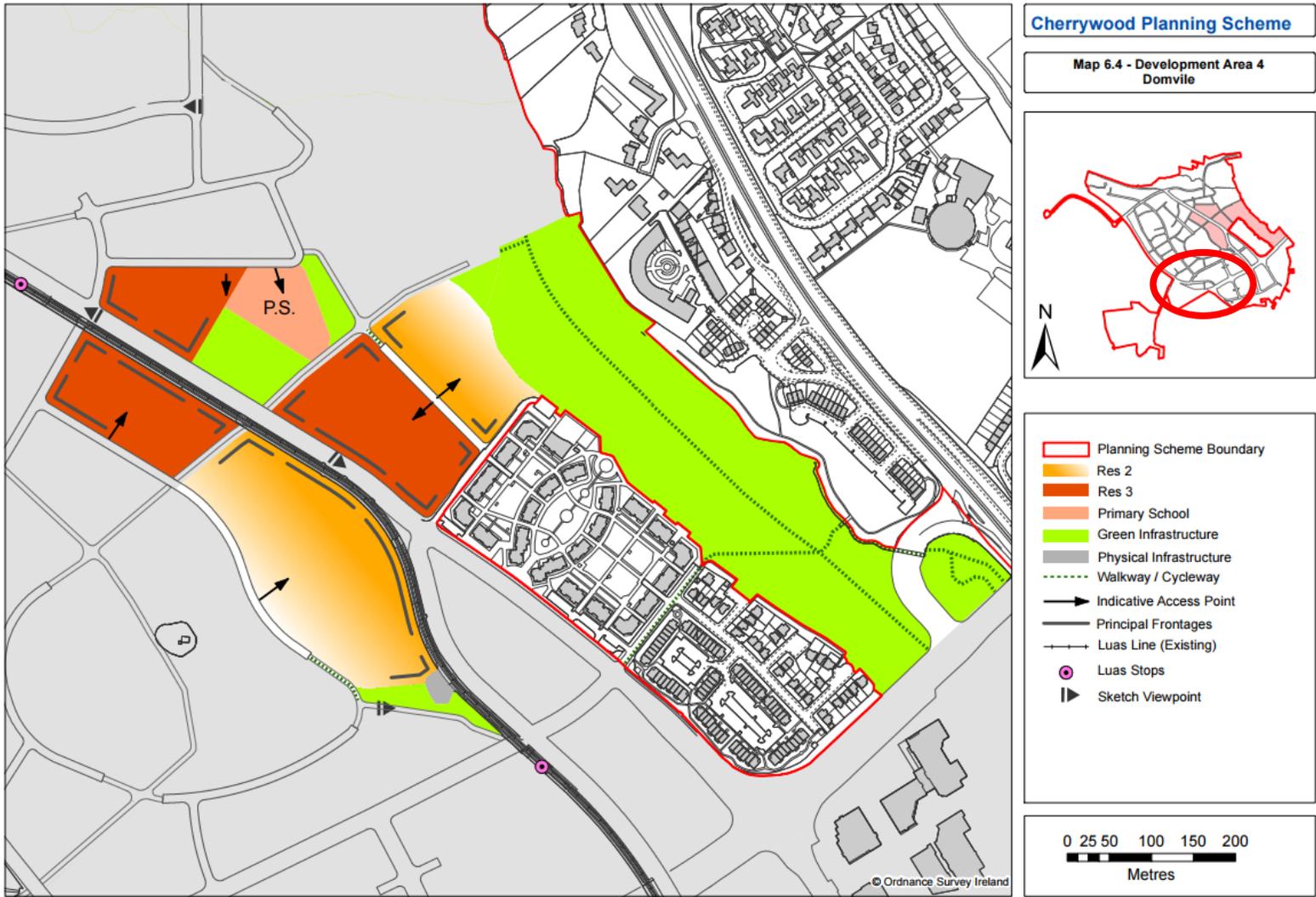


Approved Map 6.4 - Development Area 4 Domville

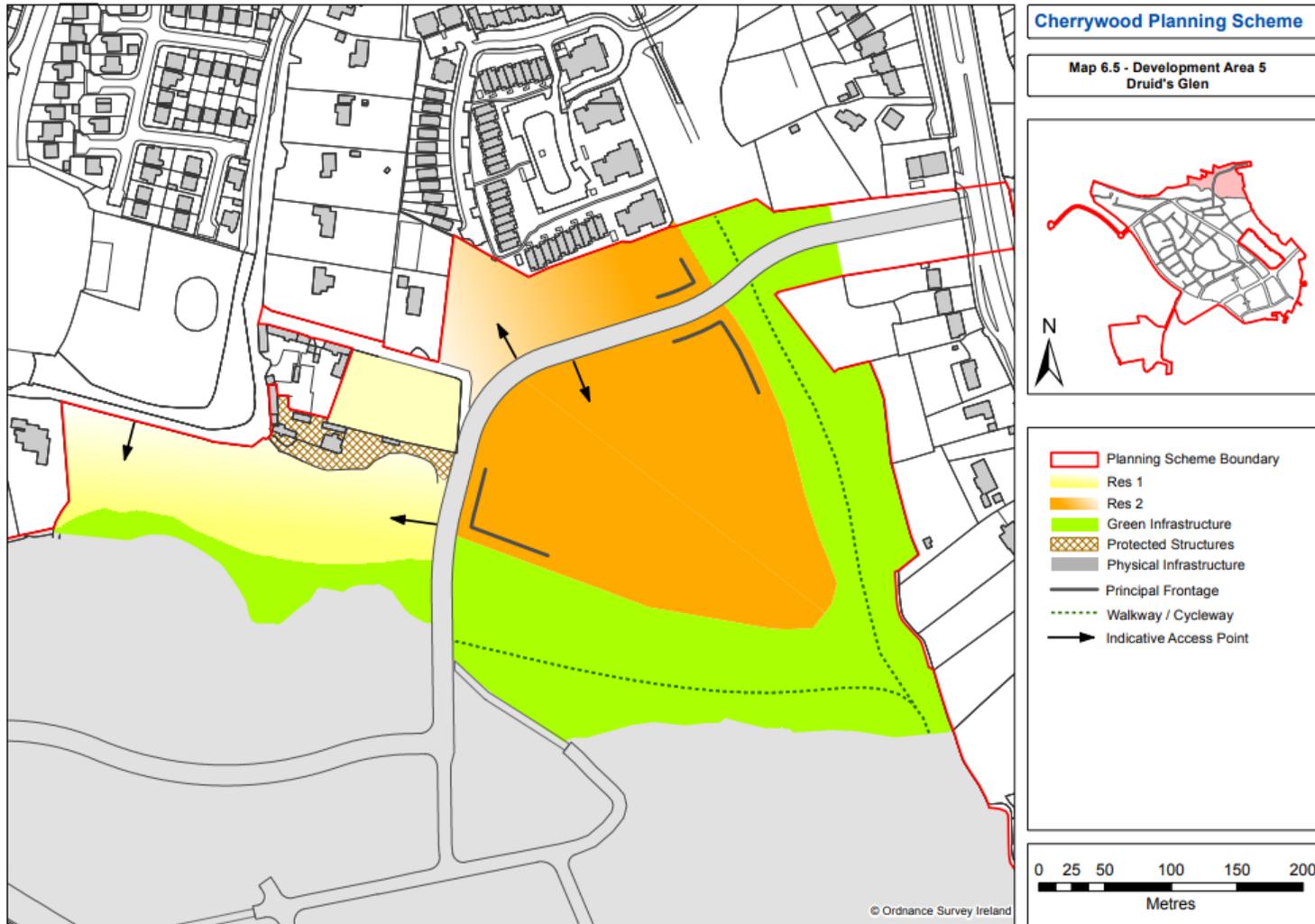


Proposed Amended Map 6.4 - Development Area 4 Domville

Insert on top right of map changed to reflect revised alignment of Beckett Road. No other changes proposed.

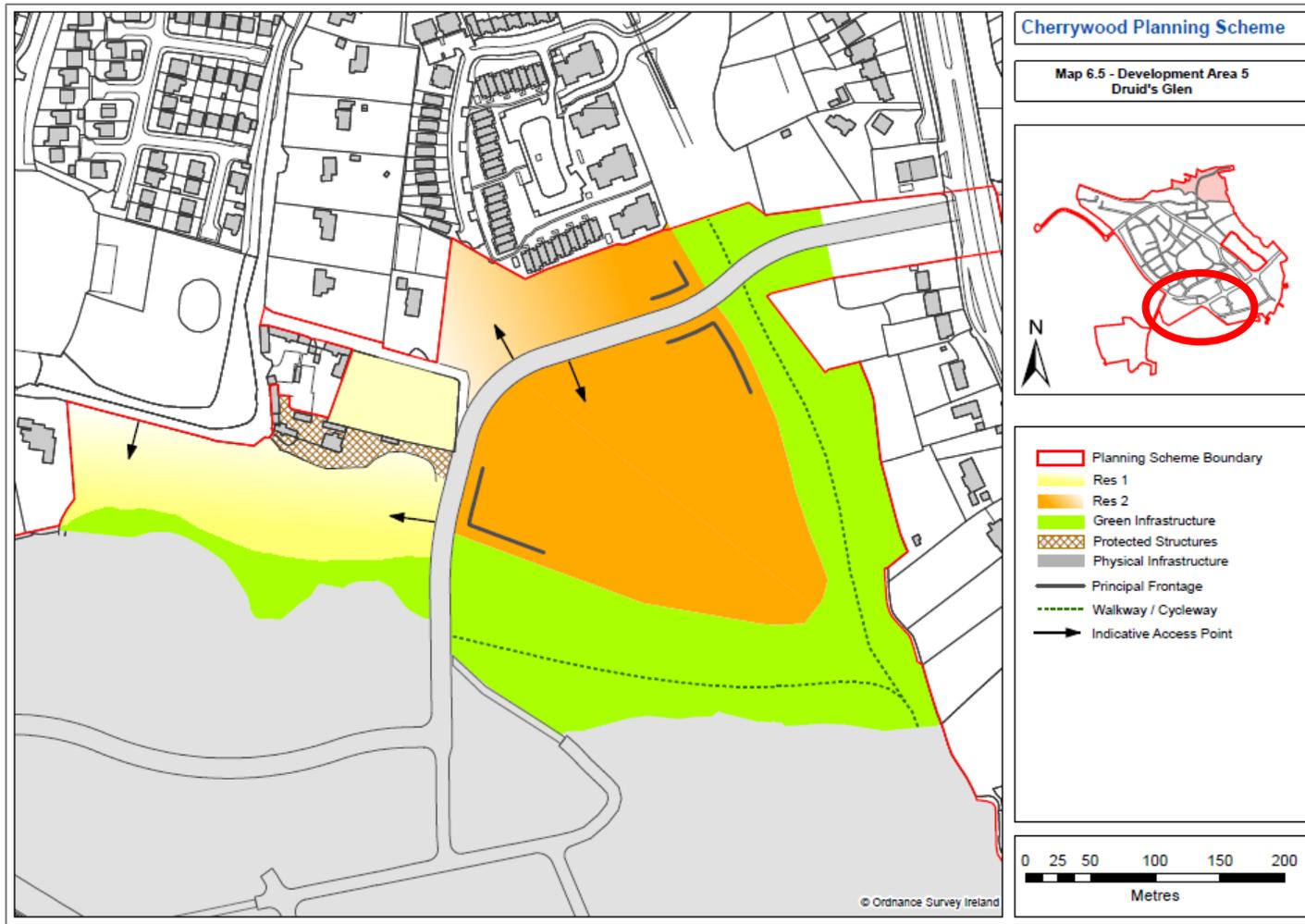


Approved Map 6.5 -Development Area 5 Druid's Glen

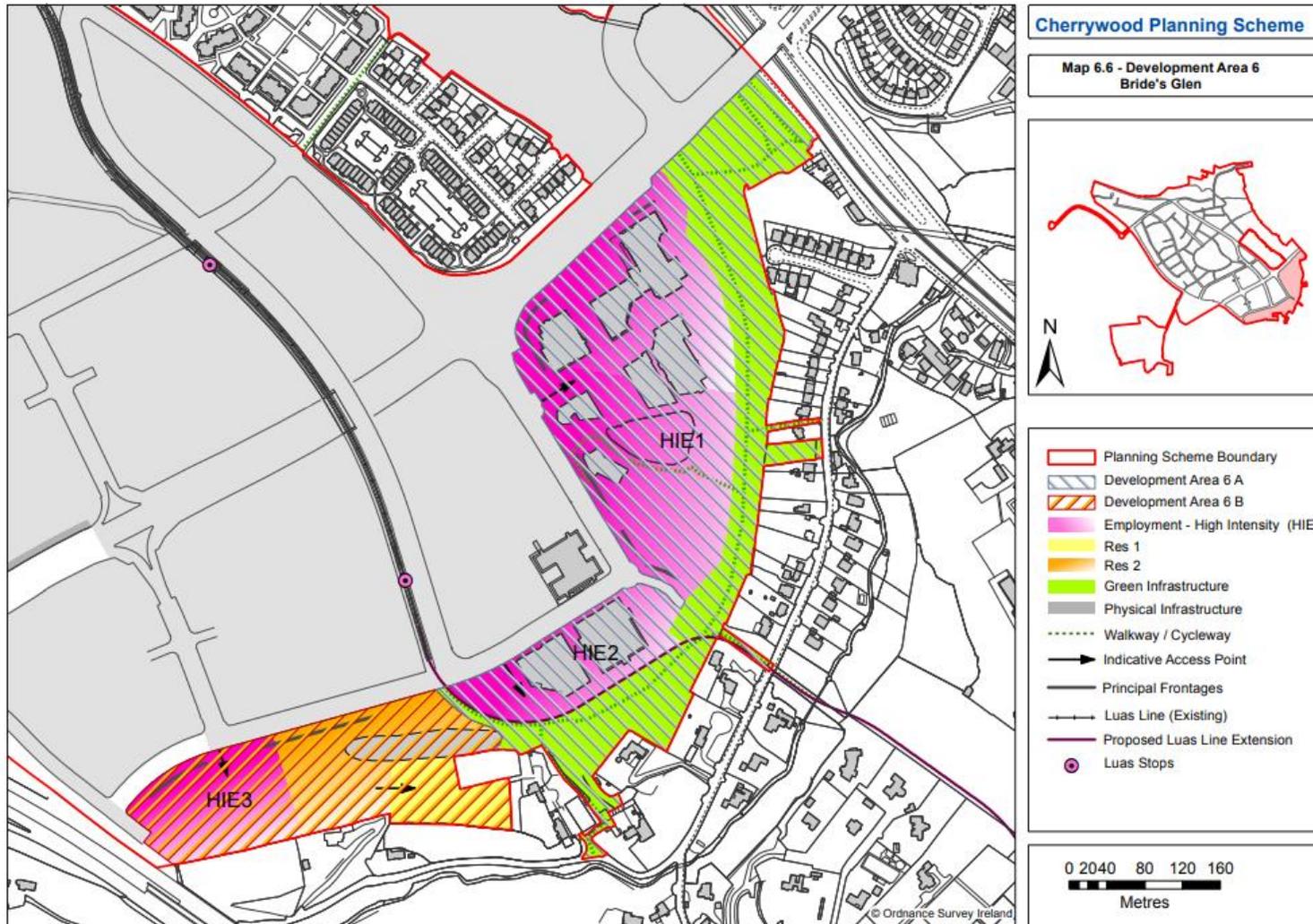


Proposed Amended Map 6.5 -Development Area 5 Druid's Glen

Insert on top right of map changed to reflect revised alignment of Beckett Road. No other changes proposed.

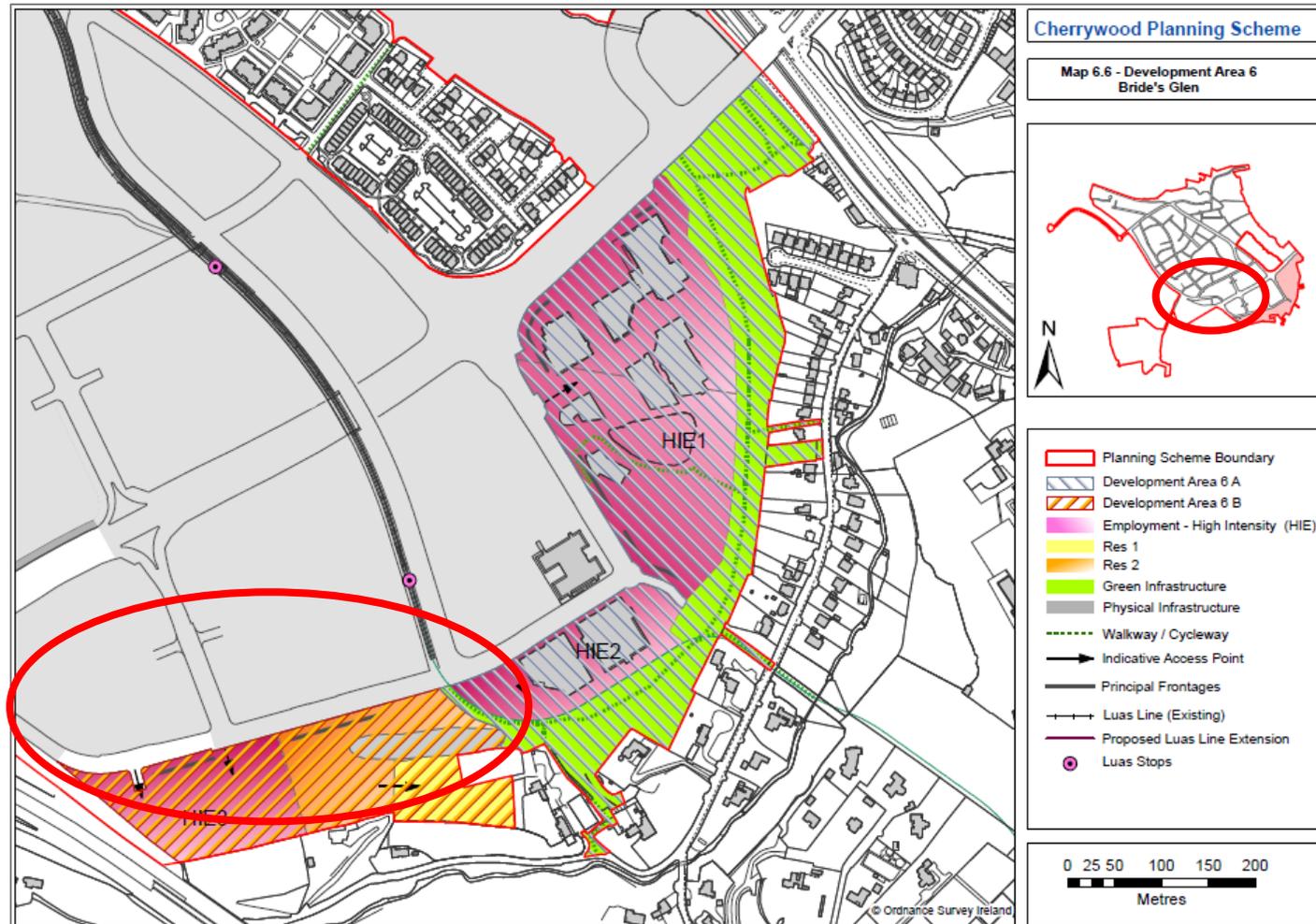


Approved Map 6.6 – Development Area 6 Bride’s Glen



Proposed Amended Map 6.6 – Development Area 6 Bride’s Glen

Alignment of Beckett Road has changed resulting in a slight increase in the site area of HIE 3 and the minor relocation of Junction G.



Proposed Amendments to Table 6.6.1: Development Type and Quantum Development Area 6 Bride’s Glen.

Approved Table 6.6.1

DEVELOPMENT AREA 6 BRIDE’S GLEN LAND USE AREAS	
LAND USE	AREA IN HECTARES
Residential	2.2
High Intensity Employment	9.9
Green Infrastructure	5.1

DEVELOPMENT AREA 6 BRIDE’S GLEN	
Gross Area HA	Net Developable HA
19.5	12.1

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	2.2	
	Land Area HA	Density Range
Res 1	0.7	35 - 50
Res 2	1.5	45 - 70
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	93	140

NON RESIDENTIAL DEVELOPMENT		
High Intensity Employment		
Site Name	Development Quantum Sq.m	Area Ha
HIE 1	105,000	6.6
HIE 2	27,000	1.7
HIE 3	17,000	1.6
TOTAL	149,000	9.9

Proposed Amended Table 6.6.1

DEVELOPMENT AREA 6 BRIDE’S GLEN LAND USE AREAS	
LAND USE	AREA IN HECTARES
Residential	2.2
High Intensity Employment	10.2
Green Infrastructure	5.1

DEVELOPMENT AREA 6 BRIDE’S GLEN	
Gross Area HA	Net Developable HA
19.5	12.4

No change to the Residential Development land plots in Development Area 6 Brides Glen.

NON-RESIDENTIAL DEVELOPMENT		
High Intensity Employment		
Site Name	Development Quantum Sq.m	Area Ha
HIE 1	105,000	6.6
HIE 2	27,000	1.7
HIE 3	21,000	1.9
TOTAL	153,000	10.2

P77 and Table 6.6.1 cont'd

No change to breakdown of Site HIE 1 or Site HIE 2.

Breakdown for Site HIE 1	
Site Area HA	6.6
Max Quantum Sq.m	105,000
Constructed Sq.m as of February 2012	34,938
Permitted, Not Constructed Sq.m as of February 2012	29,875
Remaining Quantum Sq.m	40,187
Plot Ratio	Max
	1:1.6
Height Storeys	Max
	5

Breakdown for Site HIE 2	
Site Area HA	1.7
Max Quantum Sq.m	27,000
Constructed Sq.m as of February 2012	24,149
Permitted, Not Constructed Sq.m as of February 2012	-
Remaining Quantum Sq.m	2,851
Plot Ratio	Max
	1:1.6
Height Storeys	Max
	5

Approved Breakdown for Site HIE 3

Breakdown for Site HIE 3	
Site Area HA	1.6
Max Quantum Sq.m	17,000
Constructed Sq.m as of February 2012	-
Permitted, Not Constructed Sq.m as of February 2012	-
Remaining Quantum Sq.m	17,000
Plot Ratio	Max
	1:1.1
Height Storeys	Max
	5

Proposed Amended Breakdown for Site HIE 3

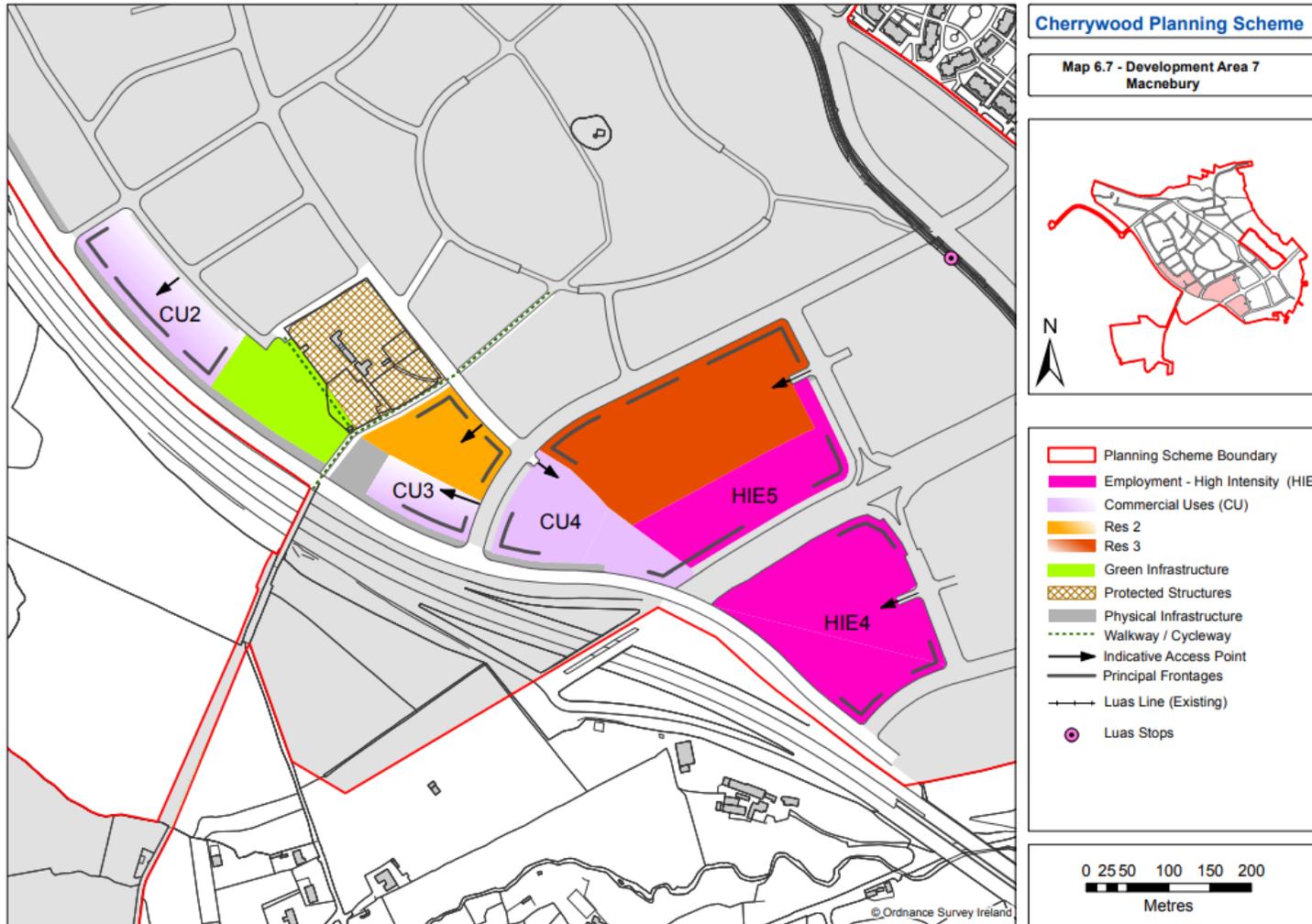
BREAKDOWN FOR SITE HIE 3	
Site Area HA	1.9
Max Quantum Sq.m	21,000
Constructed Sq.m as of February 2012	-
Permitted, Not Constructed Sq.m as of February 2012	-
Remaining Quantum Sq.m	21,000
Plot Ratio	Max
	1:1.1
Height Storeys	Max
	5

It is also proposed to amend the following typographical error on **page 77** of the Planning Scheme:

Table 6.6.2: Infrastructure Requirements Development Area 6B Bride's Glen. See Maps 4.1-4.5. Infrastructure requirements for Development Areas 1-5 are complete.

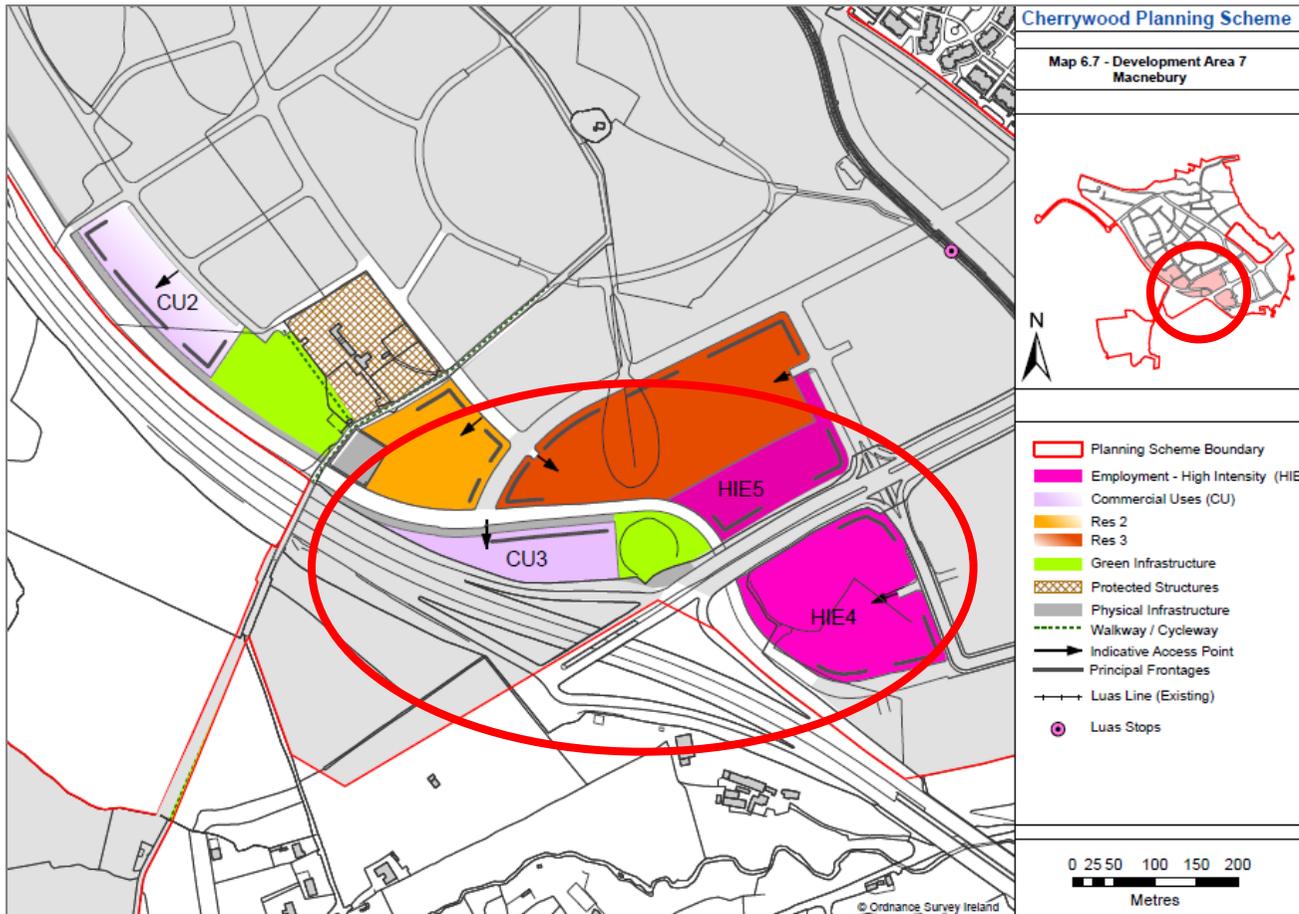
Road Requirements
<ul style="list-style-type: none">• Construct loop road H,G,F,F1 including underpass underpass of WLR.
Construction Access
<ul style="list-style-type: none">• From WLR left in/out junction using loop J-F-G-H to A3 and I.• Construction traffic banned from streets A1-J and A2-A3.
Stormwater Requirements
<ul style="list-style-type: none">• Extension of existing local network to connect to existing attenuation pond at outfall 4 – subject to confirmation of capacity.
Foul Sewer Requirements
<ul style="list-style-type: none">• None required extend existing network

Approved Map 6.7- Development Area 7 Macnebury



Proposed Amended Map 6.7- Development Area 7 Macnebury

Alignment of Beckett Road has changed from the junction with Lehaunstown Lane to Junction H resulting in the rezoning of the former CU3 to Res 2, the splitting of the former CU4 site into a new CU3 site located to the south Beckett Road and the extension of the existing Res 3 site to northern side of the realigned Beckett Road, a slight reduction in the site area of the HIE 5, the introduction of a new Green Infrastructure site associated with the Cairn/Wedge Tomb and a slight decrease in the site area of HIE 4. These changes are further detailed under revised Table 6.7.1.



Page 78 Cont'd

Insert the following text in red under the heading Design Challenges

There are a number of challenges that need to be addressed in the design and layout of proposals in this Development Area:

- The design and layout of frontages and landscaping addressing the M50 and the Wyattville link.
- Sensitive development of Lehaunstown Park in accordance with Chapter 3 Cultural and Built Heritage.
- The noise environment adjoining the M50 and the Lehaunstown Interchange should be an informing factor in the design and positioning of structures (see Chapter 2 Section 2.13 Noise Sensitivity).
- Lehaunstown Interchange creates a challenge by physically dividing this area. This requires careful site layout and the use of the landscape to create linkages towards the Town Centre so as to improve permeability across the Planning Scheme area.
- **Beckett Road underpass under the Wyattville Link Road will also serve to alleviate this divide or severance. The final design and construction of this project shall require close consultation with the TII.**
- **Project management of the scheme shall ensure minimal impact on the operation and safety of the national road network. Therefore, any limited closures to Junction 16 Lehaunstown must be agreed with TII in advance in accordance with standard procedures at the developer's expense and shall only occur over weekends at non-peak times of the year to ensure minimal disruption to the operation of the national road network.**

Amend Text of DA 44

Approved Text to DA 44

DA 44 Commercial land uses parallel with the M50 should be a design of sufficient height and scale to buffer adjoining areas from noise.

Proposed Amended Text to DA 44

DA 44 Commercial land uses parallel with the M50 should be a design of sufficient height and scale, **and in a manner consistent with Objective PD 33 shall include noise mitigating measures** to buffer adjoining areas from noise.

With regard to the Res 2 Plot in Macnebury and in a manner consistent with Objective PD 33, the planning application and design of this Res 2 plot shall include noise attenuation measures along the boundary of Beckett Road, by way of a landscaping berm with appropriate woodland planting mix which shall incorporate a high-quality acoustic fence/wall, demonstrating the protection of the residential amenity of this site.

Page 79

Amend Text of DA 46

Approved Text of DA 46

DA 46: To maintain the pedestrian access over the M50 to open space lands at Ticknick.

Proposed Amended Text of DA 46

DA 46: To maintain the pedestrian access over the M50 to open space lands at Ticknick and to incorporate a universal access route as part of the design of Lehaunstown Park Public Open Space which will connect Lehaunstown Lane Greenway with Beckett Road and the pedestrian access across the M50 having regard to the level changes at this location and ensuring ease of access for all who are using the greenway infrastructure in Cherrywood.

In the event that Beckett Road is developed prior to Lehaunstown Park, any planning application for Beckett Road E-F shall ensure that a universal access is provided between Lehaunstown Lane and Ticknick Park.

Amend Text of DA 47

Approved Text to DA 47 (to be removed in its entirety as it would no longer be required)

DA 47 The proposed tunnel on Beckett Road, under the Wyattville Link Road, shall be developed in accordance with the clarification submitted to an Bord Pleanála by the Development Agency on the 15th day of January 2014. See appendix H

Having regard to the inclusion of a new area of Class 2 Open space associated with the Cairn/Wedge Tomb and the inclusion of a new pocket park adjacent to the ESB Substation site and slightly larger Res 2 site in Macnebury, DA 47 is proposed to be revised to read as follows:

Proposed Amended Text to DA 47

DA 47 Planning permission for the Class 2 Open Space associated with the Cairn/Wedge Tomb in Macnebury shall be sought as part of the planning application which provides Beckett Road F-G. The works associated with construction of this section of Beckett Road and the Class 2 Open Space associated with the Cairn/Wedge Tomb, will be subject to the consent of the Minister for Culture, Heritage and the

Gaeltacht under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

The following shall also be provided:

- This Class Two open space, particularly the pedestrian entrance point from Beckett Road, shall be carefully designed so as to ensure a safe and inviting entrance and to avoid the Cairn/Wedge Tomb being severed from the main planning scheme area, while celebrating this national monument.
- A safe and direct pedestrian/cycle connection shall be provided from the Cairn/Wedge Tomb site, across Beckett Road, via the RES 3 site to the north of the Cairn/Wedge Tomb and onto Bishops Street at an appropriate location. This route shall seek to retain a visual connection between the Cairn/Wedge Tomb Site and the National Monuments at Tully Park having regard also to the need to provide a safe pedestrian crossing point on Bishops Street. A safe and direct pedestrian /cycle connection shall also be provided between Lehaunstown Lane and the Junction of Beckett Road with Bishops Street through the Res 2 site, therefore enhancing connectivity between the Cairn/Wedge Tomb site, Tully Park and Church and Lehaunstown Park. This shall be included as part of any planning application relating to these Residential sites.
- Additional screening in the form of suitable planting and noise attenuation shall be provided along the Cairn/Wedge Tomb's site boundary with the M50 as required. The potential impact of any tree roots on the archaeology of the site must be carefully considered in this regard.
- Careful consideration shall also be given to the landscaping of the entrance points on either side of the Wyattville Link Road to enhance its visual amenity, enhance the setting of the Cairn/Wedge Tomb and provide an attractive environment for cyclist and pedestrians.

Proposed Amendments to Table 6.7.1 : Development Type and Quantum Development Area 7 Macnebury

Approved

DEVELOPMENT AREA 7 MACNEBURY LAND USE AREAS	
LAND USE	AREA IN HECTARES
High Intensity Employment	5.76
Commercial Uses	4.1
Residential	5.3
Green Infrastructure HA	1.4

Proposed Amended Table

DEVELOPMENT AREA 7 MACNEBURY LAND USE AREAS	
LAND USE	AREA IN HECTARES
High Intensity Employment	4.95
Commercial Uses	2.9
Residential	6.4
Green Infrastructure HA	2.2

Approved

DEVELOPMENT AREA 7 MACNEBURY	
Gross Area HA	Net Developable HA
24.6	15.16

Proposed Amended Table

DEVELOPMENT AREA 7 MACNEBURY	
Gross Area HA	Net Developable Ha
24.6	14.25

Approved

NON RESIDENTIAL DEVELOPMENT	
HIGH INTENSITY EMPLOYMENT	
High Intensity Employment Lands HA	5.76
Max Quantum Sq.m	81,000
Breakdown for Site HIE 4	
Area HA	3.8
Max Quantum Sq.m	57,000
Plot Ratio	Max
	1:1.5
Building Height in Storeys	Max
	5
Breakdown for Site HIE 5	
Area HA	1.96
Max Quantum Sq.m	24,000
Plot Ratio	1:1.2
Building Height in Storeys	Max
	4

Proposed Amended Table

NON-RESIDENTIAL DEVELOPMENT	
HIGH INTENSITY EMPLOYMENT	
High Intensity Employment Lands HA	4.95
Max Quantum Sq.m	74,000
BREAKDOWN FOR SITE HIE 4	
Area HA	3.4
Max Quantum Sq.m	58,000
Plot Ratio	Max
	1:1.7
Building Height in Storeys	Max
	5
BREAKDOWN FOR SITE HIE 5	
Area HA	1.55
Max Quantum Sq.m	19,000
Plot Ratio	Max
	1:1.2
Building Height in Storeys	Max
	4

Approved

COMMERCIAL USES		
Commercial Uses Lands HA	4.1	
Min Quantum Sq.m	41,000	
Site CU 2		
Area HA	1.6	
Min Quantum Sq.m	16,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	4
Site CU 3		
Area HA	0.7	
Min Quantum Sq.m	7,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	3
Site CU 4		
Area HA	1.8	
Min Quantum Sq.m	18,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	4

Proposed Amended Table

Commercial Uses		
Commercial Uses Lands HA	2.9	
Min Quantum Sq.m	29,000	
Site CU 2		
Area HA	1.6	
Min Quantum Sq.m	16,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	4
Site CU 3		
Area HA	1.3	
Min Quantum Sq.m	13,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	3
Site CU 4		
Area HA	1.3	
Min Quantum Sq.m	13,000	
Min Plot Ratio	Min	
	1:1	
Building Height in Storeys	Min	Max
	2	4

Approved

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	5.3	
	Land Area HA	Density Range
Res 1	0	35 - 50
Res 2	1.2	45 - 70
Res 3	4.1	65 - 100
Res 4	0	85 - 125
No. of Dwellings on Residential Lands	Min	Max
	321	494
Overall Residential Density	Min	Max
	61 per ha	93 per ha
Building Height in Storeys	Min	Max
	2	5
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	321	494

Proposed Amended Table

RESIDENTIAL DEVELOPMENT		
Total Residential Lands	5.5	
	Land Area HA	Density Range
Res 1	0	35-50
Res 2	1.8	45-70
Res 3	4.6	65-100
Res 4	0	85-125
No. of Dwellings on Residential Lands	Min	Max
	380	586
Overall residential Density	Min	Max
	59 per ha	92 per ha
Building Height in Storeys	Min	Max
	2	5
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	380	586

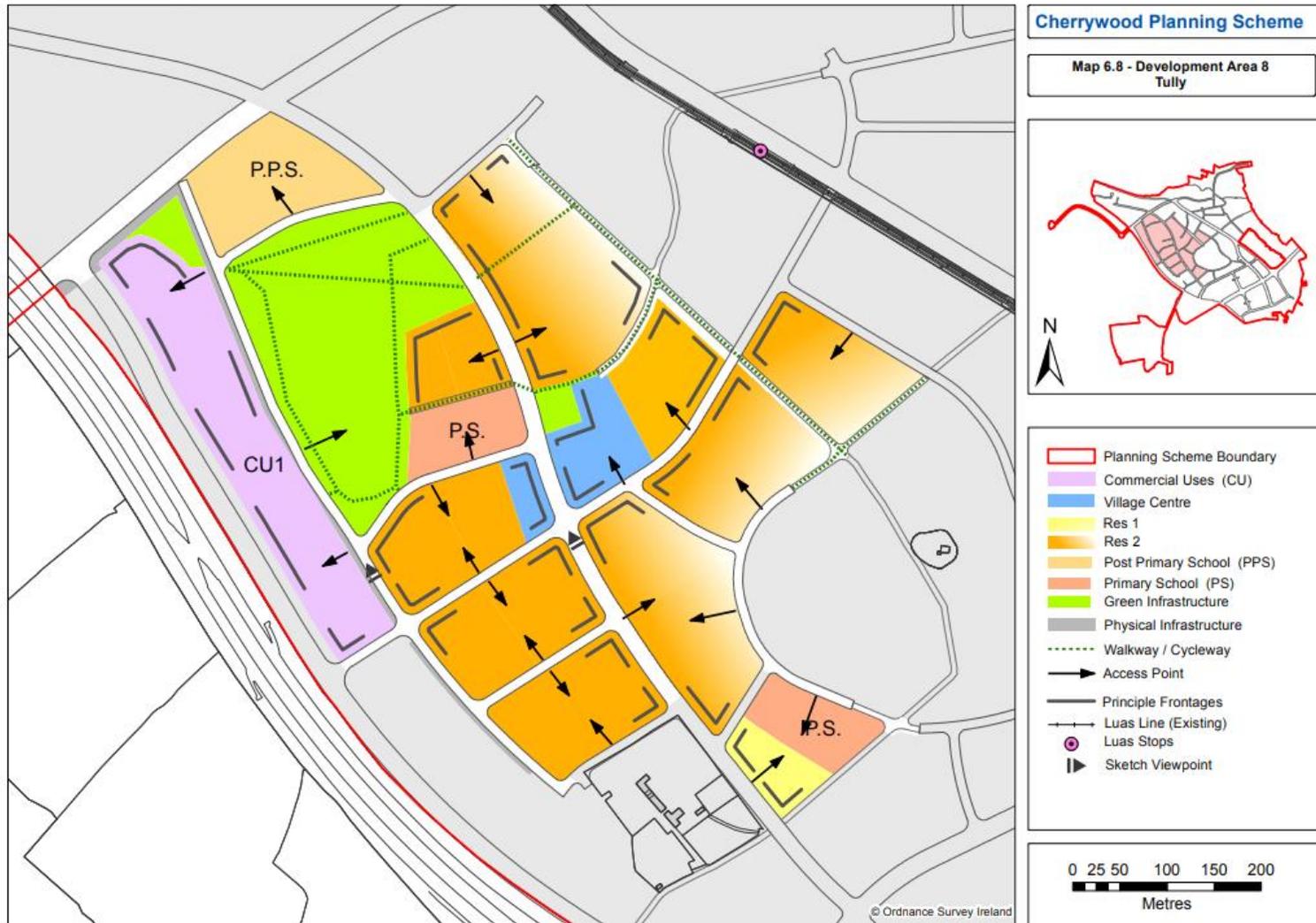
It is proposed to amend the following typographical error on **page 79** of the Planning Scheme

Table 6.7.2: Infrastructure Requirements Development Area 7 Macnebury. See Maps 4.1-4.5.

Infrastructure Requirements of Development Areas 1-5 are complete.

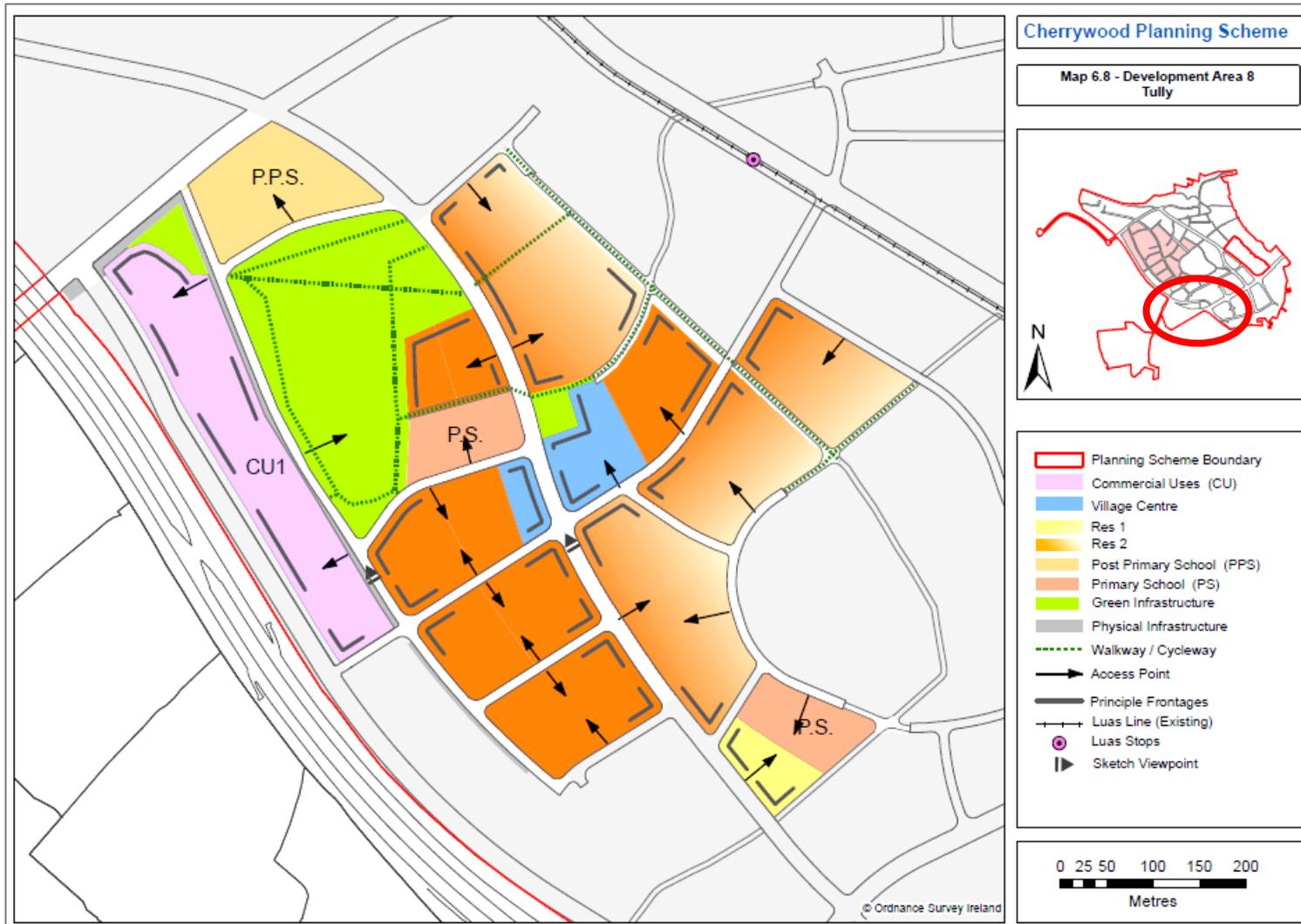
Road Requirements
<ul style="list-style-type: none"> • Loop road H,G,F,F1 including underpass underpass of WLR. • Beckett Road E-F. • Construct street network F1-K1. •
Construction Access
<ul style="list-style-type: none"> • Construction traffic banned from streets A1-J and A2-A3. • From WLR left in/out junction via loop J-F-G-H to E2 and K1 •
Stormwater Requirements
<ul style="list-style-type: none"> • Attenuation pond 5A. • 525mm approx. diameter SW sewer from J environs to pond 5A. • Detention basins and infiltration trenches as shown on Stormwater drawing. • 525mm diameter approx. SW sewer from F1 environs to F and from K environs to detention basin. •
Foul Sewer Requirements
<ul style="list-style-type: none"> • 450mm approx. diameter sewer from F1 to WLR Road, along it and crossing the Luas to connect into the Carrickmines Sewer. • 300mm approx. diameter sewer from K to F1. • 450mm approx. diameter from J and H to A and on to Carrickmines Sewer. •
Water Supply Requirements
<ul style="list-style-type: none"> • Upsizing (600mm) and re-route of existing 20" AC Main. • 500 to 400mm diameter from H to J' to F from above upsized main

Approved Map 6.8 Tully



Proposed Amended Map 6.8 Tully

Insert on top right of map changed to reflect revised alignment of Beckett Road. No other changes proposed.



It is proposed to amend the following typographical error on **page 82** of the Planning Scheme

Table 68.2: Infrastructure Requirements Development Area 8 Tully See Mpas 4.1-4.5.

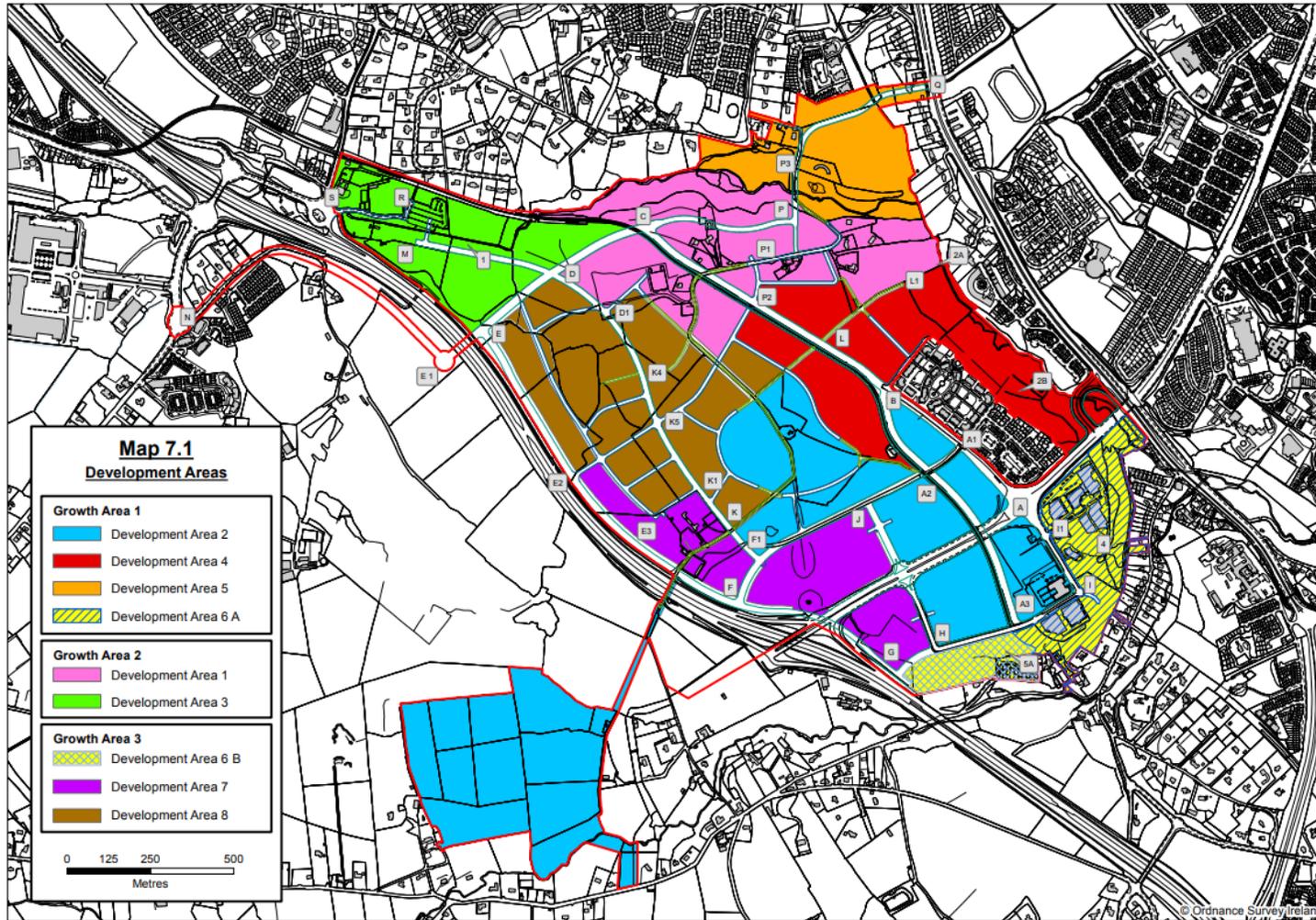
Infrastructure requirements for Development Areas 1-5 are complete.

Road Requirements
<ul style="list-style-type: none"> • Loop road H,G,F,F1 including underpass underpass-of WLR. • Beckett Road E-F. • Construct Barringtons’s Road D-E. • Construct street K1-D1. • Construct internal street network within Development Area 8 to suit housing development. •
Construction Access
<ul style="list-style-type: none"> • • From WLR left in/out junction via loop J-F-G-H to E2 and K1 From Tully Vale Road (Grand Parade) at P2 from Barringtons’s Road at D. • Construction traffic banned from streets A1-J, A2-A3, P-P1-P2 and P2-C
Stormwater Requirements
<ul style="list-style-type: none"> • 525mm approx. diameter SW sewer from K1/K4 to Detention Basin at E2. • Detention basins as shown on the stormwater drawing – also detention basins in Zone 3. • Diversion of Ticknick stream. • 525mm diameter SW sewer from D1 to D and to detention basins. • 400mm diameter SW sewer from K environs to detention basins.
Foul Sewer Requirements
<ul style="list-style-type: none"> • 450mm approx. diameter to sewer from K5 to D and on to the Carrickmines sewer. • 450mm approx. diameter sewer from E3 to E and on to the Carrickmines sewer
Water Supply Requirements
<ul style="list-style-type: none"> • Abandon section of existing 33” main. • Re-route 33” main. • Upsizing (600mm) and re-route of existing 20” AC Main. • 500 to 400mm diameter trunk from upsized main to H, F1, F, E, D, C

CHAPTER 7 IMPLEMENTATION: SEQUENCING AND PHASING

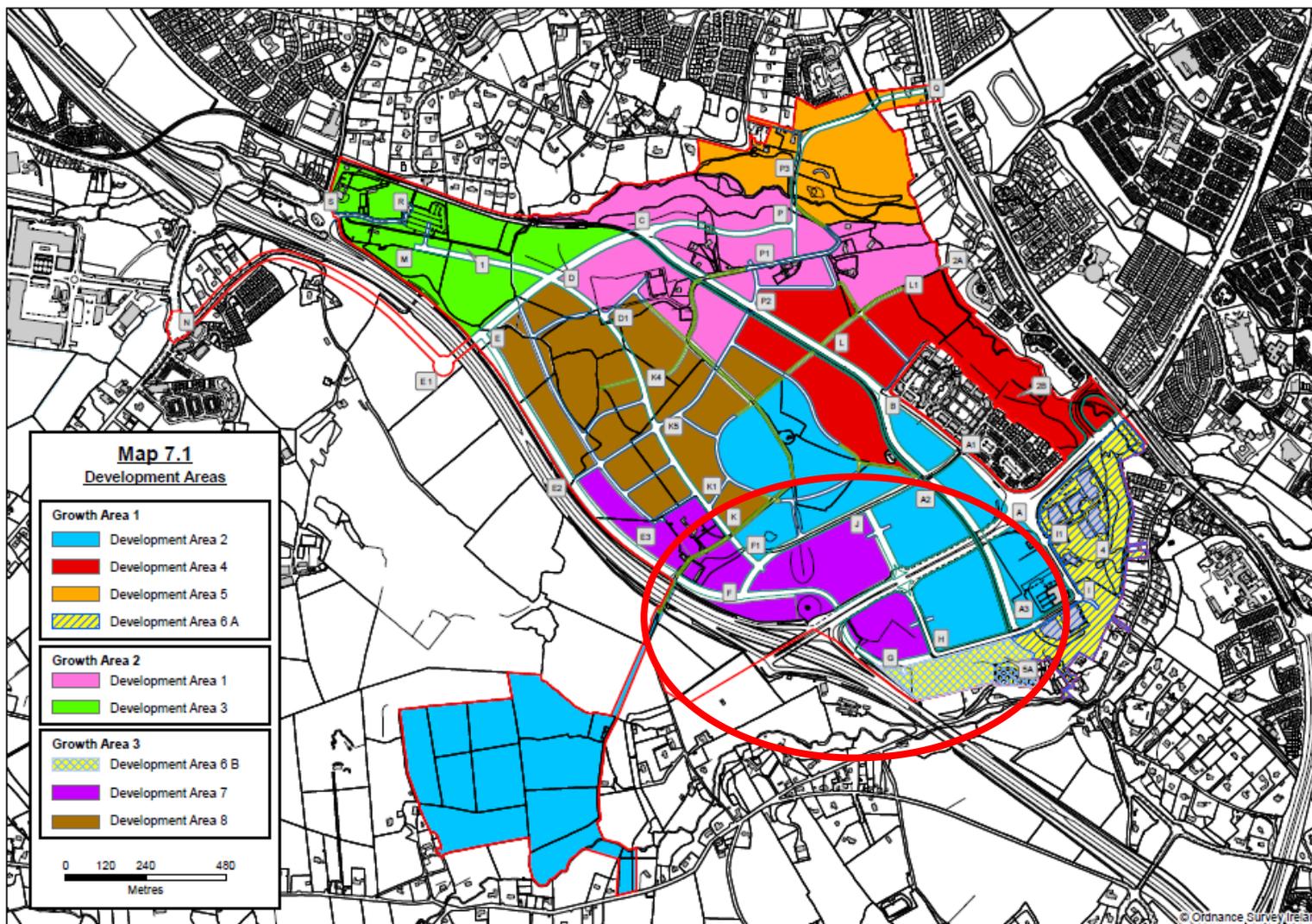
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Approved Map 7.1 Development Areas

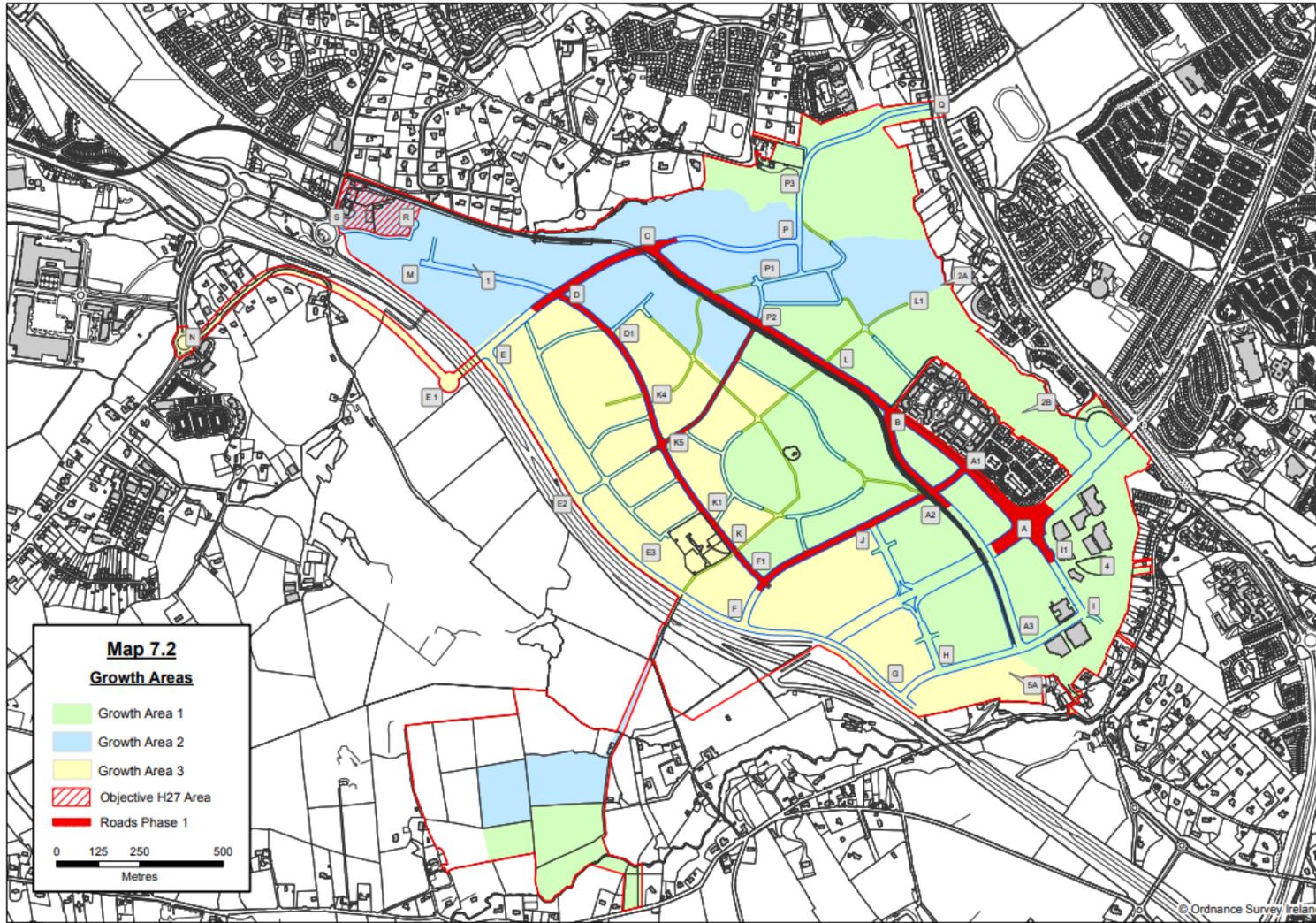


Proposed Amended Map 7.1 Development Areas

Beckett Road realignment inserted.

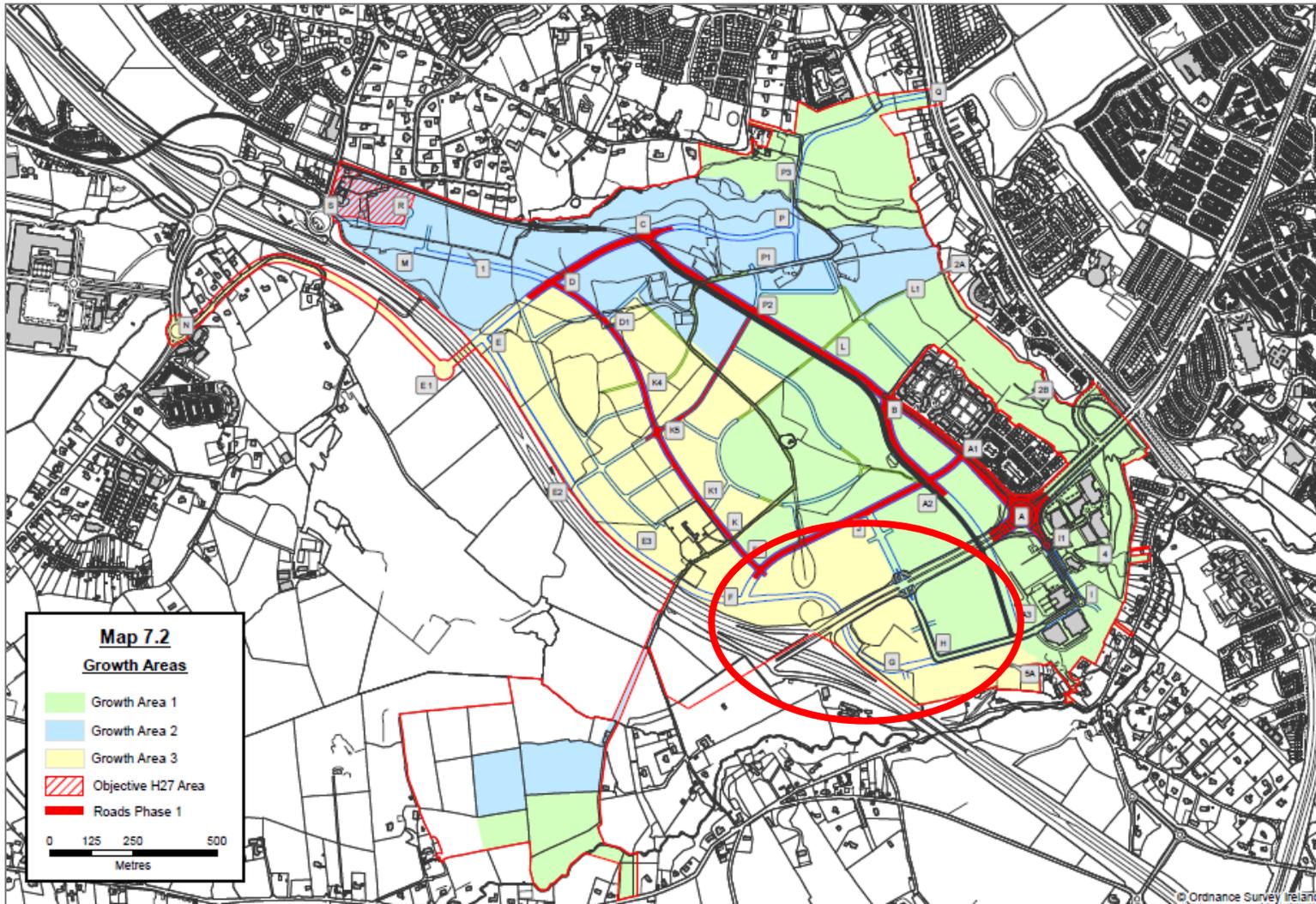


Approved Map 7.2 Growth Areas



Proposed Amended Map 7.2 Growth Areas

Beckett Road realignment inserted.



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Delete Appendix H of the Approved Planning Scheme showing the position and extent of the Wyattville Link Road Underpass.

END