

Proposed Amendment No. 8

Building Height & Density Review,

including Related & Ancillary Amendments

(Urban Design, Green Infrastructure, Amended Appendix E Tufa Springs Mitigation Requirements, New Appendix H Indicative Street Sections showing Proposed Maximum Building Heights and New Appendix I Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments).

To

Cherrywood Planning Scheme 2014

(as amended)

May 2021



PROPOSED AMENDMENTS TO THE CHERRYWOOD PLANNING SCHEME

Proposed Amendment No. 8 to the Cherrywood Planning Scheme seeks to increase the Building Heights in Cherrywood at certain locations. This review of the building heights was carried out in response to SPPR 3 (Part B) of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 which requires the following:

SPPR 3 (Part B) requires the following:

'It is a specific planning policy requirement that where;

(B) In the case of an adopted Planning Scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the Planning Scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the Planning Scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the Planning Scheme.

With regard to this Amendment, Cherrywood Development Agency Project Team (DAPT) commissioned the following consultants to advise and assist in the preparation of this amendment.

- **Loci Consultants.** Loci specialise in urban design and placemaking and were commissioned to carry out an independent review of the building heights in the Cherrywood Planning Scheme area and prepare a Background Technical Report Document outlining the findings of this review. This document accompanies this Amendment submission to An Bord Pleanála.
- **CSC (Chris Shackleton Consulting).** CSC specialise in **Skylight/Daylight and Sunlight assessment and** were commissioned to carry out a Skyline, Daylight and Sunlight Assessment on the Town Centre and the impact that an increase in height would have on the Town Centre sites. A copy of the CSC , Cherrywood Town Centre Building Height Review, Skyline, Sunlight and Shadow Analysis Report accompanies this amendment.
- **JBA Consulting:** The Hydrogeology Section of JBA was commissioned to review Appendix E of the Planning Scheme which refers to Hydrogeology in the Cherrywood Planning Scheme area, particularly with regard to Tufa Spring No. 5. JBA carried out extensive site investigations on behalf of the DAPT on the catchment area of Tufa Spring No. 5 in Spring 2019. As a result of the findings of these site investigations updates have been made to Appendix E of the Planning Scheme which relates to Hydrogeology in the Planning Scheme area with particular reference to 2 No. Tufa Spring formations. A copy of the JBA Report outlining the findings of these site investigations, dated May 2019, accompanies this amendment and forms the basis of the proposed amendments and updates to Appendix E and the associated specific objectives of the Cherrywood Planning Scheme.

It was also considered an appropriate time to carry out a review of the residential densities in the approved Planning Scheme on the residential zoned sites having regard to the Apartment Guidelines introduced in 2015 and 2018. These Guidelines resulted in a reduced gross and net apartment size from that which had been utilised in the original Planning Scheme. This increase in density has been applied primarily to Res 3 and Res 4 sites noting that these sites will consist of primarily apartment

type development. The Town and Village Centres already received an uplift in dwelling numbers under Amendment 1-4 approved by An Bord Pleanála. It is noted that the maximum number of dwellings proposed in the Planning Scheme is now circa 10,500, which is considered to be the maximum number of new homes the proposed physical and social infrastructure proposed for the Planning Scheme area, can sustainably support.

This current document outlines the proposed amendments to the Planning Scheme. For clarity, this amendment document takes account of **Amendment No. 7 of the Cherrywood Planning Scheme 2014 (as amended) -Beckett Road Re-alignment and Ancillary Amendments as approved by An Bord Pleanála on the 14th of April 2021, ABP Case Number: ABP-308753-20.**

New text, including changes to the Tables in the Approved Planning Scheme 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 ~~strike through~~.

For ease of reference the proposed amendments to the Approved Planning Scheme are detailed 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.

The following changes are proposed to the Approved Planning Scheme.

CHAPTER 1: PLANNING SCHEME

No changes

CHAPTER 2: PROPOSED DEVELOPMENT IN CHERRYWOOD

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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 71,925	--	61,625 71,925
High Intensity Employment Sq.m	267,550	350,000	96,000	254,000
Commercial Uses Sq.m	65,000*	--	--	77,000*
Residential	Circa 6,255	Circa 8,786 10,500	Circa 600 units	Circa 9,906
Education	4 Primary 2 Post Primary	4 Primary 2 Post Primary	--	4 Primary 2 Post Primary
Class One HA	27	29.7 32.5	--	29.7 32.5

Proposed Amended Table 2.3 Town and Village Centre Development Quantum Ranges.

	Net Site Area HA	Min/Mx 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 19,500	750/1,000	750/1,000	250/500
Lehaunstown	0.9	1,515/3,790	9,000/12,000 14,800	700/1,000	700/1,000	250/500
Priorsland	0.9	1,290/2,275	9,000/12,000 18,000	700/1000	700/1000	250/500
MAX TOTALS	19.1 HA	41,199/53,034SQ.M	150,000/ 192,000 202,300	84,950/112,000SQ.M	49,650/63,000sq.m	2,950/4,500 sq.m

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Proposed Amended 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 1:2.3
Lehaunstown	1:1.4	1:2 1:2.3
Priorsland	1:1.3	1:2 1:2.5

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Proposed Amended Section 2.7.2

Section 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~~ 10,500 units. As of February 2012, circa. 600 residential units had been developed within the Scheme area. A maximum of circa ~~1,600~~ 2,160 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 76 ha net, which can support up to ~~6,136~~ 7,747 dwellings.

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Proposed Amended 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 55	137	195 215
Res 2	44.5	58.5%	45	70 75	2,003	3,073 3,338
Res 3	21.8	28.5%	65	100 145	1,417	2,130 3,161
Res 4	5.9	8%	85	125 175	502	738 1,033
Mixed Use Areas	N/a	N/a	N/a	N/a	Circa 1,596	Circa 2,050 2,160
Developed to date	N/a	N/a	N/a	N/a	600	600
TOTALS	76	100%	-	-	Circa 6,255	Circa 8,786 10,500

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Section 2.7.4 Part V Provisions

Delete the following text from 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.

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Section 2.7.5 Existing Residential Dwelling Houses

Add the following text to amend a typo under this section.

There are a number of existing dwelling houses within the **Strategic Development Zone and** Planning Scheme boundary. These homes are located in Development Areas **4 and 6b** 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.

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Section 2.8 Urban Form

Insert the following text in **red under Section 2.8 Urban Form**

Distinctiveness: **That** 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 **features on sites such as** buildings, landform, **archaeological** and ecological features, and that the proposal also successfully exploits views into and out of the site.

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Insert the following after Public Realm

Design: A well-designed place contributes to local distinctiveness and identity. Developments shall fully consider the site's context, the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks, the form, scale, design, materials and details of buildings and landscape.

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Amend Specific Objectives PD 7 to PD 15 as follows:

PD 7 Design Statement

The Planning Scheme seeks to ~~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.~~ the full consideration of the site's context, development layout, street pattern, landscaping, open space, movement network as well as the arrangement of development blocks (form, scale, height, design, materials) and the detailing of buildings and landscaping.

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 and shall set out a baseline understanding of the local context and an analysis of local character and identity noting Section 2.8 Urban Form and specific objectives PD 8-PD 29. Refer also to Section 2.9.1 **Criteria for assessing Building Height in the Planning Scheme.**

The Design Statement shall demonstrate and not be limited to:

- How the development enhances the surroundings.
- How the development connects with its surroundings whether visually, historically, or physically in terms of permeability.
- How the development responds to the characteristics of the site and any features (natural, historical or otherwise) on site.
- How the identity of the development is one that is attractive and distinctive.
- That the development consists of a coherent built form.
- Accessibility and ease of movement.
- Enhances and optimises nature.
- The provision of public spaces that are safe, social and inclusive.
- The provision of appropriate uses and integration of those uses.

PD 8 Distinctive Neighbourhoods

Each individual neighbourhood will be locally distinct, ~~created by the design, detailing and materials of buildings and landscape and by including~~ with individual features ~~including~~ such as 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 Principal Frontages and Streetscape

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.

Streets shall be a focus of activity, creating active frontages with street accesses into buildings animating the public realm. They shall be designed as places, not just for cars but as a distinct component of the public realm and amenity. Home zones shall form part of the design where appropriate to create shared areas.

PD 10 Layout

To require the layout of residential areas ~~to~~ and block form to create an appropriate network of streets and spaces and maximise pedestrian and cyclist permeability with clear, legible, safe, attractive 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 Inclusivity and Innovative Building Typologies

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 Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis

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 ethnical /economic and social conditions, is generally encouraged.

Applicants are referred to Appendix I of the Planning Scheme which provides guidance on what is required in Sunlight and Daylight assessments submitted as part of planning applications for new developments.

~~PD 13~~

~~To ensure that frontage widths of individual buildings and massing allow for their successful integration into the streetscapes.~~

PD 13 Massing and Scale

Development shall ensure that the scale and proportions of buildings enhance streetscapes and create appropriately scaled spaces and streets between them. Breaks shall be provided so as to allow for pedestrian permeability, penetration of sunlight and daylight and an optimum micro-climate. Long monolithic facades shall be avoided.

PD 14 Materials and Detailing

To ensure that a distinctiveness of materials is used at various scales, ~~and the detailing of those materials allows~~ 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. ~~The materials shall be:~~

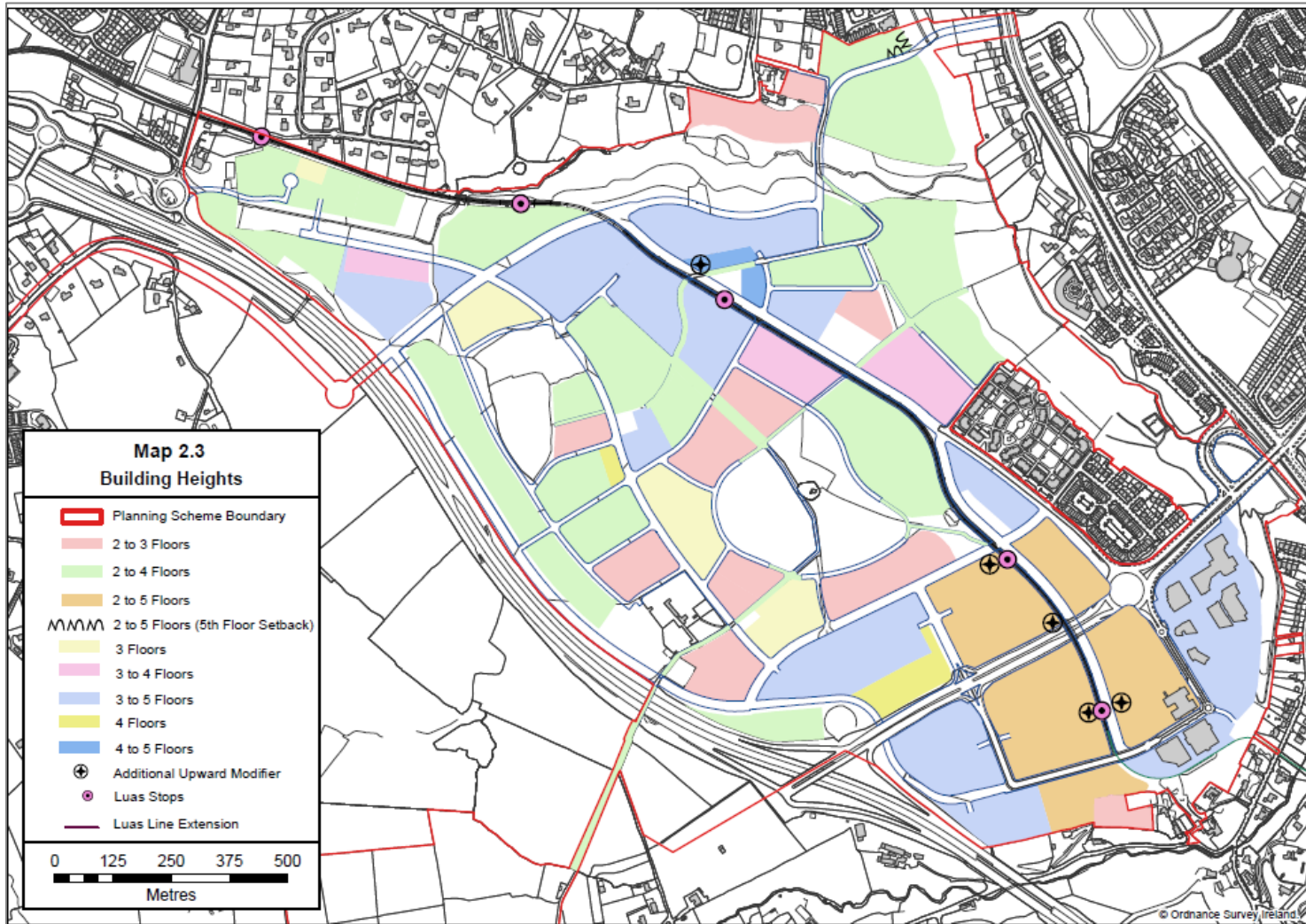
- Appropriate to the scale, form and appearance of the building and its surroundings.
- Attractive and durable.
- Contribute to visual appeal and local distinctiveness.

A material and finishes palette guide will be required post-adoption of the Planning Scheme.

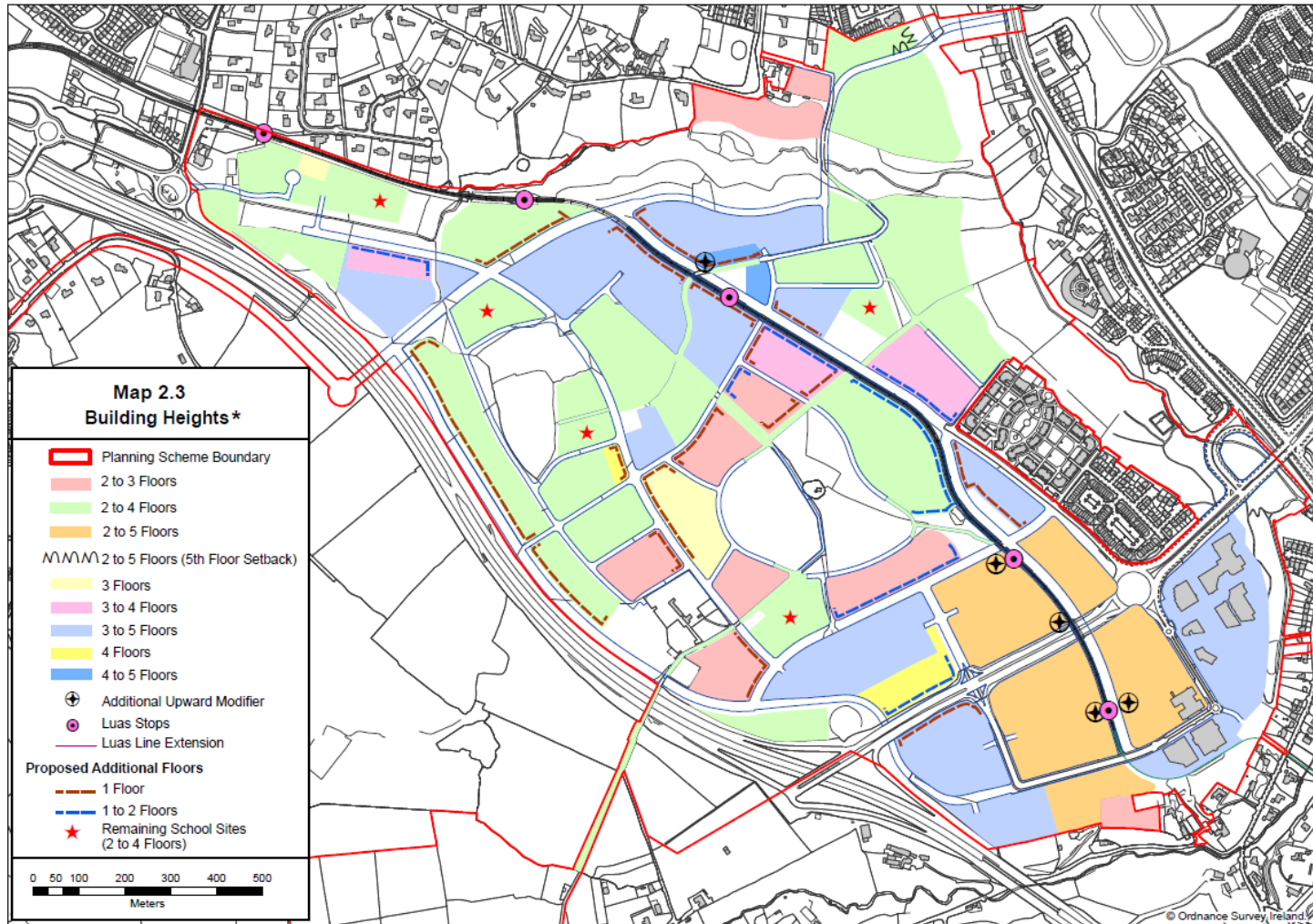
PD 15 Ancillary Structures

To promote the strategic design and appropriate location of bin-stores, service boxes, **ESB substations** 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. Applicants are advised to consider ESB Networks requirements with regard to safety, design, location etc. of ESB stations early during the design process of their development.

Approved Map 2.3 Building Heights



Proposed Amended Map 2.3 Building Heights



*Subject to proposals clearly demonstrating that they address all of the Criteria for Assessing Building Height under Section 2.9.1 of the Planning Scheme

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Insert the following text into Section 2.8.2 Skyline.

2.8.2 Skyline

Due to the undulating landscape, the skyline will be an important feature in Cherrywood, **when viewed both externally and internally within Cherrywood from existing and future neighbouring developments.** 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.

Amend Specific Objective PD 19 as follows:

PD 19 Services on roofs, **including lift and stair over runs, ventilation and smoke shafts, photovoltaic cells and other plant and services** will be **so designed and sited** ~~covered and designed~~ so as not to be visually prominent. In this regard:

- **Where possible, structures shall be set back from the building edge.**
- Natural ventilation of buildings will be promoted.
- **Roof structures shall be appropriately screened.**
- **Materials of structures and screening shall be of a high quality and light in colour.**
- **All structures on roofs shall be limited in number and size and avoided where possible.**

Amend Section 2.9 Building Heights as follows:

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. **Building height shall contribute towards, urban legibility and visual diversity.**

~~In the Town Centre and Village Centres, additional height, **7**, is acceptable to provide legibility and clarity to make these areas distinctive. taller buildings, can also be acceptable 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.~~

It is an objective of the Planning Scheme (Specific Objective PD21) to ensure that Cherrywood is developed in accordance with height limits as set out in Map 2.3 Building Height subject to the building making a positive contribution to the built form, to the criteria in Section 2.9.1 and the Specific Objectives in the Planning Scheme.

For clarity the following shall apply:

- **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 within the Town Centre, building height will be measured from the higher street.**

- A residential floor when measured externally can be up to 3.4m in general, and up to 4.5m when measured externally for ground floor units within Res 3 and Res 4 areas. A floor height of all other uses is 4.5m.
- The maximum height is measured externally from the ground floor to the building shoulder height/external wall height and excludes parapets, safety railings/walls/balustrades, green roofs, photovoltaics, lift overruns and plant, noting that the latter should be kept to a minimum and all to be of a reasonable height to be agreed with the Planning Authority.
- Architectural features which stand above the main maximum building height-as set out on Map 2.3 Building Heights, will be considered where it is demonstrated that they enhance the building quality, contribute to urban legibility and allow for variance in roof design or add distinctiveness to a building. These elements shall not include floor area and are purely for architectural expression. All development proposals will need to demonstrate that protected views and prospects are retained in accordance with Section 2.11 of the Planning Scheme in this regard.

Delete Table 2.11 Building Heights and associated footnote.

Insert New Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme Area.

2.9.1 Criteria for Assessing Building Height in the Planning Scheme Area.

Applicants are required to submit a Design Statement (See also Specific Objective PD 7) as part of their planning application. The Design Statement shall demonstrate to the satisfaction of the Planning Authority that the proposed building heights have addressed the criteria below and are in accordance with the building height range for the application site as set out on Map 2.3.

Proposals seeking to increase building height on a site in accordance with Map 2.3 by way of an amendment planning application to an existing permission shall clearly demonstrate that the proposed additional height has been considered as an integral and holistic part of the overall redesign of the building/development and enhances both the development and the surrounding area.

The Design Statement shall demonstrate how the proposal addresses the following criteria;

- Where a planning application seeks to utilise the proposed additional floors as set out on Map 2.3, this provision shall apply to the identified street or space frontage only. The extent of the additional floor/s shall be limited in depth and should extend no more than circa 20 metres back from the frontage (as normally defined by the front building line). This shall be clearly demonstrated in the design statement and the drawings submitted.
- All planning applications shall demonstrate the protection of the designated views and prospects in the Cherrywood Planning Scheme. This may require careful positioning and/or articulation or disaggregation of additional floors.
- Demonstrate how the proposal includes appropriate articulation of the roof form and roofscape. This may include disaggregation of additional floors, variation in building/floor heights, and limiting the extent of additional floors along frontages.

- Demonstrate that the proposal results in appropriate street proportions and enclosure. This will need to be supported by detailed street and block sections and studies.
- Demonstrates appropriate continuity and enclosure of public space. This will need to be supported by detailed street and block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I, **Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments** in this regard.
- Demonstrate appropriate continuity and enclosure of private and semi-private amenity and courtyard spaces. This will need to be supported by detailed block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I, **Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments** in this regard.
- Demonstrate appropriate regard to the amenity of neighbouring properties and / or sites in terms of shadow impact, overbearing or other amenity consideration, including development which falls outside but is located along the Planning Scheme Boundary.
- Demonstrate that the proposed heights are a clear and additional contribution to the design quality of the proposal, in terms of design rationale and execution, quality and durability of materials and attention to, and execution of, detailing.
- Proposal shall demonstrate maximisation of adaptable and sustainable unit typologies– for example, by maximising passive solar access through the use of dual aspect residential units, ensuring potential for passive ventilation, etc.
- All proposals shall demonstrate that they shall enhance or not detract from sensitive sites including inter alia protected structures, national monuments, archaeological sites, natural habitats, protected treelines and hedgerows and tufa springs.
- Demonstrate that proposals along the Luas line have regard to the Light Rail Environment -Technical Guidelines for Development, December 2020, Transport Infrastructure Ireland. The stated purpose of these Guidelines is to ensure that the operational safety and efficiency of the light rail are maintained while improvements in accessibility, permeability and interfaces with the public realm where possible are facilitated.
- Sites within the protection zone of Tufa Spring No. 5, as identified under Appendix E of the Planning Scheme, or within proximity of Tufa Spring No. 11, are required to demonstrate through site investigations as outlined under Appendix E, and the Ecology Report submitted as part of a planning application that proposed developments on these sites will not cause significant impacts on the Tufa Springs. The consideration of the Tufa Springs may impact the overall design of a development proposal.
- Additional height as set out on Map 2.3 of the Planning Scheme shall only be acceptable where the applicant has clearly demonstrated to the satisfaction of the Planning Authority that these additional floors would not impact adversely on meeting the above criteria.

Amend Specific Objective PD 21 as follows:

PD 21 To allow building height within the range of storeys identified and set out on Map 2.3 subject to **Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme**. 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. **Upward modifiers are defined as a local increase in height, of an 'element' of a building, up to additional 3 storeys in the Town Centre and up to 2 additional storeys in the Village Centre. Such structures shall be slender in appearance so as to serve their function as a local landmark.**

Amend Specific Objectives PD 23 as follows:

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 **up to 4.5 metres, in Village Centres,** along the Grand Parade and adjacent to Cherrywood Town Centre where increased overall building heights are proposed.

CHAPTER 3: CULTURAL AND BUILT HERITAGE

No changes.

CHAPTER 4: PHYSICAL INFRASTRUCTURE

No changes.

CHAPTER 5: GREEN INFRASTRUCTURE

PAGE 51: Amend 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 15ha	Grassed sports pitches with ancillary facilities
		Amenity Open Space, Class 1 (sub-total)	circa 29.7 32.5 ha	
	Amenity Open Space, Class 2	Pocket Park	Lehaunstown Lane (3nr	qualitative
Pocket Park		Tufa Springs	qualitative	Public open space associated with Tufa 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
Greenways		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		Landscaped area

Amend Section 5.2.1 Components of the Cherrywood Way

The total area of planned and incidental green infrastructure (not including infrastructural SuDS provision) equates to ~~circa 3~~ **2.3 ha**. per 1,000 planned **maximum** residential population (circa ~~23,722~~ **26,000**) . **It is noted that** approximately half of this provision is not suitable for recreational usage because of topography, biodiversity, sustainable drainage, flooding and other environmental considerations. The amount of planned amenity open space (Class 1 and Class 2 open space) is equivalent to ~~circa 1.4~~ **1.25ha** / 1,000 planned residential population (circa ~~23,722~~ **26,000**) (see Map 5.1). This includes the open space provision shared by schools.

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Ensure the protection of calcareous (tufa) springs and the area surrounding them by having no ~~net effect~~ **significant impact** on the hydrogeological and other physical conditions on which these springs rely. Any Planning Application that is located within the hydrogeological catchment of these areas as outlined in the protection zone map of the Hydrogeological Study in Appendix E will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required ~~in some cases~~ to prove that there will be no ~~effect~~ **significant impact** on these features.

CHAPTER 6: DEVELOPMENT AREAS

Section 6.1 Development Area 1: Lehaunstown

PAGE 64:

Change Name DA 9 to DA9(a) and DA9 (b) Split this Objective into 2 parts with a new Part DA 9(b)

DA 9 (a)

Prior to a planning application being submitted on the Res 4 plot in Development Area 1 Lehaunstown or Res 3 plot in Development Area 4 Domville, both located on the southern side of the Grand Parade, the land owner shall enter into a discussion with the Local Authority to explore the potential of relocating the Travellers Accommodation site in the Res 4 plot to the Res 3 plot.

Insert Specific Objective **DA 9 (b)**

With regard to the same Res 4 Plot, the applicant shall follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5 in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure (see GI30 and Appendix E).

The layout and design of proposed developments on sites identified as been within the protection zone of the Tufa Springs, as indicated in Appendix E of the Planning Scheme , shall be informed by site investigations , as outlined in Appendix E, which are to be carried out in advance of the preliminary design of any proposals for these sites. Proposals on these sites shall demonstrate that they will have no significant impact on Tufa Spring No. 5 and shall be accompanied by an ecology report demonstrating the same.

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Amend Table 6.1.1 Sub-headings Lehaunstown Village Centre and Residential Development.

Amendments in **red text**. Deleted text in ~~strikethrough~~.

LEHAUNSTOWN VILLAGE CENTRE		
Total Village Centre Lands HA		0.9
RETAIL SQ.M		
	Min	Max
	Net/Gross	Net/Gross
1 no. Supermarket	600/905	1,500/2,274
Local Retail	200/305	500/758
Retail Services	200/305	500/758
Total Retail Quantum Village Centre	Min Net/Gross	Max Net Gross
	1,000/1,515	2,500/3,790
RESIDENTIAL VILLAGE CENTRE		
Residential Dwelling Units	Min	Max
	Circa 95	Circa 130 160
Gross Residential Floor Area Sq.m	Min	Max
	Circa 9,000	Circa 12,000 14,800
NON-RESIDENTIAL USES		
Non-Retail Uses	Min	Max
	700	1,000
High Intensity Employment	Min	Max
	700	1,000
Community Facilities	Min	Max
	250	500
Total Non-Residential Floor Area Sq.m	Min	Max
	1,650	2,500
TOTAL FLOORSPACE QUANTUM LEHAUNSTOWN VILLAGE CENTRE SQ.M	Min	Max
	12,165	18,290 21,090
Plot Ratio	Min	Max
	1:1.4	1:2 1:2.3
Site Coverage	Min	Max
	40%	60%
Building Height in Storeys	Min	Max
	4	5 6

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	17.7	
	Land Area HA	Density Range
Res 1	0	35-50 35-55
Res 2	6.4	45-70 45-75
Res 3	6.9	65-100 65-145
Res 4	4.4	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	1,112	1,818 2,251
Overall Residential Density	Min	Max
	63 per ha	95 per ha 127 per ha
Building Height in Storeys	2	5-6
No. of Dwellings in Village Centre	Min	Max
	95	130 160
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 1,207	Circa 1,818 Circa 2,411

Section 6.2: Development Area 2: Cherrywood

PAGE 68

Amend Table 6.2.1: Sub-heading Residential Development in Development Area 2 Cherrywood

Amendments in **red text**. Deleted text in ~~strikethrough~~.

Proposed Amended Table 6.2.1: Sub-heading Residential Development

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	4	
	Land Area HA	Density Range
Res 1	0	35-50 35-55
Res 2	2.5	45-70 45-75
Res 3	0	65-100 65-145
Res 4	1.5	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	240	363 450
Overall Residential Density	Min	Max
	60 per ha	91 per ha 113 per ha
Building Height in Storeys	2	5 6
No. of Dwellings in Town Centre	Min	Max
	Circa 1,276	Circa 1,600
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 1,516	Circa 1,963 Circa 2,050

Section 6.3 Development Area 3: Priorsland

PAGE 71

Amend Table 6.3.1: Development Type and Quantum for Development Area 3 Priorsland, Sub-Headings Priorsland Village Centre and Residential Development.

Amendments in **red text**. Deleted text in ~~strikethrough~~.

PRIORSLAND VILLAGE CENTRE		
Total Village Centre Lands HA		0.9
RETAIL SQ.M		
	Min	Max
	Net/Gross	Net/Gross
1 no. Supermarket	550/834	900/1,365
Local Retail	150/228	300/455
Retail Services	150/228	300/455
Total Retail Quantum Village Centre	Min Net/Gross	Max Net Gross
	850/1,290	1,500/2,275
RESIDENTIAL VILLAGE CENTRE		
	Min	Max
Residential Dwelling Units	Circa 95	Circa 130 Circa 200
Gross Residential Floor Area Sq.m	Min	Max
	Circa 9,000	Circa 12,000 18,000
NON-RESIDENTIAL USES		
Non-Retail Uses	Min	Max
	700	1,000
High Intensity Employment	Min	Max
	700	1,000
Community Facilities	Min	Max
	250	500
Total Non-Residential Floor Area Sq.m	Min	Max
	1,650	2,500
TOTAL FLOORSPACE QUANTUM LEHAUNSTOWN VILLAGE CENTRE SQ.M	Min	Max
	11,940	16,775 22,775
Plot Ratio	Min	Max
	1:1.4	1:2 1:2.5
Site Coverage	Min	Max
	40%	60%
Building Height in Storeys	Min	Max
	3	4 6

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	9.2	
	Land Area HA	Density Range
Res 1	0	35-50 35-55
Res 2	4.5	45-70 45-75
Res 3	4.7	65-100 65-145
Res 4	0	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	Circa 508	785 Circa 1019
Overall Residential Density	Min	Max
	55 per ha	85 per ha 111 per ha
Building Height in Storeys	2	5 6
No. of Dwellings in Village Centre	Min	Max
	Circa 95	Circa 130 Circa 200
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 603	Circa 915 Circa 1,219

Section 6.4 Development Area 4: Domville

PAGE 72

Amend Approved Objective DA 30 as follows:

DA 30

- a) To provide a Class 2 open space pocket park in close proximity to the Springs **and to follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5** in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure (see GI30 and Appendix E).
- b) The layout and design of proposed developments on sites identified as been within the protection zone of the Tufa Spring No. 5, as indicated in Appendix E of the Planning Scheme, shall be informed by site investigations, as outlined in Appendix E, which are to be carried out in advance, by the applicant, of the preliminary design of any proposals for these sites. Proposals on these sites shall demonstrate that they will have no significant impact on Tufa Spring No. 5 and shall be accompanied by an ecological report demonstrating the same.

PAGE 73

Amend table 6.4.1: Development Type and Quantum for Development Area 4 Domville Sub-Heading Residential Development.

Please note there was a typographical error in this Table in the Approved Planning Scheme stating that the max height in this area was 4 storeys when it is actually 5 as indicated on one of the Res 3 sites on Map 2.3; Building Heights, of the Planning Scheme document.

Amendments in **red text**. Deleted text in ~~strikethrough~~.

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	12	
	Land Area HA	Density Range
Res 1	0	35-50- 35-55
Res 2	6.4	45-70 45-75
Res 3	5.6	65-100- 65-145
Res 4	0	85-125- 85-175
	Min	Max
No. of Dwellings on Residential Lands	Circa 652	1,008 Circa 1,292
	Min	Max
Overall Residential Density	54 per ha	84 per ha- 108 per ha
Building Height in Storeys	2	4- 6
Residential Dwellings Constructed February 2012	Min	Max
	600	
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 1,252	1,608 Circa 1,892

Section 6.5 Development Area 5: Druid's Glen

PAGE 75

Amend table 6.5.1: Development Type and Quantum for Development Area 5 Druid's Glen, Sub-Heading Residential Development.

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	8.5	
	Land Area HA	Density Range
Res 1	2.6	35-50 35-55
Res 2	5.9	45-70 45-75
Res 3	0	65-100 65-145
Res 4	0	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	Circa 357	543 Circa 586
Overall Residential Density	Min	Max
	42 per ha	64 per ha 69 per ha
Building Height in Storeys	2	4
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 357	543 Circa 586

Section 6.6: Development Area 6 Bride’s Glen

PAGE 77

Amend table 6.6.1: Development Type and Quantum for Development Area 6 Bride’s Glen, Sub-Heading Residential Development.

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	2.2	
	Land Area HA	Density Range
Res 1	0.7	35-50 35-55
Res 2	1.5	45-70 45-75
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 93	140 Circa 151

Section 6.7: Development Area 7 Macnebury

PAGE 79

Proposed Amended table 6.7.1: Development Type and Quantum for Development Area 7 Macnebury, Sub-Headings, Non-Residential Development, Commercial Uses and Residential Development.

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 6
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 6

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	4-5
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	3-4

RESIDENTIAL DEVELOPMENT		
Total Residential Lands	5.5	
	Land Area HA	Density Range
Res 1	0	35-50 35-55
Res 2	1.8	45-70 45-75
Res 3	4.6	65-100 65-145
Res 4	0	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	380	494-802
Overall residential Density	Min	Max
	69 per ha	93-146 per ha
Building Height in Storeys	Min	Max
	2	5
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	321 380	494-802

Section 6.8 Development Area 8: Tully

PAGE 81 AND PAGE 82

Insert New DA 57 a and b

- a) The applicant shall follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5 in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure (Refer to GI30 and Appendix E).
- b) The layout and design of proposed developments on sites identified as been within the protection zone of the Tufa Springs, as indicated in Appendix E of the Planning Scheme , shall be informed by site investigations , as outlined in Appendix E, which are to be carried out, by the applicant, in advance of the preliminary design of any proposals for these sites. Proposals on these sites shall demonstrate that they will have no significant impact on Tufa Spring No. 5 and shall be accompanied by an ecological report demonstrating the same.

Proposed Amendments to Table 6.8.1: Development Type and Quantum for Development Area 8 Tully, Sub-Headings, Tully Village Centre, Non-Residential Development Commercial Use and Residential Development.

Tully Village Centre		
Total Village Centre Lands HA		1.2
RETAIL SQ.M		
	Min	Max
	Net/Gross	Net/Gross
1 no. Supermarket	1,750/2,652	2,500/3,789
Local Retail	445/674	750/1,136
Retail Services	445/674	750/1,136
Total Retail Quantum Village Centre	Min Net/Gross	Max Net Gross
	2,640/4,000	4,000/6,060
RESIDENTIAL VILLAGE CENTRE		
	Min	Max
Residential Dwelling Units	Circa 130	Circa 190 Circa 200
	Min	Max
Gross Residential Floor Area Sq.m	12,000	18,000 –19,500
NON-RESIDENTIAL USES		
Non-Retail Uses	Min	Max
	750	1,000
High Intensity Employment	Min	Max
	750	1,000
Community Facilities	Min	Max
	250	500
Total Non-Residential Floor Area Sq.m	Min	Max
	1,750	2,500
	Min	Max
TOTAL FLOORSPACE QUANTUM LEHAUNSTOWN VILLAGE CENTRE SQ.M	17,750	26,560 28,060
Plot Ratio	Min	Max
	1:1.5	1:2.2 1:2.3
Site Coverage	Min	Max
	40%	60%
Building Height in Storeys	Min	Max
	3	5

NON-RESIDENTIAL DEVELOPMENT		
COMMERCIAL USES		
Breakdown for Site CU 1		
Site Area HA	3.6	
Min Quantum	36,000	
Min Plot Ratio	1:1	
Height Storeys	Min	Max
	2	4- 5

RESIDENTIAL DEVELOPMENT		
Total Residential Lands	16.1	
	Land Area	Density Range
Res 1	0.6	35-50 35-55
Res 2	15.5	45-70 45-75
Res 3	0	65-100 65-145
Res 4	0	85-125 85-175
No. of Dwellings on Residential Lands	Min	Max
	719	1,115 1,196
Overall residential Density	Min	Max
	45 per ha	69 per ha 74 per ha
Building Height in Storeys	Min	Max
	2	4- 5
No. of Dwellings in Tully Village Centre	Min	Max
	Circa 130	Circa 190 Circa 200
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 849	Circa 1,305 Circa 1,396

CHAPTER 7: SEQUENCING AND PHASING

No Changes

APPENDICES

PAGE 109

Amend Appendix E: Phase 1 Hydrogeology Assessment of the Cherrywood SDZ.

Rename Appendix E as follows:

Appendix E: Tufa Springs Mitigation Requirements

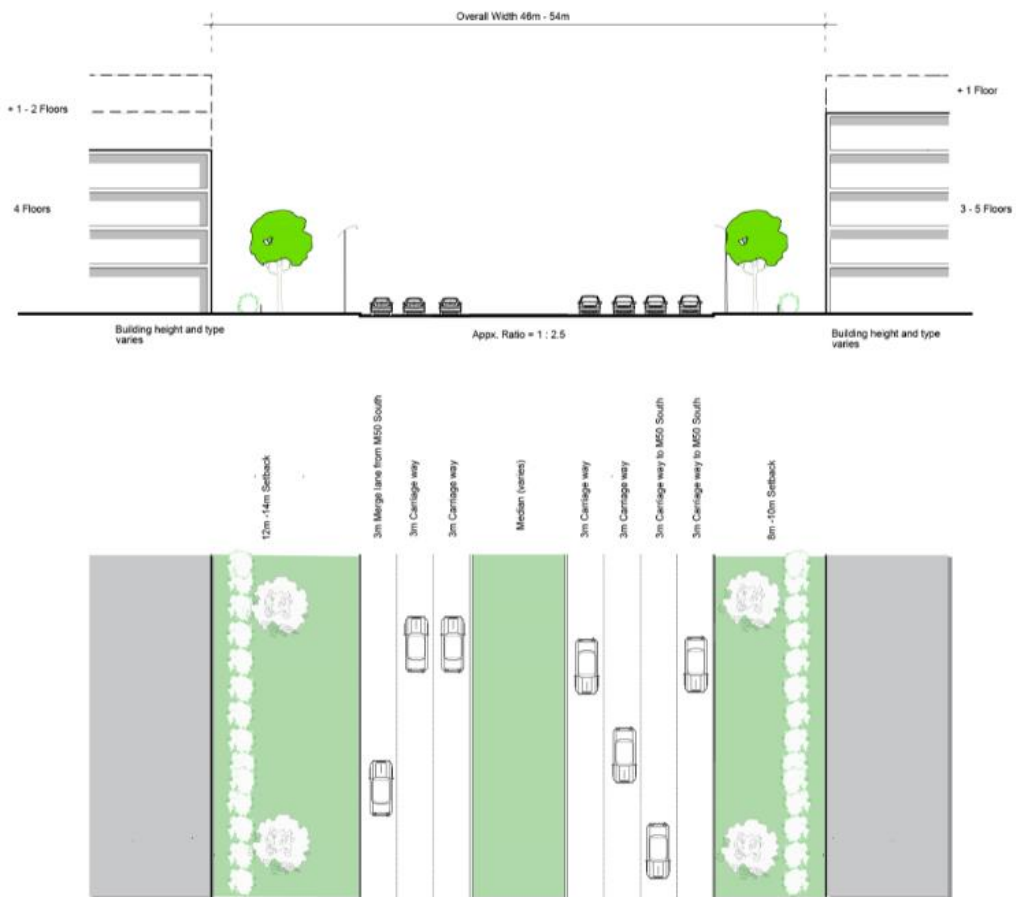
Insert Annex A: ORIGINAL Appendix E (attached as part of this amendment).

Insert Annex B: JBA Catchment Study (attached as part of this amendment).

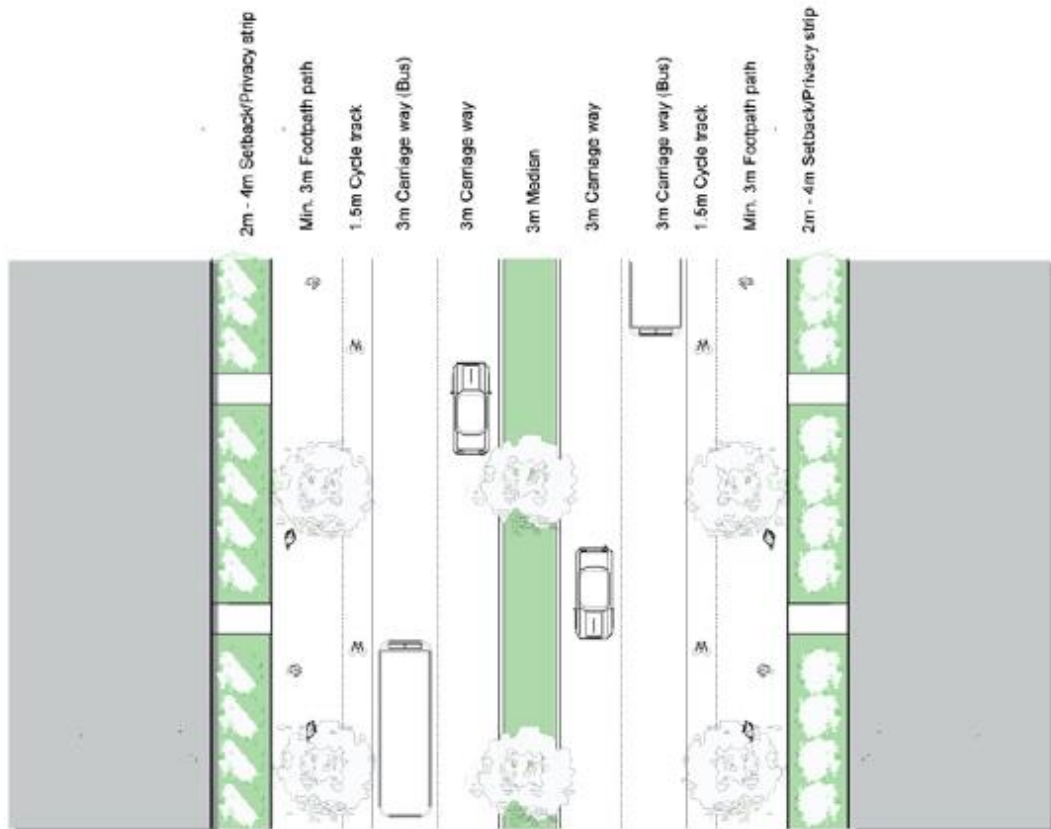
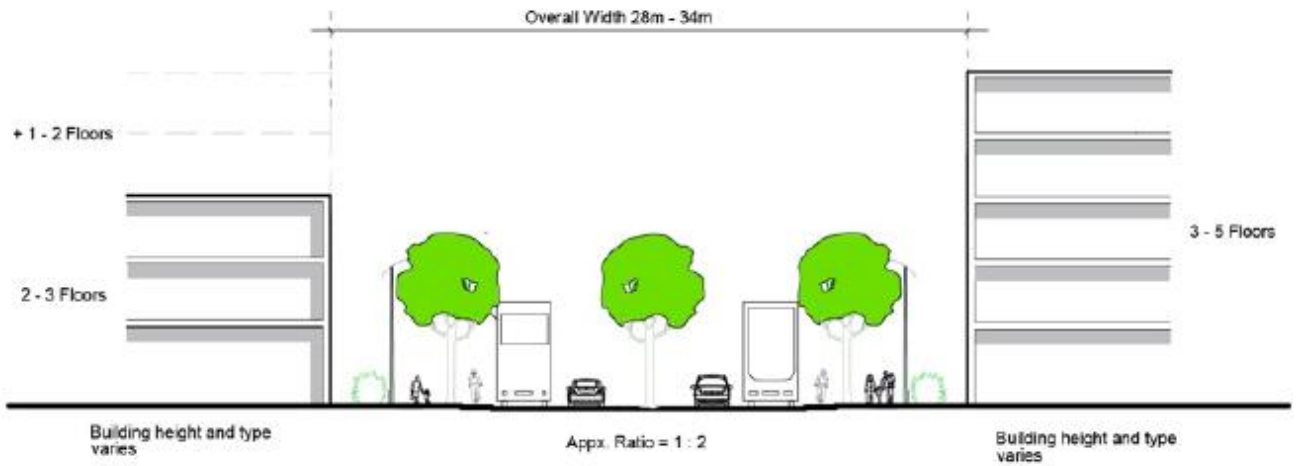
Insert New Appendix H at the end of the Cherrywood Planning Scheme Document.

Appendix H: Indicative Street Sections showing Proposed Maximum Building Heights.

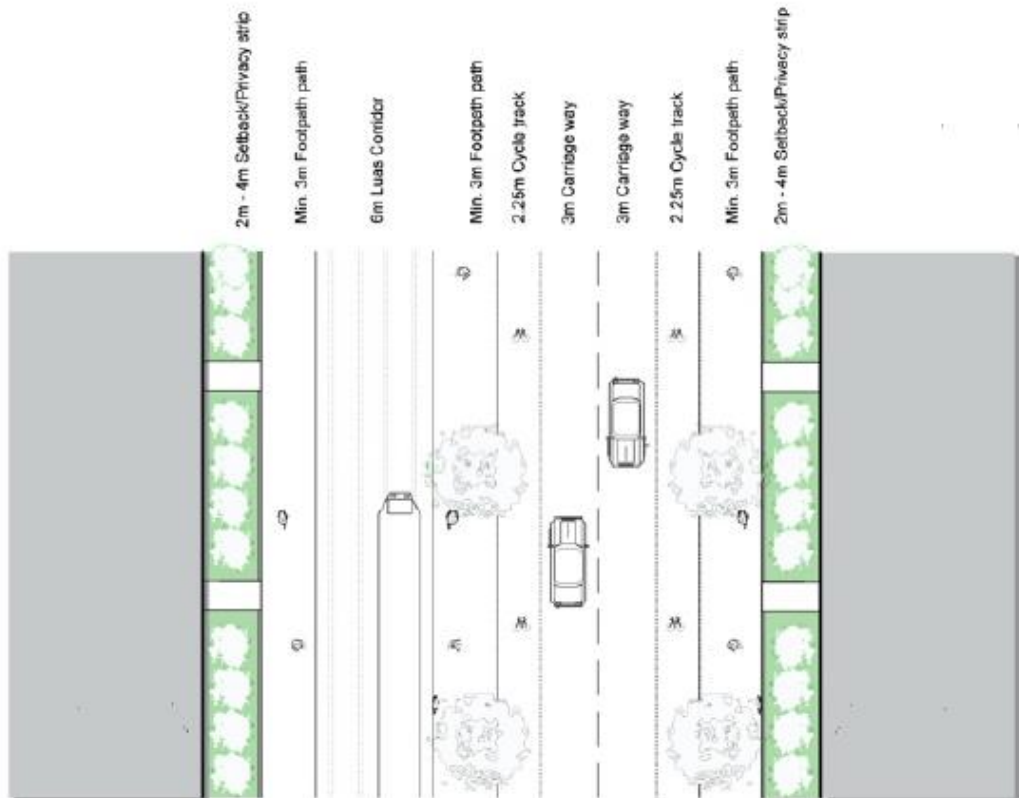
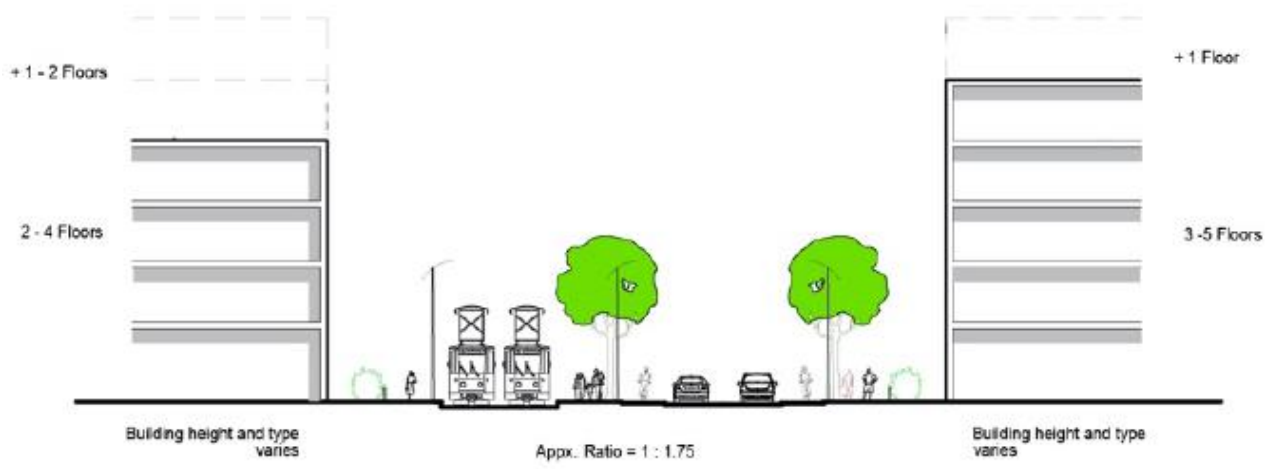
**Section 1: Indicative Cross Section of Wyatteville Link Road
(North East of the Lehaunstown Interchange)**



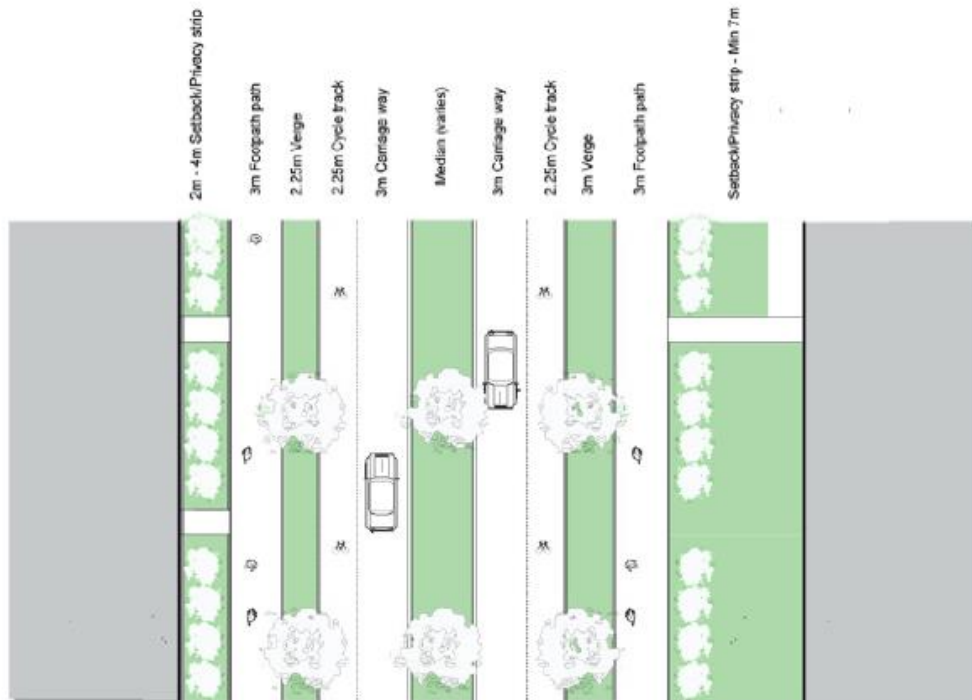
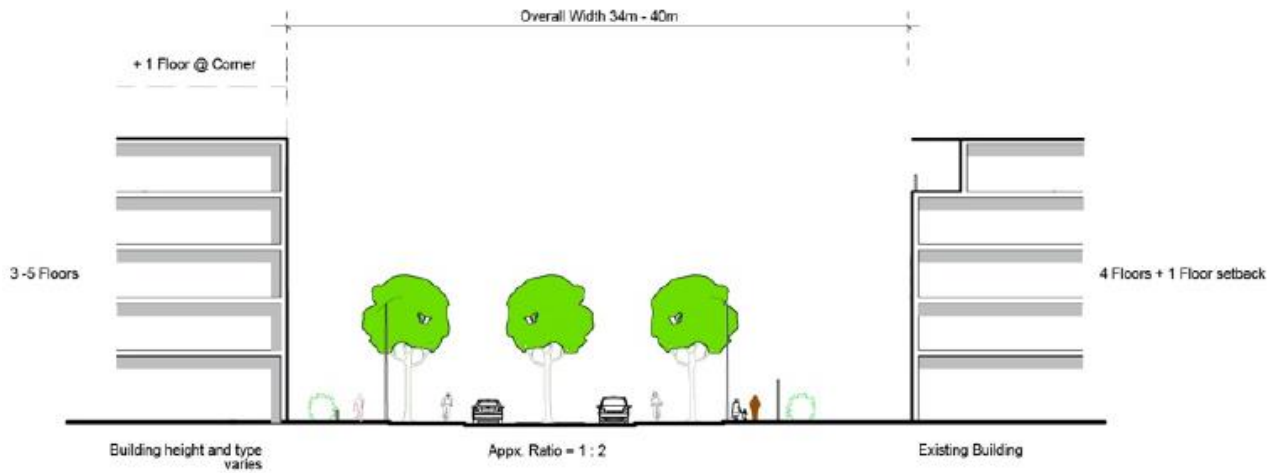
Section 2: Indicative Cross Section of Bishops Street



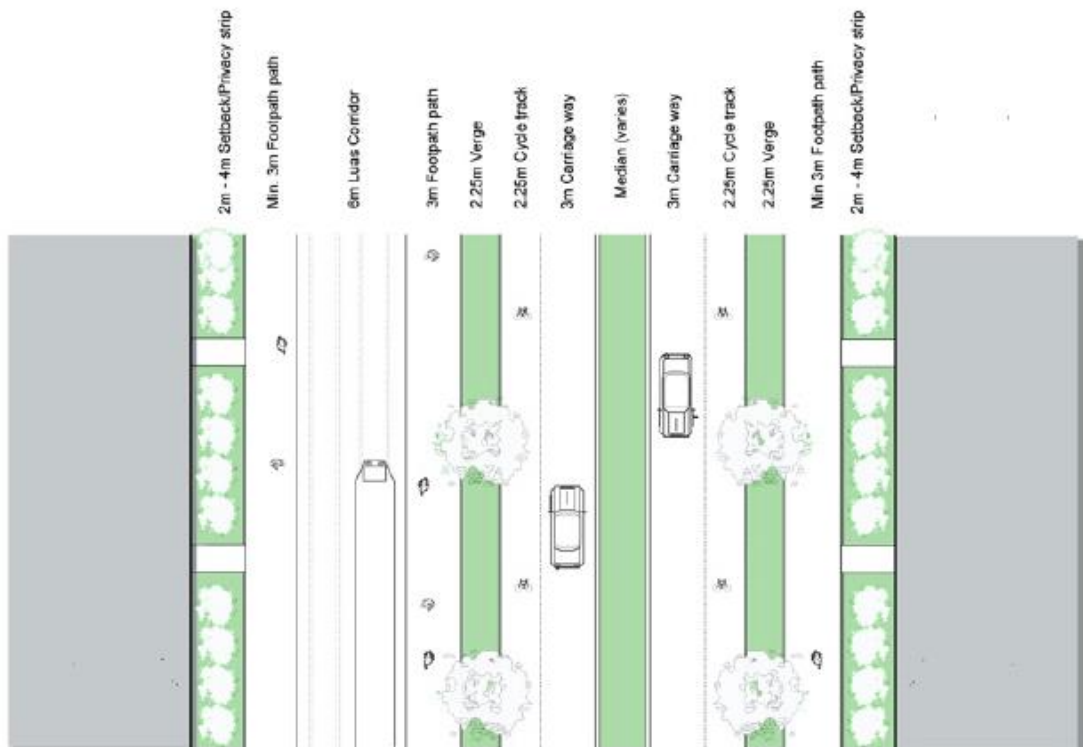
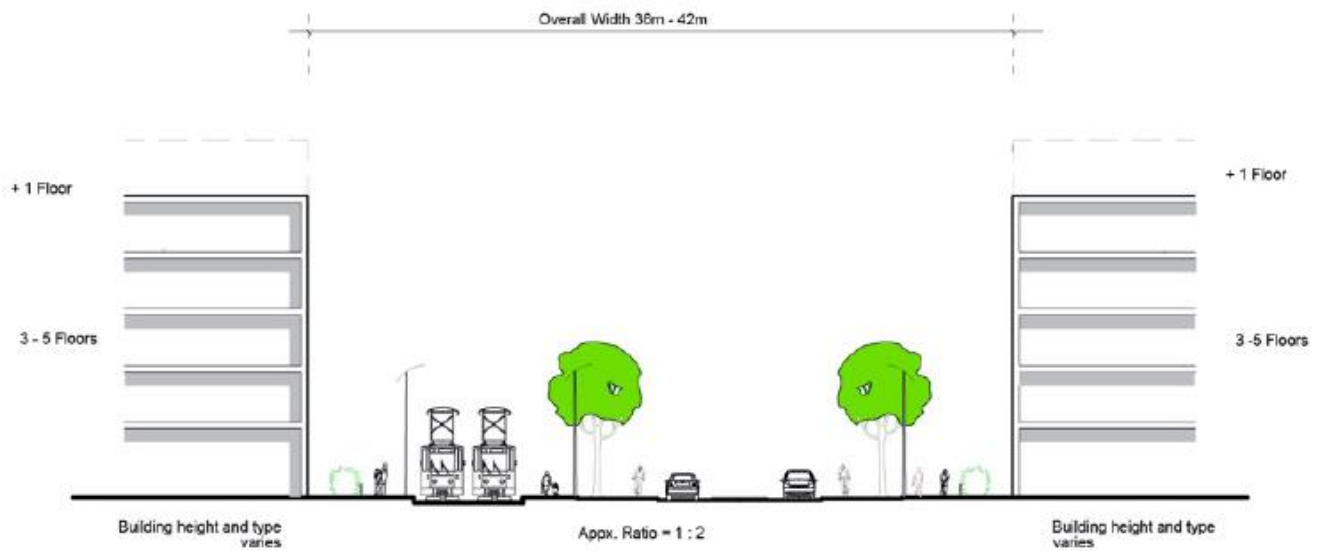
Section 3A: Indicative Cross Section of Grand Parade (South of Junction B)



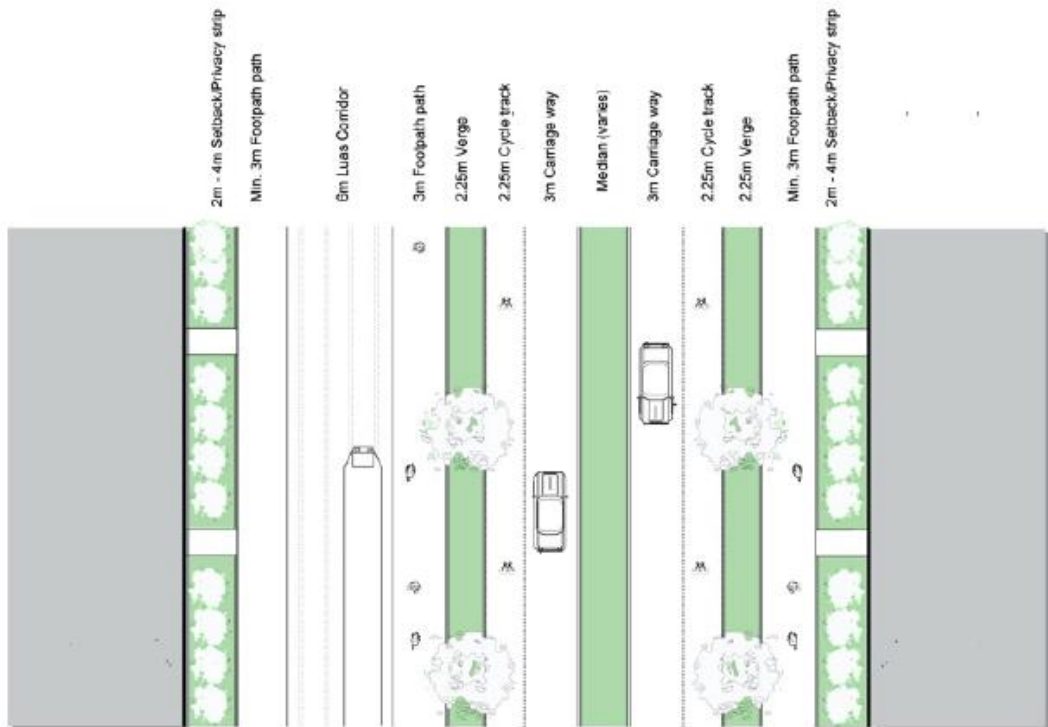
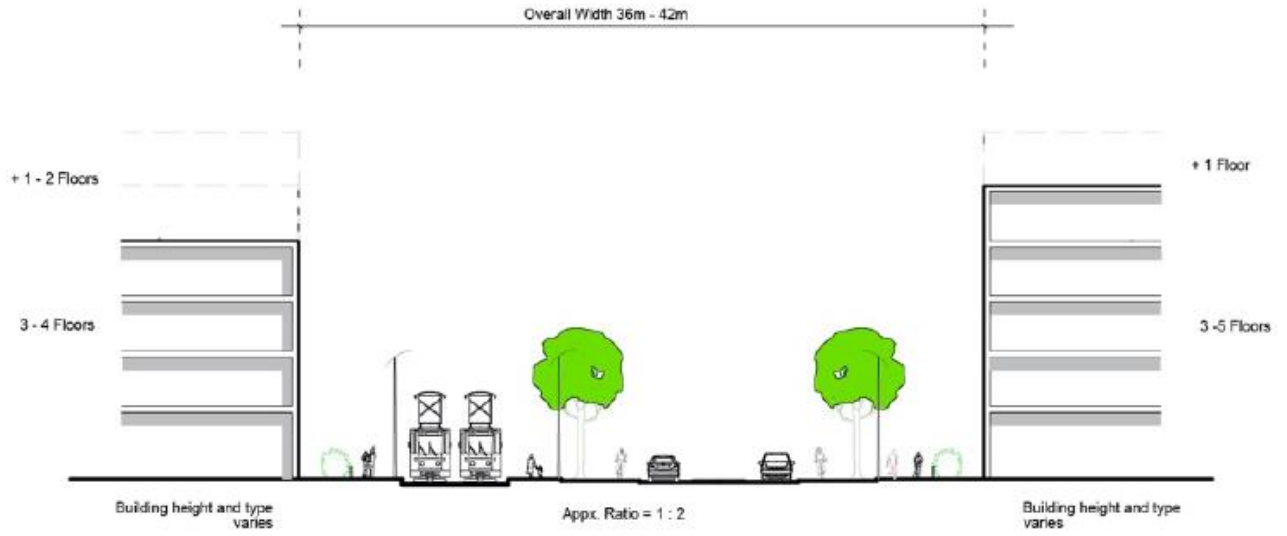
Section 3B: Indicative Cross Section of Tullyvale Road (South of Junction B)



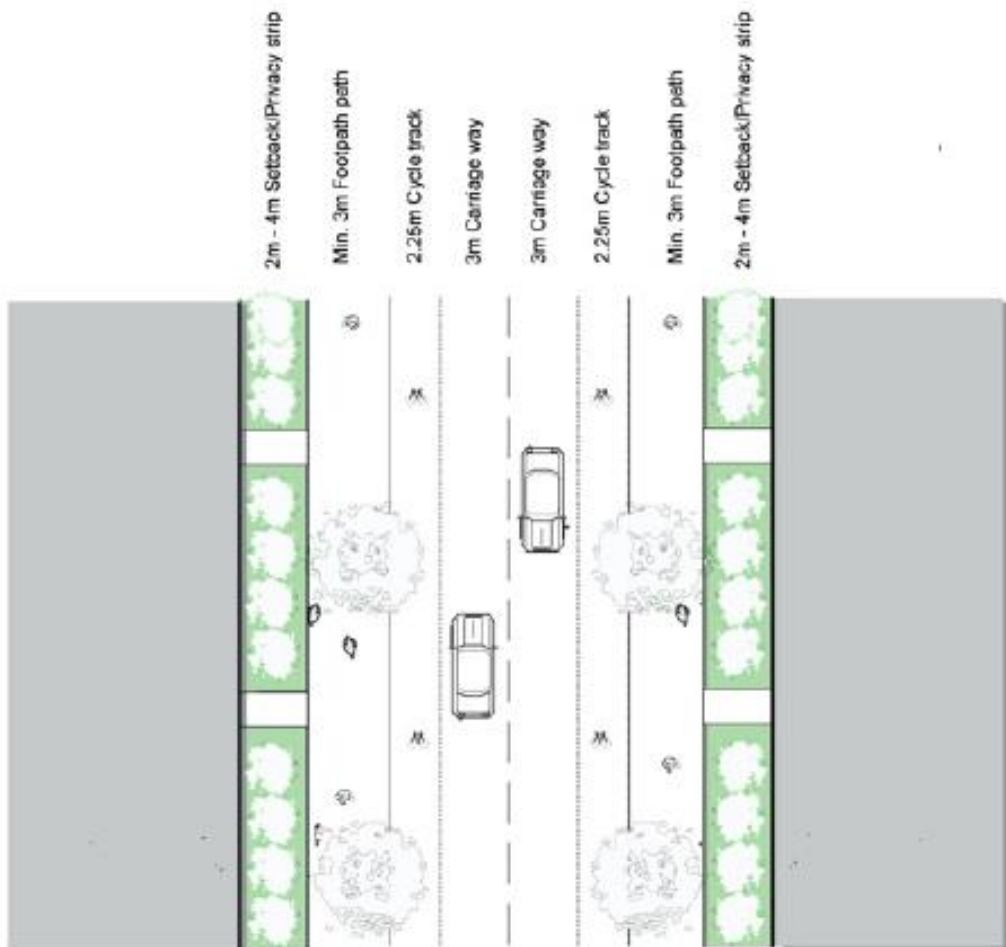
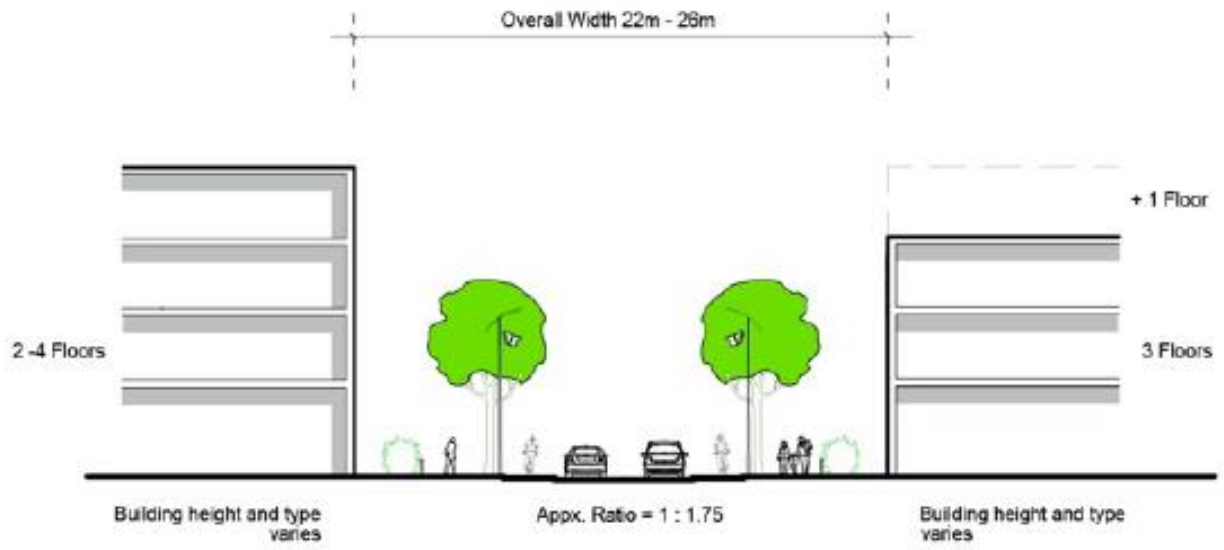
**Section 4A: Indicative Cross Section of Grand Parade
(North of Lehannstown Village)**



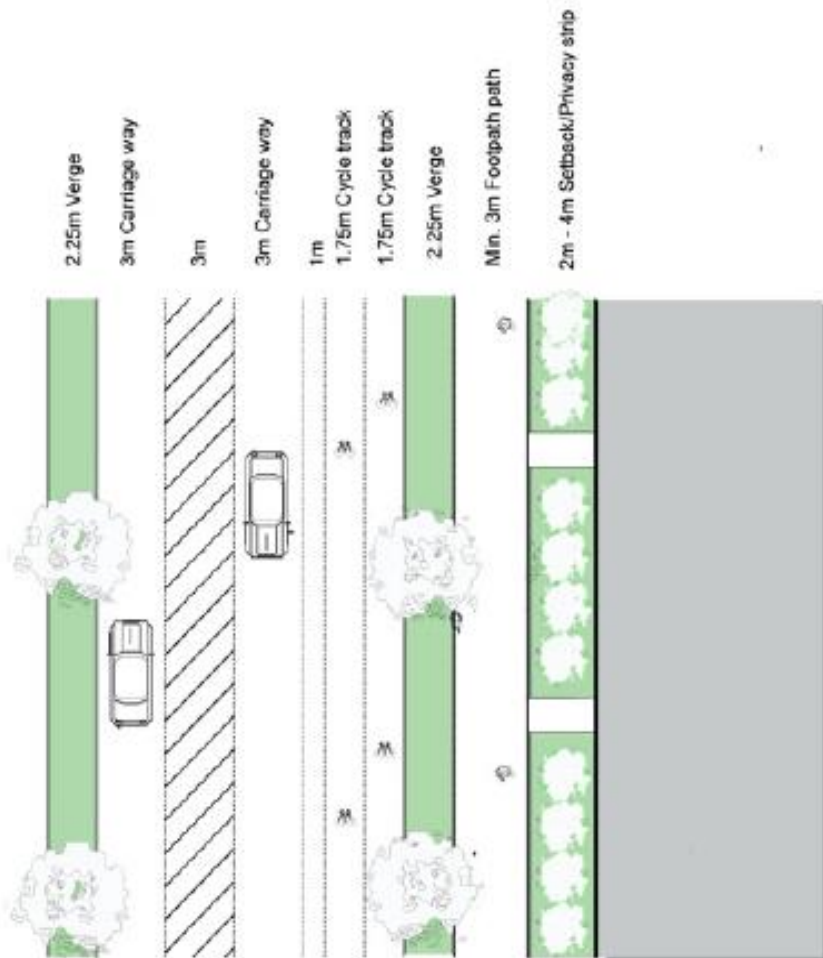
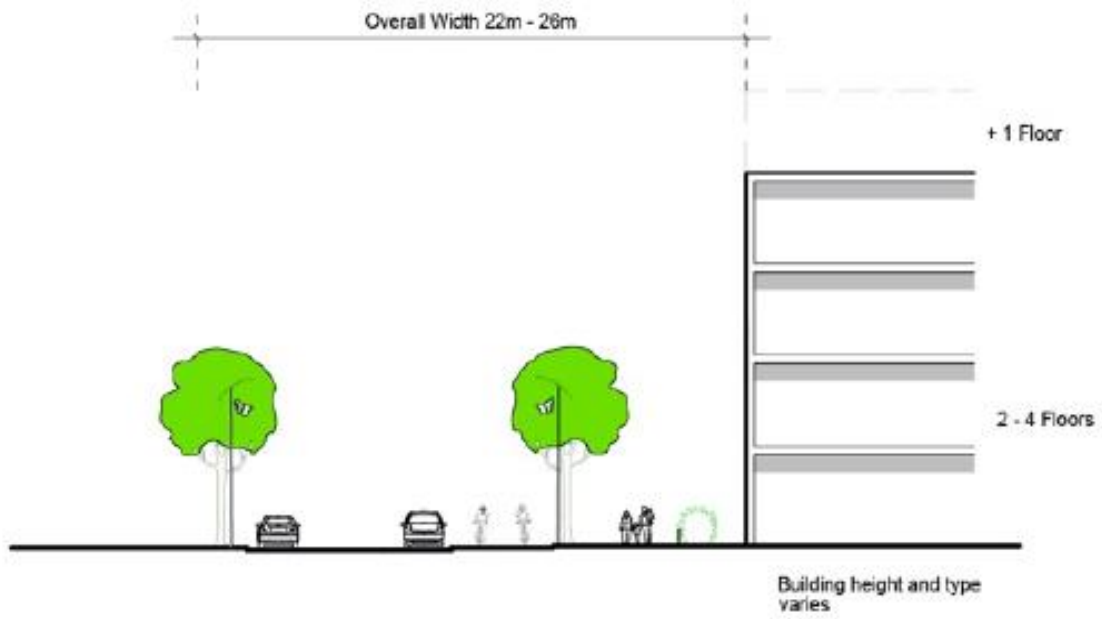
**Section 4B: Indicative Cross Section of Grand Parade
(South of Lehaunstown Village)**



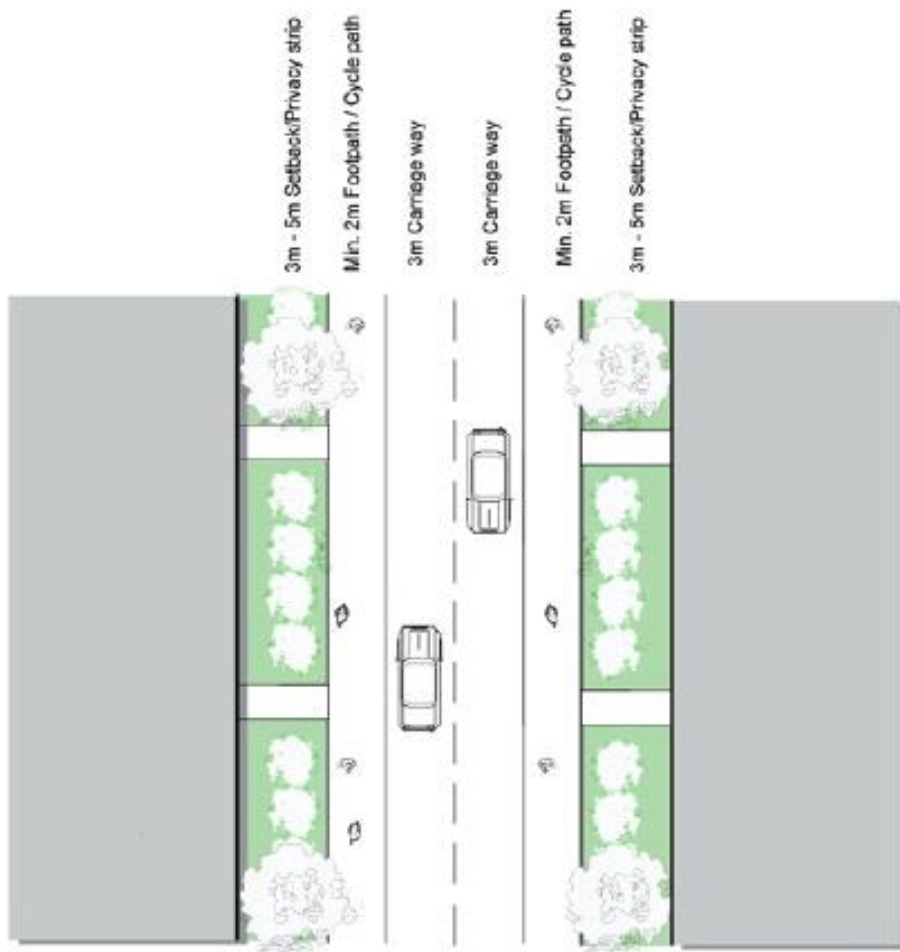
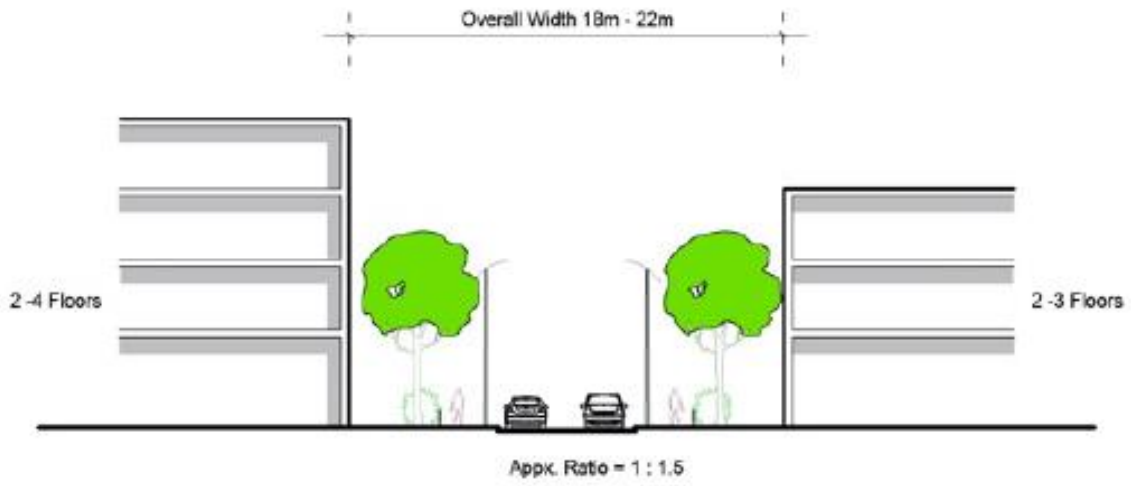
Section 5: Indicative Cross Section of Castle Street



Section 6: Indicative Cross Section of Beckett Road



Section 7: Indicative Cross Section of Local Neighbourhood Street



Insert New Appendix I Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments at the end of the Cherrywood Planning Scheme Document.

Appendix I

Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments

Proposals for development should include technical assessments in accordance with BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Second Edition 2011 and BS 8206-2: 2008 Lighting for Buildings Part 2: Code of Practice for Daylighting. Assessments should include the following:

With regard to neighbouring developments:

- Shadow Impact/ Sunlight levels on private gardens, balconies, communal and public spaces to the 2hr on the 21st March test.
- Impact on habitable windows Skylight – Vertical Sky Component (VSC) test.
- Impact on living room windows Sunlight – Annual and Winter Probable Sunlight Hours (APSH & WPSH) tests.

With regard to the proposed development itself:

- Sunlight levels on private gardens, balconies, communal and public spaces to the 2hr on the 21st March test.
- Light distribution within habitable rooms - Average Daylight Factor (ADF) levels with particular regard to units at the ground and lower floor levels and at corner locations.
- Sunlight availability for living room windows – Annual and Winter Annual Probable Sunlight Hours (APSH & WPSH) tests.