

'Have Your Say'



**CHERRYWOOD**  
PLANNING SCHEME

Summary of Submissions to  
**Building Height Review.**



## **Cherrywood Planning Scheme    Building Height Review    Have Your Say**

Dún Laoghaire-Rathdown County Council, in its role as Development Agency for Cherrywood Planning Scheme, is undertaking a review of the building heights for proposed development across the Planning Scheme area. In the case of an adopted Planning Scheme, Local Authorities are required to review their policies and plans relating to development height under Specific Planning Policy Requirement (SPPR3) of the [Ministerial Guidelines on Urban Development and Building Heights](#), DHPLG, December 2018.

Accordingly, submissions or observations were sought from interested parties as part of a non-statutory 'Have Your Say' to help inform the review of building heights within Cherrywood Planning Scheme Planning Scheme area. This 'Have Your Say' non-statutory consultation was open for 5 weeks from the 30<sup>th</sup> of June 2020 until 5pm on the 4<sup>th</sup> of August 2020. Advertisements were placed in the Irish Independent, Irish Times, The Evening Herald and Dún Laoghaire Gazette.

A number of submissions were also received from landowners/developers who have lands within the Planning Scheme Boundary in April 2020, at the beginning of the review of the Building Heights in Cherrywood. Submissions which were not resubmitted during the 'Have Your Say' non statutory consultation by landowners have been summarised below in this document, while in the case where landowners sent in a submission in both April and during the 'Have Your Say' non statutory consultation, the most recent submission has been summarised as part of this document.

For transparency and clarity, a soft copy of all of the submissions made by landowners in April and again as part of the 'Have Your Say' non statutory consultation is included with this report. All submissions from members of the public have also been included.

All submissions received have been reviewed and considered in full by the Cherrywood Development Agency Project Team (DAPT) as part of the Planning Scheme Building Height Review, having regard to the specific characteristics of Cherrywood, relevant ministerial guidelines and statutory provisions and best practice, including, inter alia, the following:

- The Urban Development and Building Heights Planning Guidelines, December 2018;
- The Sustainable Urban Housing: Design Standards for New Apartments, March 2018;
- The Cherrywood Planning Scheme, 2014 (CPS), as amended in 2018;
- The Cherrywood Town Centre Urban Form Development Framework (UFDF); and
- Best practice urban design principles (Urban Design Manual, 2009, Design Manual for Urban Roads and Streets, 2013/2019 etc.).

A written summary overview of each submission received as outlined above, and a recommendation from the DAPT, is set out in this document.

<b>Submission ID</b>	<b>Sender</b>
ANON-PGTB-D7GY-8	Third Party Submission from a member of the public
ANON-PGTB-D7GA-G	Third Party Submission from a member of the public
ANON-PGTB-D7GV-5	Third Party Submission from a member of the public
ANON-PGTB-D7G2-1	Third Party Submission from a member of the public
ANON-PGTB-D7GJ-S	Third Party Submission from a Residents Association
ANON-PGTB-D7GH-Q	Third Party Submission from a member of the public
ANON-PGTB-D7G5-4	Third Party Submission from a member of the public
ANON-PGTB-D7G8-7	Third Party Submission from a member of the public
ANON-PGTB-D7GZ-9	Third Party Submission from a member of the public
ANON-PGTB-D7GW-6	Third Party Submission from a member of the public
ANON-PGTB-D7GT-3	Third Party Submission from a member of the public
ANON-PGTB-D7GP-Y	Third Party Submission from a member of the public
ANON-PGTB-D7G1-Z	Third Party Submission from a member of the public
Email01	Third Party Submission from a member of the public
Email02	First Party Submission from [REDACTED] on behalf of [REDACTED]
Email03	First Party Submission from [REDACTED] on behalf of [REDACTED]
Email04	First Party Submission from [REDACTED] on behalf of [REDACTED]
Email05	<ul style="list-style-type: none"> <li>• First Party Submission from [REDACTED] on behalf of [REDACTED]</li> <li>• First Party Submission from [REDACTED] on behalf on [REDACTED]</li> </ul>
Email06	First Party Submission from [REDACTED] on behalf on [REDACTED]
Email07	<ul style="list-style-type: none"> <li>• First Party Submission from [REDACTED] on behalf of [REDACTED]</li> <li>• First Party Submission from [REDACTED] on behalf of [REDACTED].</li> </ul>
<b>Informal Landowner Submissions April 2020</b>	
Email 01	First Party Submission from [REDACTED] on behalf of [REDACTED]
Email 02	First Party Submission from [REDACTED]
Email 03	First Party Submission from [REDACTED]
Email 04	First Party Submission from [REDACTED]
Email 05	First Party Submission from [REDACTED]
Email 06	First Party Submission from [REDACTED]
Email 07	First Party Submission from [REDACTED] on behalf of [REDACTED].
Email 08	First Party Submission from [REDACTED] on behalf of [REDACTED]
Email 09	<ul style="list-style-type: none"> <li>• First Party Submissions from [REDACTED] on behalf of [REDACTED]</li> </ul>
Email 10	First Party Submission from [REDACTED]

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
ANON-PGTB-D7GY-8	<p>There should be no height restriction. Most of the area is brownfield and can easily accommodate numerous tall buildings.</p> <p>Builders will be reluctant to build larger buildings outside the market needs. No need for 4-6 floor maximum limits.</p>	<p><b>Response:</b></p> <p>The indication of maximum building heights in the Planning Scheme is consistent with and required by the Planning &amp; Development Act 2000 (as amended). Section 168(2)(c) which requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights.</p> <p>The proposed Amendment seeks to increase building height at appropriate locations in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p> <p>As a summary, the Loci report recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles. The Cherrywood Development Agency have carefully considered the recommendations made by Loci and have integrated their recommendations into the Planning Scheme document and further supported them with the addition of policy and guidance. Building height and density ranges will remain on development plots in the Planning Scheme to allow for flexibility in the development of sites.</p> <p><b>Recommendation:</b></p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for building heights will be inserted into the Planning</p>

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		<p>Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services and increase the level of Class 1 green infrastructure in line with the proposed projected maximum population and within the carrying capacity of the roads and public transport infrastructure proposed for Cherrywood.</p>
ANON-PGTB-D7GA-G	<p>The density/height of construction in Cherrywood is far too high for a residential zone this far out of town. It should be lowered, and apartment construction should be banned.</p> <p>Single housing units only should be allowed. The area is far too far out of town and will result in significant increased traffic to an area that at rush hour is already significantly over capacity.</p>	<p><b>Response:</b></p> <p>When the Planning Scheme was drafted, Cherrywood was classified under the Regional Planning Guidelines for the Greater Dublin Area 2010 -2022 as a Large Growth Town Level II with an envisaged population of 15,000-30,000 persons. This is still the case.</p> <p>A range of residential scale and density is promoted on the Cherrywood Lands in order to make the most sustainable use of this serviced land bank in the long term noting that it is the last remaining significant greenfield landbank on the eastern side of the M50 in the Local Authority Area.</p> <p>The majority of the residential lands in the draft Planning Scheme area are within a 1km pedestrian catchment of a Luas Stop and the Planning Scheme includes significant green infrastructure in the form of parks and greenways, as well as services and schools to support its future residential and employment population.</p> <p>The Cherrywood Planning Scheme requires a mix of dwelling types, informed by National guidelines. The majority of residential lands are zoned 'Res1' and Res2'. Development on these sites will predominantly houses and own-door dwellings respectively while the more dense Res 3 and Res 4 sites are located along main routes adjacent to Luas stops and the Town and Village Centres and will accommodate apartment type development due to their central location.</p> <p>Cherrywood itself comes within a category of locations in the Building Height Guidelines which are expected to provide for increased height; this is primarily as a result of the significant transport infrastructure serving the area, including sustainable modes such as Luas, bus, walking and cycling.</p>

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		<p>Overall Cherrywood is designed for a high proportion of travel by sustainable modes. Any increase in the number of dwellings within the Planning Scheme arising from the proposed Amendment is within the carrying capacity of the road and wider transport infrastructure network planned to serve the Planning Scheme and surrounding areas identified during the preparation of the Planning Scheme. Cherrywood is also a mixed used area with a significant proportion of lands zoned for High Intensity Employment and other Commercial Uses. The vision for Cherrywood is that it is a place where its future residents can live, work and play. The level of employment floorspace has been carefully calibrated with the level of residential development proposed to ensure a sustainable jobs ratio can be achieved.</p> <p><b>Recommendation:</b></p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7GV-5	<p>The height of buildings should be reduced as Cherrywood. Overall, this overall development risks getting very run down over the long term.</p> <p>Home ownership is far more important than profits. Citizens should be taken care of. The density of properties for rent is not balanced. More high-rise development is reckless.</p>	<p><b>Response:</b></p> <p>The review of the building heights in Cherrywood is a requirement of SPPR 3 of the Urban Development and Building Height Guidelines published by the Department of Housing, Local Government and Heritage in 2018.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a</p>

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		<p>Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to home ownership, National Guidelines enable construction of owner-occupied dwellings and dwellings for let. To date a mix of owner-occupier dwellings and dwellings for let has been permitted in Cherrywood.</p> <p>The proposed Amendment will not alter these provisions.</p> <p>In relation to density, this Amendment proposes to enable, subject to safeguards, increases in density on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads and public transport infrastructure proposed for Cherrywood. The quantum of class 1 green infrastructure has been updated to reflect any increases in density and the Development Agency has consulted with the Department of Education and Skills to ensure that the school sites identified in the Planning Scheme area can accommodate these increased maximum densities in line the projected maximum residential population for the area</p> <p>All residential development permitted in Cherrywood will be required to set up a Management Company who will ensure that the developments, including their communal grounds, are maintained to a high standard.</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for building height will be inserted into the Planning</p>



<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7G2-1	<p>The problems of other high-rise developments should be learned from. It is not all about the quantity of housing but also quality.</p> <p>Buildings should be able to adapt to future requirements. Housing for families should be provided. The quality of the environment has an impact on children.</p>	<p><b>Response:</b></p> <p>A key goal of the Cherrywood Planning Scheme is delivery of high-quality, sustainable development, balanced against the needs to utilise land at this infrastructure-rich location efficiently and to maximise housing delivery sustainably. The quantum of residential development proposed in Cherrywood is based on the carrying capacity of the planned roads and public transport infrastructure for the area as well as the planned social infrastructure such as parks, schools and retail which are all calibrated based on the maximum population projection for the area. The Planning Scheme is accompanied by an amenity space document which must be followed by all developments proposed and permitted in the Planning Scheme area. There is a focus on inclusivity and accessibility in the public and communal open spaces provided with a focus on play spaces for children, formal and informal.</p> <p>The review of the building heights in Cherrywood is a requirement of SPPR 3 of the Urban Development and Building Height Guidelines published by the Department of Housing, Local Government and Heritage in 2018.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p>

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		<p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>Policy relating to urban design/urban form in the Planning Scheme will also be strengthened as part of this amendment. All residential development must include high quality open space to serve the development and include play spaces for children. Building height has also been increased on 4 of the 6 school sites in consultation with the DES to ensure that school provision is in line with the proposed increased densities in the Planning Scheme.</p> <p>The level of Class 1 open space provision is also proposed to be increased as part of this amendment in line with the proposed increase densities on Res 3 and Res 4 sites.</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.  Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>

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ANON-PGTB-D7GJ-S	Residents of [REDACTED] would like to be kept informed of all planning /changes being discussed in DLR. Meetings were had with DAPT team.	<p><b>Response:</b></p> <p>The 'Have Your Say' public engagement is a non-statutory process to help inform the review of building heights within Cherrywood Planning Scheme Planning Scheme. Otherwise, as required, the proposed Amendment process follows that set out in Section 170 of the Planning &amp; Development Act 2000 (as amended), including in terms of consultation.</p> <p>Engagement with the residents of [REDACTED] is welcomed and valued by the Development Agency and it is hoped that it will continue through their respective residents' committees.</p> <p><b>Recommendation:</b></p> <p>Noted and no change is proposed to this process of engagement with the residents in [REDACTED]</p>
ANON-PGTB-D7GH-Q	Buildings should be kept as low as what is there already. No greenery is left.	<p><b>Response:</b></p> <p>The review of the building heights in Cherrywood is a requirement of SPPR 3 of the Urban Development and Building Height Guidelines published by the Department of Housing , Local Government and Heritage in 2018.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to greenery, the Planning Scheme provides for c.64ha of public open space in the Planning Scheme via a mix of natural green space, Amenity Open Space Class 1 Amenity Open Space Class 2, Greenways and Green Corridors. The Amendment will not reduce the area of public open space but proposes to update the provision for Class 1 Open Space from 29.7 ha to 32.5ha</p> <p><b>Recommendation:</b></p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will</p>

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		<p>not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7G5-4	<p>There is far too much building going on in Cherrywood. Building heights are adequate and do not need to be increased.</p> <p>Views of the sea and mountains from the M50 and Wyattville Link Road are practically obscured.</p> <p>In an area with such intensive development there has been little or no provision for roads or public transports.</p> <p>There are too many traffic lights from Tullyvale to Cherrywood Business Park and they do not allow enough cars through; this will get worse when development is completed.</p> <p>The Luas is at breaking point already and the proposed longer carriages is ridiculous. The area will be congested even with the development already permitted, and the existing residents will suffer.</p> <p>Higher buildings mean more density, more people on an already collapsing system.</p>	<p><b>Response:</b></p> <p>The protection of key views and prospects are core objectives of the Cherrywood Planning Scheme, as set out in Specific Objectives PD8, PD27, PD28 and PD29. These Specific Objectives will be unchanged by this Amendment. In addition, protecting these views and prospects has been a key consideration in the review of building heights in Cherrywood. Cross sections of the key views were drawn up as part of this review to safeguard the protected views and prospects listed under Section 2.11 of the Planning Scheme.</p> <p>The carrying capacity of the Planning Scheme in terms of residential and high intensity employment floor area is based on the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. The proposed amendment has been drafted in consultation with NTA, TII and the DES.</p> <p>To note, chapter 4 of the Planning Scheme provides detail on the Physical Infrastructure, including roads and public transport, required to support the development of the Planning Scheme. Chapter 7 outlined when each piece of infrastructure needs to be provided based on the level and location of development permitted. To date only the first phase of roads infrastructure is under construction.</p> <p>In relation to Luas, in conjunction with National Transport Authority and Transport Infrastructure Ireland, the Luas operator is continuing to roll out the Luas Green Line Capacity Enhancement Project which will significantly increase Luas capacity serving Cherrywood.</p>

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		<p>The infrastructure proposed to support the development of Cherrywood has a carrying capacity of circa 10,000 dwellings and 350,000sq.m of High Intensity Employment Floorspaces ( office development). It is not proposed to go beyond the carrying capacity of the proposed infrastructure to support the development of Cherrywood. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any further additional increases in development quantum beyond what is proposed in this current proposed amendment would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p>
ANON-PGTB-D7G8-7	<p>It is not clear what is being proposed other than a review is to be carried out. Will another public consultation be published when there is an actual proposal that would change things at Cherrywood?</p> <p>The plan for the area is dense enough already. With so much vacant land it would be better for developers to build what is already permitted rather than looking for more profits. Land is being sold piecemeal once the property value increases.</p> <p>It is taking too long to even build one house or apartment. When will the first properties go on sale?</p> <p>Heights of 5 storeys is high enough for most situations. This is not the city centre. If there is to be high rise it should be accompanied by a</p>	<p><b>Response:</b> The review of the building heights in Cherrywood is a requirement of SPPR 3 of the Urban Development and Building Height Guidelines published by the Department of Housing , Local Government and Heritage in 2018. As required, the proposed Amendment process follows that set out in Section 170 of the Planning &amp; Development Act 2000 (as amended), including in terms of consultation. While a formal public consultation is not required as part of the Building Height Review the Cherrywood Development Agency have sought the opinion of members of the public and landowners in Cherrywood with regard to building height in Cherrywood.</p> <p>In relation to density, this Amendment proposes to enable, subject to safeguards, increases in density on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed</p>

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	<p>lot more open space preferably alongside the high rise and not across the motorway.</p> <p>When will all these parks be opened? Why are they completed but still closed?</p> <p>There should be one area with very high skyscrapers, for example overlooking Leopardstown racecourse or with a manmade lake or similar. Height should be in one area and the rest of the plan should be left as is.</p> <p>Can more details of the construction timetable be published; lots of the works are done early or overnight.</p>	<p>residential yield is still within the carrying capacity of the roads and public transport infrastructure proposed for Cherrywood.</p> <p>In relation to the construction, sale and operation of development, whilst construction is progressing at pace within the Planning Scheme area, the timing of construction, operation and scale is largely the responsibility of developers, having regard to the Planning Scheme Phasing &amp; Sequencing requirements, and the provisions of individual planning permissions. In particular the timing and level of residential and high intensity employment development permissible is depending on the provision of infrastructure including roads, parks and schools so as to ensure that these facilities are in place for the future residents when they move into their new homes.</p> <p>In relation to building height, the content of the submission is noted. The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>The Review of Building Heights in Cherrywood makes a number of recommendations based on good urban design and planning principles, where it is appropriate to increase building height in Cherrywood. The Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>The Parks are not yet fully complete, and the pitches and landscaping elements require a bedding in period of at least 2 years before they can be accessed by members of the public. The parks will be ready to open once the first new dwellings in Cherrywood are ready to be occupied.</p> <p><b>Recommendation</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential</p>

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		<p>development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7GZ-9	<p>Based on existing Guidelines there should be an overall increase in the permitted height of buildings within the Cherrywood Planning Scheme. In particular, increased building heights in the town centre would be appropriate for the following reasons:</p> <p>(i) To provide increased legibility - the town centre should be distinguished visually from the other parts of Cherrywood and from other areas in the immediate hinterland. The best way to achieve this is through certain structures having increased building heights with an appropriate variety in styles. This will contribute to Cherrywood being a landmark location with a visible, attractive profile.</p> <p>(ii) Transport links: Cherrywood, in particular the town centre, will be served by excellent transport links. The available land should be utilised to ensure there is appropriate density on such a quality public transport corridor.</p> <p>(iii) Preventing Urban Sprawl: Allowing increased building heights and consequent intensification of use on Planning Scheme land such as this ensures that future urban sprawl into surrounding green belt areas is less likely.</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p> <p>Loci also carried out an assessment of the building heights in the Town Centre. A sunlight and daylight analysis was also carried out on the Town Centre sites by CSC Consulting.</p> <p>The layout and form of the Town Centre is based on an Urban Form Development Framework (UFDF) which was developed by the landowners at the time and the Development Agency over a 2-year period. The UFDF plan was finalised in September</p>

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		<p>2017 and incorporated into the suite of documents which support the development of the Planning Scheme area.</p> <p>The layouts for the sites proposed by the landowners chose to maximise the development quantum on 3 of the 4 Town Centre quadrants. Since the finalisation of the UFDF the owners of a fourth Town Centre quadrant are also seeking to maximise the development quantum on their site and have developed a revised masterplan for this site which is in line with the roads, public open space and pedestrian layout in the UFDF. The review carried out by Loci and CSC consulting on the Town Centre sites shows that there is little or no capacity for increased building heights or development quantum on this sites without impacting on the quality of sunlight and daylight into private, communal and public open spaces and such developments would struggle to meet the BRE Guidelines in relation to Daylight and Sunlight Standards for residential development. Therefore it is not proposed to increase building height or the level of development permissible on the Town Centre sites.</p> <p>The Planning Scheme makes provision for upward modifiers at strategic locations in the Town Centre. The Town Centre is been developed at plot ratios which are comparable to inner city sites. This was to ensure that Cherrywood would have a vibrant and busy town centre for its future population and to ensure the best use of the infrastructure proposed to serve the Planning Scheme area. The Loci report notes that there is a clear rationale for the location of the upward modifiers in the Planning Scheme and that they will serve to act as local landmarks within the surrounding context with buildings of up to 8 storeys (up to 9 storeys is proposed in the UFDF, as a result of street level differences) being permitted.</p> <p>These higher buildings will be of similar height, with none being dominant in terms of scale. Given the scale of height increase that Cherrywood can support no change is recommended to the provisions for upward modifiers however additional text is proposed to this section of the Planning Scheme document requiring that upward modifiers are slender in appearance so as to serve their function as a local landmark.</p> <p>In relation to sprawl, in line with the National Planning Framework and Eastern &amp; Midlands Region Regional Spatial &amp; Economic Strategy, the Cherrywood Planning Scheme provides for the efficient and sustainable use of infrastructure-rich land within the Dublin Metropolitan Area and partly within the Dublin City &amp; Suburbs and seeks</p>



Sub. No.	Summary Overview	Response
		<p>sustainable residential densities and development plot ratios which may the most efficient use of this land while ensuring and promoting high quality residential amenity for its future population . The proposed Amendment will further support this policy approach in a sustainable and evidence-based way and minimise urban sprawl in line with national Guidelines.</p> <p>It is proposed to maximise the carrying capacity of the proposed infrastructure to serve the Cherrywood Planning Scheme area and increase the upper density limit on Res 3 and Res 4 sites which are strategically located in the Planning Scheme area in terms of access to public transport nodes and services.</p> <p>It should be noted that the carrying capacity of the Planning Scheme in terms of residential and high intensity employment floor area is based on the carrying capacity of the roads/public transport infrastructure, green infrastructure and school’s capacity proposed for Cherrywood. However. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any further additional increases in development quantum beyond what is proposed in this current proposed amendment would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p> <p><b>Recommendation</b></p> <p>No change is recommended to the building height or development quantum on the Town Centre sites.</p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p>

Sub. No.	Summary Overview	Response
		<p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7GW-6	<p>The height of the proposed buildings should be up to 5 storeys and 20 meters high in the centre of the area. Buildings around the edge of the area abutting houses and apartments should match their height or be less (i.e. be the same height as the buildings close to it. It is a great scheme and hopefully it will bring much needed work and employment to the area.</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height in Cherrywood having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>It is not proposed to increase building heights on sites which are near the edge of the Planning Scheme boundary so as to ensure that there are no adverse impacts on properties located near the Planning Scheme boundary. Any increase in building height near the [REDACTED] residential developments is similar to the maximum heights of these existing established residential developments.</p> <p><b>Recommendation:</b></p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the</p>

Sub. No.	Summary Overview	Response
		<p>Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7GT-3	<p>Intensive use of the scarce land resources in DLR is an essential social and economic good. To develop the single largest undeveloped land-bank in Dún Laoghaire-Rathdown inefficiently would further the monotonous suburban sprawl, limit the place-making potential of the site, and inevitably result in costly redevelopment and infrastructure upgrades down the line.</p> <p>The height restrictions of the Cherrywood Planning Scheme should be brought in line with the national housing guidelines to allow proper, efficient use of land and to amortize the utility of the many public transit links available at the Cherrywood site over as many residential units as is reasonably possible.</p> <p>To limit building heights in this location would be myopic. The site in 50+ years / 2070 onwards should be considered and whether low- to mid-rise buildings will be appropriate at that time. If so, what is the site being saved for if it will inevitably be redeveloped again. We should be ambitious for DLR as a modern city at the economic centre of Europe.</p>	<p><b>Response:</b></p> <p>The indication of maximum building heights in the Planning Scheme is consistent with and required by the Planning &amp; Development Act 2000 (as amended). Section 168(2)(c) which requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p> <p>The proposed infrastructure to support Cherrywood has a limit to its carrying capacity. This Amendment proposes to enable, subject to safeguards, increases in</p>

Sub. No.	Summary Overview	Response
		<p>density on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads and public transport infrastructure proposed for Cherrywood. The quantum of class 1 green infrastructure has been increased to reflect any increases in density and the Development Agency has consulted with the Department of Education and Skills to ensure that the school sites identified in the Planning Scheme area can accommodate these increased maximum densities.</p> <p>The figure of 10,500 dwellings units has been considered in the AA and SEA scoping carried out by CAAS Ltd for the purposes of this amendment. The SEA &amp; AA Screening Assessment both conclude that this proposed amendment would not likely result in significant environmental effects or give rise to any effect on the ecological integrity of any European sites alone or in combination with any other plans, programmes, projects etc and consequently a Stage 2 AA is not required to be undertaken for this Proposed Amendment. However, if Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any additional increases in development quantum would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p> <p>In relation to sprawl, in line with the National Planning Framework and Eastern &amp; Midlands Region Regional Spatial &amp; Economic Strategy, the Cherrywood Planning Scheme provides for the efficient and sustainable use of infrastructure-rich land within the Dublin Metropolitan Area and partly within the Dublin City &amp; Suburbs and seeks sustainable residential densities and development plot ratios which may the most efficient use of this land while ensuring and promoting high quality residential amenity for its future population . The proposed Amendment will further support this policy approach and minimise urban sprawl in a sustainable and evidence-based way in line with national Guidelines.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will</p>

Sub. No.	Summary Overview	Response
		<p>not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p>
ANON-PGTB-D7GP-Y	<p>In relation to [REDACTED], close to where the [REDACTED], this is a recognised flooding risk area.</p> <p>There is a concern about heavy rain and high tides causing floods when Cherrywood is built when excess water enters the Deansgrange Stream and the Shanganagh River. Measures to prevent flooding downstream of Cherrywood are essential.</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with National policy. The Cherrywood Planning Scheme identifies areas within the Planning Scheme that are at risk of flooding and sets out measures to manage and reduce this risk in a sustainable manner.</p> <p>The proposed Amendment does not propose to alter the approach to flood risk management in the Planning Scheme, nor does it propose further development in areas at risk of flooding. All developments in Cherrywood need to provide appropriate Suds and where need attenuation measures on their sites so as to ensure that run off from these sites into the surface water network does not exceed 1 litre per second per hectare. This is written into the Planning Scheme under Specific Objective PI 8 of the Planning Scheme.</p> <p><b>Recommendation:</b></p> <p>The proposed Amendment does not propose to alter the approach to flood risk management in the Planning Scheme.</p>
ANON-PGTB-	Buildings in the area should be 7-10 storeys as there won't be another chance again.	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance</p>

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
D7G1-Z		<p>with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. These principles include: the plan-led process, urban context, legibility, streets &amp; spaces, public &amp; private spaces, urban design, uses &amp; activities, sustainable buildings, density, intensity and accessibility.</p> <p>An independent review of the building heights in the Cherrywood Planning Scheme area has been carried out by Loci Architecture and Planning. LOCI have written a Technical Guidance Document outlining where additional height may be accommodated in the Planning Scheme area based on good planning and design principles while ensuring that sensitive sites and protected views and prospects are retained.</p> <p>The Planning Scheme makes provision for upward modifiers at strategic locations in the Town Centre. The Loci report notes that there is a clear rationale for the location of the upward modifiers in the Planning Scheme and that they will serve to act as local landmarks within the surrounding context with buildings of up to 8 storeys (up to 9 storeys is proposed in the UFDF, as a result of street level differences) being permitted.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p>
Email 01	<p>Provide more than the planned open space. Provide useable, breathable open space.</p> <p>Keep all buildings low rise. Any public buildings commercial and housing areas should have suitably large green areas and trees.</p> <p>A massive green area has been taken away. They were the 'lungs' of Dun Laoghaire Rathdown and should be replaced.</p>	<p><b>Response:</b> The Planning Scheme provides for c.64ha. of public open space in the Planning Scheme via a mix of natural green space, Amenity Open Space Class 1, Amenity Open Space Class 2, Greenways and Green Corridors.</p> <p>This Amendment will not reduce the area of public open space and will seek to increase the area of Class 1 Open Space from 29.7 ha to 32.5 ha in line with the proposed increases in density as part of this amendment.</p>

Sub. No.	Summary Overview	Response
	<p>A huge complex of housing and shopping is being built; gardens, usable open space, and only low-rise buildings should be built.</p> <p>A shopping centre is being put in place at a time when the future of shopping in buildings is remote.</p> <p>More green space and public park ways are needed.</p>	<p>Cherrywood public open space requirements are based mainly on qualitative requirements (such as type, function and physical nature of open space), however this increase in Class 1 Open Space by circa 9% is reflective of the maximum future population envisaged for the Planning Scheme area at circa 26,000 residents if built out to its maximum residential yield.</p> <p>In relation to gardens, all dwellings in Cherrywood will have private and public amenity space, with higher density development also having communal open space in line with Planning Scheme and relevant National Guidelines.</p> <p>In relation to retail planning, the proposed Amendment does not change the provision of retail within the Planning Scheme. There is an in-built flexibility within the Planning Scheme as to the final quantum and profile of retail floorspace. There are no changes proposed to the level of retail proposed in the Planning Scheme area as part of this amendment.</p> <p><b>Recommendation:</b> No changes proposed to the min or max quantum of retail to be provided in the Planning Scheme area.</p> <p>Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission</p>

Sub. No.	Summary Overview	Response
		DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.
Email 02	<p>The submission relates to areas within Cherrywood Town Centre (TC1, TC2 and TC4)</p> <p>Rather than a wholesale redesign of the Planning Scheme, this submission proposes an initial, limited amendment is put forward for the town centre area only.</p> <p>Density: Requested that DLRCC adopt an ambitious approach to density and the quantum of development allowing for achieving national objectives for compact growth on these strategically located lands.</p> <p>Max heights be increased to 22 storeys at key town centre locations across the Planning Scheme.</p> <p>The Act does not require the provision of minimum heights, so theses should be omitted. A note should accompany the maximum heights, which sets out that permissible heights are subject to justification under the Urban Development and Building Heights Guidelines Development Management Criteria.</p> <p>Submitted that there is scope for the delivery of additional height and density, with densities in the range of 200-500 units per hectare on sites such as the town centre, subject to meeting the required standards, and justification under the Urban Development and Building Heights Guidelines Development Management Criteria, with the higher densities in the town centre.</p> <p>Where there are no density provisions in terms of units per hectare, but a range in terms of quantum of floorspace, the maximum figure for the range should be considerably increased (doubled or tripled) to allow flexibility of delivery.</p>	<p><b>RESPONSE:</b></p> <p>In relation to procedure, the proposed Amendment process follows that set out in Section 170 of the Planning &amp; Development Act 2000 (as amended), including in terms of consultation.</p> <p>In relation to density, this Amendment proposes to enable, subject to safeguards, increases in density in some areas as a result of the proposed increase in building height and the infrastructural capacity of the area. It is noted that the Town Centre received an uplift in the maximum permissible number of dwellings by circa 28% on these sites as part of Amendment No. 1-4 which was approved by an Bord Pleanála.</p> <p>It is proposed to increase the upper density limit on Res 3 and Res 4 sites as part of this amendment having regard to their strategic location and noting that the proposed infrastructure to support the development of Cherrywood has a carrying capacity of circa 10,000 dwellings and 350,000sq.m of High Intensity Employment floor spaces.</p> <p>It is also proposed to provide an uplift in the number of dwellings which may be accommodate on the Village Centre sites noting the recommendations made by the Loci Technical Guidance document in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>Loci also carried out an assessment of the building heights in the Town Centre. A sunlight and daylight analysis was also carried out on the Town Centre sites by CSC Consulting. The layout and form of the Town Centre is based on an Urban Form Development Framework (UFDF) which was developed by the landowners at the time and the Development Agency over a 2-year period. The UFDF plan was finalised in September 2017 and incorporated into the suite of documents which support the development of the Planning Scheme area.</p> <p>The layouts for the sites proposed by the landowners chose to maximise the development quantum on 3 of the 4 Town Centre quadrants. A revised Masterplan has been brought forward for TC3 which is in broadly accordance with the UFDF and is seeking to maximise the development quantum on this site. The review carried out by</p>



<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
	<p>█ have identified the following locations for additional height in the Town Centre the location so which are outlined in their submission. It is submitted that the locations identified by HJL were tested under the criteria of the Building Height Guidelines 2018.</p> <p>█ undertook an assessment of where height would be suitable as a place maker, to create visual interest. Two particular locations seemed appropriate –at the junction of Wyattville Link Road and Cherrywood Avenue (Block D1) and at the southern end of the town centre (Block G1). Two taller buildings are suggested here while a general uplift of a storey is recommended in other blocks.</p> <p>The Apartment Guidelines 2018 suggest that zero car parking may be suitable for town centre locations. We recommend that parking in Cherrywood be in accordance with national planning guidelines.</p> <p>As noted above, the infrastructure in Cherrywood was designed for greater capacity (10,500 units) than the adopted Planning Scheme allowed for at 8,300 units. Residential units in the town centre could be significantly increased, without requiring any additional infrastructure requirements.</p> <p>Residential units were anticipated to cater for higher occupancy figures than apply currently to apartments. This would allow for a considerable uplift in residential units, without necessarily increasing population figures significantly.</p>	<p>Loci and CSC consulting on the Town Centre sites shows that there is little or no capacity for increased building heights or development quantum on this sites without impacting on the quality of sunlight and daylight into private, communal and public open spaces and such developments would struggle to meet the BRE Guidelines in relation to Daylight and Sunlight Standards for residential development.</p> <p>The Planning Scheme makes provision for upward modifiers at strategic locations in the Town Centre. The Town Centre is been developed at plot ratios which are comparable to inner city sites. This was to ensure that Cherrywood would have a vibrant and busy town centre for its future population and to ensure the best use of the infrastructure proposed to serve the Planning Scheme area.</p> <p>The provision of minimum heights is in place to safeguard against underdevelopment and to ensure a strong built form and frontage.</p> <p>In terms of car parking it is noted that the level of car parking provision for new development in Cherrywood was reviewed by Aecom on behalf of the Development Agency and reduced by an Amendment to the Planning Scheme which was approved by An Bord Pleanála in January 2020. Cherrywood is a new suburb which does not benefit from the presence of existing overflow car parking provision from pre-existing on street car parking or public car parks. Noting that it is primarily a greenfield site car parking provision for residential development needs to be carefully considered and take cognisance of car ownership trends and not just trip generation. It is noted that High Intensity Employment is one of the greatest trip generators and places a heavy demand on roads and public transport infrastructure.</p> <p>The car parking levels for residential development in Cherrywood are there to safeguard against an undersupply of car parking provision to serve the future residents of Cherrywood and to protect the future public realm of residential developments from illegal car parking due to an undersupply of spaces.</p> <p>With regard to the occupancy of dwelling units, this amendment has used a reduced average household size of 2.5 to calculate the maximum population projection for the Planning Scheme area. The approved Planning Scheme used an average household size of 2.7. The 2011 Census went against the trend of previous Censuses of decreased household size where there was an increase from 2.5 to 2.7. This was</p>

Sub. No.	Summary Overview	Response
		<p>possibly due to the recession and difficulty for people forming new households as a result. It is assumed that average household size will again decline towards 2.5 due to wider demographic trends such as lower fertility rates, an ageing population plus the projected coming on stream of new homes.</p> <p>This household size, which is based on CSO data, is used to estimate the future population for Cherrywood and to calculate the level of social infrastructure required to serve this future population, including schools and parks. The use of different household sizes for different unit types would lead to uncertainty in the Plan as it is unknown exactly what the final mix of units which will be constructed in Cherrywood on completion.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles. ,</p> <p>This is consistent with the Planning &amp; Development Act 2000 (as amended) Section 168(2)(c) which requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights.</p> <p><b>Recommendation:</b></p> <p>No additional height or development quantum is recommended in the Town Centre.</p> <p>No additional upward modifiers are recommended in the Planning Scheme area.</p> <p>No changes are proposed to car parking standards for residential development.</p>

Sub. No.	Summary Overview	Response
Email 03	<p>Submission relates to sites TC1 (Blocks B1-B6); TC4 Block E, HIE Plots M2, M8; Commercial Plots -M3, M5 and M7; HIE Plot-P6; Schools-TC7, T14; Lehaunstown Park – M6;</p> <p>Noted that the Planning Scheme was prepared and adopted in the times of a recession and therefore, the relative scale and height of buildings that are deemed suitable and viable in the current climate needs to be revised/ increased.</p> <p>The following amendments are requested to Specific Objectives in the Planning Scheme.</p> <ul style="list-style-type: none"> <li>Specific Objective PD21 –All references to “maximum” building height thresholds should be removed and replaced with “indicative”. Flexibility should be included to allow consideration of proposals to be considered on their merits, subject to adherence to the Building Height Guidelines criteria outlined under SPPR3.</li> <li>Specific Objective PD22 –“Upward modifiers” (up to 12-16 storeys, or higher subject to testing based on the Guidelines criteria) should be facilitated at the plots directly adjacent to Cherrywood Town Centre / Village Centres, Luas Stops, Road Corridors/ Intersections (e.g. WLR and M50 junctions).</li> <li>The Review should consider the use of the upward modifier mechanism and it could be expanded to differentiate between “local” and “district” level modifiers where different heights may be facilitated following the urban design strategy to be pursued.</li> <li>Amendments 1 –4 made changes to the Town Centre and Village Centres to reflect the 2015 and 2018 Apartment Guidelines. The Apartment Guidelines and the Building Height Guidelines are closely related and, therefore, there is a need to look at the implications for Res plots (especially</li> </ul>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>The indication of maximum building heights in the Planning Scheme is consistent with and required by the Planning &amp; Development Act 2000 (as amended). Section 168(2)(c) requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights.</p> <p>Loci also carried out an assessment of the building heights in the Town Centre. A sunlight and daylight analysis was also carried out on the Town Centre sites by CSC Consulting.</p> <p>The layout and form of the Town Centre is based on an Urban Form Development Framework (UFDF) which was developed by the landowners at the time and the Development Agency over a 2-year period. The UFDF plan was finalised in September 2017 and incorporated into the suite of documents which support the development of the Planning Scheme area.</p> <p>The layouts for the sites proposed by the landowners chose to maximise the development quantum on 3 of the 4 Town Centre quadrants. The new owners of the TC3 site are also seeking to maximise the development quantum on their site and have developed a masterplan for this site. The review carried out by Loci and CSC consulting on the Town Centre sites shows that there is little or no capacity for increased building heights or development quantum on this sites without impact on the quality of sunlight and daylight into private, communal and public open spaces and such developments would struggle to meet the BRE Guidelines in relation to Daylight and Sunlight Standards for residential development.</p>

Sub. No.	Summary Overview	Response																																																							
	<p>Res 3 and Res 4 plots) to give effect to the Apartment Guidelines.</p> <ul style="list-style-type: none"> <li>These will, in turn, have implications for the suitable height parameters on adjacent HIE/ Commercial plots which will need to respond to their surrounding context. For example, the appropriate height for [REDACTED] plot M2 will need to be considered in the context of the adjoining Plot M1.</li> <li>Appendix F should be clarified / amended to allow redistribution of density across plots, subject to master planning principles.</li> </ul> <table border="1" data-bbox="212 643 981 1305"> <thead> <tr> <th></th> <th>Building Height EXISTING</th> <th>Building Height PROPOSED</th> <th>Upward Modifier</th> <th>Density/ Plot Ratio</th> </tr> </thead> <tbody> <tr> <td><b>TC1</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Blocks B1-B6</td> <td>2 – 5 Floors</td> <td>6-8 Floors</td> <td>Yes (12-16 floors with higher allowed where criteria are met)</td> <td>TBC</td> </tr> <tr> <td><b>HIE Plots</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>M2</td> <td>4 Floors</td> <td>6 - 8 Floors (incl set back)</td> <td></td> <td>TBC</td> </tr> <tr> <td>M8</td> <td>3 – 5 Floors</td> <td>6 -8 Floors (incl set back)</td> <td>Yes (12-16 floors with higher allowed where criteria are met)</td> <td>TBC</td> </tr> <tr> <td>P6</td> <td>3 – 5 Floors</td> <td>6 - 8 Floors (incl set back)</td> <td></td> <td>TBC</td> </tr> <tr> <td><b>Commercial Plots</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>M3</td> <td>2 – 4 Floors</td> <td>No Change</td> <td></td> <td>Allow flexibility 0.5 minimum</td> </tr> <tr> <td>M5</td> <td>2 – 3 Floors</td> <td>No Change</td> <td></td> <td>Allow flexibility 0.5 minimum</td> </tr> <tr> <td>M7</td> <td>2 – 4 Floors</td> <td>No change</td> <td></td> <td>Allow flexibility 0.5 minimum</td> </tr> </tbody> </table>		Building Height EXISTING	Building Height PROPOSED	Upward Modifier	Density/ Plot Ratio	<b>TC1</b>					Blocks B1-B6	2 – 5 Floors	6-8 Floors	Yes (12-16 floors with higher allowed where criteria are met)	TBC	<b>HIE Plots</b>					M2	4 Floors	6 - 8 Floors (incl set back)		TBC	M8	3 – 5 Floors	6 -8 Floors (incl set back)	Yes (12-16 floors with higher allowed where criteria are met)	TBC	P6	3 – 5 Floors	6 - 8 Floors (incl set back)		TBC	<b>Commercial Plots</b>					M3	2 – 4 Floors	No Change		Allow flexibility 0.5 minimum	M5	2 – 3 Floors	No Change		Allow flexibility 0.5 minimum	M7	2 – 4 Floors	No change		Allow flexibility 0.5 minimum	<p>The Planning Scheme makes provision for upward modifiers at strategic locations in the Town Centre. The Loci report notes that there is a clear rationale for the location of the upward modifiers in the Planning Scheme and that they will serve to act as local landmarks within the surrounding context with buildings of up to 8 storeys (up to 9 storeys is proposed in the UDF, as a result of street level differences) being permitted.</p> <p>These higher buildings will be of similar height, with none being dominant in terms of scale. Given the scale of height increase that Cherrywood can support no change is recommended to the provisions for upward modifiers however additional text is proposed to this section of the Planning Scheme document requiring that upward modifiers are slender in appearance so as to serve their function as a local landmark.</p> <p>In relation to density, the Amendment seeks to amend the density bands on residential sites, particularly Res 3 and Res 4 sites. The revised densities seek to make the most efficient and sustainable use the physical and social infrastructure and the Planning Scheme area while ensuring that the amenity of the area for its future residents is safeguarded.</p> <p>In relation to the HIE lands increased heights are proposed where a location would benefit from increased enclosure and improved height to street width ratios. The Independent Review of Building Heights in Cherrywood indicates that there is potential to enable increased building heights on the HIE lands highlighted in this submission where they overlook the Wyattville Link Road.</p> <p>It is noted that the HIE plots, have limited potential to be altered as part of this Amendment primarily due to the limited carrying capacity of infrastructure serving Cherrywood noting that HIE floor space is a significant trip generator and user of roads and public transport infrastructure, however it is considered that the increase in building height on some of the HIE sites will provide better frontage onto the street/road they address and will allow for more landscaping opportunities on the site as well as the provision of an element of surface car parking if required and well designed to integrate into the site.</p> <p>In relation to the Commercial lands the subject of this submission, the Amendment proposes to allow for increased height of an additional floor or an additional one-to-</p>
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<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>two floors on parts of the Commercial lands generally adjacent the M50. In relation to Beckett Road, the proposed building height Amendment takes account of the concurrent Beckett Road Amendment.</p> <p>In relation to the height of individual storeys, the Amendment proposes that, given increases in typical floor-to-floor dimensions in residential and commercial development in recent years, the specific dimensions in metres for overall height in Table 2.11 of the Planning Scheme should be updated. An increase of circa 10% in this overall height dimension (rounded upwards to the nearest metre) is proposed. Additional guidance and flexibility on roof design or architectural features will also be inserted into the Planning Scheme.</p> <p>In relation to the Planning Scheme reference to 4.1m residential ground floor height (Cherrywood Planning Scheme Table 2.9 'Building Height'), the subject Amendment introduces additional text to clarify how floor height is to be measured and support appropriate proposals.</p> <p>In relation to the Planning Scheme provision the where a building addresses two streets, building height will be measured from the higher street will be reviewed as part of the proposed Amendment, and it is concluded that it is not to be extended beyond the Town Centre.</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Amend or replace Table 2.11 of the Planning Scheme to allow for an increase of circa 10% in the overall height dimension of residential and commercial floor heights.</p>

Sub. No.	Summary Overview	Response
		<p>Additional guidance and flexibility on roof design or architectural features will also be inserted into the Planning Scheme.</p> <p>Update Table 5.1 Main Classification of Open Space to reflect an increase in the provision of Class 1 green infrastructure as a result of grant of permission DZ16A/0570 Ticknick Park, which is in line with the proposed projected maximum population.</p> <p>No additional height is recommended in the Town Centre.</p> <p>No additional upward modifiers are recommended in the Planning Scheme area.</p>
Email 04	<p>A detailed submission is made on behalf of a landowner within the Planning Scheme [REDACTED] [REDACTED] [REDACTED]). The submission states:</p> <p>Building height in the Town Centre area and surrounding HIE lands can be increased without negative impact on existing residential developments due to separation distances.</p> <p>The Business Park is at a primary entrance to Cherrywood, adjoins the Town Centre, has frontage onto the Wyattville Link Road, Cherrywood Avenue and the Linear Park.</p> <p>The landowner has made significant investment in the quality of the built environment and public realm and has attracted a cluster of high-tech Life Science companies to the Planning Scheme such as Genomics, APC, Abbott and seeks to attract more.</p> <p>These businesses have specific requirements including increased floor to ceiling heights to accommodate mechanical systems required for advance research and development activities.</p> <p>The landowner seeks 3 no. amendments related to building height:</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines. The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>Loci carried out an assessment of the building heights in the Town Centre. A sunlight and daylight analysis was also carried out on the Town Centre sites by CSC Consulting.</p> <p>The layout and form of the Town Centre is based on an Urban Form Development Framework (UFDF) which was developed by the landowners at the time and the Development Agency over a 2-year period. The UFDF plan was finalised in September 2017 and incorporated into the suite of documents which support the development of the Planning Scheme area.</p> <p>The layouts for the sites proposed by the landowners chose to maximise the development quantum on 3 of the 4 Town Centre quadrants. The new owners of the TC3 site are also seeking to maximise the development quantum on their site and</p>

Sub. No.	Summary Overview	Response
	<p>Increase in maximum height in metres in Table 2.11 from 20m up to 22.5m to facilitate greater slab to slab dimensions. This will ensure no occupant is precluded from occupying a building on HIE lands on the basis of this maximum external height. Allowing additional height would enable more demand to be accommodated in taller structures at this location.</p> <p>Arising from the building height review, the development quantum in HIE1 and HIE2 areas should be increased so that additional building height and more compact urban development can be realised.</p> <p>It should be possible to transfer development quantum capacity from one sub-area to another (e.g. between HIE1, HIE2, HIE3), subject to compliance with overall development thresholds, maximum heights and land uses of a given Development Area. This would allow developers to attract larger occupiers to Cherrywood and utilize allocated development quantum that would otherwise go unused.</p>	<p>have developed a masterplan for this site. The review carried out by Loci and CSC consulting on the Town Centre sites shows that there is little or no capacity for increased building heights or development quantum on this sites without impact on the quality of sunlight and daylight into private, communal and public open spaces and such developments would struggle to meet the BRE Guidelines in relation to Daylight and Sunlight Standards for residential development.</p> <p>With regard to Table 2.11 of the Planning Scheme the Amendment proposes that, given increases in typical floor-to-floor dimensions in residential and commercial development in recent years, the specific dimensions in metres for overall height in Table 2.11 of the Planning Scheme should be updated. An increase of circa 10% in this overall height dimension (rounded upwards to the nearest metre) is proposed. Additional guidance and flexibility on roof design or architectural features will also be inserted into the Planning Scheme.</p> <p>In relation to the potential to increase the permissible development quantum on HIE plots generally, these quanta have limited potential to be altered as part of this Amendment primarily due to the limited carrying capacity of infrastructure serving Cherrywood in the context of permissible non-HIE floorspace increases enabled by the Amendment.</p> <p>In relation to the potential to transfer residual floorspace between HIE plots it is noted that this could have implications with regard to HIE lands within the ownership of several parties. Changes in this regard are considered to be outside of the remit of this amendment however the applicant's proposal is noted.</p> <p><b>Recommendation:</b> Amend or replace Table 2.11 of the Planning Scheme to allow for an increase of circa 10% in the overall height dimension of residential and commercial floor heights. Additional guidance and flexibility on roof design or architectural features will also be inserted into the Planning Scheme.</p> <p>No additional height is recommended in the Town Centre.</p>

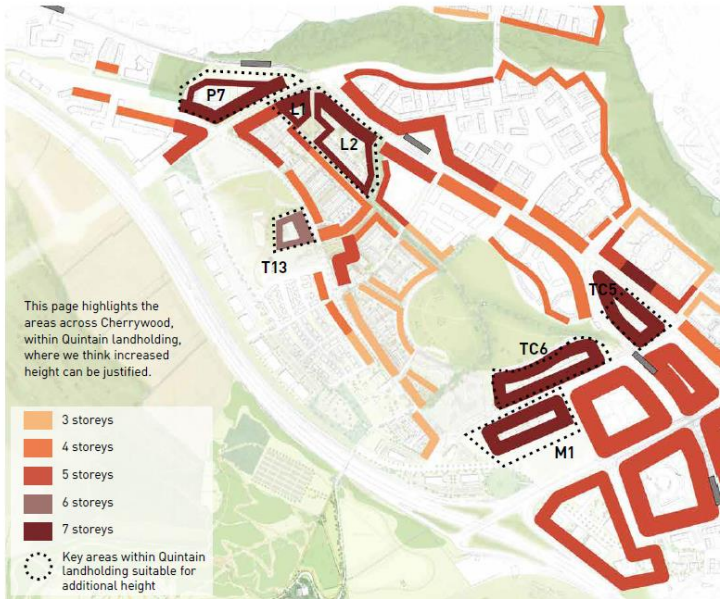
Sub. No.	Summary Overview	Response
		<p>Additional Height is recommended on site HIE 4 and HIE 5 fronting onto the Wyattville Link Road.</p> <p>No increase or change to the High Intensity Floor area across the HIE sites proposed as part of this amendment.</p>
Email 05	<p>The submission relates to a Res 3 and part of the neighbourhood centre site in Lehaunstown.</p> <p>It is suggested that maximum heights be increased to 16 storeys at the neighbourhood centre with allowance for stepping down in height on the adjoining land.</p> <p>There to be significant scope for the delivery of additional height and density, with densities in the range of 200-350 units per hectare.</p> <p>Where there are no density provisions in terms of units per hectare, but a range in terms of quantum of floorspace, the maximum figure for the range should be considerable increased (doubled or tripled) to allow flexibility of delivery.</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to the lands the subject of this submission, the Amendment proposes to allow for increased height of an additional floor within the Village Centre areas of the lands.</p> <p>It is proposed to increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services and to increase the level of Class 1 green infrastructure in line with the proposed projected maximum population and within the carrying capacity of the roads and public transport infrastructure proposed for Cherrywood.</p> <p>To note, if Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any additional increases in development quantum would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p>



<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>If the plot ratios and densities proposed in this submission were considered across the Planning Scheme, the number of residential dwellings in Cherrywood would far exceed the sustainable carrying capacity of the proposed physical and social infrastructure for the area. This would have a negative impact not just on the amenity and quality of life in Cherrywood but the surrounding area. Any proposed amendments to building height and density need to consider the development of Cherrywood in a wholistic and equitable way.</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. These increases in density are within the carrying capacity of the proposed physical and social infrastructure proposed to support the development of the Planning Scheme area.</p>
Email 06	<p>The submission relates to a site in Cherrywood Town Centre (TC3).  Town Centre and Village Centre Sites adjacent to Luas Stops are ideal locations for increased height.</p> <p>Proposed that heights of up to 20 storeys be allowed in the Town Centre at key locations.</p> <p>The Act does not require the provision of minimum heights, so these should be omitted. A note should accompany the maximum heights, which sets out that permissible heights are subject to justification</p>	<p><b>Response:</b>  The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Loci Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles.</p>

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
	<p>under the Urban Development and Building Heights Guidelines Development Management Criteria.</p> <p>The submission includes detail similar to that of the current proposed planning application on TC3 regarding pedestrian linkages, permeability, active street frontage, promoting the use of bikes. Public transport links etc.</p> <p>The new masterplan for TC3 includes a series of connected public open spaces, as required by the Guidelines.</p> <p>The proposed height of the buildings TC3-6, TC3-7 and TC3-8 strengthens the definition of these spaces, and their height will identify the place in the townscape.</p> <p>The proposed height varies across the block, taking account of adjacent development scale, sunlight penetration, and the objective to achieve a coherent 'built topography' with a pleasing collective profile, also delivering legibility.</p> <p>In this regard, the tallest element (the northern side of the triangular building TC3-6) is positioned towards the north eastern part of the block, closest to the centre of the collective Town Centre area (Blocks TC1-4), forming a central focal point within TC3 and the overall Town Centre, and stepping down towards the perimeters.</p> <p>The proposed buildings will have modulated forms, with steps in height and recesses in the elevations, as well as highly articulated façades to minimise the perception of mass.</p>	<p>Loci also carried out an assessment of the building heights in the Town Centre. A sunlight and daylight analysis was also carried out on the Town Centre sites by CSC Consulting.</p> <p>The layout and form of the Town Centre is based on an Urban Form Development Framework (UFDF) which was developed by the landowners at the time and the Development Agency over a 2-year period. The UFDF plan was finalised in September 2017 and incorporated into the suite of documents which support the development of the Planning Scheme area.</p> <p>A review of the permitted and proposed layouts for the Town Centre sites, including the new masterplan layout for TC 3, was carried out by Loci and CS Consulting. These reviews conclude that there is little or no scope for increased building heights or development quantum on this sites without impacting on the quality of sunlight and daylight into private, communal and public open spaces and such developments would struggle to meet the BRE Guidelines in relation to Daylight and Sunlight Standards for residential development. This would result in a substandard quality for residential development and private, communal and public spaces, in the development of a new Town Centre.</p> <p>In addition, the increases in height outlined in this submission would result in a significant uplift in the development quantum on the TC3 site most likely using up and exceeding the remaining carrying capacity of the proposed physical and social infrastructure required to support the sustainable development of the Planning Scheme and the surrounding areas. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any additional increases in development quantum would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p> <p>As a summary, the Building Height Review by Loci recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles and the Development Agency concur with these recommendations.</p>


<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>Section 168(2)(c) of the Planning and Development Act (2000) as amended requires that a draft Planning Scheme shall indicate the manner in which a site is to be developed, including the maximum heights. The maximum heights in the Planning Scheme therefore need to be clearly defined. Minimum heights are included in the Planning Scheme to protect against the under development of sites at certain locations and to ensure sufficient enclosures of spaces and frontage within these sites.</p> <p>In relation to density, the Amendment seeks to amend the density bands on Res 3 and Res 4 sites. The revised densities seek to make the most efficient and sustainable use the physical and social infrastructure and the Planning Scheme area while ensuring that the amenity of the area for its future residents is safeguarded. It is noted that the Town Centre received an uplift in the maximum permissible number of dwellings by circa 28% on these sites as part of Amendment No. 1-4 which was approved by an Bord Pleanála.</p> <p><b>Recommendation:</b> No additional height or development quantum is recommended on the Town Centre sites.</p>
Email 07	The submission relates to Sites L1, L2, P7, TC5, TC6, M1	<p><b>Response:</b> It is noted that the subject landholding is extensive and sits across 6 no. Development Areas.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. The Review considers national, regional and local building height policy &amp; guidance; sunlight &amp; daylight; and best practice in urban design, including context, character, views, landmarks, street enclosure, quality of public spaces, and sustainability &amp; adaptability and tests the potential for increased building height against the principles and performance criteria of the Building Height Guidelines.</p>

Sub. No.	Summary Overview	Response
	<p data-bbox="286 209 501 236"><b>Potential height</b></p>  <p data-bbox="302 550 470 630">This page highlights the areas across Cherrywood, within Quintain landholding, where we think increased height can be justified.</p> <ul data-bbox="302 662 470 790" style="list-style-type: none"> <li>3 storeys</li> <li>4 storeys</li> <li>5 storeys</li> <li>6 storeys</li> <li>7 storeys</li> </ul> <p data-bbox="302 805 470 845">Key areas within Quintain landholding suitable for additional height</p> <p data-bbox="201 893 1030 949">█ propose a 2-stage approach to potential heights / densities amendments to the Planning Scheme.</p> <p data-bbox="201 997 313 1021"><b>Stage 1:</b></p> <p data-bbox="201 1029 1052 1157">A quick nonmaterial amendment to the Planning Scheme for increased heights / densities for unit numbers that can be catered for within the existing Planning Scheme infrastructure. Enables current applications take account of improved heights.</p> <p data-bbox="201 1197 313 1220"><b>Stage 2:</b></p> <p data-bbox="201 1228 1052 1356">Post lodgement of Stage 1 heights amendment, a further landowners forum is recommended to discuss potential additional heights amendments which, if any, will require a material amendment to the Planning Scheme.</p>	<p data-bbox="1086 231 2128 399">The Review recommends an additional 1 to 2 floors at specific locations within the Scheme area. These locations are generally those overlooking the Luas line; adjacent to the Town Centre; adjacent the M50; and adjacent Village Centres. A number of these locations are within the █ landholding and will see an increase in 1 to 2 floors at specific locations which broadly aligns with elements of the submission.</p> <p data-bbox="1086 438 2139 630">In relation to the areas dealt with in this submission, the subject Amendment proposes an increase in height of 1 or 1 to 2 floors at specific locations in the Planning Scheme based on good urban design principles. This recommendation is generally, in line with some of the proposal made in this submission. A number of sites cannot absorb additional height for various reasons outlined in the Loci report , including the protection of views and prospects listed under Section 2.11 of the Planning Scheme.</p> <p data-bbox="1086 670 2128 798">In relation to density it is proposed to increase the upper density range on Res 3 and Res 4 sites. No changes are proposed to the location of Res1, Res 2, Res 3 and Res 4 sites as it is considered that these were appropriately located under the approved Planning Scheme.</p> <p data-bbox="1086 837 2128 1037">The density review carried out by the Development Agency will bring the maximum quantum of residential dwellings in Cherrywood to circa 10,500 units if both the Building Height Amendment and concurrent Beckett Road re-alignment Amendment are approved by An Bord Pleanála. This is considered to be the maximum number of residential dwellings that the social and physical infrastructure planned for the Planning Scheme can sustainably support.</p> <p data-bbox="1086 1077 2139 1372">Development beyond this quantum would require additional physical and social infrastructure and would need to be evidence based. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any additional increases in development quantum would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p>

Sub. No.	Summary Overview	Response
	<p>██████ agree that the principles and approach to density and height as described in the Planning Scheme, where higher density development is focused on the Town Centre and Luas corridor is robust and the overall distribution of density remains valid.</p> <p>Regarding the locations of Res 1, Res 2, Res 3, Res 4 plots, no need for a revision of the density location allocation.</p> <p>██████ support a future a review of the capacity of the Planning Scheme infrastructure to understand if further capacity can be accommodation passed the 10,500 limits as suggested.</p> <p>Submitted that a shortfall in unit numbers on one development tile should be transferable to another tile that can accommodate the additional units, if the development is otherwise wholly Planning Scheme compliant. This would enable the full capacity of the Planning Scheme to be met, the infrastructure to be fully maximised, and developers able to deliver the maximum residential units across the individual landholdings.</p> <p>Height Proposals</p> <ul style="list-style-type: none"> <li>• Apartment building heights of between 5 – 7 storeys’ as a minimum height across the Res 3 and Res 4 tiles.</li> <li>• For strategic locations in the Town Centre, adjacent to LUAS stations and, gateway locations and features towers within apartment clusters should be considered up to 12 storeys.</li> </ul> <p>Car Parking and Unit Mix:</p> <ul style="list-style-type: none"> <li>• Increase densities.</li> <li>• For apartments to remain affordable, basement parking will add substantial cost to the market value of an apartment value whether the purchaser requires a parking space or not. Recommend a maximum parking ratio of 0.6:1 for apartment accommodation on Res 3 and Res 4 plots.</li> <li>• The Planning Scheme unit mix requiring max 20% one beds, and min 20% 3 beds is prohibitive in the current environment</li> </ul>	<p>This submission notes that a shortfall in unit numbers on one development tile should be transferable to another tile that can accommodate the additional units. It is considered too early in the lifetime of the Planning Scheme to consider this as no residential developments have been completed on site to date and therefore permitted developments could still be amended to achieve higher unit numbers where maximum densities have not been reached. This may be the subject of a future density review when a significant level of residential development has been completed on site.</p> <p>In relation to car parking , comments in relation to the construction costs associated with basement car parking are noted. The level of car parking provision for new development in Cherrywood was reviewed by Aecom on behalf of the Development Agency and reduced by an Amendment to the Planning Scheme which was approved by An Bord Pleanála in January 2020. Cherrywood is a new suburb which does not benefit from the presence of existing overflow car parking provision from pre-existing on street car parking or public car parks. Noting that it is primarily a greenfield site car parking provision for residential development needs to be carefully considered and take cognisance of car ownership trends and not just trip generation. It is noted that High Intensity Employment is one of the greatest trip generators and places a heavy demand on roads and public transport infrastructure.</p> <p>The car parking levels for residential development in Cherrywood are there to safeguard against an undersupply of car parking provision to serve the future residents of Cherrywood and to protect the future public realm of residential developments from illegal car parking due to an undersupply of spaces.</p> <p>With regard to unit mix the proposed amendment will not alter these provisions. It is noted that the 2022-2028 Dun Laoghaire Rathdown Draft County Development Plan has included an interim Housing Needs Demand Assessment (HDNA). The DAPT are awaiting the outcome of the Interim HDNA as part of the making of the new County Development Plan. The DAPT intend to prepare an Amendment relating to dwelling unit mix thereafter.</p> <p>It is noted that the submission seeks an additional 1,323 dwellings on this landholding , however as noted under previous responses to submissions and above in this response, there is a limit to the level of the development the proposed physical and</p>

Sub. No.	Summary Overview	Response																																			
	<p>where their demand is currently weighted in favour of one bed from occupiers. A change to the unit mix will allow for capacity (unit numbers) on the individual development tiles and therefore assist demand. We recommend a unit mix in line with the Sustainable Urban Housing: Design Standards for New Apartments (2018).</p> <p>██████████ propose increasing heights on L1, L2, P7, TC5, TC6, M1 as follows.</p> <table border="1" data-bbox="206 539 1003 885"> <thead> <tr> <th>SITE ID</th> <th>CPS MAX HEIGHT</th> <th>PROPOSED HEIGHT</th> <th>MAX DENSITY CPS</th> <th>PRPOSED DENSITY</th> </tr> </thead> <tbody> <tr> <td>L1</td> <td>5</td> <td>3-7</td> <td>100</td> <td>125</td> </tr> <tr> <td>L2</td> <td>5</td> <td>2-7</td> <td>125</td> <td>150</td> </tr> <tr> <td>P7</td> <td>4</td> <td>3-7</td> <td>100</td> <td>150</td> </tr> <tr> <td>TC5 South</td> <td>5</td> <td>3-7</td> <td>125</td> <td>250</td> </tr> <tr> <td>TC6</td> <td>3</td> <td>3-7</td> <td>70</td> <td>250</td> </tr> <tr> <td>M1</td> <td>5</td> <td>5-7</td> <td>100</td> <td>250</td> </tr> </tbody> </table> <p>Not proposing increasing heights on Tile T1 Village Centre. Believe the unit numbers as set out in the Planning Scheme are difficult to hit in line with the more suburban lower density environment of the Tully Development Area. Vision is for a mixed-use village centre that is not overly dense or vast which may have a negative impact on the nearby residential units.</p> <p>By adding 1-2 additional floors on apartment blocks and amending the unit mix and car parking ratios to conservative levels, an additional 1,323 units can be catered on ██████████ lands over the max densities as outlined in the Planning Scheme for the 6 development tiles outlined below.</p>	SITE ID	CPS MAX HEIGHT	PROPOSED HEIGHT	MAX DENSITY CPS	PRPOSED DENSITY	L1	5	3-7	100	125	L2	5	2-7	125	150	P7	4	3-7	100	150	TC5 South	5	3-7	125	250	TC6	3	3-7	70	250	M1	5	5-7	100	250	<p>social infrastructure proposed for Cherrywood can support. The proposed amendment will result in an uplift on these land parcels due to an increase in the upper density limit of Res 3 and Res 4 sites but not to the extent requested in this submission.</p> <p>It is not proposed to increase the height on the Tully Village Centre plot in this landholding. This site is at a slightly elevated level and is within the eyeline of a protected view. It was demonstrated in the Loci report that an increase in height on this site would unduly obstruct this view. Additional height is proposed on the smaller Village Centre plot as this plot is at a lower ground level and could possibly accommodate additional height while not unduly obstructing this view.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. These increases in density are within the carrying capacity of the proposed physical and social infrastructure proposed to support the development of the Planning Scheme area.</p> <p>No changes are proposed to car parking standards for residential development.</p>
SITE ID	CPS MAX HEIGHT	PROPOSED HEIGHT	MAX DENSITY CPS	PRPOSED DENSITY																																	
L1	5	3-7	100	125																																	
L2	5	2-7	125	150																																	
P7	4	3-7	100	150																																	
TC5 South	5	3-7	125	250																																	
TC6	3	3-7	70	250																																	
M1	5	5-7	100	250																																	


<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
Email 01	<p>The [REDACTED] Lands offer greater opportunity for increased height and density than has been recognised to date. Increased height and density at this location will underpin the establishment of a stronger and more vibrant village centre and will optimise use of public transport.</p> <p>It will also introduce a physical landmark within the Cherrywood Planning Scheme that identifies the Village Centre as an important location within the Planning Scheme and will be legible externally so as to contribute positively to the identity and placemaking of Cherrywood as a whole.</p> <p>Submitted that the site is at a gateway location entering northeast Cherrywood and is well connected by public transport and walking routes.</p> <p>The submission is seeking three key elements:</p> <ol style="list-style-type: none"> <li>1. General Uplift in Planning Scheme Heights and Density</li> <li>2. Designation of Landmark Building</li> <li>3. Retention of Local Upward Modifier at Village Centre</li> </ol> <p>It is considered that the current height regime of generally 2-5 storeys should be increased to 2-8 storeys.</p> <p>Requested that the following be inserted into the Planning Scheme DA10: A landmark building of up to 16 storeys is permitted on the Res 4 lands at the corner of Barrington’s Road and Grand Parade. This is subject to visual impact, microclimatic, daylight and sunlight analysis.</p> <p>It is acknowledged that the development of a building, as set out in DA10 above, of this height will exceed current maximum plot ratio and density standards for this site as set out in the Planning Scheme Table 6.1.1. As such the area surrounding this landmark height designation has been proposed to be changed from Res 3 to Res 4.</p>	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Building Heights Review by Loci demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to the lands the subject of this submission, the Amendment proposes to allow for increased height of an additional floor within northern site of the Village Centre zoning, and within the residential lands where they address Grand Parade. The upward modifier on the Village Centre site remains as 1-2 floors. It is also proposed to increase the maximum number of dwellings which may be permitted on this Village Centre Site.</p> <p>The Planning Scheme makes provision for upward modifiers at strategic locations in the Town Centre. The Loci report notes that there is a clear rationale for the location of the upward modifiers in the Planning Scheme and that they will serve to act as local landmarks within the surrounding context with buildings of up to 8 storeys (up to 9 storeys is proposed in the UDF, as a result of street level differences) being permitted.</p> <p>These higher buildings will be of similar height, with none being dominant in terms of scale. Given the scale of height increase that Cherrywood can support no change is recommended to the provisions for upward modifiers however additional text is proposed to this section of the Planning Scheme document requiring that upward modifiers are slender in appearance so as to serve their function as a local landmark.</p> <p>The submission proposed an additional upward modifier on this landholding however no additional modifiers are proposed as part of this amendment. It is noted that this submission is proposing an additional upward modifier within close proximity to an existing upward modifier.</p>


Sub. No.	Summary Overview	Response
		<p>In relation to density, the Amendment seeks to amend the density bands on Res 3 and Res 4 sites. The revised densities seek to make the most efficient and sustainable use the physical and social infrastructure and the Planning Scheme area while ensuring that the amenity of the area for its future residents is safeguarded.</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. These increases in density are within the carrying capacity of the proposed physical and social infrastructure proposed to support the development of the Planning Scheme area.</p> <p>It is not proposed to increase the number of upward modifiers in the Planning Scheme as part of this amendment.</p>
Email 02	<p>The submission relates to a residential site along Cherrywood Avenue. This residential site has a current max density of 70dph.</p> <p>Having regard to its strategic location adjacent to a Luas, bus stop and town centre, it should have a density of at least 100 dph.</p> <p>Noted that the houses on the site to the south, Glencarrig, are circa 40 metres from the southern boundary of the site.</p> <p>Glencarrig was built prior to the adoption of the Planning Scheme and has a density significantly below its Res 2 zoning and below the minimum allowable density of 25dph in Cherrywood.</p>	<p><b>Response:</b>  The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p>



Sub. No.	Summary Overview	Response																
	<p>Submitted that the prospect of the Glen Carraig estate being redeveloped to avail of the additional 25 units is considered limited as it is understood the dwellings are in individual ownership.</p> <p>The applicant has included the following table to summarise their proposals for this Res 2 site.</p> <table border="1" data-bbox="241 470 1025 837"> <thead> <tr> <th>Parameter</th> <th>Current CPS</th> <th>Proposed Amendments to the Cherrywood CPS</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>1) Zoning</td> <td>RES2</td> <td>RES3</td> <td>A RES3 zoning better reflects the suitability of the site for a higher density apartment development</td> </tr> <tr> <td>2) Height</td> <td>5 floors</td> <td>6 floors</td> <td>Increase height limit from 5-6 floors</td> </tr> <tr> <td>3) Car Parking</td> <td>0.9 space per 1 bed unit. 1.2 spaces per 2 bed unit 1.4 spaces per 3 bed unit</td> <td>0.6 space per unit for 1, 2 and 3 bed units and 0.25 per unit for studios.</td> <td>Amended parking standards promote the use of adjoining public transport infrastructure. Subject site has provided significant planning gain in the form of pedestrian/cycling links and public amenity space.</td> </tr> </tbody> </table> <p>The current RES 2 zoning of the site with a density limit of 70 units per hectare is too restrictive and does not have due regard to the strategic location. The proposed RES 3 zoning would result in a more sustainable higher density development of the site.</p> <p>Requested height increase of 5 to 6 floors. 6 floors of residential development equate to 5 floor of commercial development and hence would provide a more balanced streetscape to Cherrywood Avenue and the surrounding area.</p> <p>TC3 is located to the norther of the site and includes an upward modifier of 8 floors and overlooking the linear park to the south.</p> <p>Due to the width of Cherrywood Avenue to the north, the southerly aspect of the site and the distance to Glencarrig, an increase in height</p>	Parameter	Current CPS	Proposed Amendments to the Cherrywood CPS	Comment	1) Zoning	RES2	RES3	A RES3 zoning better reflects the suitability of the site for a higher density apartment development	2) Height	5 floors	6 floors	Increase height limit from 5-6 floors	3) Car Parking	0.9 space per 1 bed unit. 1.2 spaces per 2 bed unit 1.4 spaces per 3 bed unit	0.6 space per unit for 1, 2 and 3 bed units and 0.25 per unit for studios.	Amended parking standards promote the use of adjoining public transport infrastructure. Subject site has provided significant planning gain in the form of pedestrian/cycling links and public amenity space.	<p>The Loci report refers to The Urban Design Manual (DEHLG, 2009b) the companion guide for Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DEHLG, 2009a) and notes that manual is based around 12 Criteria (with indicators) at three different spatial scales (neighbourhood, site and home) that have been drawn up to encapsulate the range of design considerations for residential development.</p> <p>The Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, 2009 promotes increased densities of appropriate mix and density, of quality design and with appropriate connections to transport. However, they also require particular sensitivity in relation to the design and location of apartment blocks, which are higher than existing adjacent residential development. The guidelines suggest, as a general rule, that where taller buildings are acceptable in principle, building heights should taper down towards the boundaries of a site within an established residential area.</p> <p>The residential site in question is located at the edge of the Planning Scheme adjacent to an existing residential development, Glencarrig and a single dwelling located to the south west of Glencarrig. Glencarrig is made up of 3 storey semi-detached dwellings. The site levels on the Res 2 site to the west and north of this site are at a slightly higher level than the Glencarrig site. The Res 2 sites have a building range of 2-5 floors so as to ensure that the privacy and amenity of these existing homes can be protected and to allow for a transition to the denser Town Centre sites. It is not proposed to increase the building height range on these sites from what is in the Planning Scheme.</p> <p>The Glencarrig site was included in the Planning Scheme boundary as it was partially constructed during the drafting stage of the Planning Scheme and will provide a pedestrian link between Brides Glen Road and the Cherrywood Planning Scheme lands via the Res 2 site in Development Area 6.</p> <p>The submission seeks that this site be changed from a Res 2 site to a Res 3 site. This change would result in a significant increase in the residential density of this site especially in light of the recommendations to increase density on Res 3 and Res 4 sites as part of this current amendment. The site was designated as a Res 2 due to its location at the edge of the Planning Scheme boundary adjacent to existing residential development. It is not proposed to significantly increase the residential density of height</p>
Parameter	Current CPS	Proposed Amendments to the Cherrywood CPS	Comment															
1) Zoning	RES2	RES3	A RES3 zoning better reflects the suitability of the site for a higher density apartment development															
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<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
	<p>to 6 floors is unlikely to have a negative impact on adjoining properties.</p> <p>The current parking requirements of the CPS would require in excess of 1 parking space per unit despite the location of the site at a public transport node. It is respectfully submitted that a parking ratio of 0.6 spaces per unit is more appropriate for apartment developments located at public transport hubs.</p>	<p>of this site so as to ensure that the privacy and amenity of any existing adjacent residential development is protected.</p> <p>In relation to density, this Amendment proposes a modest increase in density on Res 2 sites from 70 dph to 75 dph.</p> <p>In terms of car parking it is noted that the level of car parking provision for new development in Cherrywood was reviewed by Aecom on behalf of the Development Agency and reduced by an Amendment to the Planning Scheme which was approved by An Bord Pleanála in January 2020. Cherrywood is a new suburb which does not benefit from the presence of existing overflow car parking provision from pre-existing on street car parking or public car parks. Noting that it is primarily a greenfield site car parking provision for residential development needs to be carefully considered and take cognisance of car ownership trends and not just trip generation. It is noted that High Intensity Employment is one of the greatest trip generators and places a heavy demand on roads and public transport infrastructure.</p> <p>The car parking levels for residential development in Cherrywood are there to safeguard against an undersupply of car parking provision to serve the future residents of Cherrywood and to protect the future public realm of residential developments from illegal car parking due to an undersupply of spaces.</p> <p><b>Recommendation:</b> No increase in building height is proposed at this location.</p> <p>Increase residential density on Res 2 sites from 70 dph to 75 dph.</p> <p>No changes are proposed to car parking standards for residential development.</p>
Email 03		<p><b>Response:</b> The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p>

Sub. No.	Summary Overview	Response
	 <p>The submission relates to Building 1 in Cherrywood Business Park, located at Junction A on the WLR.</p> <p>Specific Objective PD 22 CPS states 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.</p> <p>The junction of Cherrywood Avenue and the WLR is a key junction in the CPS area and considered a suitable location for a local landmark building.</p> <p>The current plot ratio and building height policy of the CPS unnecessarily limit the development potential of the site to the extent that it would not be feasible to redevelop the site and realise the potential of the WLR/Cherrywood Avenue junction.</p> <p>Site is restricted to a plot ratio of 1.6 despite the graduation of zoning favouring a higher density of development at this location. If the subject site is to realise its potential as a gateway site, the CPS needs to be amended to specifically facilitate same.</p>	<p>Existing Building Heights in the Cherrywood Planning Scheme have been independently assessed against the 'Urban Development &amp; Building Heights Guidelines' by Loci. The Loci Technical Guidance note on building height in Cherrywood concludes that the general approach to urban scale and building height in the Cherrywood Planning Scheme and UDF (Urban Form Development Framework) for the Town Centre is broadly robust however it is noted that there is scope to consider targeted building height increased, subject to assessment, at designated principle frontages in the Cherrywood Planning scheme.</p> <p>In relation to HIE lands, no increase in building height or floorspace is proposed within the existing Cherrywood Business Park (HIE 1 and HIE 2) noting the proximity of the HIE lands to the Town Centre which is to remain as the main focal point and heart of Cherrywood and the limited carrying capacity of infrastructure serving Cherrywood noting that it is proposed to increase residential density in the Planning Scheme area as part of this amendment.</p> <p>It is further noted that much of the sites known as HIE 1 and HIE 2 are well established with existing employment/office development and while these sites still have potential expand and develop, a proportion of HIE floor area is also assigned to the Town and Village Centres as well as the currently undeveloped HIE sites, HIE 3-6.</p> <p>This submission is seeking a significant increased plot ratio and upward modifier on an already developed site on HIE 1 in order to make it economically viable to redevelop the site. The increase in plot ratio and quantum is only proposed on this particular site and not across the HIE 1 site. It is noted that the subject site was developed in the 1990s prior to the drafting and adoption of the Planning Scheme with a 3-storey building of circa 6,000sq.m. The site measures circa 5.4 ha and it is therefore noted that the site is developed at a plot ratio of circa 1:1.1. Under the current Planning Scheme, the site can be developed up to 5 floors at a plot ratio of 1:1.6 and it is therefore noted that the site has potential to expand, albeit not at the level proposed in this submission.</p> <p>There is a limit to the quantum of HIE employment floorspace which can be supported by the proposed infrastructure to serve Cherrywood and this has to be considered as part of this amendment. It is envisaged that the majority of new HIE development in the Planning Scheme would occur on previously undeveloped HIE zoned sites and the</p>

Sub. No.	Summary Overview	Response
	<p>There is strong urban design rationale to facilitate the development of a landmark building to complete the key junction of WLR/Cherrywood Avenue.</p> <p><u>Requested that this site provide for a landmark building at this important junction with an upward modifier of +1-3 floors above 5 floors and a maximum plot ratio of 2.5."</u></p> <p>Also requested that the zoning boundary be extended as follows:</p> 	<p>Town Centre quadrants rather than on sites which were already developed, however it is noted that there is currently the potential for many of the existing buildings on HIE 1 to extend and reconfigure while still according with the Planning Scheme.</p> <p>There may be an opportunity later in the life cycle of the Planning Scheme to redistribute any remaining residual HIE quanta on sites which is not likely to be utilised on that site, onto another site where HIE development is permitted. However, assigning a plot ratio of 2.5 to this already developed site would be unequitable when considering the HIE lands as a whole and it is considered that it is too early in the lifecycle of the Planning Scheme to reallocate residual development quanta. The development of a building of this scale at this location would also detract from the prominence of the Town Centre.</p> <p>With regard to upward modifiers the Planning Scheme makes provision for upward modifiers at strategic locations in the Town and Village Centres primarily directly adjacent to Luas stops. These higher buildings are of similar height, with none being dominant in terms of scale. Given the scale of height increase that Cherrywood can support and the desire to retain the Town Centre as the main focal point of the Planning Scheme area with the Villages acting as local focal points, no change is recommended to the provisions for upward modifiers however additional text is proposed to this section of the Planning Scheme document requiring that upward modifiers are slender in appearance so as to serve their function as a local landmark. In this regard, it is noted that this submission is likely seeking a general increase in height on this site rather than an upward modifier noting the increase in floor area and plot ratio sought on the site. Irrespective it is considered that greater legibility should be afforded to the Town Centre quadrants.</p> <p>In relation to identifying additional lands for HIE use, changes in this regard would alter the nature of the proposed building height Amendment and as such are considered to be outside of the remit of this current amendment. It is further noted that there is still provision for an additional left-hand turning lane on approach to Junction A from Dun Laoghaire and as such it may not be appropriate to extend the zoning to the extent that this submission is seeking.</p> <p>Additional height is proposed on HIE 4 and HIE 5 where they directly front onto the Wyattville Link Road ( WLR) to provide a greater sense of enclosure along this</p>

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>section of the WLR as you enter Cherrywood from the Lehaunstown Interchange and noting that this sites are yet to be developed, however no increase is proposed to the HIE quantum or plot ratio assigned to these sites as part of this amendment due to the limited carrying capacity of the infrastructure proposed to serve Cherrywood as outlined above.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development.</p> <p>No additional height is recommended on HIE 1. Allow additional height on HIE 4 and HIE 5 where these sites directly address the WLR.</p> <p>No increase in HIE land use zoning, redistribution of HIE floor area or changes to plot ratios or maximum development quantum on HIE sites are proposed as part of this current amendment.</p> <p>No additional upward modifiers are recommended in the Planning Scheme area.</p>
Email 04	<p>The submission relates to site G3 on HIE 2.</p> <p>Development quantum on this site is restricted to 2,851sq.m. The building height of 5 floors on this site is not achievable as the development quanta is too low.</p> <p>Permission is currently in place for a building of 2,851sq.m which is 4 floors in height. Noted that there is a proposal for a 5-storey residential building on the adjoining residential site to the south west.</p> <p>Given strategic location and the emerging context of TC3-1 (8 floors at +83 and Block G1 (6 floors, +69) there is now a strong urban design rationale to allow for an increased quantum of development on the G3 site to facilitate building heights of up to 5 floors.</p> <p>Requested that:</p>	<p><b>Response:</b> The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>In relation to HIE lands no increase in HIE floorspace is proposed within Cherrywood due to the limited carrying capacity of infrastructure serving Cherrywood.</p> <p>The subject site is located on HIE 2 which has a maximum HIE quanta of 27,000 sq.m. At the time of the adoption of the Planning Scheme Blocks G1 and G2 were already developed. Together these two office blocks have a gross floor area of 24,149 sq.m, leaving a remaining development quantum on this site of 2,851 sq.m.</p>

Sub. No.	Summary Overview	Response																									
	<p>The cap on the quantum of development within HIE2 be amended to allow the subject site to be developed at the existing plot ratio of 1.6.</p> <p>Amendments will facilitate a 5-storey building and hence deliver on the CPS objectives of enclosing Brides Glen Square and the linear park/greenway from the south.</p> <p>Building G3 is intended to help define the southern end of Brides Glen Square and orientate people from the square towards the greenway/linear park. However, when viewed from Grand Parade the permitted scheme appears much smaller and out of scale with the other buildings around Brides Glen Square. Increasing the scale of development would overcome this difference in scale without Building G3 building becoming too dominant.</p> <p>Summary of DLRP proposal for the G3 Site.</p> <table border="1" data-bbox="203 842 1039 1050"> <thead> <tr> <th>Parameter</th> <th>Current CPS</th> <th>Extant Planning Permission</th> <th>Proposed Amendment to CPS</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>Zoning</td> <td>HIE 2</td> <td>HIE2</td> <td>HIE2</td> <td>No Change</td> </tr> <tr> <td>Plot Ratio</td> <td>1.6</td> <td>1</td> <td>1.6</td> <td>No Change</td> </tr> <tr> <td>Height (Floors)</td> <td>5</td> <td>4</td> <td>5</td> <td>No Change</td> </tr> <tr> <td>Remaining Quantum</td> <td>2,851</td> <td>2,851</td> <td>5,632</td> <td>Quantum reflects HIE site area of 0.352 ha and 1.6 plot ratio</td> </tr> </tbody> </table>	Parameter	Current CPS	Extant Planning Permission	Proposed Amendment to CPS	Comment	Zoning	HIE 2	HIE2	HIE2	No Change	Plot Ratio	1.6	1	1.6	No Change	Height (Floors)	5	4	5	No Change	Remaining Quantum	2,851	2,851	5,632	Quantum reflects HIE site area of 0.352 ha and 1.6 plot ratio	<p>This submission is seeking an increase in the development quantum of this site of 2,781 sq.m and an increase in height from 4 to 5 floors. The rationale for the increase in quantum and height is noted and it is noted that the proposed increase in quantum is relatively modest however the infrastructure proposed to support the development of Cherrywood has a carrying capacity of circa 10,000 dwellings and 350,000sq.m of High Intensity Employment Floorspaces (office development). It is not proposed to go beyond the carrying capacity of the proposed infrastructure to support the development of Cherrywood.</p> <p>It is proposed to increase the upper density limit on Res 3 and Res 4 sites as part of this amendment however it is not proposed to increase the maximum HIE floor area in addition to this increase in dwellings numbers at this time.</p> <p>While the DAPT would not rule out the reallocation of residual HIE floor area to other sites at a future date, it is considered that it is too early in the lifecycle of the Planning Scheme to reallocate residual development quanta as not enough sites have been developed to date.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development.</p> <p>No additional height is recommended on HIE 2.</p> <p>No increase or redistribution of HIE floor area are proposed as part of this current amendment.</p>
Parameter	Current CPS	Extant Planning Permission	Proposed Amendment to CPS	Comment																							
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Email 05	<p>The submission relates to Building 1 on TC3 a proposed office building.</p> <p>Submitted that the original rationale for an upward modifier at this location is still valid and that any decision to increase building heights in Cherrywood Town Centre should protect the upward modifier status of this site. Any increase in the base heights across the Town Centre</p>	<p><b>RESPONSE:</b> The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p>																									

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	<p>should be reflected by an appropriate increase in the height of buildings designated as upward modifiers.</p> 	<p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles.</p> <p>This submission seeks to increase the height of Building 1, a proposed office building on TC4. It is noted that this building is designated as an existing upward modifier on TC4. The submission notes that any increase in the base heights across the Town Centre should be reflected by an appropriate increase in the height of buildings designated as upward modifiers.</p> <p>In relation to the Town Centre specifically, the potential to increase building height has been assessed in detail in terms of access to sunlight and daylight by Chris Shackleton Consulting. This assessment has found that there is very limited if any scope to increase building height further within and around the Town Centre without significant detrimental impact to internal and external spaces arising from additional height.</p> <p>While office/commercial buildings themselves are not as sensitive in terms of daylight and sunlight, they do have the potential to impact on adjoining residential properties as well as public, semi-private and private amenity spaces.</p> <p>The current proposed development for TC3 under DZ20A/0052 differs from the layout presented in this submission which reflects the original masterplan layout for TC3 under the Cherrywood Town Centre UFDF. Brides Glen Square is now located directly to the north of Building 1 and while the CSC report focused on residential buildings in the Town Centre, it is noted that any increase in height on the residential blocks already has a negative impact on Brides Glen Square and therefore any further increase in height on Building 1 would result in a further deterioration of this public open space area in terms of sunlight and daylight penetration.</p> <p>The CSC report notes that the Town Centre sites, including TC3, <i>"have already been well iterated at the design stage to achieve the maximum height and density/plot ratio while maintaining the minimum required light at ground level"</i>.</p>


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		<p>With regard to TC3 the CSC Report notes that the revised masterplan ,maximises the development potential of TC3 and <i>"as a result ,the current masterplan is much more enclosed, and it would appear that the revised design has balanced the sunlight/shadow and height/density constraints to maximise the plot usage"</i>.</p> <p>Both the CSC report and the LOCI report do not recommend any increase in height on the Town Centre quadrants as they both note that any increase would decrease the amenity of the open spaces , private, semi private and public in the Town Centre, which should not be the case with a newly constructed and designed Town Centre.</p> <p>It is therefore not proposed to increase the baseline height on the upward modifier heights on Town Centre quadrants.</p> <p><b>Recommendation:</b> No additional height or development quantum is recommended in the Town Centre.</p> <p>No additional upward modifiers are recommended in the Planning Scheme area.</p>
Email 06	<p>Noted in this submission that there does not appear to have been a collaborative approach, between landowners.</p> <p>The Planning Scheme should not in any way place restrictions on heights, which neighbouring lands, outside the scheme, working under the Development Plan and new Government guidelines, would not have.</p> <p>The CPS places certain height restrictions, within Area 5, which adjacent lands outside of the scheme are not restricted by.</p> <p>We believe there should be a level playing field, in this regard and any heights which would be allowed under the County Development Plan and Government guidelines, should be permissible within the CPS.</p>	<p><b>Response:</b> The Planning &amp; Development Act 2000 (as amended) Section 168(2)(c) requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights. The Planning Scheme seeks the sustainable and wholistic development of a large area of serviced land which at the time of the drafting of the Planning Scheme was greenfield.</p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p>



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		<p><b>Recommendation:</b></p> <p>No increase in building height is proposed at this location.</p> <p>Increase residential density on Res 2 sites from 70 dph to 75 dph.</p>																				
Email 07	<p>Submission relates to site CU1. The landholding within the CPS extends to c. 8.8 hectares of which 3.6 hectares is zoned for commercial uses.</p> <p>That land is commercial plot CU1 as part of development area 8. The rest of subject landholding within the CPS is identified for roads and physical infrastructure only. [REDACTED] has a further c. 26.8 hectares of land southwest of the M50 that abuts the CPS.</p> <p>Submission solely relates to our client’s land within the CPS and in particular commercial plot CU1.</p> <p>Existing CU 1</p> <table border="1" data-bbox="208 810 918 1125"> <thead> <tr> <th colspan="3" data-bbox="208 810 918 858">NON RESIDENTIAL DEVELOPMENT</th> </tr> <tr> <th colspan="3" data-bbox="208 858 918 906">COMMERCIAL USES Breakdown for Site CU 1</th> </tr> </thead> <tbody> <tr> <td data-bbox="208 906 620 954">Site Area HA</td> <td colspan="2" data-bbox="620 906 918 954">3.6</td> </tr> <tr> <td data-bbox="208 954 620 1002">Min Quantum Sq.m</td> <td colspan="2" data-bbox="620 954 918 1002">36,000</td> </tr> <tr> <td data-bbox="208 1002 620 1050">Min Plot Ratio</td> <td colspan="2" data-bbox="620 1002 918 1050">1:1</td> </tr> <tr> <td data-bbox="208 1050 620 1125" rowspan="2">Height Storeys</td> <td data-bbox="620 1050 779 1098">Min</td> <td data-bbox="779 1050 918 1098">Max</td> </tr> <tr> <td data-bbox="620 1098 779 1125">2</td> <td data-bbox="779 1098 918 1125">4</td> </tr> </tbody> </table> <p>Landowners Proposals for CU 1</p>	NON RESIDENTIAL DEVELOPMENT			COMMERCIAL USES Breakdown for Site CU 1			Site Area HA	3.6		Min Quantum Sq.m	36,000		Min Plot Ratio	1:1		Height Storeys	Min	Max	2	4	<p><b>Response:</b></p> <p>The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to the lands the subject of this submission, the Amendment proposes to allow for increased height of an additional floor on parts of the Commercial lands adjacent the M50 and Barrington Road.</p> <p>No changes are proposed to the minimum plot ration or quantum of development on this site as part of this amendment. It is noted that no maximum quantum of development has been applied to the development quantum on Commercial zoned lands as this land use is not considered to be a significant trip generator and due to the nature of the types of development permitted on these sites under Appendix A of the Planning Scheme document, Primary Land Use Matrix Cherrywood Planning Scheme, it is noted that development on these land uses is likely to have a low employee to floor area ratio.</p> <p>It is submitted that some additional amendments would be required to the CPS including to specific objective PD21 and Table 2.11 however no further detail is given in this submission regarding the nature of these proposed additional amendments.</p> <p>It is proposed to revise Table 2.11 of the Planning Scheme as part of this amendment. Please refer to the recommendations below.</p>
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Email 08	<p data-bbox="206 738 1048 834">Heights on plots adjacent to Grand Parade should allow for at least 6 storeys, rising to 8 storeys at the plots adjacent to the Transport Interchange/ Cherrywood Luas stop.</p> <p data-bbox="206 871 1061 967">The central spine/public transport corridor is the most appropriate location for an increase in density and height. Summary of Requested Changes.</p>	<p data-bbox="1088 738 1234 766"><b>Response:</b></p> <p data-bbox="1088 770 2123 898">The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p data-bbox="1088 940 2130 1099">The Review of Building Heights in Cherrywood carried out by Loci demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p data-bbox="1088 1141 2107 1204">This submission relates to a number of Res 2 and Res 3 sites. It is proposed to add additional height to some of these sites.</p> <p data-bbox="1088 1246 1962 1273">It is also proposed to increase the residential density on the Res 3 sites.</p> <p data-bbox="1088 1315 2141 1374">It should be noted that in relation to the potential for increased height within and near parts of these lands, the subject Amendment also proposes to update the information</p>																							

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Such locations are rare and finite. The Guidelines are clear that increased density and height is required to optimise the effectiveness of investment in infrastructure.</li> </ul> </td> </tr> </tbody> </table>	Plot	Amendments	DM1 – located north of Grand Parade and east of Lehaunstown Village	<ul style="list-style-type: none"> <li>Allow for up to 6 storeys to create a strong urban edge to Grand Parade</li> <li>Change from Res 3 to Res 4 to allow for a maximum density of 125 units per hectare</li> </ul>	DM4 – located north of Grand Parade and west of Tully Vale apartments	<ul style="list-style-type: none"> <li>Allow for up to 6 storeys to create a strong urban edge to Grand Parade</li> <li>Change from Res 3 to Res 4 to allow for a maximum density of 125 units per hectare</li> </ul>	DM5 – located south of Grand Parade and north of Tully Park	<ul style="list-style-type: none"> <li>Allow for up to 6 storeys to create a strong urban edge to Grand Parade</li> <li>Change from Res 3 to Res 4 to allow for a maximum density of 125 units per hectare</li> </ul>	DM6 – Located between Grand Parade and Tully Park	<ul style="list-style-type: none"> <li>Allow for up to 6 storeys to create a strong urban edge to Grand Parade</li> <li>Change from Res 2 to Res 3 to allow for a maximum density of 100 units per hectare</li> </ul>	L3 – Located south of Grand Parade at Lehaunstown Luas stop	<ul style="list-style-type: none"> <li>Allow for up to 6 storeys to create a strong urban edge to Grand Parade</li> </ul>	TC5 – western part owned by Neville Located between Grand Parade and Tully Vale Road and includes Transport Interchange	<ul style="list-style-type: none"> <li>Allow for up to 8 storeys</li> <li>Create new density band of Res 5 to allow 125-280 units per hectare.</li> <li>In terms of public transport, the site is located c. 150m from the Cherrywood Luas stop and directly adjacent to the designated (and permitted) Transport Interchange. Such locations are rare and finite. The Guidelines are clear that increased density and height is required to optimise the effectiveness of investment in infrastructure.</li> </ul>	<p>and requirements in the Cherrywood Planning Scheme in relation to hydrogeology and tufa springs in light of updated survey information.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p> <p>Amend Appendix E : Phase 1 Hydrogeology Assessment of the Cherrywood SDZ to include the results of a hydrogeological study carried out on behalf of the DLRCC by JBA Consulting in relation to the Catchment Sensitivity Zone of Tufa Spring No. 5 and the addition of supporting policy for the development of sites within this Catchment Sensitivity Zone in Development Area 1 Lehaunstown, Development Area 4 Domville and Development Area 8 Tully.</p>
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Email 09	<p>Submission relates to lands in Priorsland. The landowner [REDACTED] has submitted a masterplan based on a 5 minute walking concept.</p> <p>Heights of up to 22 floors are requested on this site with the higher buildings at spot points along the M50 for act as a noise buffer.</p> <p>Submitted that this will make more efficient use of these lands noting the sites proximity to Luas, a village centre and a school.</p>	<p><b>Response:</b> The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p> <p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these</p>														

Sub. No.	Summary Overview	Response
	<p>This would yeild circa 1,900 apartments on the site. The map below shows the proposed block layout and submitted building heights fo this landholding.</p> 	<p>principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>The Planning &amp; Development Act 2000 (as amended) Section 168(2)(c) requires that a draft Planning Scheme under that section shall indicate the manner in which a site is to be developed, including the maximum heights.</p> <p>The submission purpose an uplift in the carrying capacity of this site of circa 400% for that currently permitted in the Planning Scheme without proposed an increase in the commensurate supporting social, recreational or amenity infrastructure.</p> <p>The infrastructure proposed to support the development of Cherrywood has a carrying capacity of circa 10,000 dwellings and 350,000sq.m of High Intensity Employment Floorspaces ( office development). It is not proposed to go beyond the carrying capacity of the proposed infrastructure to support the development of Cherrywood.</p> <p>If this precedent of an uplift in residential development of 400% was accepted and applied across the Planning Scheme area, this would result in unsustainable development in terms of residential amenity, infrastructure capacity and general poor quality of environment which in turn would have knock on impacts on the surrounding areas and would be contrary to the Planning Scheme and all of it supporting documents including its SEA and AA.</p> <p>The carrying capacity of the Planning Scheme in terms of residential and high intensity employment floor area is based on the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. However. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any further additional increases in development quantum beyond what is proposed in this current proposed amendment would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p>

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
		<p>In relation to density, this Amendment proposes to enable, subject to safeguards, increases in density in some areas as a result of the proposed increase in building height and the infrastructural capacity of the area but not to the level proposed in this submission. The quantum of class 1 green infrastructure has been increased to reflect any increases in density and the Development Agency has consulted with the Department of Education and Skills to ensure that the school sites identified in the Planning Scheme area can accommodate these increased maximum densities.</p> <p>In relation to the lands the subject of this submission, the Amendment proposes to allow for increased height of one to two floors on the Village Centre area of the lands where they overlook Castle Street from the south, noting that this increase in height will not impact on development sites to the north and that the village centre site is sufficient distance from the protected tree line of Turkey Oaks to the north.</p> <p>It is also proposed to increase the density on Res 3 sites of which one is in this landholding.</p> <p><b>Recommendation:</b> Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p>
Email 10	<p>Submission relates to Site T11 which includes the western portion of Tully Village Centre and the adjoining Res 2 site to the west.</p> <p>North-east end of T11: 6 storeys with an additional 7<sup>th</sup> storey set back. This is within the Village Centre land use area along Castle</p>	<p><b>RESPONSE:</b> The proposed Amendment seeks to increase building height in line with national policy. National policy is for building heights to generally be increased, in accordance with the principles and performance criteria in the 'Urban Development &amp; Building Heights' Guidelines.</p>

<b>Sub. No.</b>	<b>Summary Overview</b>	<b>Response</b>
	<p>Street. It is submitted that the additional height would be appropriate as the Village Centre land use naturally attracts apartment typologies.</p> <p>The next rows of apartment blocks are 6 and 4 storeys in height, stepping down to the south-western end of the cell where 2 storey housing is proposed.</p> <p>These are all located on Res 2 land where the maximum height is 4 storeys. The purpose of the stepping down in heights is to blend the two land uses together in a seamless transition of good quality urban design.</p> <p>The transition from Village Centre apartments to traditional housing cannot be achieved if the blanket height restrictions of the Planning Scheme are applied.</p> <p>All together this allows for a mixed-use development including circa 173 apartments and 22 houses. This would generate a requirement for 214 car parking spaces, the majority of which would be provided at basement level.</p> <p>This proposal is viewed as being the most viable and feasible scheme for this cell and has given due consideration of the existing and future site context. Cell T11 is 2.05 hectares in area.</p> <p>The proposed development of 195 units would result in a density of 95.12 units per hectare (u/ha).</p>	<p>The Independent Review of Building Heights in Cherrywood demonstrates, supported by evidence, where it is appropriate to increase building height having regard to these principles. As a summary, this Review recommends an additional 1 to 2 floors at specific locations within the Scheme area based on good urban design principles.</p> <p>In relation to the lands which are the subject of this submission, the Amendment proposes to allow for an increase in height on this Village Centre site from 4 to 5 floors and a proposed increase in the maximum permissible residential floor area on this village centre site.</p> <p>The transects of the views and prospects included in Appendix One of the Loci Technical Guidance indicate that any further increase in height on this site, including the Res 2 site, would impact on the protected view between Tully Church and its environs and the Dublin Mountains.</p> <p>In relation to density, this Amendment proposes to enable, subject to safeguards, increases in density in some areas as a result of the proposed increase in building height and the carrying capacity of the planned infrastructure to serve the area.</p> <p>It is not proposed to significantly increase the density on Res 2 sites as part of this amendment as the Res 2 and Res 1 sites are at locations more appropriate to lower density traditional type housing.</p> <p>The infrastructure proposed to support the development of Cherrywood has a carrying capacity of circa 10,000 dwellings and 350,000sq.m of High Intensity Employment Floorspaces ( office development). It is not proposed to go beyond the carrying capacity of the proposed infrastructure to support the development of Cherrywood. Any significant increase in density is located on the Res 3 and Res 4 sites due to their location adjacent to Luas Stops, the Town and Village Centres and also their locations along Level 2 and Level 3 Roads. The carrying capacity of the Planning Scheme in terms of residential and high intensity employment floor area is based on the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood. However. If Cherrywood were to be developed beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and</p>

Sub. No.	Summary Overview	Response
		<p>social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The DAPT consider that any further additional increases in development quantum beyond what is proposed in this current proposed amendment would require extensive engagement with a number of relevant statutory agencies (inter alia, NTA, TII, DES, IW, NPWS, NMS, OPW).</p> <p><b>Recommendation:</b>  Increase maximum building height by 1-2 floors at specific locations based on good urban design principles and where it is demonstrated that this increased height will not impact on protected views and vistas, sensitive sites and existing residential development. A list of criteria for additional building height will be inserted into the Planning Scheme and consistency with all of these criteria will need to be demonstrated as part of any planning application on these development sites. It is proposed to increase in the height on the Village Centre site which is the subject of this current submission by 1 floor and also to increase the residential floor area on the same site accordingly.</p> <p>Increase density primarily on Res 3 and Res 4 sites which are located along primary routes adjacent to Luas stops and other services noting that the maximum proposed residential yield is still within the carrying capacity of the roads/public transport infrastructure, green infrastructure and school's capacity proposed for Cherrywood.</p>