

# **Proposed Amendment No. 8**

## **Building Height & Density Review,**

**including Related & Ancillary Amendments**

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

**To**

**Cherrywood Planning Scheme 2014**

**(as amended)**

**May 2021**

(including [Modifications/Material Alterations](#), approved on 25<sup>th</sup> April 2023 and came into effect as and from 6<sup>th</sup> July 2023)



## **PROPOSED AMENDMENTS TO THE CHERRYWOOD PLANNING SCHEME**

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

### **SPPR 3 (Part B) requires the following:**

*'It is a specific planning policy requirement that where;*

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

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

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

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

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

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

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

For the purposes of including variations or modifications, further additions to the text of the proposed Amendment, as applicable, and text in the adopted Cherrywood SDZ Planning Scheme, 2014, as amended, Written Statement (latest version April 2021) are identified through the use of (bold underlined) **blue print**.

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

The following changes are proposed to the Approved Planning Scheme.

Note: Reference to the page numbers in this document have being amended from the original submission to An Bord Pleanála due to the Beckett Road Re-alignment and Ancillary amendments (Amendment No. 7) having being approved by the Bord in the interim on the 14<sup>th</sup> April 2021.

## CHAPTER 1: PLANNING SCHEME

No changes

## CHAPTER 2: PROPOSED DEVELOPMENT IN CHERRYWOOD

### PAGE 13

#### Proposed Amended Table 2.2 Overall Development Quantum Range

Development Type	(A) Min Quantum	(B) Max Quantum	(C) Development Permitted/Constructed Feb 2012	D=(B-C) Balance Max Future Quantum
Town Centre Sq.m	286,894	362,909	7,247	355,662
Village Centre Sq.m	41,855	<del>61,625</del> 71,925	--	<del>61,625</del> 71,925
High Intensity Employment Sq.m	267,550	350,000	96,000	254,000
Commercial Uses Sq.m	65,000*	--	--	77,000*
Residential	Circa 6,255	<del>Circa 8,786</del> 10,500	Circa 600 units	<del>Circa 9,906</del>
Education	4 Primary 2 Post Primary	4 Primary 2 Post Primary	--	4 Primary 2 Post Primary
Class One HA	27	<del>29.7</del> 32.5	--	<del>29.7</del> 32.5

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

	Net Site Area HA	Min/Mx Gross Retail Floor Space Sq.m	Min/Max Gross Residential Floor Space Sq.m	Min/Max High Intensity Employment Gross Sq.m	Min/Max Non-Retail Uses Net Sq.m	Community Sq.m
Cherrywood Town Centre	16.1	34,394/40,909	120,000/150,000	82,800/109,000	47,500/60,000	2,200/3,000
Tully	1.2	4,000/6,060	<del>12,000/18,000</del> 19,500	750/1,000	750/1,000	250/500
Lehaunstown	0.9	1,515/3,790	<del>9,000/12,000</del> 14,800	700/1,000	700/1,000	250/500
Priorsland	0.9	1,290/2,275	<del>9,000/12,000</del> 18,000	700/1000	700/1000	250/500
MAX TOTALS	19.1 HA	41,199/53,034SQ.M	150,000/ <del>192,000</del> 202,300	84,950/112,000SQ.M	49,650/63,000sq.m	2,950/4,500 sq.m

**PAGE 14**

**Proposed Amended Table 2.4: Town and Village Centre Plot Ratio Ranges**

	Min Plot Ratio	Max Plot Ratio
Cherrywood Town Centre	1:1.7	1:2.3
Tully	1:1.5	<del>1:2.2</del> 1:2.3
Lehaunstown	1:1.4	<del>1:2</del> 1:2.3
Priorsland	1:1.3	<del>1:2</del> 1:2.5

**PAGE 14**

**Proposed Amended Section 2.7.2**

**Section 2.7.2 Residential Density Range and Housing Mix**

Having regard to the principles set out in Section 1.7 the maximum number of residential units envisaged by this Scheme is circa ~~8,786~~ 10,500 units. As of February 2012, circa. 600 residential units had been developed within the Scheme area. A maximum of circa ~~1,600~~ 2,160 residential units are to be located in the Town Centre and the three Village Centres. The total quantum of residential land under the Planning Scheme is 76 ha net, which can support up to ~~6,136~~ 7,747 dwellings.

**PAGE 15**

**Proposed Amended Table 2.9 Residential Development Density Ranges and Development Yield.**

Density Type	Land Area HA	% Split	Min Density Range*	Max Density Range*	Min Units	Max Units
Res 1	3.9	5%	35	<del>50</del> 55	137	<del>195</del> 215
Res 2	44.5	58.5%	45	<del>70</del> 75	2,003	<del>3,073</del> 3,338
Res 3	21.8	28.5%	65	<del>100</del> 145	1,417	<del>2,130</del> 3,161
Res 4	5.9	8%	85	<del>125</del> 175	502	<del>738</del> 1,033
Mixed Use Areas	N/a	N/a	N/a	N/a	Circa 1,596	Circa <del>2,050</del> 2,160
Developed to date	N/a	N/a	N/a	N/a	600	600
TOTALS	76	100%	-	-	Circa 6,255	Circa <del>8,786</del> 10,500

Insert the following additional paragraph as a sixth and final paragraph under Table 2.9 Residential Development Density Ranges and Development Yield (on page 15 of the Cherrywood Planning Scheme document),

**'The current number of dwelling units that have been completed within the Planning Scheme area on Res 1, 2, 3 and 4 lands from the date of the adoption of the Planning Scheme in April 2014 to 17 October 2022, is 210 no. dwelling units. A further circa 369 no. dwelling units are under active construction.**

**The total number of permitted dwellings units across all the Res 1, Res, 2, Res 3 and Res 4 lands is 1,212 no. dwellings to date, as of October 2022.**

**It is relevant that 1,508 no. dwelling units have been permitted in the Town Centre, 431 no. of which have been completed and a further 520 no. are under construction, as of October 2022.'**

**PAGE 15**

**Section 2.7.4 Part V Provisions**

**Delete the following text from Specific Objective PD 6**

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

**PAGE 15**

**Section 2.7.5 Existing Residential Dwelling Houses**

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

There are a number of existing dwelling houses within the **Strategic Development Zone and** Planning Scheme boundary. These homes are located in Development Areas **4 and 6b** in the Scheme. The Planning Authority will consider planning applications for extensions or improvements to existing dwellings that are not considered likely to impact negatively on the development potential of adjoining sites or the provision of infrastructure within the Scheme. Such applications will be assessed in accordance with the current County Development Plan and will not be subject to the phasing and sequencing of infrastructure set out in the Planning Scheme.

**PAGE 15**

**Section 2.8 Urban Form**

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

**Distinctiveness:** **That** the place has recognisable features so that people can describe where they live and form an emotional attachment to the place.

That the layout makes the most of the opportunities presented by existing **features on sites such as** buildings, landform, **archaeological** and ecological features, and that the proposal also successfully exploits views into and out of the site.

**Page 16**

Insert the following after Public Realm

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

## **PAGE 16**

**Amend Specific Objectives PD 7 to PD 15 as follows:**

### **PD 7 Design Statement**

The Planning Scheme seeks to ~~To~~ promote the development of each area as a distinct and legible new neighbourhood with an individual character achieved through, ~~concept, design style and use of materials.~~ the full consideration of the site's context, development layout, street pattern, landscaping, open space, movement network as well as the arrangement of development blocks (form, scale, height, design, materials) and the detailing of buildings and landscaping.

In this regard a design statement referring to the character of the specific development area shall be submitted with each application. This shall have regard to the unique character of each Development Area as set out in Chapter 6 and shall set out a baseline understanding of the local context and an analysis of local character and identity noting Section 2.8 Urban Form and specific objectives PD 8-PD 29. Refer also to Section 2.9.1 **Criteria for assessing Building Height in the Planning Scheme.**

The Design Statement shall demonstrate and not be limited to:

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

### **PD 8 Distinctive Neighbourhoods**

Each individual neighbourhood will be locally distinct, ~~created by the design, detailing and materials of buildings and landscape and by including~~ with individual features ~~including~~ such as public art and civic landmarks to form its character. It should incorporate focal points utilising views in and out of the area as identified in Section 2.11.

### **PD 9 Principal Frontages and Streetscape**

To provide for principal frontages in each development plot to define strong streetscape elements, turn corners on public roads, and enclose and overlook amenity open space areas and green routes. These are identified on Map 2.4 and are indicative in length to allow for sufficient flexibility in breakages and access points.

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

### **PD 10 Layout**

To require the layout of residential areas ~~to~~ and block form to create an appropriate network of streets and spaces and maximise pedestrian and cyclist permeability with clear, legible, safe, attractive and direct routes for pedestrians and cyclists along anticipated desire lines, with safe edge treatment, clear sight lines at eye level and an appropriate level of passive supervision.



### **PD 11 Inclusivity and Innovative Building Typologies**

To ensure that innovative building typologies are used throughout Cherrywood for life long living and that address issues of car parking, private open space, and the need for high quality residential amenity. To ensure that these buildings have a greater engagement with the varying road and green way layout.

### **PD 12 Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis**

To ensure a sustainable built form with best practice sustainable design, construction methods and materials, which has regard to solar effect, wind tunnelling prevention and microclimate. Adaptable residential building design, which is responsive to changing ethnical /economic and social conditions, is generally encouraged.

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

### **~~PD 13~~**

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

### **PD 13 Massing and Scale**

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

### **PD 14 Materials and Detailing**

To ensure that a distinctiveness of materials is used at various scales, ~~and the detailing of those materials allows~~ allowing for a coherent and high-quality built environment, with an individual palette to identify each neighbourhood. High quality finishes are to be used in the public realm, including external elevational treatment to buildings, structures and public open space. ~~The materials shall be:~~

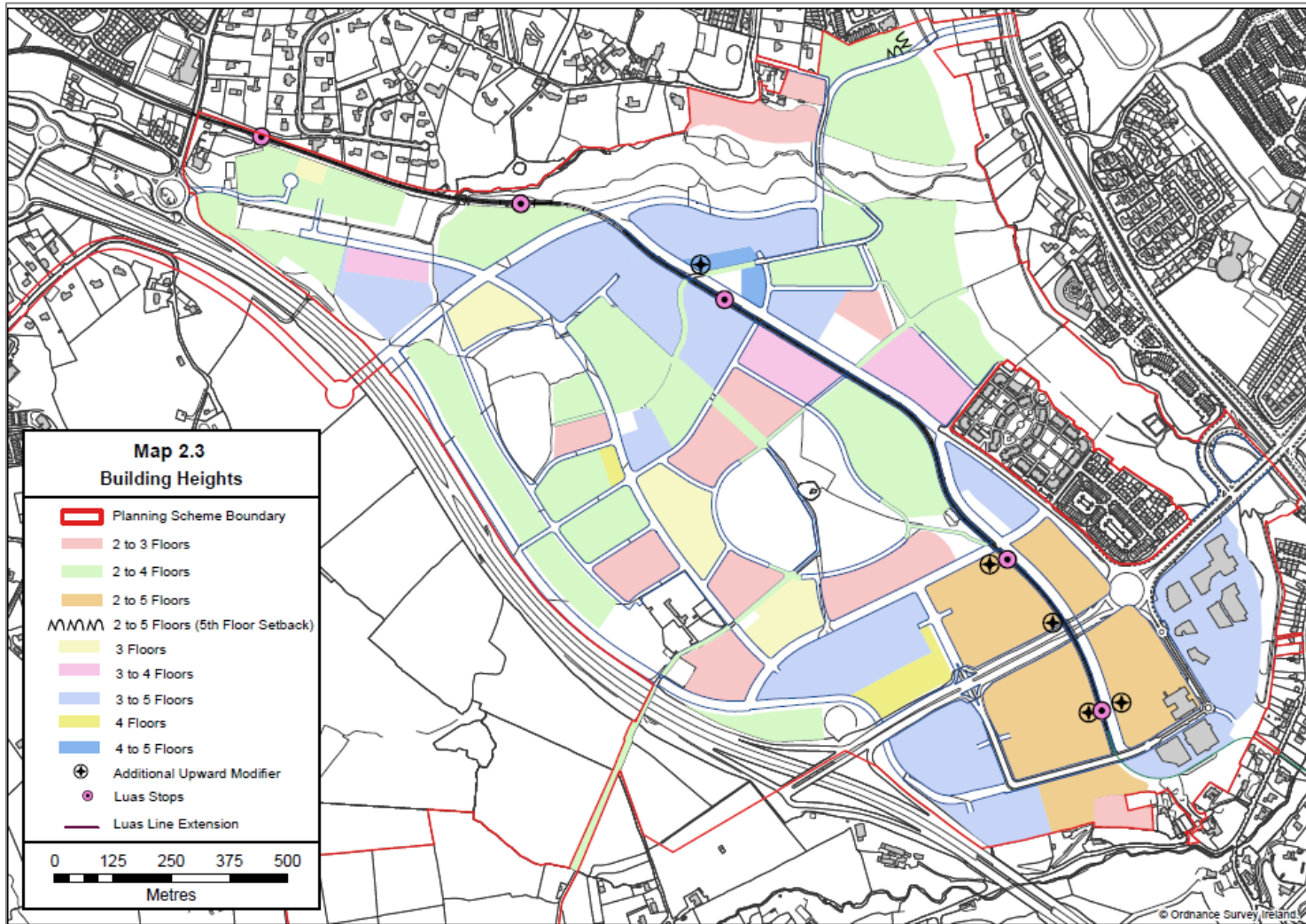
- Appropriate to the scale, form and appearance of the building and its surroundings.
- Attractive and durable.
- Contribute to visual appeal and local distinctiveness.

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

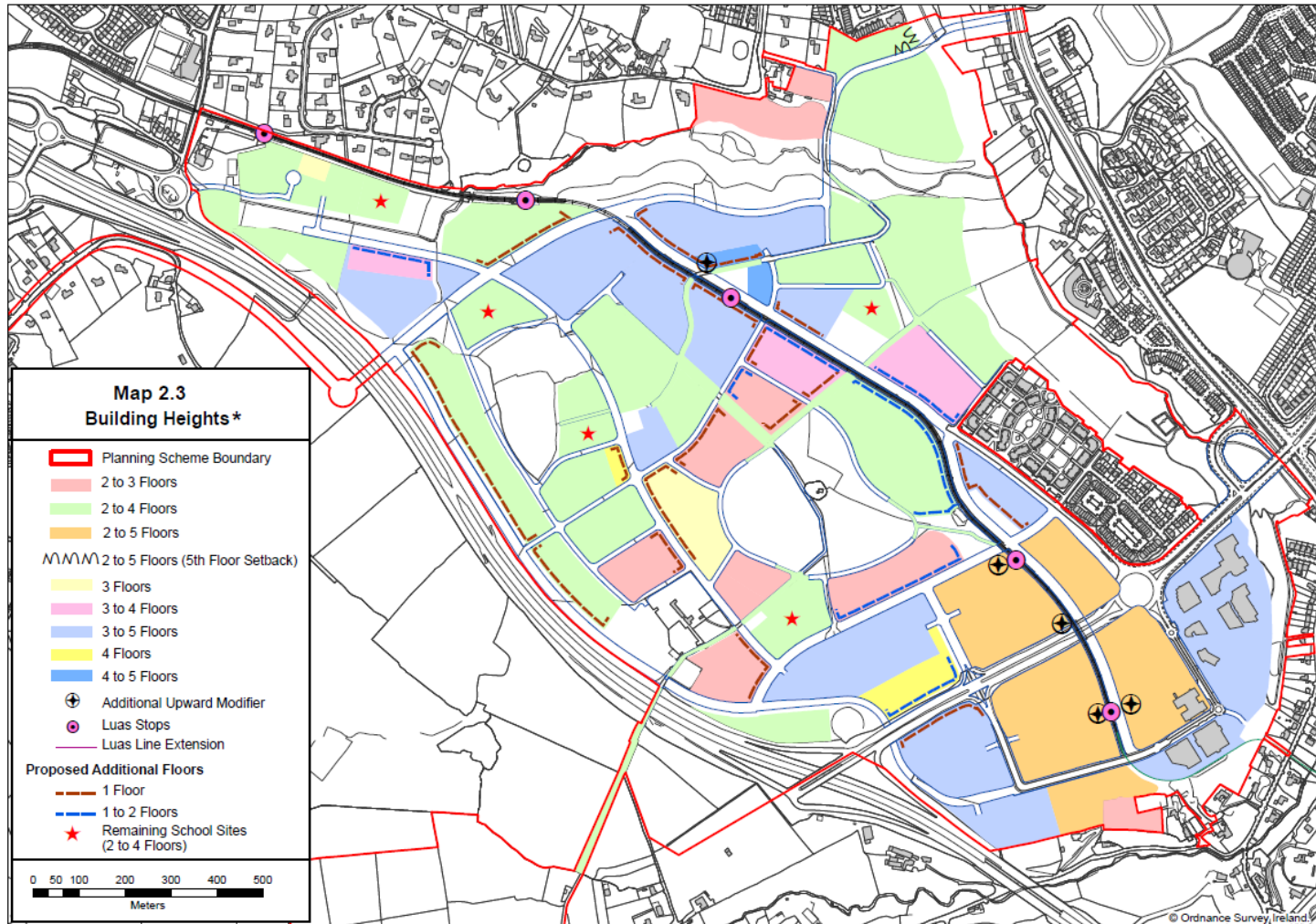
### **PD 15 Ancillary Structures**

To promote the strategic design and appropriate location of bin-stores, service boxes, **ESB substations** and similar ancillary provision, including meter boxes, into the curtilage of developments or as positive design features that enhance the local streetscape and do not register as visual clutter. Applicants are advised to consider ESB Networks requirements with regard to safety, design, location etc. of ESB stations early during the design process of their development.

**Approved Map 2.3 Building Heights**



## Proposed Amended Map 2.3 Building Heights



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

## **PAGE 18**

**Insert the following text into Section 2.8.2 Skyline.**

### **2.8.2 Skyline**

Due to the undulating landscape, the skyline will be an important feature in Cherrywood, **when viewed both externally and internally within Cherrywood from existing and future neighbouring developments.** Regard must be given to roof profiles, roofing materials and visual interest in the preparation of planning applications. Applications will be required to demonstrate how this is addressed.

**Amend Specific Objective PD 19 as follows:**

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

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

**Amend Section 2.9 Building Heights as follows:**

### **2.9 Building Heights**

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

~~In the Town Centre and Village Centres, additional height, **7**, is acceptable to provide legibility and clarity to make these areas distinctive. taller buildings, can also be acceptable local landmark and feature buildings to articulate important locations such as Luas stops and at entrance points to the Town Centre, as outlined in Table 2.11 and Map 2.3.~~

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

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

**For clarity the following shall apply:**

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



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

Add a 4<sup>th</sup> bullet point to Section 2.9 Building Heights as follows:

- **For the Commercial Plots, in instances where buildings do not follow the normal pattern of floors/storeys, consideration may be given to such uses based on the equivalent building height in metres. This relates specifically to the Commercial Uses (CU) plots only. In such instances, the Applicant shall set out a rationale for same having regard to the nature of the uses. The onus shall be on the Applicant to adequately detail the rationale and to demonstrate that visually the proposal will not have an undue overbearing impact, and/or to introduce design elements to reduce the appearance of the resultant massing and scale.**

**Delete Table 2.11 Building Heights and associated footnote.**

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

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

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

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

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

- Where a planning application seeks to utilise the proposed additional floors as set out on Map 2.3, this provision shall apply to the identified street or space frontage only. The extent of the additional floor/s shall be limited in depth and should extend no more than circa

20 metres back from the frontage (as normally defined by the front building line). This shall be clearly demonstrated in the design statement and the drawings submitted.

- All planning applications shall demonstrate the protection of the designated views and prospects in the Cherrywood Planning Scheme. This may require careful positioning and/or articulation or disaggregation of additional floors.
- Demonstrate how the proposal includes appropriate articulation of the roof form and roofscape. This may include disaggregation of additional floors, variation in building/floor heights, and limiting the extent of additional floors along frontages.

To insert a new bullet point into Section 2.9.1 as Bullet Point 4

- **All planning applications shall demonstrate how the proposal achieves an appropriate balance between height and scale, contributes to variety in design, incorporates an element of finer grain at the street level and prominent elevations, and includes design elements to safeguard against monolithic and monotonous buildings. Proposals shall demonstrate visual variety across a plot where appropriate, neighbouring plots or development areas and also along the streetscape frontage.**
- Demonstrate that the proposal results in appropriate street proportions and enclosure. This will need to be supported by detailed street and block sections and studies.
- Demonstrates appropriate continuity and enclosure of public space. This will need to be supported by detailed street and block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I, **Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments** in this regard.
- Demonstrate appropriate continuity and enclosure of private and semi-private amenity and courtyard spaces. This will need to be supported by detailed block sections and studies, and an assessment of the impact on microclimate and sun lighting and daylighting. Refer to Appendix I, **Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments** in this regard.
- Demonstrate appropriate regard to the amenity of neighbouring properties and / or sites in terms of shadow impact, overbearing or other amenity consideration, including development which falls outside but is located along the Planning Scheme Boundary.
- Demonstrate that the proposed heights are a clear and additional contribution to the design quality of the proposal, in terms of design rationale and execution, quality and durability of materials and attention to, and execution of, detailing.
- Proposal shall demonstrate maximisation of adaptable and sustainable unit typologies– for example, by maximising passive solar access through the use of dual aspect residential units, ensuring potential for passive ventilation, etc.
- All proposals shall demonstrate that they shall enhance or not detract from sensitive sites including inter alia protected structures, national monuments, archaeological sites, natural habitats, protected treelines and hedgerows and tufa springs.
- Demonstrate that proposals along the Luas line have regard to the Light Rail Environment -Technical Guidelines for Development, December 2020, Transport Infrastructure Ireland. The stated purpose of these Guidelines is to ensure that the operational safety and efficiency of the light rail are maintained while improvements in accessibility, permeability and interfaces with the public realm where possible are facilitated.

- Sites within the protection zone of Tufa Spring No. 5, as identified under Appendix E of the Planning Scheme, or within proximity of Tufa Spring No. 11, are required to demonstrate through site investigations as outlined under Appendix E, and the Ecology Report submitted as part of a planning application that proposed developments on these sites will not cause significant impacts on the Tufa Springs. The consideration of the Tufa Springs may impact the overall design of a development proposal.
- Additional height as set out on Map 2.3 of the Planning Scheme shall only be acceptable where the applicant has clearly demonstrated to the satisfaction of the Planning Authority that these additional floors would not impact adversely on meeting the above criteria.

**Amend Specific Objective PD 21 as follows:**

**PD 21** To allow building height within the range of storeys identified and set out on Map 2.3 subject to Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.

**PD 22** Local landmark and feature building elements ~~over the stated building heights~~ are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These buildings are identified by the use of upward modifiers in ~~Table 2.11~~ and act as focal points or gateways, emphasising hierarchy and urban activity in the Town and Village Centres and public transport nodes, at locations identified in Map 2.3. Upward modifiers are defined as a local increase in height, of an 'element' of a building, up to additional 3 storeys in the Town Centre and up to 2 additional storeys in the Village Centre. Such structures shall be slender in appearance so as to serve their function as a local landmark.

**Amend Specific Objectives PD 23 as follows:**

**PD 23** It is an objective to encourage the use of 'adaptable' ground floor residential units with a greater internal floor to ceiling heights of up to 4.5 metres, in Village Centres, along the Grand Parade and adjacent to Cherrywood Town Centre where increased overall building heights are proposed.

**CHAPTER 3: CULTURAL AND BUILT HERITAGE**

No changes.

**CHAPTER 4: PHYSICAL INFRASTRUCTURE**

No changes.



## CHAPTER 5: GREEN INFRASTRUCTURE

### PAGE 53: Amend Table 5.1: Main Classification of Open Space

Typology	Classification	Planned provision	Approx Size	Description
<b>Natural Green Space</b>		Druid's Glen	circa 6.5ha	River Valley
		Lehaunstown Valley	circa 18ha	River Valley
		Linear Park	circa 5ha	Valley
		Druid's Glen Buffer	circa 2.5ha	Ecological buffer to Druid's Glen
		<b>Sub-total</b>	<b>circa 32ha</b>	
<b>Amenity Open Space, Class 1</b>	Class 1 Park	Tully Park	circa 9ha	High profile, high quality and distinctive flagship park
	Class 1 Park	Beckett Park	circa 5ha	Major local park that provides for a range of needs for a number of neighbourhoods.
	Class 1 Park	Parade Green	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Class 1 Park	Priorsland Park	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Outdoor Sports	Synthetic sports pitch	circa 1.5ha	Outdoor synthetic sports pitch with ancillary facilities
	Outdoor Sports	Ticknick Park	circa <del>12.2</del> 15ha	Grassed sports pitches with ancillary facilities
	<b>Amenity Open Space, Class 1 (sub-total)</b>		<b>circa <del>29.7</del> 32.5 ha</b>	
	<b>Amenity Open Space, Class 2</b>	Pocket Park	Lehaunstown Lane (3nr	qualitative
Pocket Park		Tufa Springs	qualitative	Public open space associated with Tufa Springs.
Neighbourhood Plaza		Lehaunstown Village Green	circa 0.2ha	Small, formal open space associated with Lehaunstown Village centre
Neighbourhood Plaza		Tully Village Green	circa 0.2ha	Small, formal open space associated with Tully Village centre.
Neighbourhood Plaza		By Luas tunnel	qualitative	Small civic open space over Luas tunnel
Pocket Park		Cairn/Wedge Tomb	circa 0.7ha	Small civic open space which provides a setting for the Cairn/Wedge Tomb Site
Play Facilities			qualitative	Communal open space within residential areas
Community Garden			qualitative	Communal open space within residential areas.
Civic Space		Town Centre Links	To be agreed as per Urban Form Development Framework	Civic space within Cherrywood Town Centre
<b>Greenways</b>		Lehaunstown Lane	n/a	Pedestrian/ cycle link, habitat link
		Tully Park link	n/a	Pedestrian/ cycle link between Town Centre and Tully Park, habitat link
		Beckett Park link	n/a	Pedestrian/ cycle link from Lehaunstown Lane to Beckett Park via Tully Village, habitat link
Green Corridors	SuDS	M50 green corridor		Landscaped area
	SuDS	Swales		Landscaped area
	SuDS	Priorsland flood containment		Landscaped area

## **Amend Section 5.2.1 Components of the Cherrywood Way**

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

### **Page 60**

#### **GI 61**

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

## **CHAPTER 6: DEVELOPMENT AREAS**

### **Section 6.1 Development Area 1: Lehaunstown**

#### **PAGE 66:**

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

#### **DA 9 (a)**

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

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

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

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

**PAGE 66**

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

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

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

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

**Section 6.2: Development Area 2: Cherrywood**

**PAGE 70**

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

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

**Proposed Amended Table 6.2.1: Sub-heading Residential Development**

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

**Section 6.3 Development Area 3: Priorsland**

**PAGE 73**

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

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

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

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

## **Section 6.4 Development Area 4: Domville**

### **PAGE 74**

**Amend Approved Objective DA 30 as follows:**

#### **DA 30**

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

### **PAGE 75**

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

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

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

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



**Section 6.5 Development Area 5: Druid’s Glen**

**PAGE 77**

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

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

**Section 6.6: Development Area 6 Bride’s Glen**

Insert New Specific Objective **DA 40 (b)** on PAGE 78

**A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre, Brides Glen Square, the Luas line and Green Linear Park, south of the Brides Glen Square on HIE2 lands, to provide a visual focal point at these key public realm and civic spaces.**

**\*There is an allowance of a transfer of 3,000 sqm of floorspace between HIE 1 and HIE 2 whilst maintaining the overall area permissible in HIE 1 & HIE 2 combined (Refer to Table 6.6.1). (This transfer between the HIE 1 and HIE 2 plots is subject to the agreement between the HIE 1 and HIE 2 landowners)**

**PAGE 79**

To take account of proposed physical infrastructure lands not utilised for the approved Regional Pond 5A system in Development Area 6 :

**Amend as follows,**

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

RESIDENTIAL DEVELOPMENT		
<b>Total Residential Lands HA</b>	<del>2.2</del>	<u>2.5</u>
	<b>Land Area HA</b>	<b>Density Range</b>
<b>Res 1</b>	0.7	35-50 <del>35-55</del>
<b>Res 2</b>	<del>1.5</del> <u>1.8 *</u>	45-70 <del>45-75</del>
<b>TOTAL NO. OF RESIDENTIAL DWELLINGS</b>	<b>Min</b>	<b>Max</b>
	<del>Circa 93</del> <u>Circa 106</u>	140 <del>Circa 151</del> <u>174</u>

**\*Includes an allowance of circa 0.3ha of land zoned Physical Infrastructure but that may not be utilised for the Regional Pond 5A system, and which may be used for residential development.**

**Section 6.7: Development Area 7 Macnebury**

**PAGE 81**

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

NON-RESIDENTIAL DEVELOPMENT	
HIGH INTENSITY EMPLOYMENT	
High Intensity Employment Lands HA	4.95
Max Quantum Sq.m	74,000
BREAKDOWN FOR SITE HIE 4	
Area HA	3.4
Max Quantum Sq.m	58,000
Plot Ratio	<b>Max</b>
	1: 1.7
Building Height in Storeys	<b>Max</b>
	5 6
BREAKDOWN FOR SITE HIE 5	
Area HA	1.55
Max Quantum Sq.m	19,000
Plot Ratio	<b>Max</b>
	1:1.2
Building Height in Storeys	<b>Max</b>
	4 6

Commercial Uses	
Commercial Uses Lands HA	2.9
Min Quantum Sq.m	29,000
Site CU 2	
Area HA	1.6
Min Quantum Sq.m	16,000
Min Plot Ratio	Min
	1:1
Building Height in Storeys	<b>Min</b>
	2 <b>Max</b> 4 5
Site CU 3	
Area HA	1.3
Min Quantum Sq.m	13,000
Min Plot Ratio	<b>Min</b>
	1:1
Building Height in Storeys	<b>Min</b>
	2 <b>Max</b> 3 4

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

## **Section 6.8 Development Area 8: Tully**

### **PAGE 83 AND PAGE 84**

#### **Insert New DA 48 (b)**

**With regard to the built form of the Tully Village Centre, urban scale and variation in building height shall contribute to a well-designed, high quality development, with elements of fine grain. Extensive monolithic blocks should be avoided, and in this regard, the design shall incorporate a roofscape and building form that presents with visual and architectural variety, including for example, set-backs, breaks in form, sections which emphasise verticality, and roofscape articulation. The built form shall reflect the civic nature of a village centre as a focal point for the neighbourhood.**

#### **Insert New DA 57 a and b**

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

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

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

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

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

## CHAPTER 7: SEQUENCING AND PHASING

### ~~No Changes~~

Insert Text to Section 7.4 of the Planning Scheme as follows :

"The Local Authority will also undertake a plan led review of the Town Centre and Environs having regard to the overall Vision and Principles for Cherrywood and appropriate Government policy, to ensure that the Town Centre functions as a vibrant, mixed use sustainable District Centre at the heart of Cherrywood. This review will seek to ensure an appropriate mix, quantum and phasing of uses to secure a balance of employment, commercial, retail, residential, community and social uses. It is an objective of the Council to use its best endeavours to undertake this plan lead review within twelve months from the date that the proposed Amendment No. 8 comes into effect."

## **APPENDICES**

### **PAGE 111**

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

Rename Appendix E as follows:

#### **Appendix E: Tufa Springs Mitigation Requirements**

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

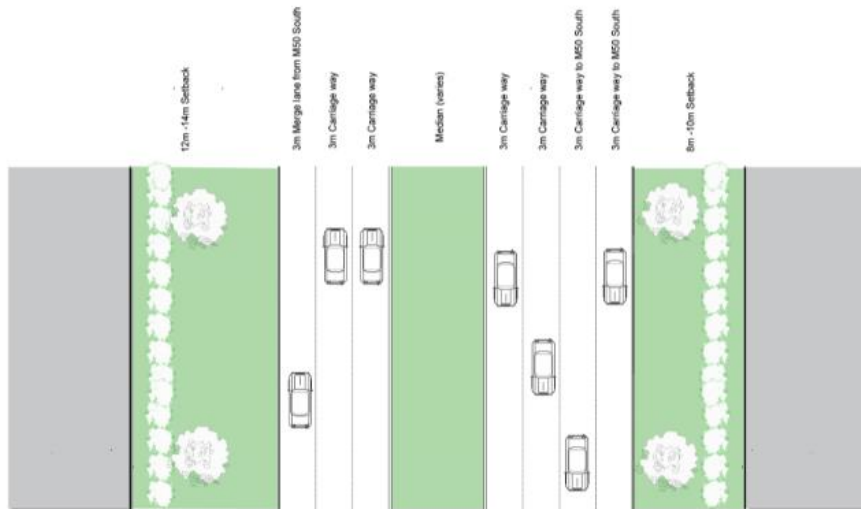
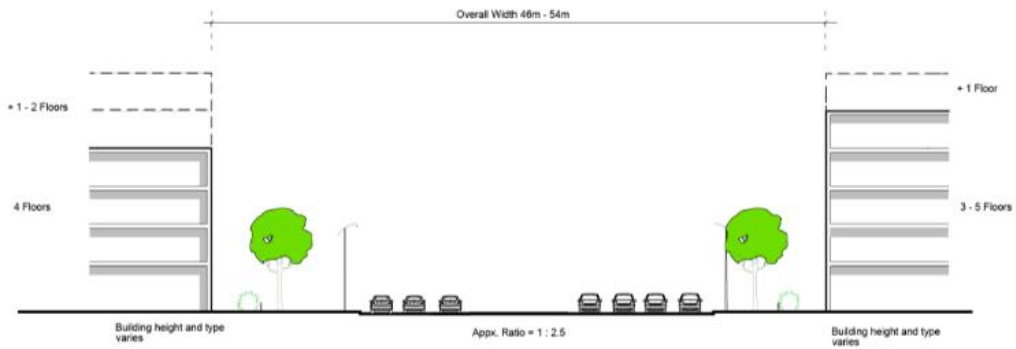
Insert Annex B: JBA Catchment Study (attached as part of this amendment).



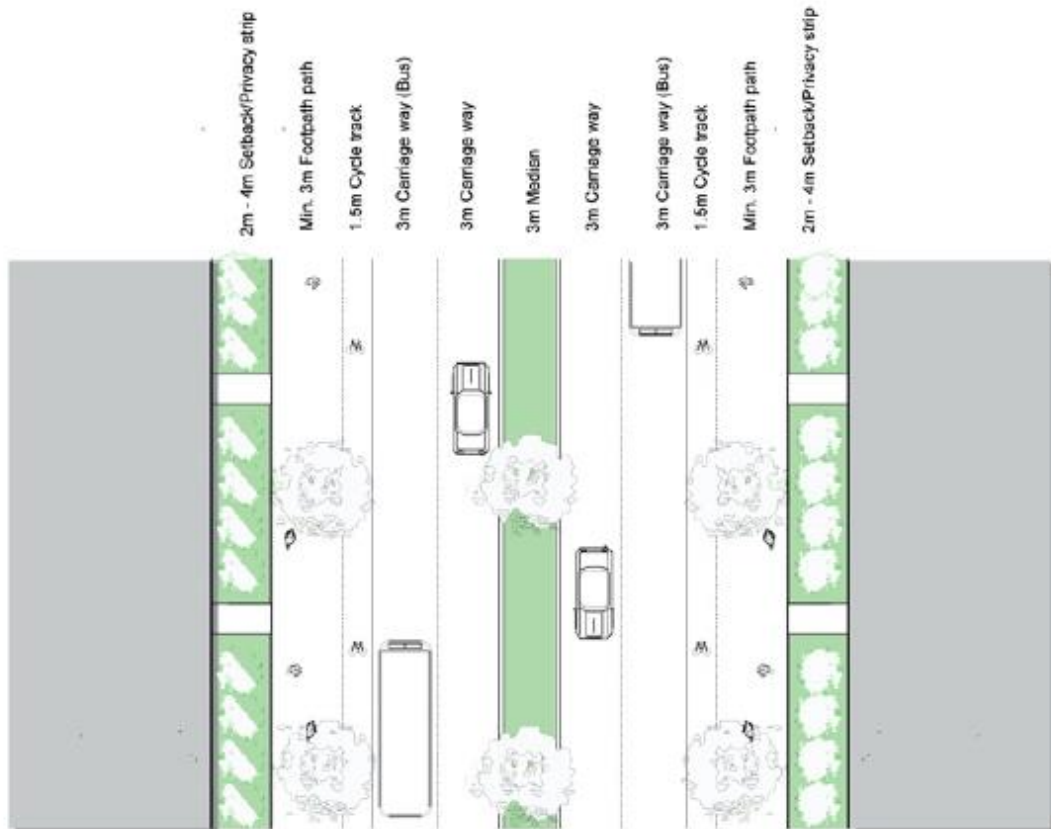
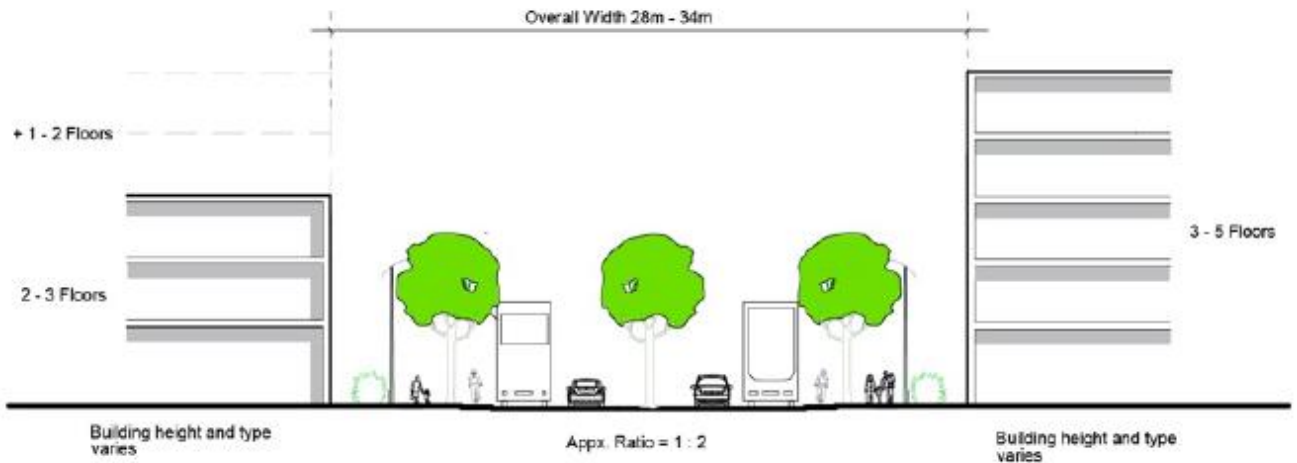
Insert New Appendix H at the end of the Cherrywood Planning Scheme Document.

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

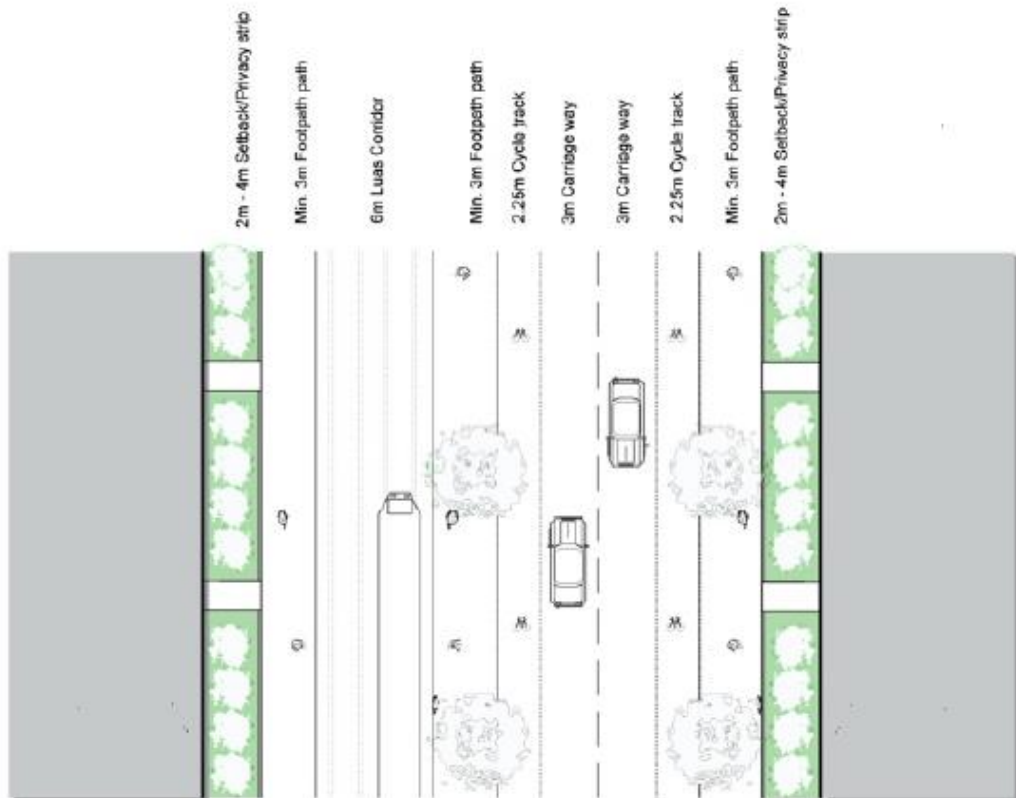
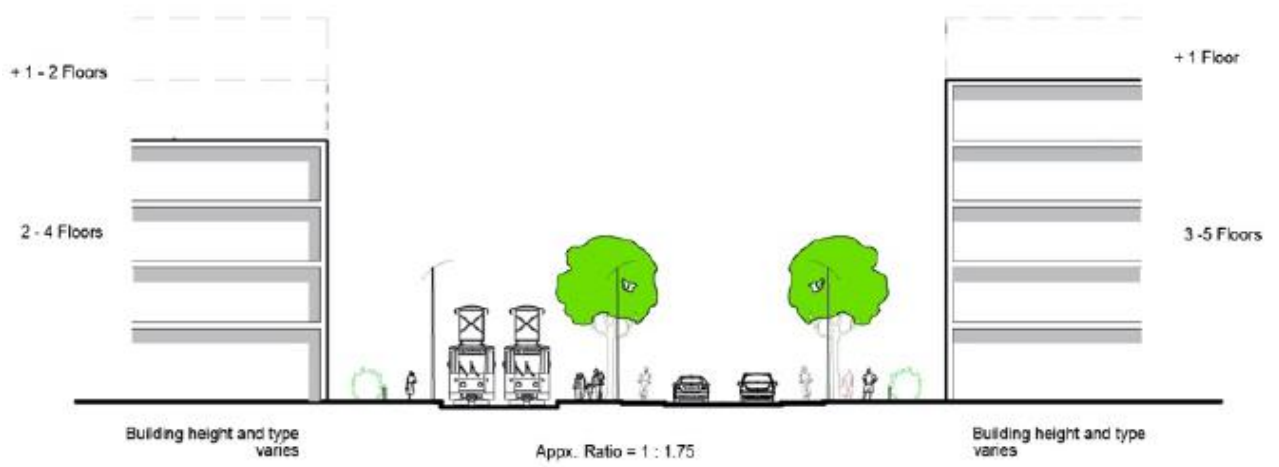
**Section 1: Indicative Cross Section of Wyattville Link Road  
(North East of the Lehaunstown Interchange)**



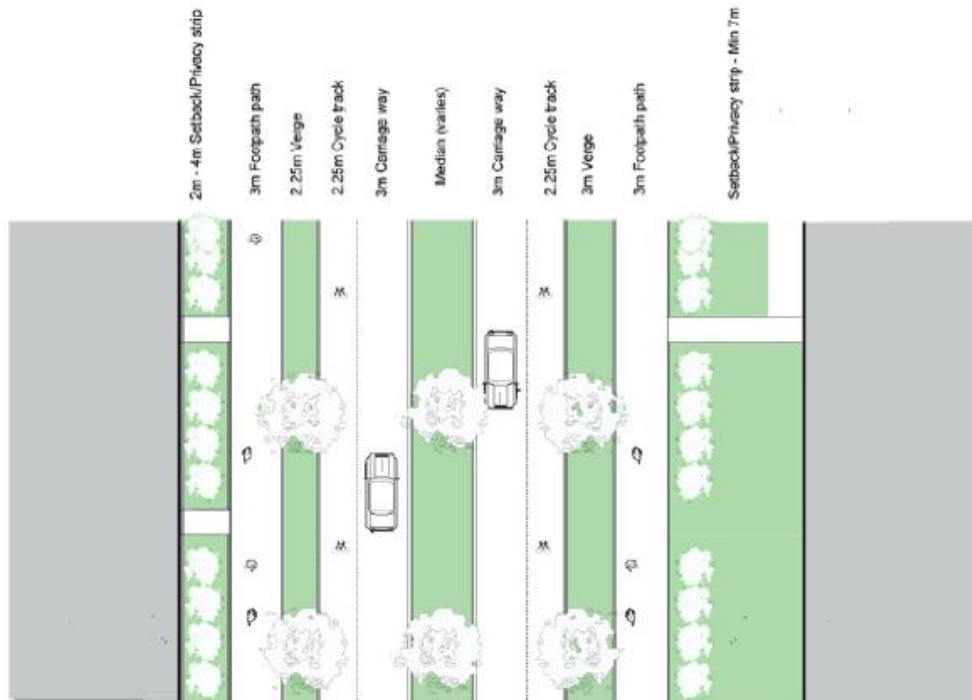
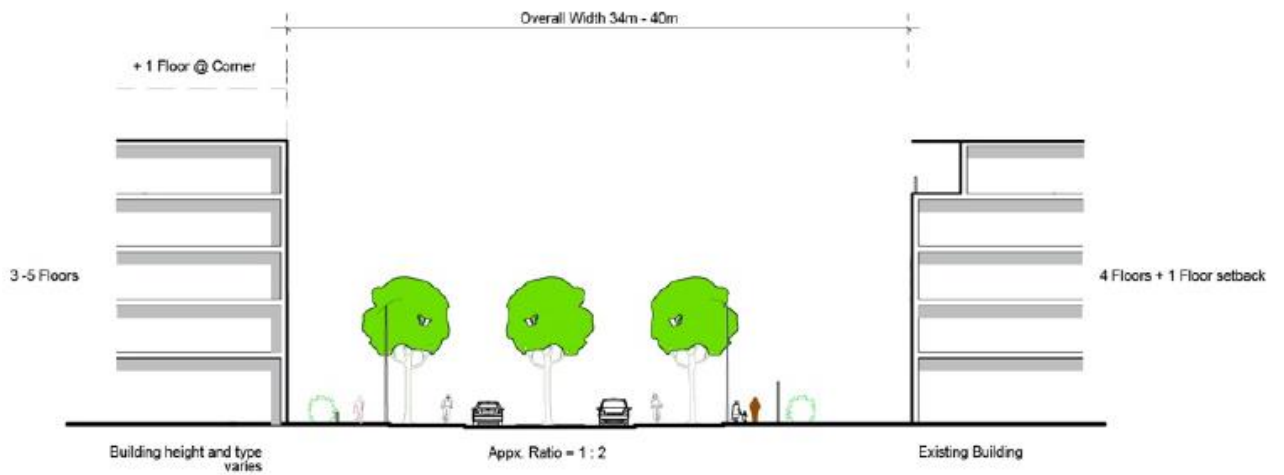
## Section 2: Indicative Cross Section of Bishops Street



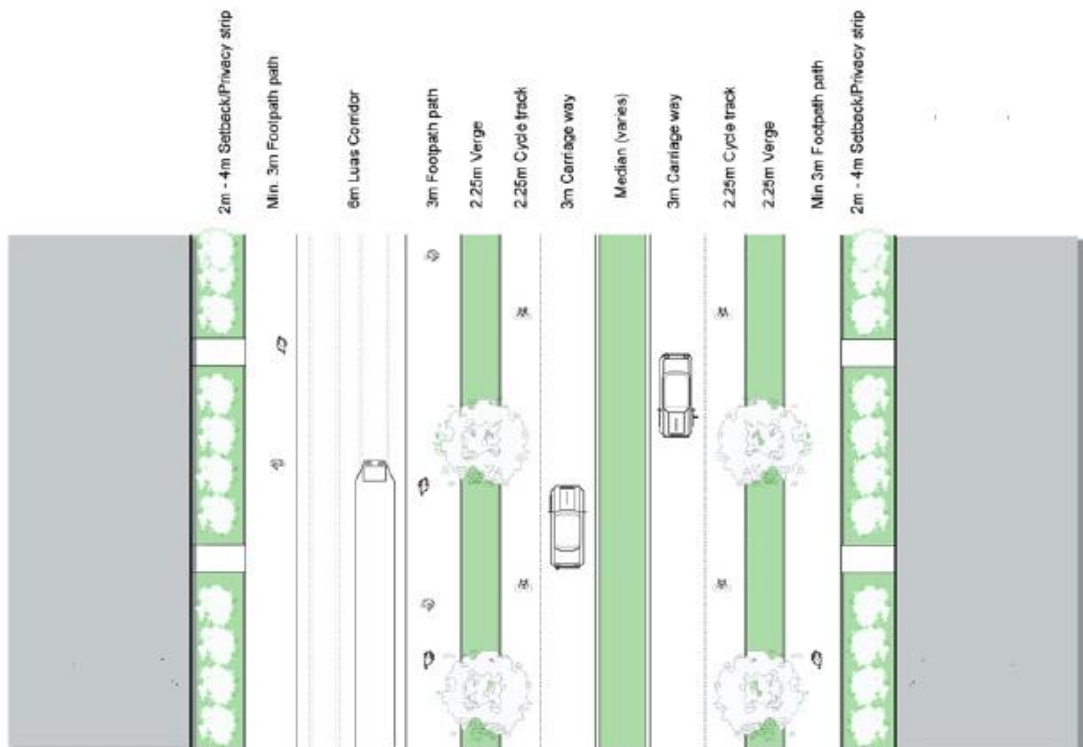
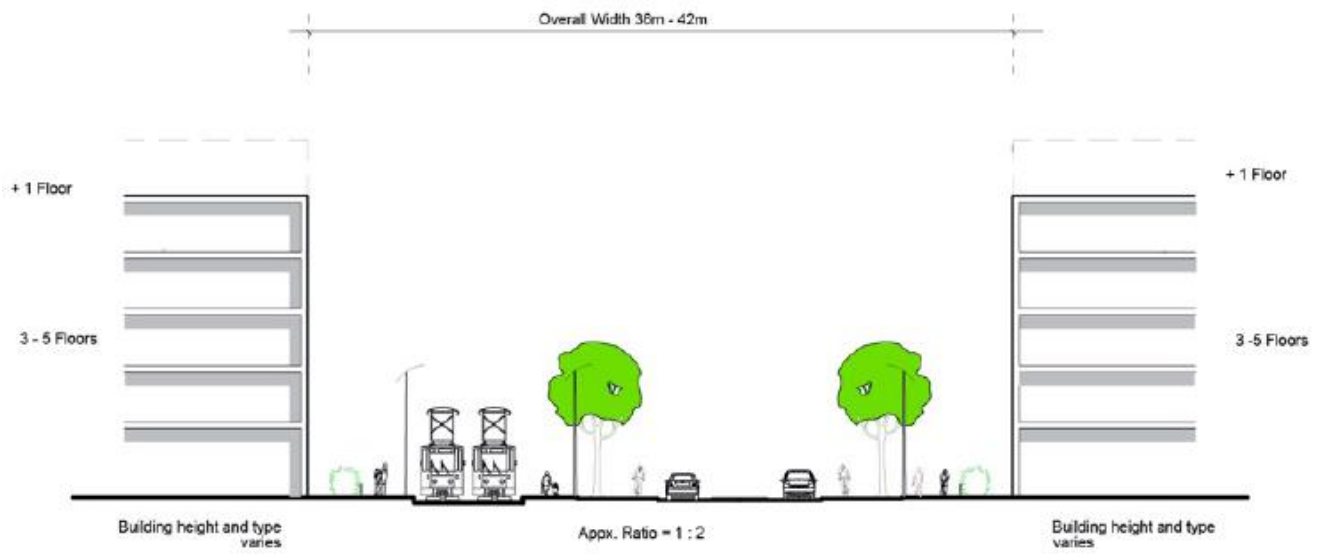
**Section 3A: Indicative Cross Section of Grand Parade (South of Junction B)**



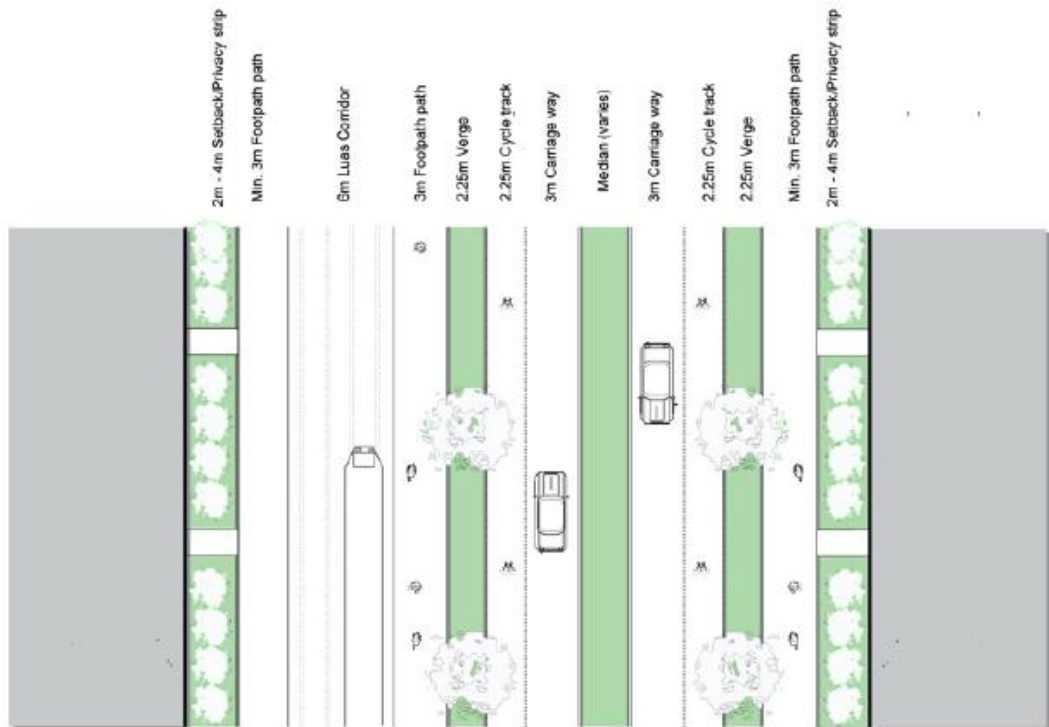
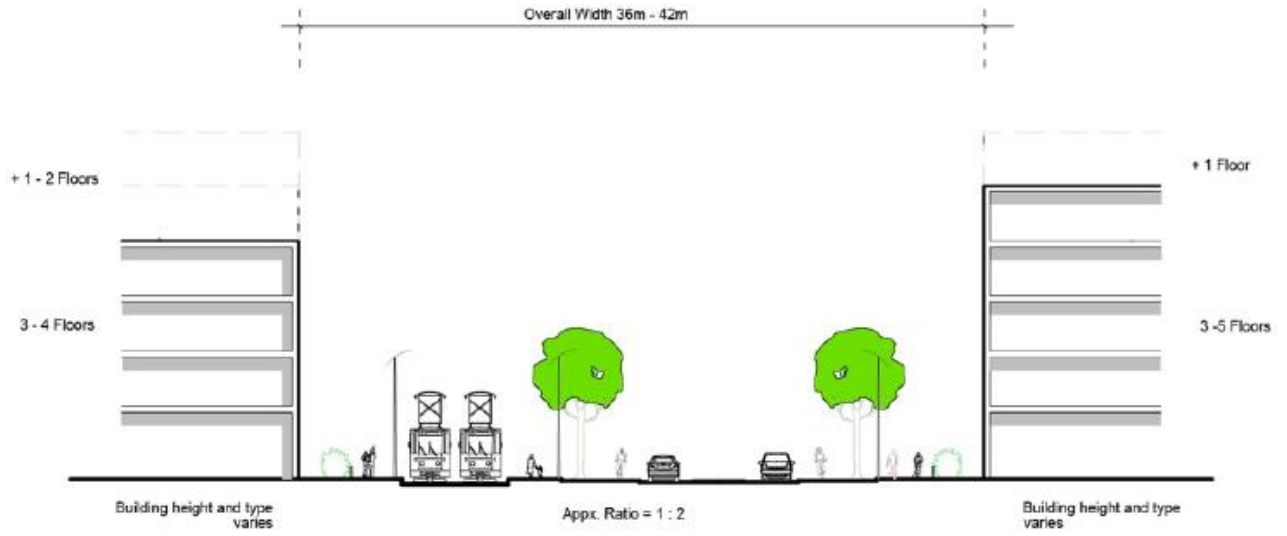
**Section 3B: Indicative Cross Section of Tullyvale Road (South of Junction B)**



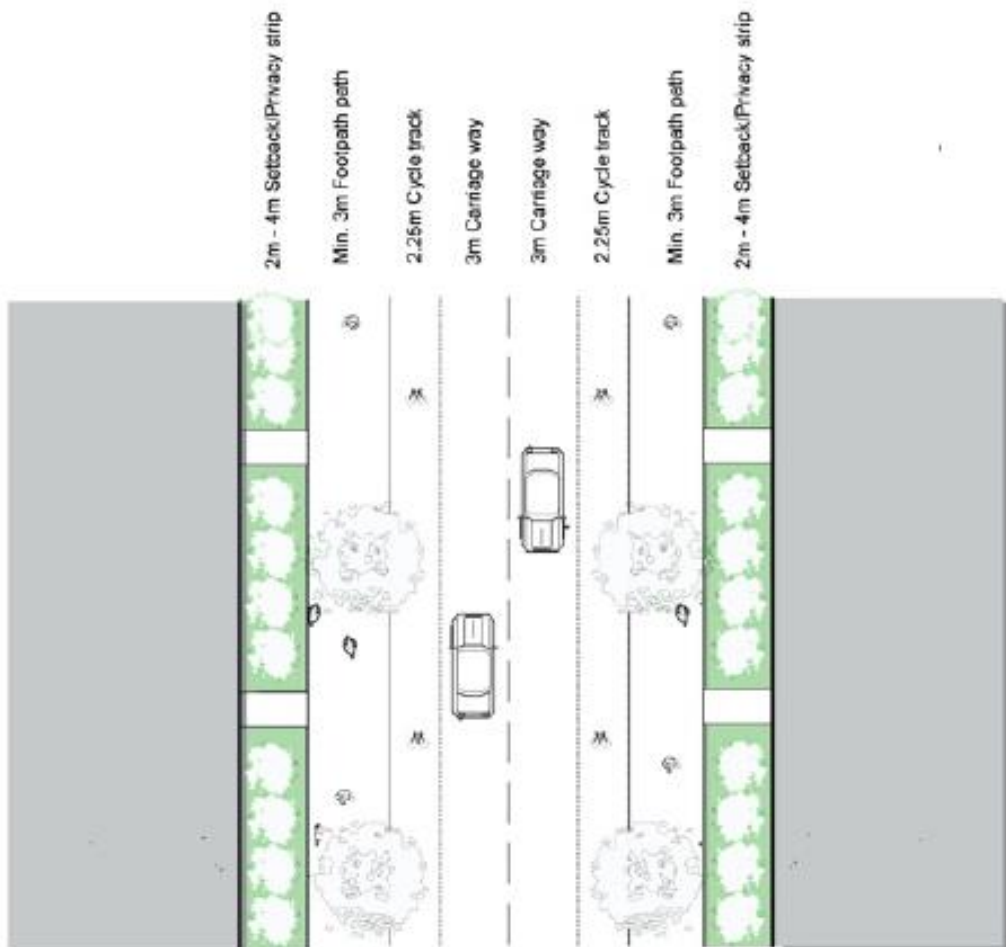
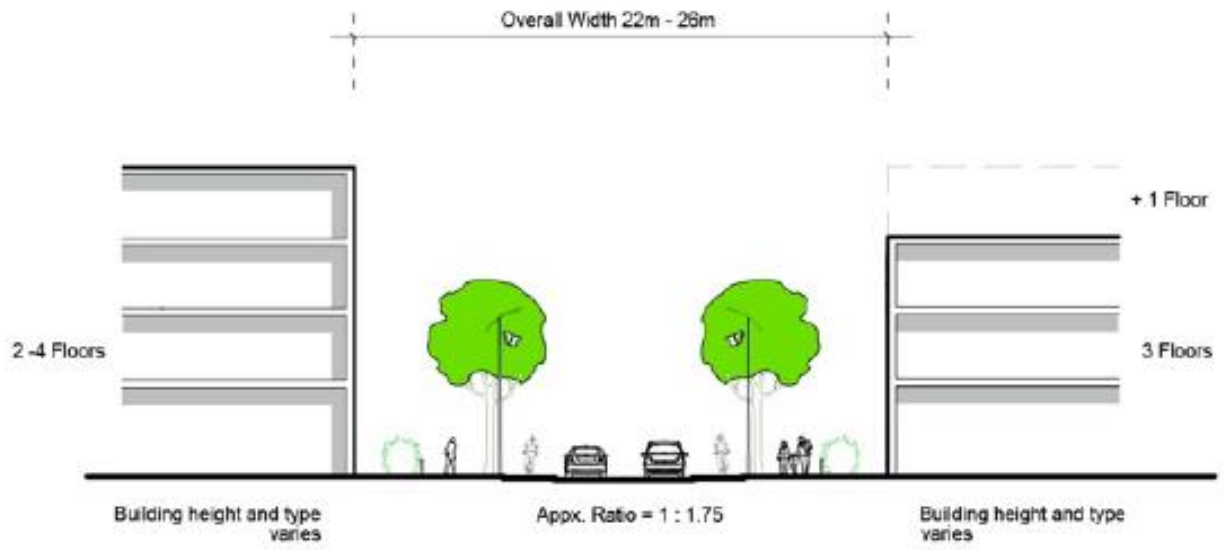
**Section 4A: Indicative Cross Section of Grand Parade  
(North of Lehannstown Village)**



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

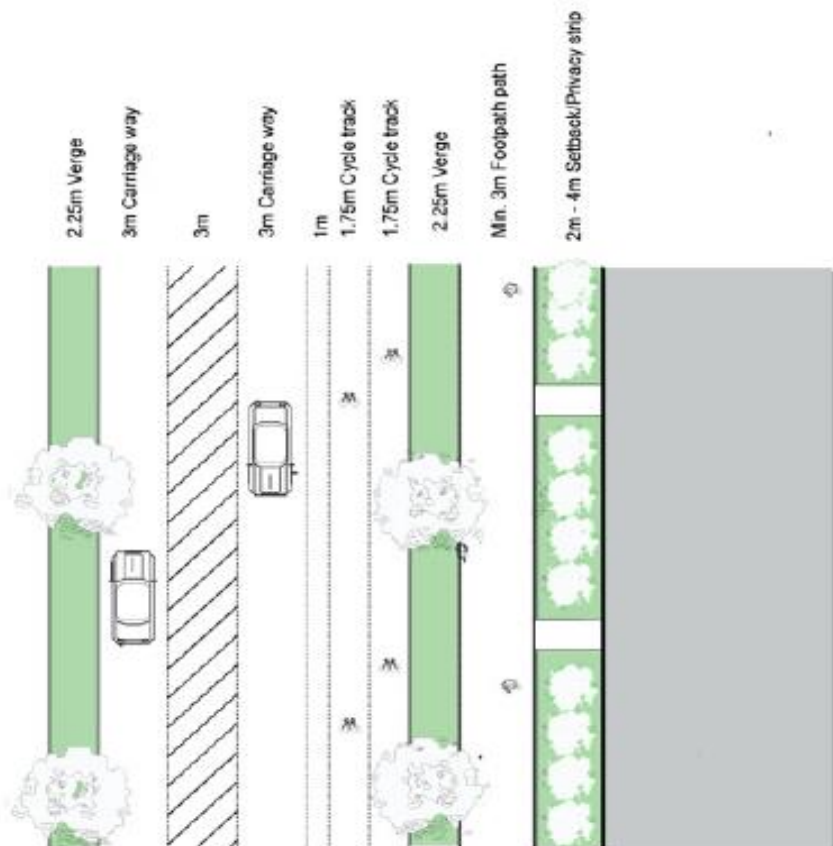
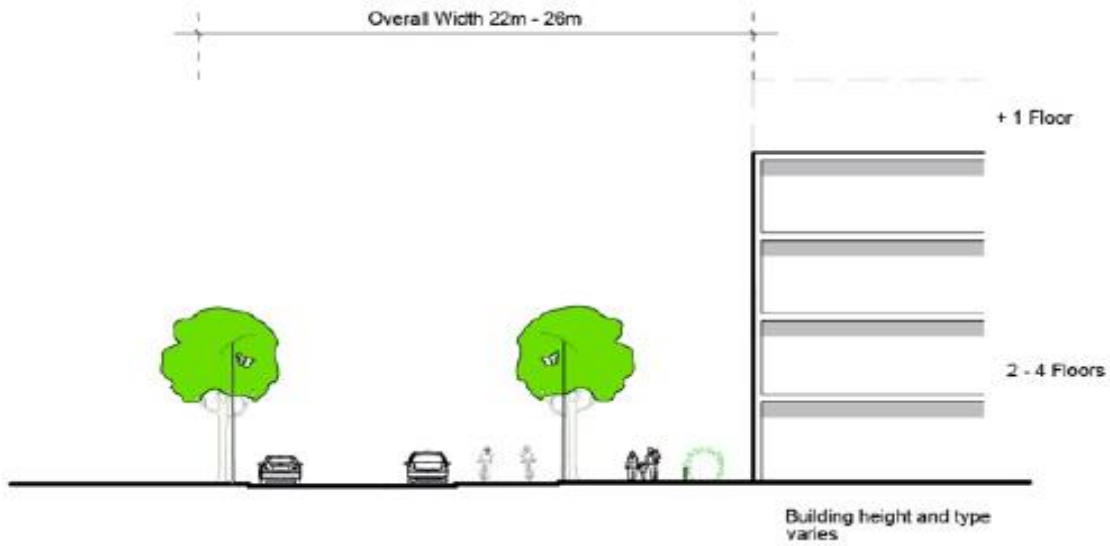


## Section 5: Indicative Cross Section of Castle Street



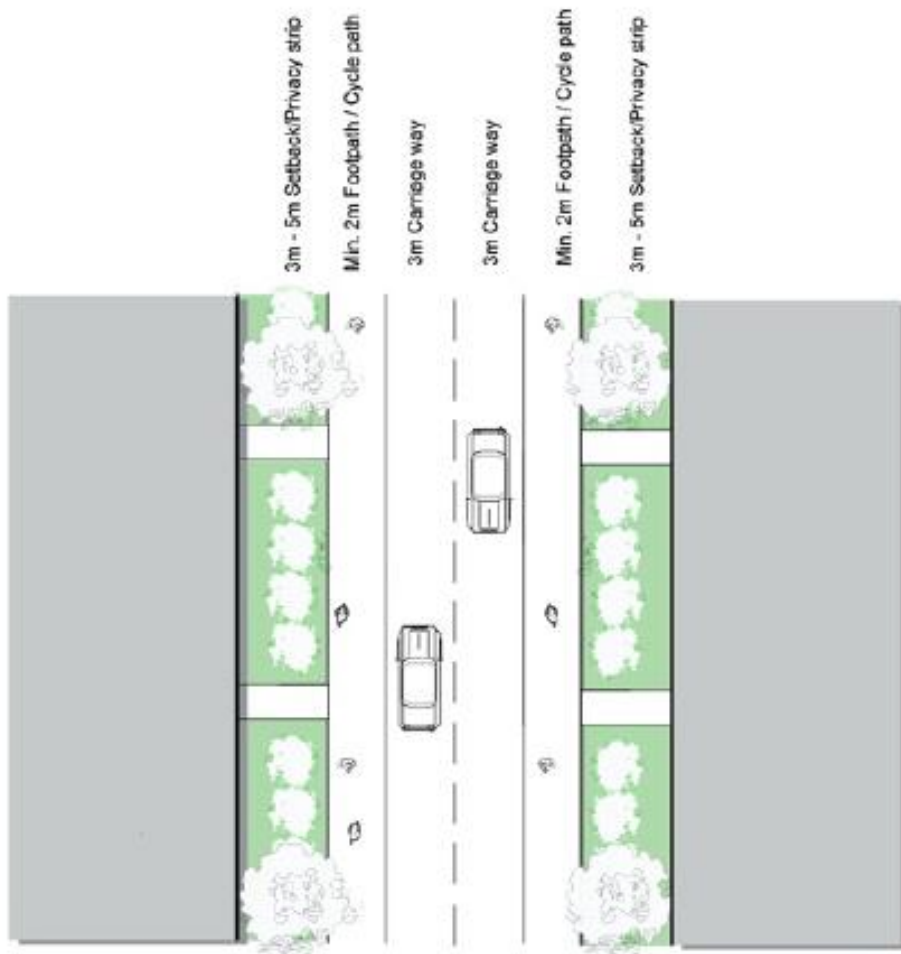
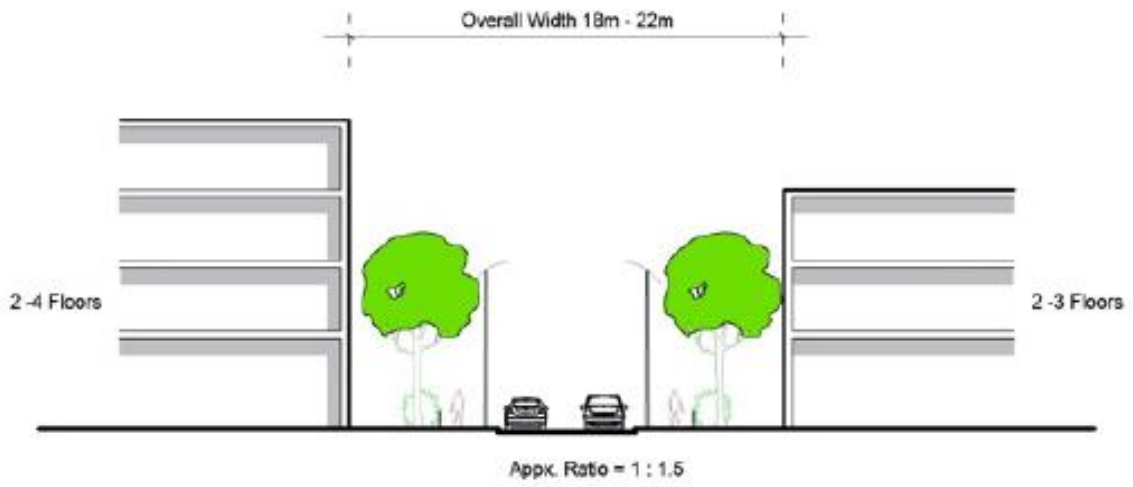
**Section 6: Indicative Cross Section of Beckett Road**

In Appendix H : Indicative Street Sections showing Proposed Maximum Building Heights, on page 38, for the drawing for Section 6: Indicative Cross Section of Beckett Road, change the wording '**2m-4m Setback/Privacy Strip to '2m-4m Physical Infrastructure zone', and shade light grey.**





## Section 7: Indicative Cross Section of Local Neighbourhood Street



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

**Appendix I**

**Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments**

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

~~With regard to neighbouring developments:~~

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

~~With regard to the proposed development itself:~~

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

Delete the following text :

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

~~With regard to neighbouring developments:~~

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

~~With regard to the proposed development itself:~~

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

And replace with the following text :

**Proposals for development should include technical assessments in accordance with BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Third Edition – 2022 and the Irish Standard IS EN 17037:2018 which differs from BS EN 17037.**

**The above should be used to frame their technical assessments in relation to light under the headings of:**

- **Impact on Neighbours**
- **Development Performance**

**The tests required are detailed in the guidelines.**

**There is cognisance of the fact that IS EN 17037 does not currently include a localising National Annex. An Applicant may wish to additionally provide results in terms of the BS EN 17037 National Annex NA and should support this with commentary for consideration.**

**The above documents replace the now withdrawn BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Second Edition – 2011 and the also withdrawn BS 8206- 2: 2008 Lighting for Buildings Part 2: Code of Practice for Daylighting.**