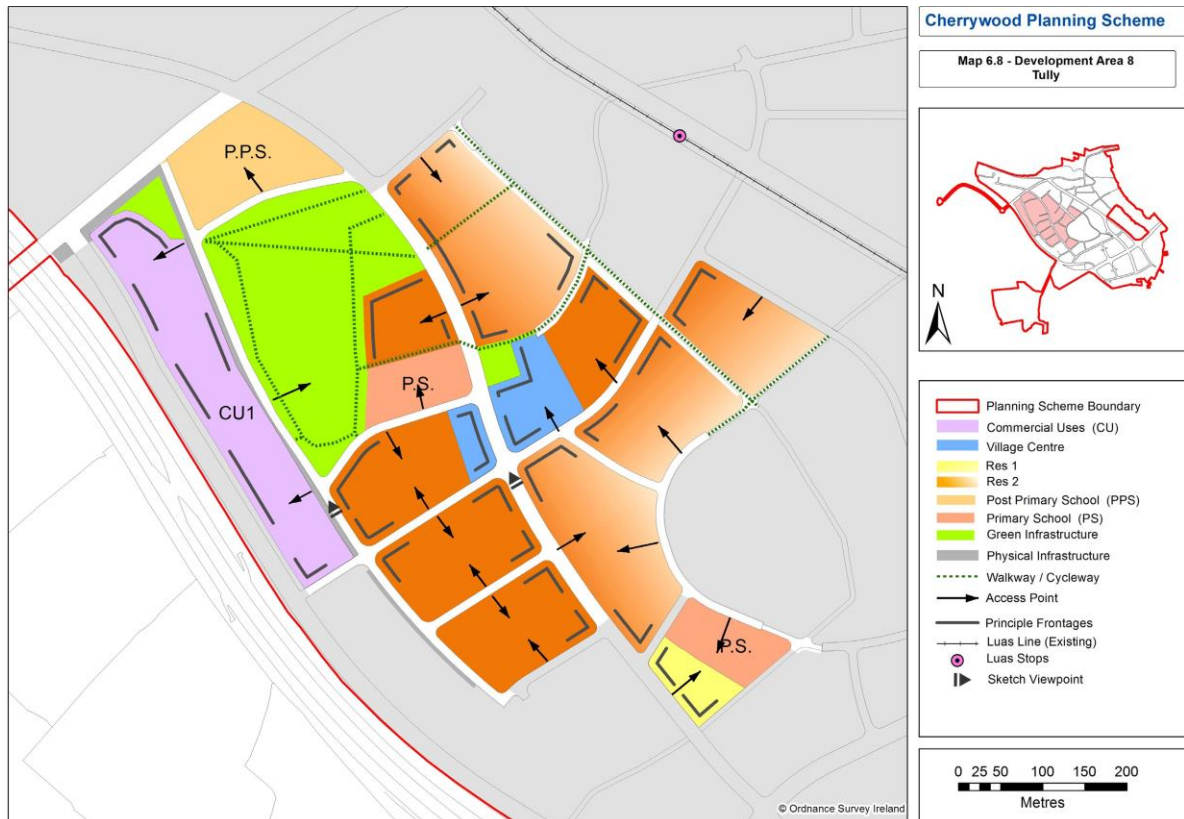


Proposed new text, including changes to Tables in the current approved Cherrywood Planning Scheme, as per this Proposed Amendment are indicated in red text. Text to be deleted, as part of this Proposed Amendment, from the Approved Planning Scheme document is indicated with a ~~strikethrough~~.

6.8 Development Area 8: Tully

Location -See Map 6.8



Unique Character

Tully is characterised by an open and gently sloping landscape running west to the motorway from the high ground at Tully Church. It requires shelter as it is exposed to winds from the Dublin and Wicklow Mountains and the noise from the M50, however its low-lying ground has the potential to develop as a centre for sports and activity.

There are a number of good quality hedgerows that can be incorporated into future layouts.

The contours of the plots of land immediately abutting Tully Park differ to other parts of the Plan Area as they create a saucer type landscape.

Design Challenges

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

- Tully Village at the core of the neighbourhood has to address two street frontages (Castle Street and Gun and Drum Hill) and a village square.
- The changes in level across sites, in particular from Tully Park to Castle Street must be addressed.
- The development fronting the greenways should be designed so as to contribute positively to the pedestrian experience.
- To design buildings that create a sense of enclosure along Castle Street.
- Buffering the area from noise from the M50 motorway.
- Ensure the scale of development supports the economic viability of the village core.

Future Form

Tully Village will be the third and last Village Centre to be developed within the Plan Area. It will be the largest of the three Village Centres due to its central location and the level of residential development directly surrounding it. This Development Area will also accommodate the widest range of uses of all the Development Areas, excluding the Town Centre.

This Development Area is focused around a Village Centre and large area of Class 1 Open Space (Beckett Park). In addition there will be 2 primary schools and 1 post primary school. A linear plot, which will accommodate a range of Commercial Uses, is located on lands adjacent to the M50 and accessed from Mercer's Road. A site on the northern portion of this Commercial Uses strip, adjacent to the green area and the post primary school, has been earmarked for the development of a commercial leisure facility.

Tully Village is bisected by Castle Street running from north to south. Castle Street will provide a safe and calm environment for the movement of pedestrians and cyclists due to the presence of a bus gate. The bus-gate will facilitate a quality bus service through the central Plan Area and deflect through traffic from the Village and adjacent residential areas towards the primary transport routes which have been designed for the purpose of moving traffic around the Plan Area towards the N11, M50 and Town Centre. The presence of a bus gate on Castle Street will contribute to the creation of a pleasant living environment in the central residential quarter of Cherrywood.

Specific Objectives:

- DA 48(a) The village will be focused on the village square so as to draw together greenways with the village school, the local park and the local shops.
- 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.
- DA 49 The design and building heights within the village shall limit the impact of over shadowing on the village square.

- DA 50 Residential development shall be of sufficient height to provide passive surveillance over Beckett Park and the greenways so as to enhance the pedestrian experience.
- DA 51 Development fronting Tully Park should be less structured and create a softer frontage with Tully Park.
- DA 52 Buildings should be orientated towards Castle Street, with appropriate frontage and setbacks where necessary to facilitate landscaping and/or to provide a privacy strip between the building and the back of footpath.
- DA 53 Beckett Park should have good linkages to the local primary and post primary schools.
- DA 54 In accordance with Chapter 5 Green Infrastructure GI29 pocket parks will be provided along Lehaunstown Lane to provide play opportunities for the adjoining residents.
- DA 55 A Community Facility will be provided in the Village Centre in accordance with Section 2.3.4.
- DA 56 There shall be a high quality of landscaping and visual amenity at the interface with Cherrywood when viewed from the M50.
- DA 57(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 J-E).
- DA 57(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 J-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.

Table 6.8.1: Development Type and Quantum Development Area 8 Tully

DEVELOPMENT AREA 8 TULLY LAND USE AREAS	
LAND USE	AREA IN HECTARES
Mixed Use Village Centre	1.2
Commercial Uses	3.6
Residential	16.1
Education	3.2
Green Infrastructure	5.5

DEVELOPMENT AREA 8 TULLY	
Gross Area HA	Net Developable HA
35.9	24.1

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

Note: Gross residential floor area includes the floor area of the individual apartments and the communal rooms and circulation areas associated directly with the residential development. It does not include the private open space/balconies associated with individual apartments.

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

RESIDENTIAL DEVELOPMENT		
Total Residential Lands HA	16.1	
	Land Area HADensity Range	
Res 1	0.6	35 - 55
Res 2	15.5	45 - 75
Res 3	0	65 - 145
Res 4	0	85 - 175
	Min	Max
	719	1,196
	Min	Max
Overall Residential Density	45 per ha	74 per ha
	Min	Max
Building Height in Storeys	2	5
	Min	Max
No. of Dwellings in Tully Village Centre		
TOTAL NO. OF RESIDENTIAL DWELLINGS	Min	Max
	Circa 849	Circa 1,396

EDUCATION		
Lands for Educational Use HA	3.2	
Quantum and Type of Schools	2 Primary	1 Post Primary
Site 1 Area HA	-	1.6
Site 2 Area HA	0.8	-
Site 3 Area HA	0.8	-

Table 6.8.2: Infrastructure Requirements Development Area 8 Tully.

See Maps 4.1-4.5.

Infrastructure requirements for Development Areas 1-5 are complete.

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