


Planning Statement

Social Housing Bundle 5, Development at Cherry Orchard Avenue

Dublin City Council

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1. INTRODUCTION

1.1 Background

This planning report was prepared by MacCabe Durney Barnes on behalf of Dublin City Council and National Development Finance Agency (NDFA), to accompany a Part 8 proposal of 171 no. residential units on a site of circa 3.64 ha in area, at a site bound by Cherry Orchard Meadow, Blackditch Road, Croftwood Crescent and Cherry Orchard Avenue, Cherry Orchard, Dublin 10.

Part XI of the Planning and Development Act 2000 as amended and the procedures set out in Part 8 of the Planning and Development Regulations 2001 as amended, relate to development by, on behalf of, or in partnership with the Local Authority. Under Section 178 of the Planning and Development Act 2000, as amended, a Local Authority is entitled to carry out its own development, provided it does not materially contravene the Development Plan.

1.2 Background to the Part 8 Application

The Social Housing Public Private Partnership (PPP) programme consists of the design, construction, financing and maintenance of approximately 1900 homes as part of Social Housing Bundle 4 & 5 project bundles of social housing developments on sites around Ireland to be delivered by PPP. The Department of Housing, Local Government and Heritage is the approving authority for the programme with the National Development Finance Agency (NDFA) as financial advisor, procuring authority and project manager.

The current bundle no. 4 & 5 includes ten sites in the Dublin City Council area. The PPP model of delivery has been selected as an appropriate means of securing the delivery of social housing. Each site includes a mixture of housing typology (for example apartment, duplex, house) and site development works. To date, eight sites in the bundle within the Dublin City Council area have been approved.

The Cherry Orchard Avenue site includes the proposal for social and affordable housing consisting of 'older persons' apartment units and houses. The development will be tenanted from Dublin City Council's Housing Lists, in accordance with the scheme of allocations. The proposed development has been designed by the NDFA in consultation with Dublin City Council.

1.3 Structure of the Planning Report

This planning statement was prepared to accompany a Part 8 application for the development of 171 residential units, 599 sqm retail space and 615 sqm of internal community, arts and cultural space, 0.76 ha of public open space at site c. 3.64 ha located at the site bound by Cherry Orchard Meadow, Blackditch Road, Croftwood Crescent and Cherry Orchard Avenue, Cherry Orchard, Dublin 10.

The report is structured as follows:

- It provides a description of the site and surrounding area, and of the proposed development.
- It outlines how the development complies with:
 - National policy

- Regional policy; and
- Local policy.
- It gives an overview of environmental matters, including ecology, environmental impact assessment and appropriate assessment.

2. SITE LOCATION AND CONTEXT

2.1 Site Location

Cherry Orchard is a suburban area located to the west of Dublin City. It is situated between Ballyfermot to the east and Clondalkin to the west, with the Grand Canal running to the south. The area is bordered by Park West, a business and industrial estate, to the north. Cherry Orchard is primarily a residential neighbourhood, known for its mix of public and private housing estates. It is served by Park West & Cherry Orchard railway station, providing connections to Dublin city centre. There is a wide range of facilities accessible within a short walk of the site. The surrounding area of Cherry Orchard Avenue is characterised by residential, educational and healthcare uses. Please refer to the Social Infrastructure Audit prepared by MacCabe Durney Barnes for further details.

The site is surrounded by Cherry Orchard Avenue to the south, Blackditch Road to the west, Cherry Orchard Meadow to the north and Croftwood Crescent to the east. The application site is currently in use as an informal open space with a number of paths transversing the site.

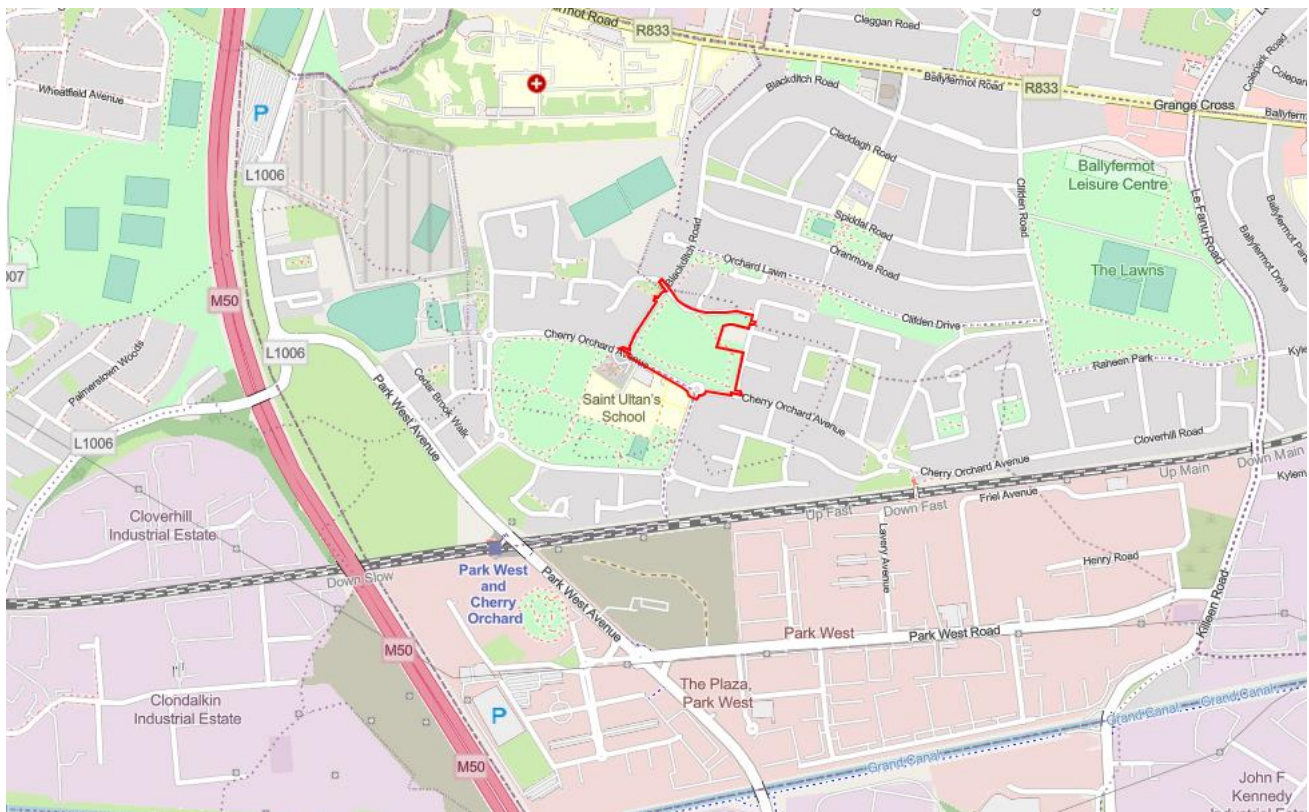


Figure 1: General Site Location

2.2 Site Description

The Part 8 site is c.3.64 ha and located at Cherry Orchard Avenue, Dublin 10. The Part 8 site is earmarked for development in the Cherry Orchard Local Area Plan (LAP) 2019 (as extended). The site forms part of key development site 2 of the LAP.

The site is some c. 500 metres to the north east of the Park West and Cherry Orchard train station, 400 metres to the east of the Cloverhill Prison, and c. 500 metres to the south of the Cherry Orchard Hospital.

To the immediate north of the site there is a recently completed development of 72 houses by Co-Operative Housing Ireland known as Orchard Meadow. Towards the east of the site sits Croftwood Crescent, which consists of 2 no. storey terraced houses. While to the west of the site there are single storey and 2 no. storey houses fronting onto Blackditch Road and the subject site. The Most Holy Sacrament church, St. Ultan's Primary School and Creche, St. Seton's Secondary School, and the Cherry Orchard Health Centre are situated to the south of the site. There are also 2 no. storey houses facing onto Cherry Orchard Avenue to the southeast of the subject site. New Cherry Orchard Park is located to the west of the Church and is used by the local football club and the local running club. The Cherry Orchard Community Centre and the Cherry Orchard Playground are located to the south along Cherry Orchard Grove.

Along Cherry Orchard Avenue, there is a safe school zone indicating the location of St Ultan's primary school. This zone is represented in the form of road markings and bollards in the form of pencils along Cherry Orchard Avenue. Bus stop number 2909 and 7507 are located along Cherry Orchard Avenue, providing travel towards

The boundary of the subject site consists of green painted steel fencing. There are several entrances and tarmac paving for pedestrians throughout the open space.



Figure 2: Site Context

The review of the Irish Water Services Map reveals the presence of a culvert on the site, which is part of the Blackditch Stream that was enclosed in an extensive culvert during the development of the Cherry Orchard. The culvert is almost entirely artificial, and it flows south-east across the site and emerges from the culvert at Labre Park, Kilmore, approx. 1.5 km south-east of the Site. It is open for several hundred metres, and then passes

underneath the Grand Canal in another culvert, before joining the River Camac 1 km downstream. The stream now travels through a 1350mm diameter drain pipeline, diverging from its original open, meandering course.

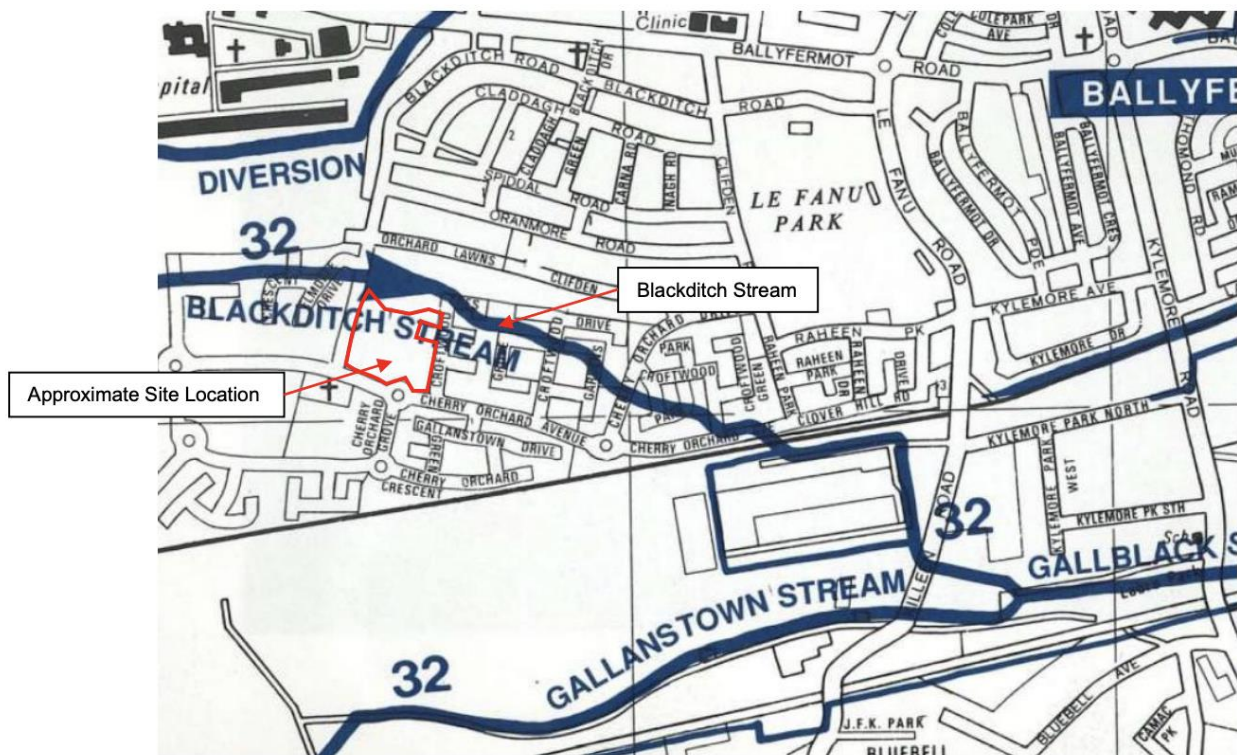


Figure 3: Location of Blackditch Stream Based (Extract from Rivers of Dublin) (Source: Malone O’Regan & Rivers of Dublin Book)

2.3 Transportation

The site is located c. 500 metres to the north of the Park West and Cherry Orchard train station. This provides convenient access to the commuter rail line which connects from Park West Cherry Orchard Station to Hueston Station in c. 10 minutes while travelling to Grand Canal Dock is c. 40 minutes.

The subject site is in close proximity to several bus stops. The Blackditch Road, bus stop no. 2906 and Cherry Orchard Park, bus stop no. 2911 are both located to the north west of the subject site. These stops are served by the no. 60 bus which goes from the Red Cow Luas to John Rogerson’s Quay.

The G1 bus route serves the Saint Ultan’s School bus stop no. 7507 and Saint Ultan’s School bus stop no. 2909 which are located on Cherry Orchard Avenue to the south of the site. This bus route also serves the Croftwood Crescent bus stop no. 2663 and Cherry Orchard Way bus stop no. 2662 which are also located on Cherry Orchard Avenue to the south east of the site. The G1 route runs from The Red Cow Luas to Spencer Dock.

The site is located c. 2km north of the Red Cow interchange. The M50 Motorway is located c. 800m to the west of the site connecting the development site to Blanchardstown to the north and Ballymount to the south.

2.3.1 Accessibility

A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The below map illustrates the

walkability of the site to surrounding neighbourhood centres, services and amenities, which will be expanded upon in this report.

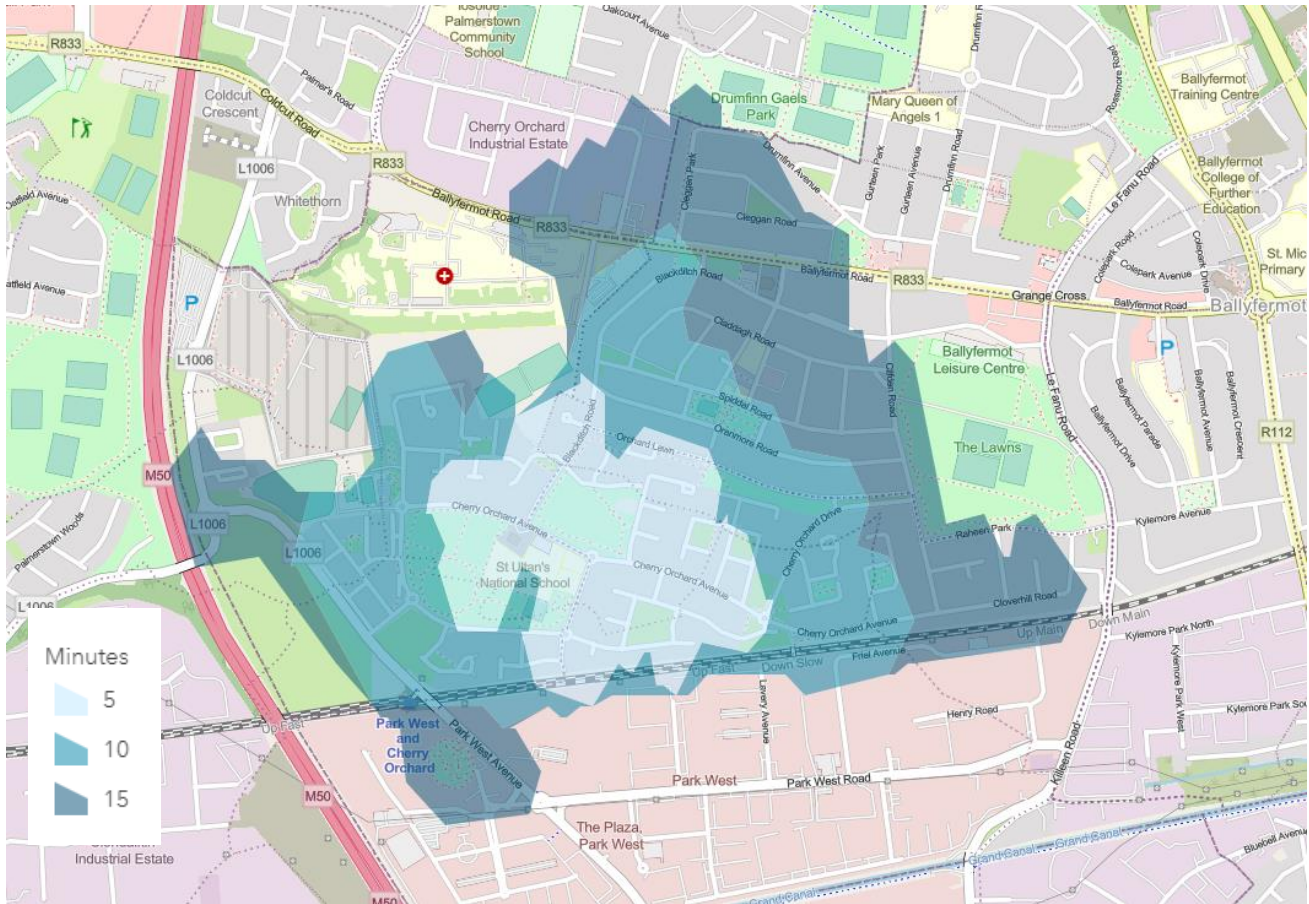


Figure 4: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

2.3.2 BusConnects

The aim of Bus Connects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 16 corridors, while providing enhanced walking and cycling facilities through the provision of dedicated cycle lanes that are separated from traffic as much as possible. The overall objective of the Bus Connects project is to support the development of a sustainable and integrated public transport system in the Dublin Region that enables the delivery of compact urban growth that is sustainable and supports a low carbon future.

As mentioned, the site is located along the G-Spine corridor. The G1 route stops directly in front of the site to the south. The G1 route runs from The Red Cow Luas stop to Spencer Dock. Both the G1 and 60 route are now operational.

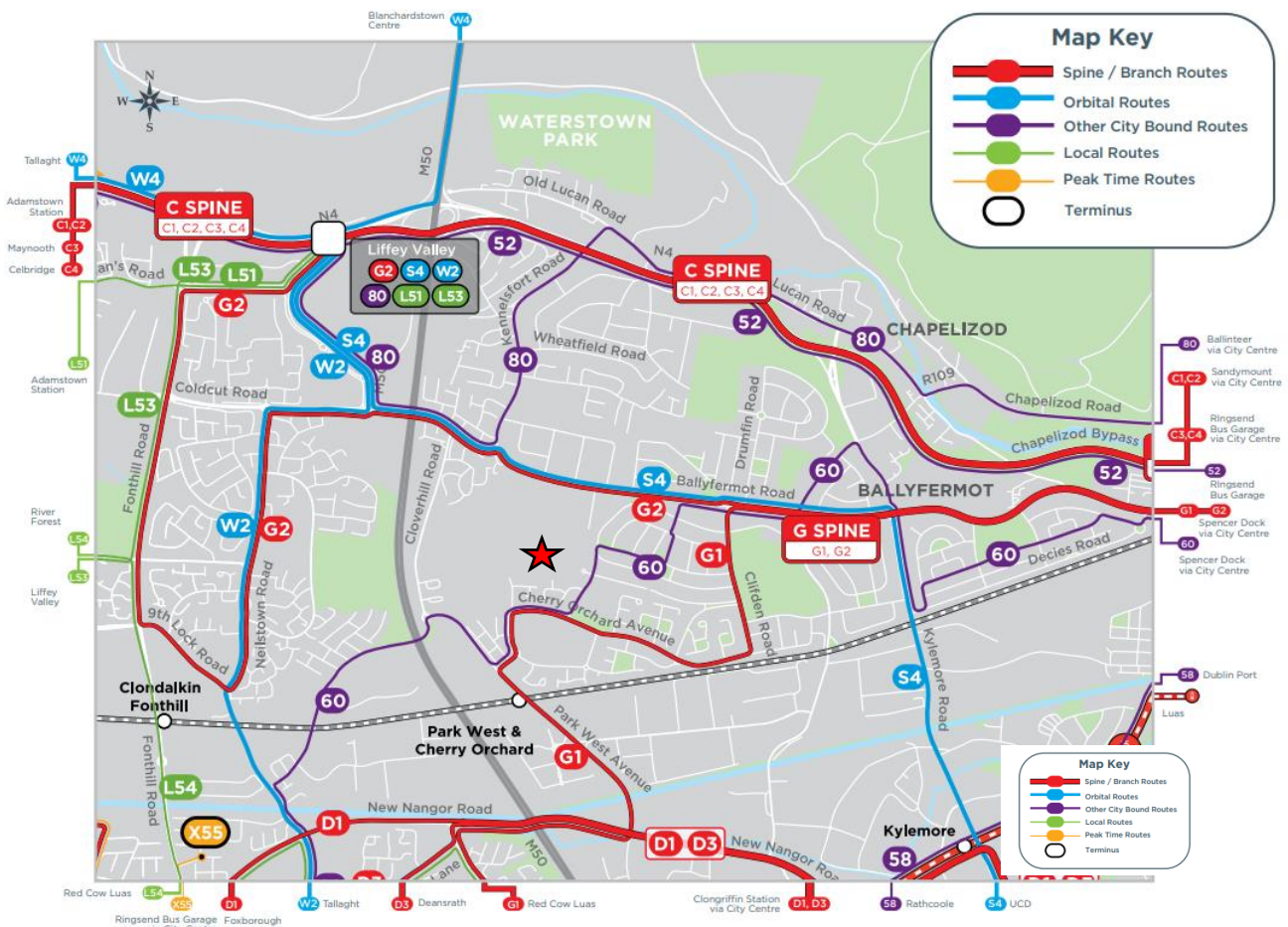


Figure 5: BusConnects Route Map, subject site identified with a red star (Source: NTA, 2022)

2.3.3 Dart + South West

The DART + South West is the second of the infrastructural projects of the DART+ Programme expected to be delivered. It is expected that once this project is delivered, it will increase the train capacity to double the current (12) trains per hour per direction and increase passenger capacity from the current peak capacity of approximately 5,000 passengers per hour to around 20,000 passengers per hour per direction. The Figure below provides the route map proposed for the DART + South West extension which also illustrates the new route passing adjacent to the subject site through the Park West and Cherry Orchard train station. This will increase the accessibility for the future residents of the development to the rest of the city including inter-city connections.



Figure 6: Proposed Dart + South West (Source: Irish Rail)

The Rail Order Application for this has been granted permission by An Bord Pleanála in November 2024.

2.3.4 Cycling

Improved cycling facilities are proposed throughout the Greater Dublin Area. The NTA have revised the Greater Dublin Area Cycle Network Plan (GDACNP) in January 2023. The proposed network for the Cherry Orchard area is shown in the figure below. The subject site will link to the proposed cycling infrastructure upgrades via the proposed feeder route along Cherry Orchard Avenue and Blackditch Road. Secondary Routes are proposed along park West Avenue connecting the site to the Park West and Cherry Orchard train station, and a secondary route is proposed along Ballyfermot Road.

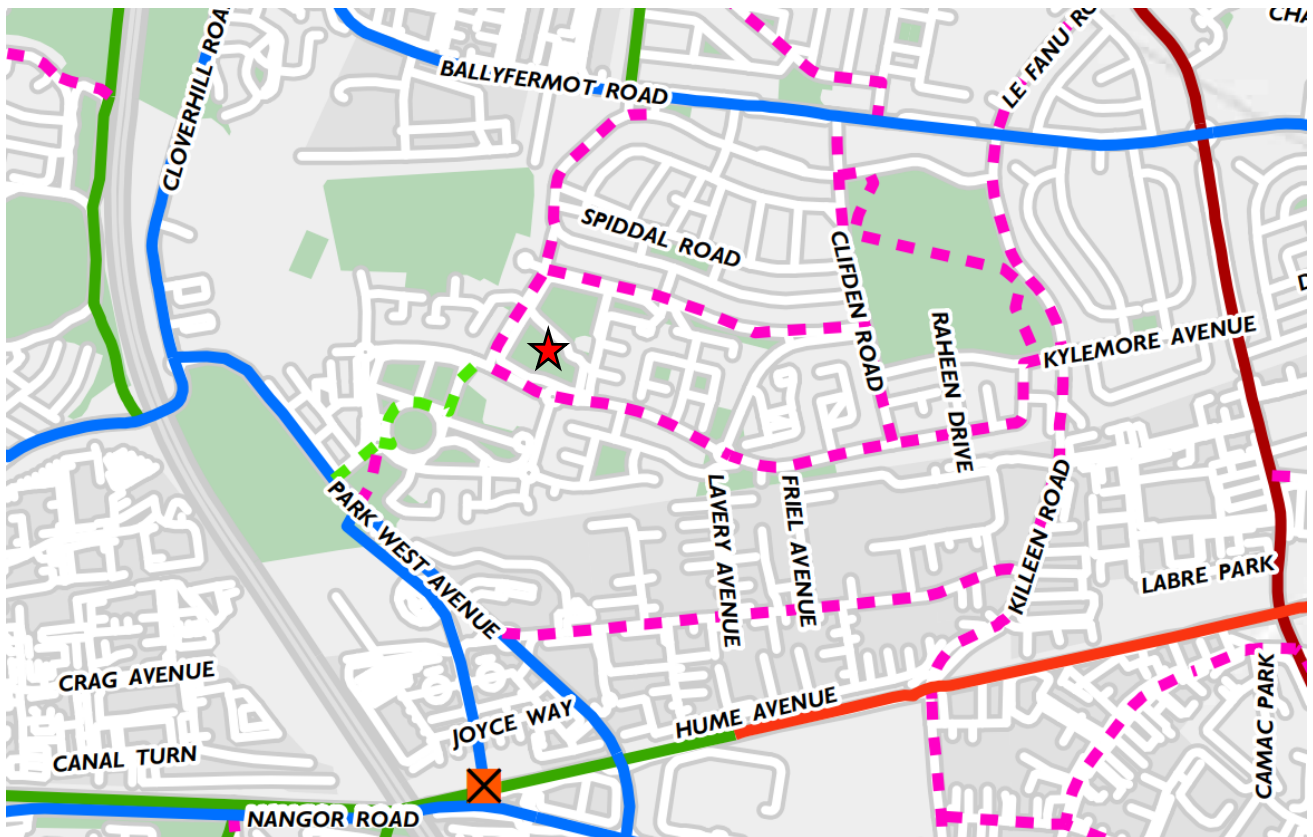


Figure 7: 2022 Greater Dublin Area Cycle Network plan, site identified by red star (Source: NTA)

PA Reg. Ref. 4886/23: The permitted development comprises the construction of a two-storey classroom building for additional creche facilities and all associated site development works to the east elevation at the south corner of St. Ultan's Campus. The development was permitted 23rd July 2024.

ABP Ref. 314056: The permitted development consists of Liffey Valley to City Centre Core Bus Corridor Scheme. The Liffey Valley to City Centre Core Bus Corridor Scheme seeks to provide better infrastructure for walking, cycling and public transport to encourage these modes as attractive alternatives to car-based journeys. The scheme extends over a distance of 9.2km from the new Liffey Valley Shopping Centre bus interchange at its western end to High Street in the city centre to the east. The proposed scheme will travel along Ballyfermot Road, towards the north of the subject development and the route passes Cherry Orchard Hospital and Cherry orchard. The development was permitted 19th December 2023.

ABP Ref. 316119: A railway order was submitted in 2023 for the development of the Dart+ South West (Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin) rail project. The project entails electrifying the railway line between Hazelhatch & Celbridge Station and Heuston Station, extending to Glasnevin Junction via the Phoenix Park Tunnel Branch Line. The project spans approximately 20 km across Kildare, South Dublin, and Dublin City Council areas. A key aim of the project is to separate Intercity and fast regional services from the DART service, allowing for more efficient overtaking and reducing delays. This requires upgrading the Park West & Cherry Orchard to Heuston Station section to a four-track system. The project aims to increase train capacity from 12 to 23 trains per hour per direction and passenger capacity from 5,000 to 20,000 per hour per direction. It includes railway modernisation, drainage, utility diversions, and new electrical substations. The electrified tracks will connect to the Phoenix Park Tunnel Branch Line, while non-electrified tracks will serve Heuston Station's terminating platforms. The project was permitted by An Bord Pleanála on 13th November 2024.

ABP Ref. 312290: A Strategic Housing Development application from Greenseed Ltd was submitted to An Bord Pleanála on 21st December 2021. The permitted development is located on a total site of 9.4 hectares at Park West Avenue and Park West Road, Park West, Dublin 12 and will consist of 750 residential units in 7 separate blocks, ranging in height from 2 to 15 storeys. The development was permitted 16th June 2022.

ABP Ref. 316828: The permitted development consists of the Tallaght/ Clondalkin to City Centre BusConnect Core Bus Corridor Scheme. The Tallaght / Clondalkin to City Centre Core Bus Corridor Scheme seeks to provide better infrastructure for walking, cycling and public transport to encourage these modes as attractive alternatives to car-based journeys. The Tallaght / Clondalkin to City Centre CBC scheme has an overall length of approximately 15.5km with an additional offline cycling facility of 3.9km. The route will travel along Nangor Road, towards the south of the site. The scheme was permitted by An Bord Pleanála on 17th October 2024.

ABP Ref. 318607: On 1st December 2023, the Land Development Agency submitted an application to An Bord Pleanála under 175(3) of the Planning & Development Act, 2000. In summary, the permitted development consists a residential-led mixed-use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys at Park West Avenue, Cherry Orchard, Dublin 10. The site is bound by Cloverhill Road to the north, Park West Avenue to the east, Park West Cherry Orchard Rail Station to the south east and the M50 to the west.

The permitted development was granted for a duration of ten years for a residential-led mixed-use scheme containing 708 no. apartments (547 no. cost rental and 161 no. social/affordable units), a convenience retail supermarket, independent retail/commercial units, internal and external community and arts/cultural spaces, a

childcare facility, open space areas, and all associated site and development works. The development represents phase 1 of the overall planned development for Development Sites 4 and 5 of the Park West Cherry Orchard Local Area Plan 2019 (LAP) lands. The development is located to the south-west of the application site. The permitted site layout is shown below. The development was permitted by An Bord Pleanála on 9th July 2024.



Figure 9: Permitted Site Layout (Source: Van Dijk Architects & Conroy Crowe Kelly)

ACP Ref 321931: Permission granted for a Part X application by the LDA and DCC on 22nd September 2025 for a residential development consisting of 137no. units (31no. two-bed units and 106no. three-bed units), provision of landscaped public open space, communal open space for the duplex and apartment units with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.

PA. Reg. Ref. 4313/22 (Part 8): Permission granted on 3rd October 2022 for a residential development comprising 172 no. dwellings (31 no.2 bed houses and 141 no. 3 bed) 0.83 ha public open space and associated site services. The approved development relates to LAP site brief 1 Elmdale – Hospital site, located to the north of the proposed Part 8 development.



Figure 10: Permitted Part 8 Site Layout (Source: DCC & Coady Architects)

PA. Reg. Ref. 3260/25: Planning approved for a Part 8 application on 6th October 2025 for the provision for section of Link Road (0.279 hectares in area) linking to Ballyfermot Road continuing from the road frontage of the granted Housing Development ref 4313/22 at Cherry Orchard along with associated works, foot paths, nature based / SUDS surface water drainage and attenuation, services, cycle paths and public lighting, pedestrian crossing point and traffic calming.

4. SITE SELECTION AND CONSIDERATION OF ALTERNATIVES

4.1 Site Selection

The subject land is in the ownership of Dublin City Council and therefore can efficiently meet some of the demand for social housing arising in Dublin City centre. The Cherry Orchard area will benefit from infrastructure improvements such as the BusConnects and Dart + South West. The wider area is undergoing significant regeneration and densification of underutilised sites that should see a corresponding increase in local population that will support local services and facilities. There has been a push at all levels of planning policy to reuse brownfield and infill sites in central locations, so as to promote compact growth. Site selection was restricted to consideration of that land in the ownership of Dublin City Council, and which could be adequately serviced and integrated to provide much needed social and affordable housing.

The site is located within the boundary of the Strategic Development and Regeneration Area 4 (SDRA) Park West and Cherry Orchard. The SDRA lands are critical to the core strategy of the City Development Plan. All SDRAs have been examined to determine capacity for future housing growth, taking into account sustainable densities. It is considered that these areas are capable of delivering significant quantities of homes and employment for the city. Under Table 2-8 Core Strategy and Settlement Hierarchy, the character and general density applied would be residential and open space with a planned residential yield of 2,500-3,100 units and an estimated population of 6,200 persons. The site has also been earmarked for development under the guiding principles map of the SDRA 4 and the Cherry Orchard LAP.

Site selection has taken a plan-led approach to development having regard to the residential zoning provisions in the Dublin City Development Plan 2022-2028 (CDP). The site is zoned Z12 Institutional Lands (Future Development Potential). Having regard to the above, there are no impediments to proceeding with the site.

The site is located in an established neighbourhood of Cherry Orchard, in close proximity to shops and community facilities, railway line and several bus stops. It is ideally located to meet and contribute towards the principles of the 15-minute City as envisaged in the Dublin City Development Plan 2022-2028.

4.2 Consideration of Housing Tenure and Types

The provision of social and affordable housing on this site will facilitate diversity in tenure and facilitate housing mix in the Cherry Orchard. This area of Dublin City is earmarked for significant regeneration development in the coming years. Providing permanent social, affordable and senior citizen homes in this area will sustain public services in the area, while also delivering retail space, high-quality public open space and community, arts and cultural space.

The area is dominated by private housing with over 66% either rented or owned according to the 2022 census of population. 27% of the housing stock consist of housing rented either from the local authority or from a voluntary body. With the provision of 171 units, including both social and affordable housing, this will ensure a mixed-tenure is delivered at the site and positively contribute to the balance of housing privately owned and rented from the local authority in the area.

The site is located in area J of the Council's Housing Waiting List. Data from July 2024, shows that there are 56 households requiring band 1 housing (the highest priority), 824 in band 2 and a further 621 in band 3, or a total

of 1501 households. A further 1568 are on the transfer waiting list for area L. With a combined total of 3069 households, there is a strong demand for accommodation in the area. It is also important to note that around 748 (24%) of these households have been on the list for over ten years.

Approximately, 7% of the combined total are categorised as older persons. Importantly, the housing waiting list for area L shows strong demand for one-bed units, with 58% of the list requiring a one-bed unit. Similar observations are made in relation to the transfer list, with 31% of the list seeking a one-bed unit. In this regard, the proposed development, which includes senior citizen housing will positively respond to housing need in the area.

The site is located in the City Centre and therefore is located close to a range of facilities and public transport. In the Core Strategy, the CDP puts the emphasis on compact growth and supports the sustainable development of brownfield and infill sites. This reflects the contents of the Apartment Design Guidelines which recognise in section 2.3 that a greater proportion of housing should take place within the existing built-up footprint of cities, with a brownfield and infill sites playing an important role. It is therefore considered that the provision of social and affordable housing at Cherry Orchard Avenue to be appropriate and fully compliant with the provisions of national, regional and local policy and will support a diversification of the housing stock, particularly the tenure.

5. CONSIDERATION OF DESIGN

Much consideration has been given to the design process of the scheme with many alternative options explored to achieve a feasible scheme to deliver on the site. The site is currently a greenfield site with paths traversing the site. Within the confines of the wider site is the Cherry Orchard Community Childcare centre for which plans were permitted to extend the premises.

The site brief sought the delivery of social housing, affordable housing and senior citizen housing at the site, in addition to the specific requirements for the site based on the LAP and policy objectives and standards of the Development Plan. The overall development strategy of the site was principally guided by the LAP and SDRA 4 Park West and Cherry Orchard area guiding principles. The LAP sets out a series of policy objectives for the development of a number of key sites within the Park West Cherry Orchard area. The subject site is located within Site 2 of the LAP. The brief for the site seeks to provide a local neighbourhood centre comprising 3-4 local shops and new civic plaza/ park, alongside new housing, and in particular, senior citizen housing.

The location of the retail space at the site is consistent with the LAP and will integrate well with the existing local amenities of St Ultan's National School, the Cherry Orchard Health Centre and the Church of the Most Holy Sacrament as well as the proposed community, arts and cultural space that will be available to use by residents and the wider community of Cherry Orchard. The delivery of retail space at the site will provide much needed local retail needs at the neighbourhood centre. Specific retail uses will be identified by DCC post-planning, but we note that the LAP envisages services such as newsagents, pharmacy, café and hairdressers could be delivered at the site. The proposed retail units are located at ground floor of the neighbourhood centre and will provide active street uses, while above ground floor, 'older persons' units are proposed and will provide passive supervision. As detailed in the LAP, given the proposal for local retail, together with the adjoining local amenities, this site is also considered suitable for the provision of senior citizens housing.

Having regard to the Z12 land use zoning requirements associated with the site, a masterplan was developed for the entirety of the lands that forms part of this application. In addition, the Z12 zoning on the lands, requires the provision of 25% public open space. In order to provide a quantum of 25% public open space at the site, the indicative site layout contained in the Park West & Cherry Orchard LAP and SDRA 4 indicative layout for site 4 required adjustments, while also maintaining the broad principles of the form of development at the site. The public open space is provided at the centre of the site, and also incorporates the daylighting and diversion of the Blackditch stream culvert. The daylighting of the culvert will provide a visually attractive landscape as well as improved biodiversity and green infrastructure at the site. The proposed public open space will be delivered through a central linear park, consisting of hard and soft landscaping, civic plaza, playground and pedestrian bridge at the site enabling east to west permeability through the public open space.

The daylighting of the existing culverted Blackditch Stream at the site involves excavating the site and reshaping the topography to expose the stream, requiring an approximately 20-meter-wide excavation. Two headwalls will be constructed, one at the northern end and the other at the southern end of the site. At the base of the excavation, a 3-meter-wide shallow channel will be created, incorporating inset berms designed to support instream and riparian planting. The surrounding area will be excavated, sculpted, and terraced to facilitate planting along the newly exposed stream edge.

6. PROPOSED DEVELOPMENT

6.1 Project Description as per Public Notices

The proposed development is described as follows in the public notices.

Notice is hereby given of the construction of a mixed-use development of 171 residential units and neighbourhood centre on a site of c.3.64 ha bound by Cherry Orchard Meadow, Blackditch Road, Croftwood Crescent and Cherry Orchard Avenue, Cherry Orchard, Dublin 10, which will consist of the following:

- Construction of new neighbourhood centre block at the corner of Blackditch Road and Cherry Orchard Avenue, ranging in height from 4 to 5 storeys comprising; 4 no. retail units (599 sqm retail space) and 3 no. community, arts and cultural space units (total 615 sqm) at ground floor level; and 107 'Older Persons' apartment units (94 no. 1-bed and 13 no. 2 bed) on all floors; and stores, bin and bicycle storage and a plant room;
- Construction of 64 no. 2 storey semi-detached/terraced houses (13 no. 2-bed and 51 no. 3-bed) arranged in 3 clusters facing adjoining roads and new internal streets;
- Provision of a new central park extending from Cherry Orchard Meadow to Cherry Orchard Avenue comprising 0.76 ha public open space which includes a restored watercourse feature from the daylighting of the Blackditch Stream (currently culverted underground), play area, civic plaza, pedestrian bridge and walkways along the stream;
- A total of 638 sqm communal open space;
- Provision of 91 no. car parking spaces, 4 no. motorcycle spaces and 1 no. loading bay;
- Provision of 228 no. bicycle parking spaces;
- Three vehicular accesses are proposed from Blackditch Road, Cherry Orchard Meadow and Cherry Orchard Avenue;
- Road works and public realm improvements along Cherry Orchard Avenue between Blackditch Road, Croftwood Crescent comprising; demolition of roundabout at junction of Cherry Orchard Avenue and Cherry Orchard Grove and replacement with a T-junction; new pedestrian crossings and relocation of 2 no. existing bus stops (Stop ID:2909 and Stop ID: 7507);
- Site clearance works including removal of existing fencing surrounding the site;
- Boundary treatments, public lighting, drainage works, traffic calming measures, new pedestrian crossings, internal roads and footpaths, landscaping and ESB substation; and
- All ancillary site services and development works above and below ground.



Figure 11: Site Layout (Source: Sean Harrington Architects)

6.2 Detailed Description

A detailed description of the proposed development is outlined in this section.

Table 1: Proposal Details

Development Parameters	Summary
Parameter Site Proposal	Gross site area: c.3.64 ha Net site area: c. 3.05 ha
No. units	171 units consisting of 107 no. 'older persons' apartment units (94 no. 1 bed and 13 no. 2 bed) and 64 no. houses (13 no. 2 bed and 51 no. 3 bed)
Non-residential uses:	599 sqm retail space 615 sqm of community, arts and culture space

Development Parameters	Summary
Density	Gross density: 47 uph Net density: 56 uph
Plot Ratio	0.53
Site Coverage	21.8%
Dual Aspect	53 apartments (50%)
Car Parking Overall	91 car parking spaces (77 no. residential car parking spaces, 14 no. community/ arts and cultural and retail car parking spaces)
Bicycle Parking Overall	228 bicycle spaces (118 no. long term and 110 no. short term)
Height	2 to 5 storeys
Public Open Space	0.76 ha
Communal Open Space	638 sqm

The breakdown of the overall residential unit types is as follows:

Table 2: Overall Breakdown of Residential Units

Unit Type	1 bed Apartment	2 bed Apartment	2 bed House	3 bed House	Total
No. of units	94	13	13	51	171
% of mix (overall)	55%	7.5%	7.5%	30%	100%
% of mix (per typology)	88%	12%	20%	80%	n/a
Total per typology (Apartment/ House)	107		64		171
Overall % per typology	63%		37%		100%

7. PLANNING POLICY

7.1 National Policy

7.1.1 National Planning Framework – First Revision 2025

The National Planning Framework (NPF) – First Revision 2025 guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. The National Strategic Outcomes are expressed as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenities and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

The Revised NPF now plans for a population of 6.1 million by 2040. The increase in population target over the 2018 projection effectively requires nearly a doubling of households. On foot of the NPF, the Government has announced a new target of 303,000 units between 2025 and 2030 (50,000 per annum), scaling up to 60,000 units in 2030.

The revised NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. Several national policy objectives (NPO) may be considered applicable to this development:

- NPO 8: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- NPO 12 Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- NPO 22 In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.

For this NPO, the NPF specifically refers to the Sustainable Residential Development and Compact Settlement Guidelines. These guidelines are specifically addressed in further sections of this report.

Given that the site has been earmarked for regeneration in the Park West and Cherry Orchard SDRA and Local Area Plan, the provision of 171 homes at Cherry Orchard Avenue is considered acceptable. The proposed development has a density of 56 uph with heights ranging from 2 to 5 storeys. The Part 8 site is currently an underutilised greenfield infill site located in the centre of Cherry Orchard. The site has been identified as a key development in Cherry Orchard in the SDRA for the area and LAP. The proposed development is therefore considered to positively respond to these objectives.

7.1.2 Climate Action Plan 2025

The Climate Action Plan 2025 is the roadmap to deliver on Ireland’s climate ambition. It takes account of the legally binding economy-wide carbon budgets and sectoral ceilings that were agreed in 2022. The plan reiterates the targets set out under the Climate Action and Low Carbon Development (Amendment) Act 2021 which seeks a reduction of 51% on GHG emissions by 2030 compared to 2018 levels and to achieve climate neutrality by 2050. The Plan should be read in conjunction with the Climate Action Plan 2024.

In relation to the decarbonisation of housing, the plan identifies Key Performance Indicators (KPI) and abatements, the former serving as a key metric. The following themes and associated KPIs are relevant:

Theme	2025 KPI	2025 abatement (vs 2018 MtCO ₂ eq)	2030 KPI	2030 abatement (vs 2018 MtCO ₂ eq)	2031-2035
Standards and Regulations	All new dwellings designed and constructed to NZEB standard. 170,000 new dwellings using a heat pump.	0.3	All new dwellings designed and constructed to NZEB standard. 280,000 new dwellings using a heat pump.	0.4	Minimum Energy Performance Standards for all dwellings

All units provided will be to the appropriate standards. Please refer to Climate Action Energy Statement, Sustainability & Part L Report accompanying this application.

In addition, the plan considers the recommendations of the Climate Change Advisory Council which particularly note the need to shift away from car dependency through the consideration of land use and housing policy. It also considers the need to colocation or proximity with transport.

The proposed development will help to achieve the targets set by the Climate Action Plan 2025 in the following ways:

- The provision of high residential density and in accordance with the NPF providing for compact growth in close proximity to existing community facilities and amenities.
- The application site is within walking and cycling distance to the Dart+ South West and BusConnects route. The provision of additional residential and community uses in this location will support the existing public transport serving the area and will make the provision of further public transport options (such as increased frequency of services) viable.
- Bicycle parking storage has been provided.

The proposed development therefore accords with the Climate Action Plan 2025.

7.2 Ministerial Guidelines

A number of national planning guidelines may be considered.

- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Urban Design Manual – A Best Practice Guide (2009)
- The Planning System and Flood Risk Management (2009)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- Design Manual for Urban Roads and Street (2019)
- Design Standards for Apartments – Guidelines for Planning Authorities (2025)
- Urban Development and Building Heights – Guidelines for Planning Authorities (2018)
- Design Manual for Quality Housing (2022)

7.2.1 Guidelines for Planning Authorities on Childcare Facilities (2001)

It is noted that these are a planning guidance document only and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines addresses appropriate locations for childcare facilities and considers that one childcare facility for every 75 units is generally appropriate. The Guidelines require the provision of childcare facilities at a ratio of 20 childcare spaces for every 75 proposed dwellings.

The provision of 171 units, 94 of which are one-bed units means that the 75-unit threshold set out by the Childcare Facilities Guidelines for Planning Authorities (2001) is met. Having regard to the Design Standards for New Apartments, Guidelines for Planning Authorities, 2025, one bedroom apartment units should not generally be considered to contribute to a requirement for childcare provision (and subject to location this may also apply in part or in whole to two bedroom). However, a further 13 no. 2-bed units are allocated for 'older persons' within the neighbourhood centre block. In total, this results in 64 no. 2 and 3 bed units that may generate demand for childcare spaces.

A Social Infrastructure Audit was prepared by MacCabe Durney Barnes and accompanies the Part 8 application. In summary, it was concluded that owing to the demand for c. 12 no. spaces based on the use of census data analysis, it is considered that the demand generated from the proposed development can be absorbed in the existing and permitted childcare facilities. While the audit has identified limited availability within the existing childcare facilities, it is considered that the marginal increase in demand for childcare spaces in the area can be absorbed through existing and permitted childcare facilities located in close proximity from the application site. On this basis, it is not reasonable to include the provision of a childcare facility at this location and that the development is not of such a scale that it would require the construction of a childcare facility.

7.2.2 Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)

Chapter 4 indicates that in the planning and design of the scheme, the architect should:

- Seek to create a high-quality living environment for residents and enhance the social, environmental and visual quality of the area as a whole;
- Seek to ensure a high level of safety and security for the residents through causal surveillance and overlooking;
- Maximise amenity and energy efficiency by climate sensitive design;
- Eliminate barriers to accessibility for all users - particularly older people and those with mobility impairment or other disability;
- Seek to ensure that the scheme can be constructed, managed and maintained at reasonable cost and in a way that is economically, socially and environmentally sustainable;
- Design public open space so as to maximize its potential benefit to the resident through clear definition of public, communal private open space;
- Permeability as the means to achieve a high quality living environment.

A Design Statement accompanies the Part 8 documentation. The environmental and visual quality of the area as a whole will be enhanced significantly by the development of the site. The site is a greenfield and underutilised by the surrounding community. The redevelopment of the site will enable the development of high quality social and affordable homes at the site. The centrally located public open space will also benefit from passive surveillance by the neighbourhood centre block and housing. The redevelopment of the site distinguishes public, communal and private open space through it's built form and the layout allows for east to west and north to south permeability.

The proposed development has been designed to be cognisant of prevailing height and surrounding residential amenities. The outlook and frontage onto adjoining streets will be significantly improved as a result of the development. New defined building edges will be created along Blackditch Road, Cherry Orchard Avenue and Croftwood Crescent. All areas of open space (public realm and communal) are well designed and sheltered from the road, allowing for safe enjoyment by users. The development will allow for activity on the site, with increased pedestrian movements. It will give a more focussed aspect to the area, creating a sense of place and giving a heightened sense of security and safety to existing and prospective residents.

All units have been designed to meet the highest level of energy efficiency. The units will be constructed to a high degree of air tightness in compliance with Building Regulations Part L. The development will use energy efficient technologies to reduce its reliance on fuel and electricity demand. 53 of the 107 apartment units are dual aspect. The proposed development underwent a daylight and sunlight assessment to ensure that appropriate levels of daylight and sunlight are provided to the units. 66 no. units have been designed to universal design standards.

The proposed development will be delivered as part of a PPP. As outlined in the Building Lifecycle Report accompanying this Part 8, the appointed PPP company will deliver, maintain and manage the development. At planning stage *'consideration has been given to the external materials to buildings, boundaries, and the public realm, and also outline energy carbon reduction strategies. The materials and services proposed will be durable, and will provide a long life and low maintenance requirements for the residents.'*

All areas of open space, whether communal or public, have been designed to ensure their maximum use by residents.

7.2.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

These Guidelines replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities which in turn replaced the Residential Density Guidelines issued in 1999. There is a focus in the Guidelines on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth.

Table 3.1 – sets out Areas and Density Ranges Dublin and Cork City and Suburbs. It is a policy and objective of the Guidelines that residential densities in the range;

- 100 dph to 300 dph (net) shall generally be applied in the centres of Dublin and Cork.
- 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin and Cork.
- 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin and Cork, and that densities of up to 150 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations.

The site is in an urban neighbourhood of the city. Residential densities in the range 50dph to 250dph (net) shall generally be applied in urban neighbourhoods of Dublin. Table 3.1 of the Guidelines includes 'strategic and sustainable development locations' within the definition of 'City – Urban Neighbourhoods' including Strategic Development and Regeneration Areas in Chapter 13 of the Dublin City Development Plan 2022-2028. The site is in the Park West / Cherry Orchard SDRA.

Policy and Objective 3.1

It is a policy and objective of these Guidelines that the recommended residential density ranges set out in Section 3.3 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Section 3.4 where appropriate.

The gross site area is c.3.64 ha and this generates a density of 59 uph. The proposed net density is 56 uph. The density is also aligned with the recommended density in the Park West & Cherry Orchard LAP and urban neighbourhood of Dublin City.

Policy and Objective 4.1

It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking.

The principles approaches and standards of DMURS have been an integral part of the design process. This is detailed in the Quality Audit prepared by Roadplan accompanying this application.

Section 4.4 outlines general aims of sustainable residential development, including the need to prioritise walking, cycling and public transport over the use of cars, and to provide residents with quality of life in terms of amenity, safety and convenience.

Policy and Objective 4.2

It is a policy and objective of these Guidelines that the key indicators of quality urban design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications.

Chapter 4.4 identifies the core principles of Quality Urban design and Placemaking, including Sustainable and Efficient Movement, Mix and Distribution of Uses, Green and Blue Infrastructure and Responsive Built Form that are required when creating places of high quality and distinct identity. Appendix D sets out a ‘Design Checklist’ which should be incorporated in new residential development as below.

A Design Statement responding to the 4 criteria above has been prepared and accompanies the documentation. Please refer to the accompanying Design Statement.

Section 28 of the Planning and Development Act 2000 (as amended) provides that planning authorities and An Bord Pleanála shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines. 4 no. SPPRs are included which are addressed in the following table.

SPPR No.	Summary	Development Compliance
SPPR 1	<p>Separation Distances</p> <p>When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms 16 at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.</p>	<p>A generous separation distance, in excess of the typical 22m minimum allowance, is provided between the proposed new apartment block and existing two storey dwellings offering privacy towards opposing facades. The proposed development complies with SPPR1.</p>
SPPR 3	<p>Minimum Private Open Space Standards for Houses</p> <p>Proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m; 2 bed house 30 sq.m; 3 bed house 40 sq.m; 4 bed + house 50 sq.m</p>	<p>Apartment units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).</p>

SPPR No.	Summary	Development Compliance
		In terms of the proposed housing at the site, all standards are met.
SPPR 3	<p>Car Parking</p> <p>In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling</p>	A total of 91 no. car parking spaces have been proposed with 77 no. residential car parking spaces, 14 no. community/ arts and cultural and retail car parking spaces. Owing to the site’s location and proximity to existing and proposed high-quality transport, the proposed car parking provision is considered appropriate.
SPPR 4	<p>Cycle Parking and Storage</p> <p>Safe and secure cycle storage facilities to meet the needs of residents and visitors. A general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided.</p>	A total of 228 bicycle spaces (118 no. long term and 110 no. short term) are provided. This is accordance with the Dublin City Development Plan standards and is appropriate to meet the needs of residents and visitors for the profile of this future resident community and community, arts and cultural use.

Policy and Objective 5.1 - Public Open Space

The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances.

Different minimum requirements (within the 10-15% range) may be set for different areas..... in some circumstances a planning authority might decide to set aside (in part or whole) the public open space requirement arising under the development plan. This can occur in cases where the planning authority considers it unfeasible, due to site constraints or other factors, to locate all of the open space on site. In other cases, the planning authority might consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity.

The proposed development has been designed to provide 0.76 ha, equivalent to 25% of the net site area in order to comply with the public open space requirements associated with Z12 Institutional Lands (Future Development Potential). In this regard, the proposed development is in excess of the public open space prescribed in the guidance.

7.2.4 Design Manual for Urban Roads and Streets (DMURS) (2019)

Section 1.2 sets out the national policy background that states street layouts should be interconnected to encourage walking and cycling and offer easy access to public transport.

Section 3.2 identifies types of streets. Arterial streets are major routes, link streets provide links to arterial streets or between neighbourhoods, while local streets provide access within communities and to arterial and link streets.

Section 4.4.3 states that radii on turns from a link street to a local street may be reduced to 4.5m. A maximum radius of 1-3m should be used on local streets. Section 4.4.1 states that the standard carriageway width on local streets should be 5-5.5m, or 4.8m where a shared surface is proposed.

A Stage 1 Quality Audit has been prepared in respect of the proposed development which incorporates a DMURS Street Design Audit and Audits of Accessibility, Cycling, Walking and Road Safety. The Audit has made key suggestions in relation to DMURS compliance, and these suggestions have been incorporated into the design proposal for the Part 8 site. The proposed development has been designed in accordance with DMURS, please refer to the accompanying Transport and Mobility Management Plan and road drawing prepared by Malone O'Regan.

7.2.5 Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023)

The Guidelines were published in July 2025 and supersede the Sustainable Urban Housing: Design Standards for New Apartments 2023. The Guidelines refer to the aforementioned Compact Settlement Guidelines with a view to identifying locations that would be suitable for apartment developments.

The key relevant Specific Planning Policy Requirements (SPPR) are summarised in the table below.

SPPR No.	Summary	Development Compliance
SPPR 1	<p>Housing Mix</p> <p>(A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.</p> <p>(B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.</p>	<p>The proposed development includes both apartments and housing units. In total, 107 apartments for 'Older Persons' are proposed, of which 94 are 1-bed (88%) and 13 are 2-bed (12%). This development is for older persons and therefore qualifies as sheltered housing. On this basis, the development complies.</p>

SPPR No.	Summary	Development Compliance
SPPR 2	<p>Minimum Apartment Floor Areas</p> <ul style="list-style-type: none"> • Studio apartment (1 pers) - 32 sq.m • 1-bedroom apartment (2 pers) - 45 sq.m • 2-bedroom apartment (3 pers) - 63 sq.m • 2-bedroom (4 pers) - 73 sqm • 3-bedroom (4 pers) - 76 sqm • 3-bedroom apartment (5 pers) – 90 sqm 	<p>Please refer to the schedule of accommodation and Housing Quality Assessment (HQA) and which demonstrates compliance.</p> <p>All units meet the floor area requirement.</p> <p>HQA sets out in table format the floor area of each apartment and the compliance with the Guideline.</p>
SPPR 3	<p>Dual Aspect</p> <p>A minimum of 25% of dual aspect units shall be required to be dual aspect. Statutory plans shall not specific minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.</p>	<p>Of the 107 apartment units, 53 (50%) no. apartments units are dual aspect. The proposed development therefore meets the minimum provisions.</p>
SPPR 4	<p>Floor to ceiling heights</p> <p>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25 ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>	<p>The proposed floor to ceiling height of ground floor units is 2.7 m in accordance with this specific policy.</p>
SPPR 5	<p>Apartments per core</p> <p>There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number per floor per core.</p>	<p>Noted.</p>
SPPR 6	<p>Communal, Community The provision of new communal, community and cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.</p>	<p>Please refer to the relevant section of this report discussing CUO25.</p>

Non-specific policy in the Guidelines (2025)

Section 3.3 of the guidelines provides that *'at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%, with the potential for more than 25% of units to exceed the sizes set out in SPPR2 to be provided as required on a scheme-by-scheme basis in apartment schemes in more suburban locations, social*

housing developments, social and affordable housing delivered by Part V and schemes to provide housing for older persons and/or persons with disabilities’.

The guidelines further states: ‘Where between 10 to 49 residential units are proposed, the above shall generally apply but in order to allow for flexibility, it may be assessed on a on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to consideration, by the Planning Authority or An Coimisiún Pleanála of the overall design quality.’

Please refer to the Housing Quality Assessment by Sean Harrington Associates.

Private Open Space

All units have been provided either with private balconies or ground floor terraces. All private amenity spaces meet or exceed the required minimum floor area requirements set out in Appendix 1 of the apartment guidelines.

Communal Open Space

Appendix 1 of the Design Standards for New Apartments sets out minimum requirements for communal open space. In relation to communal amenity space, the minimum requirement to be met is set out below:

Table 3: Minimum Requirements for communal amenity space

Unit types	Sqm required	No. of Units	Total required (Sqm)
1-bed	5	94	470
2-bed (3 persons)	6	13	78
Total		107	548

The proposal includes c. 638 sqm of communal open space. The proposed development therefore meets the standard requirement.

Play areas

The Apartment Guidelines 2025 indicate minimum requirements for play areas of schemes of a certain size. The proposed development includes 94 no.1- bed units and 13 no. 2-bed apartment units. It therefore falls below the guidelines requirements applying to schemes greater than 25 units of providing 85 to 100 sqm for toddlers and children aged up to six. It is noted that the apartment units are planned for ‘older persons’, so itself, does not yield any play area requirements. As the proposed apartment units, do not equate to 100 or more units with two or more bedrooms, a larger play area is not required.

Content of Planning Applications

The Design Standards for New Apartments - Guidelines for Planning Authorities require that certain documents be prepared.

1. A Housing Quality Assessment (HQA) accompanies this Part 8 application. It includes compliance with the 10% additional space compliance and details of proposed private amenity, storage space and aspect.
2. A daylight and sunlight analysis report by Digital Dimensions is provided.

Daylight to Adjacent Properties

Analysis demonstrated in Section 3 shows that there will be a negligible to minor reduction in daylight in adjacent properties.

Sunlight to Adjacent Properties

Analysis demonstrated in Section 4 shows that there will be negligible reduction in sunlight in adjacent dwellings. Analysis demonstrated in Section 5 shows that there will be an imperceptible reduction in sunlight in adjacent amenity spaces. The proposed development meets the recommendations for sunlight in the BRE guidelines BR209:2022 (third edition).

Assessment of Daylight in Accordance with BR209:2022 and BS EN 17037:2018+A1:2021

100% of the Living, Dining, Kitchen and Bedroom spaces within the proposed development achieve the target values set out in BS EN 17037:2018+A1:2021 Table NA1. These are the minimum values, per specified use, to be achieved in habitable rooms and meets the recommendations of the BRE guidelines (2022).

Sunlight within the proposed development

This scheme is well designed for sunlight, with 82.2% of the apartments meeting the minimum recommended 1.5 direct sunlight hours. This is in line with the BRE guideline example for an apartment layout where 4 in 5 achieves the target sunlight hours. In the 64 no. houses, 78.1% achieve the target sunlight levels set out in BR209:2022 (third edition). The private amenity space is well considered and designed. All proposed public and communal amenity spaces achieve sunlight levels that exceed 2 hours sunlight over 50% of the required amenity space on the 21st March and meets the recommendations of the BRE guidelines (2022).

3. A building lifecycle report accompanies this application. The report addressed management and energy efficiency.

7.2.6 Urban Development and Building Heights – Guidelines for Planning Authorities (2018)

The *Urban Development and Building Height Guidelines for Planning Authorities 2018* (Building Height Guidelines 2018) were published to support the achievement of some of the policies and objectives of the NPF 2040, to secure compact and sustainable urban growth, particularly on brownfield and infill sites and that optimal capacity of sites should be sought. This may involve increased height where it can be demonstrated that it complies with certain parameters. The Dublin City Development Plan 2022-2028 reflects the content of these guidelines.

Section 1.10 requires Development Plans and Local Area Plans to support a least 6 storeys at street level in town centre areas along with scope for greater height, subject to meeting performance based criteria. Standard Building height is considered 6-8 storeys.

Section 2.11 recognises that policy direction relating to height is a matter for the development plan which identifies suitable areas for increased height.

The Dublin City Development Plan 2022-2028 applies to the subject site. The proposed development provides for a range of height from 2 to 5 storey, which is modest having considered the permissible envelopes of the Dublin City Development Plan. It also allows for higher density. It is noted that there is no applicable height cap in either the City Development Plan which would preclude such height on the application site.

Table 4: SPPRs of Urban Building Heights – Guidelines for Planning Authorities

SPPR	Summary	Application of Consistency
SPPR 1	Planning Authorities are responsible for identifying appropriate locations for building heights in their statutory plans and that no blanket 'numerical' height shall be applied.	This is the responsibility of Dublin City Council. The proposed development is located within SDRA 4 Park West & Cherry Orchard which advises that base heights should range from 0 to 4 storeys. In addition, the site is located within the Park West & Cherry LAP, under site brief 2 of the LAP, the indicative heights at the site range from 0 to 4 storeys.
SPPR 2	In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.	This is the responsibility of the Planning Authority. The site is zoned Z12 Institutional Lands (Future Development Potential) under the Development Plan and is capable of catering for the proposed retail and community, arts and cultural spaces. Thus, the proposed development provides for the appropriate urban development of the area, to deliver compact growth on an existing greenfield site.
SPPR 3	Development Management Criteria are set out. Where an applicant sets out how a development proposal complies with the criteria and the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the NPF and these guidelines the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise In planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:	The proposed development ranges in heights between 2-5 storeys in height. Having regard to the prevailing urban context of the site, the proposed height is considered to be an appropriate scale to achieve the required density on the site and deliver compact growth on this greenfield infill site. The proposed development complies with the heights prescribed in the Park West & Cherry Orchard LAP and SDRA 4. Compliance is demonstrated in the proceeding sections.
SPPR 4	It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and	The proposed development adheres to the density ranges of the LAP. The uses at the site were informed by the specific objectives under site brief 2 of the LAP. The proposed scheme includes apartments and housing units at the site.

SPPR	Summary	Application of Consistency
	typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.	

7.3 Regional Policy

7.3.1 Regional and Spatial Economic Strategy (RSES) for the Eastern and Midlands Region 2019-2031

The Regional Economic and Spatial Strategy (RSES) considers that Dublin City and suburbs will be home to 1.4 million people and supports the consolidation and re-intensification of infill, brownfield sites, to provide high density and people intensive uses within the existing built up areas, and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

The Growth Strategy for the EMRA seeks to deliver sustainable growth of the Dublin Metropolitan Area through the Dublin Metropolitan Area Strategic Plan. It promotes compact growth to realise a target of at least 50% of all new homes to be built, to be within the existing built-up area of Dublin City and suburbs. In Dublin City and suburbs the focus lies on the redevelopment of infill and brownfield sites (RPO 3.3 and RPO 4.3) and considers that development should align with the prevailing national guidelines.

Chapter 9 of the RSES particularly focuses on quality of life in the form of consideration of age, diversity, housing and community. The RSES are supportive of greater diversity in housing tenure and type (RPO 9.3). It recognises the importance of social and community infrastructure (RPO 9.14) and for it to be tailored to the needs of those it serves.

The development complies with the principles of the RSES. It will support the consolidation of the urban fabric and is located in the built urban form of Cherry Orchard. It is also located in proximity to a number of community facilities and is within walking distance of shops and public transport routes.

7.4 Local Policy

7.4.1 Dublin City Development Plan 2022-2028

Strategic Objectives

The Dublin City Development Plan (CDP) 2022-2028 is articulated around a number of strategic principles to support a sustainable approach to the development of the city. Under the social/residential principles, the plan seeks to create a more compact city with a network of sustainable neighbourhoods, modelled on the principles of the 15 minute city. This is underpinned by the provision of a range of facilities, choice of tenure and house types to promote social inclusion and integration of all ethnic / minority communities. It also seeks to create a *'connected, legible and liveable city with a distinctive sense of place, based on active streets, quality public spaces and adequate community and civic infrastructure'* under the Urban Form Principle.

The Core Strategy and Settlement Hierarchy of the Dublin City Development Plan outlined in Table 2-8 of the Development Plan presents the spatial structure and proposed residential yield in the various areas of the City. The site is located in the Park West & Cherry Orchard SDRA 4 where the character and general density applied would be residential and open space with a planned residential yield of 2,500 – 3,100 units and an estimated population of 6,200 persons.

Under CSO7 '*Promote Delivery of Residential Development and Compact Growth*', the Council seeks '*To promote the delivery of residential development and compact growth through active land management measures and a co-ordinated approach to developing appropriately zoned lands aligned with key public transport infrastructure, including the SDRAs, vacant sites and underutilised areas.*' The proposed development is fully aligned with CSO7 as the site is an underutilised infill site with an Institutional Land (Future Development Potential) zoning. The site will allow the consolidation of the urban fabric in the area. Under CSO 10, it supports the development of brownfield, vacant and regeneration sites, such as the subject site.

Zoning

The Dublin City Development Plan (CDP) 2022-2028 zones the lands Z12 'Institutional Land (Future Development Potential)' with an objective of '*to ensure existing environmental amenities are protected in the predominantly residential future use of these lands.*'

The majority of Z12 zoned lands have been in institutional use, which may be developed for other uses in the future. Where lands zoned Z12 are to be developed, a minimum of 25% of the site will be required to be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land use will be residential.

On Z12 lands, the minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play, unless the incorporation of existing significant landscape features and the particular recreational or nature conservation requirements of the site and area dictate that the 25% minimum public open space shall be apportioned otherwise.

Permissible uses include inter alia community facilities, as well as residential, cultural/ recreational buildings and uses, open spaces and shop (local).

Open for consideration uses include inter alia shop (neighbourhood).

The proposed development includes a retail, community, arts and cultural space and residential units for 'older persons' at ground floor level. The upper floors of the neighbourhood centre will be residential units allocated for 'older persons'.

A key element of the Z12 zoning objective is the delivery of 25% public open space, the proposal includes a central public open space at the site, amounting to 0.76 ha, equivalent to 25% of the net site area. As outlined above, the proposed public open space is not be split up into sections/fragmented. The proposal includes both hard and soft landscaping, while also incorporating the diversion and daylighting of the culvert at the site into the landscape proposal. The Z12 designation and requirement for 25% public open space responds to loss of green space as a result of the development. However, we note that the site is currently underutilised and the

site is proximate to Cherry Orchard Park, in addition, the proposed public open space will deliver a high-quality amenity to the prospective residents and surrounding communities.

The development complies with the zoning and all uses proposed are permissible.

The Zoning of the subject lands contained in Map D of the Dublin City Development Plan 2022-2028 is illustrated below.

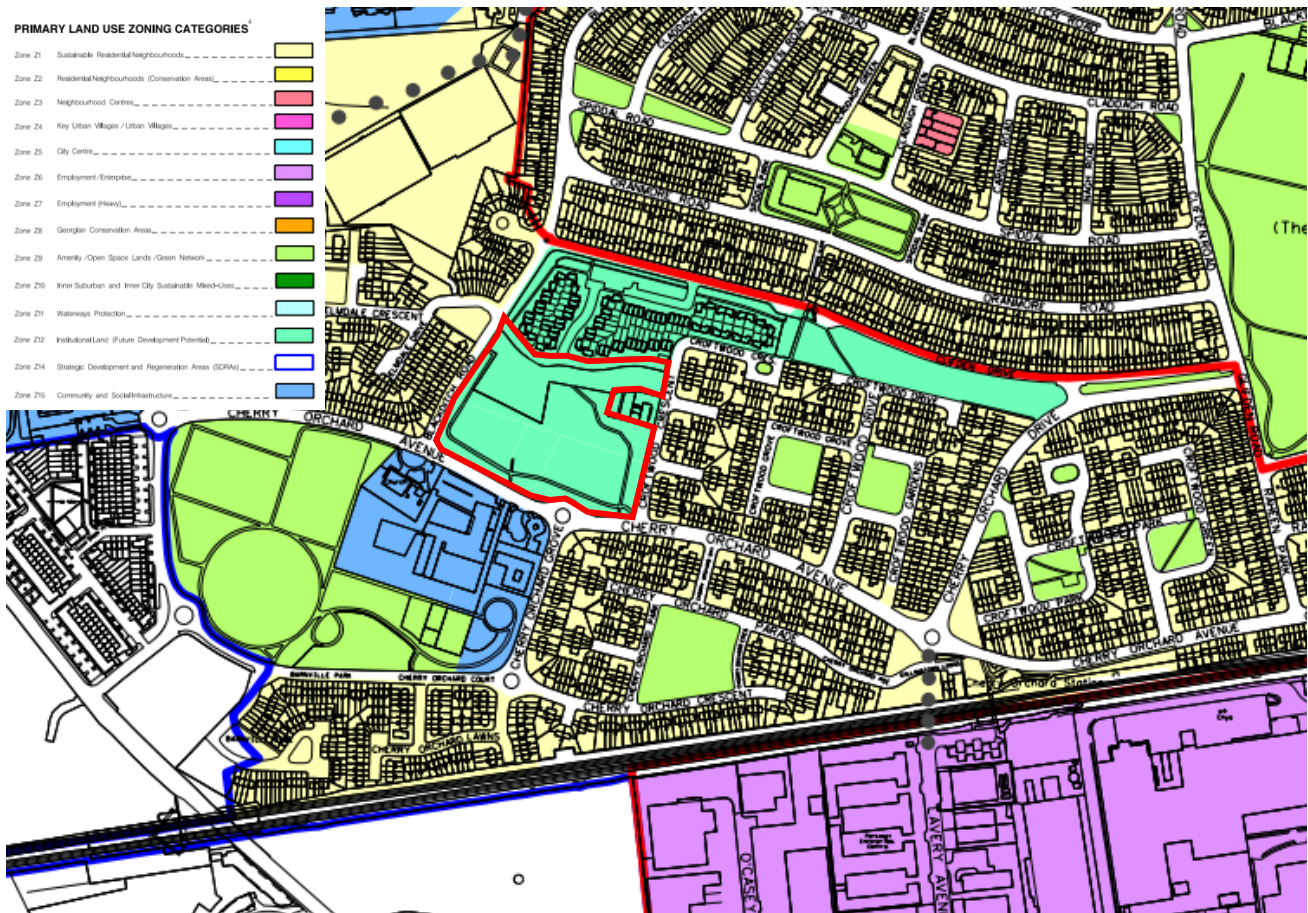


Figure 12: Extract of Map D Zoning of the Site – Prior to the Zoning Variation of the CDP (Source: DCC)

Strategic Development and Regeneration Area

The site is located in the Park West & Cherry Orchard Square Strategic Development Regeneration Area (SDRA) 4. The CDP sets out site specific guiding principles for each SDRA as well as sets out objectives common to all of them. Response to the objectives is provided in the table below.

Objective SDRA01	Development Response
To support the ongoing redevelopment and regeneration of the SDRA's in accordance with the guiding principles and associated map; the qualitative and quantitative development	

Objective SDRA01	Development Response
<p>management standards set out in Chapter 15; and in line with the following overarching principles:</p>	
<p>Architectural Design and Urban Design: All development within the SDRAs must be of the highest architectural quality and adhere to the key architectural and urban design principles set out in Chapter 15 in order to create long term, viable and sustainable communities aligned with the principles of the 15- minute city.</p>	<p>The proposal is of high architectural quality and adheres to architectural and urban design principles. It is aligned with the principles of the 15-minute city.</p>
<p>Phasing: Large scale development proposals should be developed in accordance with agreed phasing plans to ensure that adequate social and physical infrastructure is delivered in tandem with development.</p>	<p>The proposed development will be delivered in two phases of development.</p>
<p>Access and Permeability: Development proposals should ensure adequate permeability and connectivity to surrounding neighbourhoods and public transport infrastructure through the provision of high quality, accessible public realm and high-quality walking and cycling infrastructure. Access and layout should accord with the principles of DMURS.</p>	<p>The proposed development is currently a greenfield site. The proposed development provides north to south and east to west permeability. The Part 8 application includes the provision of a new internal road layout and three new vehicular access points to the site. The proposed development contributes to improving the connectivity and permeability at the site and surrounding neighbourhood.</p>
<p>Height: Guiding principles regarding height are set out for each SDRA. Where development adjoins lower scaled residential communities, development must be appropriately designed so that no significant adverse impacts on the residential amenities of adjacent residential properties arises. The performance criteria set out in Appendix 3 should be adhered to for developments of significant scale and/or density.</p>	<p>The proposed development height is guided by the SDRA 4 and the Park West & Cherry Orchard LAP.</p>
<p>Urban Greening and Biodiversity: Development proposals within the SDRA must ensure the integration of greening and biodiversity measures including high quality public open space as well as micro greening measures including green walls, green roofs, parklets etc. In general, unless otherwise specified under a separate LAP/SDZ Planning Scheme/other statutory plan policy/objective or site-specific guiding principle, a minimum of 10% public open space should be provided as part of all development proposals in SDRAs. A financial contribution in lieu of same will only be considered in exceptional circumstances.</p>	<p>The proposed public open space provision is delivered through a public open space at the centre of the site.</p> <p>The proposed public open space provision is 0.76 sqm, which equates to 25% of the net site area. The proposal is consistent with the quantum of open space required on lands zoned Z12 in the 2022-2028 Dublin City Development Plan. The daylighting of the culvert will introduce a new greenspace and biodiversity to the site. The culvert is an artificial drain underground, therefore, a key element of the proposed development is to open up part of the culvert to introduce more green infrastructure and biodiversity gain to the area.</p>

Objective SDRA01	Development Response
	<p>According to the Ecological Impact Assessment prepared by NM Ecology, the habitats at the site are currently of negligible importance. The proposed landscape design aims to strengthen the value of the site as a place for delivering green/ blue infrastructure whilst protecting and enhancing the natural/built and cultural assets of the site.</p> <p>A Biodiversity Enhancement Plan has been incorporated into the Landscape Design Report prepared by Mitchell + Associates. NM Ecology also inputted into the biodiversity enhancement plan. Through the implementation of biodiversity enhancements measures, it may be possible to achieve a net gain in the biodiversity value of the Site.</p>
<p>Surface Water Management: All development proposals should provide for sustainable surface water management including climate change provisions and the installation of sustainable drainage systems (SuDS) in order to reduce surface water runoff and potential flooding. This should be considered in conjunction with open space design and green infrastructure, biodiversity initiatives and nature based solutions. See Appendix 11, 12 and 13 for further detail.</p>	<p>For full details of the proposed water services strategy, please refer to the materials prepared by Malone O'Regan and submitted under separate under cover. Included in the Engineering Report submitted as part of this application, is an Integrated Surface Water Management Plan/Strategy. The Surface Water Management Plan includes nature-based drainage measures such as bioretention swales, tree pits, green roofs, blue roofs, rain gardens, permeable paving, dry ponds and attenuation tank to enhance runoff quality, amenity and biodiversity as well as reduce runoff quantity.</p>
<p>Flood Risk: All development proposals within the SDRA's will have regard to restrictions / measures to mitigate identified flood risk outlined in the Strategic Flood Risk Assessment (SFRA) and in particular, Appendices A, B and C including climate change provisions in the SFRA.</p>	<p>The Part 8 site is not located in a flood zone A or B. A Flood Risk Assessment was undertaken by Malone O'Regan. Please refer to section 8.4 of this report.</p>
<p>River Restoration: Opportunities for enhanced river corridors are applicable to the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible: SDRA 1 Clongriffin/Belmayne and Environs; SDRA 3 Finglas Village Environs and Jamestown Lands; SDRA 4 Park West/Cherry Orchard; SDRA 5 Naas Road; SDRA 6 Docklands; SDRA 7 Heuston and Environs; SDRA 9 Emmet Road; SDRA 10 North East</p>	<p>The culvert located at the site will daylighted as part of the proposed development. The daylighting and diversion of the culvert will create a new visually attractive amenity at the site but also enhance the biodiversity at the site.</p>

Objective SDRAO1	Development Response
<p>Inner City and SDRA 16 Oscar Traynor Road. See Chapter 9, Policy SI12 for further detail.</p>	
<p>Sustainable Energy: Climate Action Energy Statements for significant new residential and commercial developments, in Strategic Development and Regeneration Areas (SDRAs), will be required to investigate local heat sources and networks, and, where feasible, to demonstrate that the proposed development will be 'District Heating Enabled' in order to facilitate a connection to an available or developing district heating network. Further specific guidance regarding 'District Heating Enabled' Development is set out in Chapter 15 and should be complied with. Specific guidance is set out regarding SDRA 6 (Docklands) and SDRA 10 (NEIC) where applicants must demonstrate how a proposed development is District Heating Enabled and will connect to the 'Docklands and Poolbeg' DDHS catchment. Guidance is also set out regarding SDRA 7 (Heuston and Environs), SDRA 8 (Grangegorman/Broadstone), SDRA 11 (St. Teresa's Garden and Environs), SDRA 14 (St. James's Healthcare Campus and Environs), SDRA 15 (Liberties and Newmarket Square) where possible connections or interconnections to existing heat networks in the area, to create a district heating 'node' must be investigated.</p>	<p>Please refer to the accompanying Climate Action Energy Statement, Sustainability & Part L Report.</p>
<p>Climate Change: Proposed developments within the SDRA shall be required to apply innovative approaches to energy efficiency, energy conservation and the use of renewable energy in order to contribute to achieving zero carbon developments.</p>	<p>Please refer to the accompanying Climate Action Energy Statement, Sustainability & Part L Report.</p>
<p>Cultural Infrastructure: All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CUO25 for further detail.</p>	<p>The proposed development provides 5% community, arts, and cultural spaces. Please see the Architectural & Urban Design Statement and area schedules for details.</p>

The latter element is largely reprised under CUO25 'SDRA and Large Scale Developments' which elaborates on the requirement as follows:

'All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.'*

The proposed development includes 615 sqm of community, arts and cultural space which meets the required 5% required at the subject site. The net internal area of the proposed development is 12300 sqm which results in an area of 615 sqm (5%) required at the site to comply with CUO25.

The community, arts and cultural provision of 615 sqm of internal space at the ground floor of the neighbourhood block. The proposed community, arts and cultural space will be managed by PPP co. and will be available for both residents and the surrounding community to utilise. The proposed development includes internal community space that has been designed to be flexible in nature to allow the space to cater for a diverse range of activities and services. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arises.

As stated earlier, SDRA 4 also sets the spatial principles for the development and regeneration of Park West & Cherry Orchard. These include inter alia:

- Develop the remaining sites in the area in a sustainable manner to create a vibrant sustainable new (neighbourhood) urban area that is fully integrated and connected with the existing community.
- Ensure the Local Area Plan delivers private, council and affordable housing, schools, sports and recreational facilities, retail facilities and employment opportunities in consultation with local community and youth services.
- Deliver new residential units in a mix of unit types and tenures to cater for people across all spectrums of their lifecycle, with higher densities sought in proximity to the railway station.
- Create a local neighbourhood focal point within Cherry Orchard neighbourhood enhancing existing services and amenities, and providing new local retail provision.
- Enhance existing open space areas and develop a connected network of green spaces and green infrastructure to maximise their potential use by the existing and future generations.
- Provide building heights in keeping with the height guidance set out for each individual site of the Park West – Cherry Orchard Local Area Plan 2019.
- Implement the urban form and design strategy set out in Section 4.6 of the Park West – Cherry Orchard Local Area Plan 2019.

The relevant extract of the SDRA 4 Guiding Principles is presented in map format below.

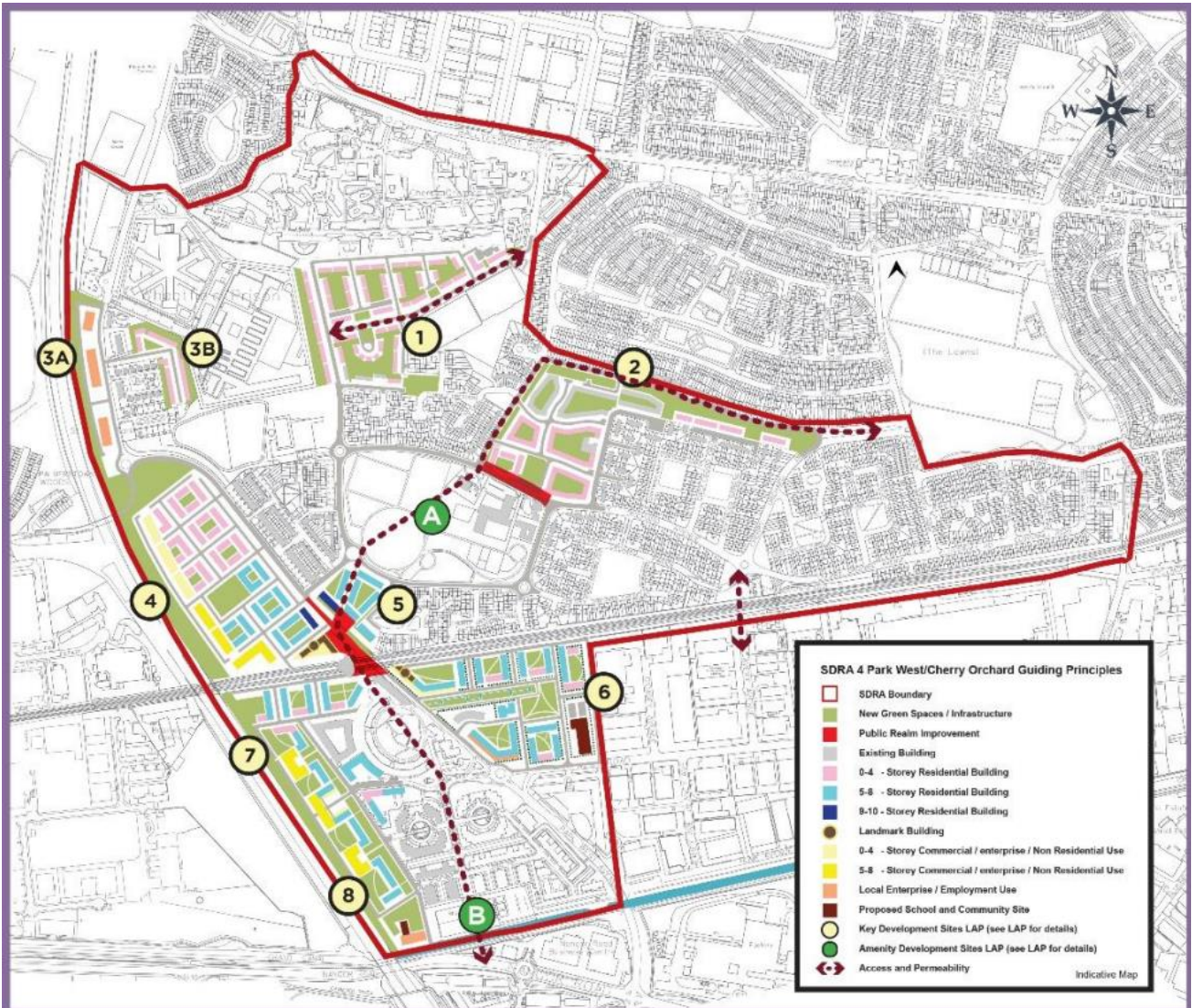


Figure 13: Guiding Principles for SDRA 4 (Source: DCC)

The site is annotated as no. 2 Key Development Sites LAP (see LAP for details). This area has considerable regeneration potential with both private and public land holdings of considerable scale.

The illustrated key guiding principles applicable to the site include:

- Indicative site layout with a range of 0-4 storey residential buildings on the site
- New green spaces/ infrastructure
- Public Realm Improvement along Cherry Orchard Avenue
- Access and Permeability link along Blackditch Road

The proposed development aligns with the guiding principles for the development of the site, the development has been designed to broadly align with the indicative layout illustrated in the Guiding Principles Map for SDRA 4, while also delivering a quantum of 25% of public open space at the site due to the Z12 land use zoning at the site.

In terms of public open space, 25% of the net site area is allocated for public open space in accordance with the Z12 land use zoning requirements. The daylighting of the culvert offers a significant opportunity to transform the site, creating a new greenspace that enhances biodiversity. This intervention will reintroduce an open watercourse to the area and provide a valuable opportunity for the integration of green infrastructure.

The proposal comprises public realm improvements along Cherry Orchard Avenue, including the realignment of the existing roundabout and introduction of pedestrian crossings and landscaping. The proposal also comprises public realm improvements along the Blackditch Road through the delivery of new pedestrian crossings and landscaping.

The indicative heights earmarked for the site are noted, following design iterations, it was considered that the proposed heights of 2 to 5 storeys are appropriate for the subject site, which also maintains the residential amenity of surrounding buildings.

Quality Housing and Sustainable Neighbourhoods

Under QHSN3, the Council seeks to implement its Housing Strategy and Housing Need and Demand Assessment (HNDA) and to encourage the provision of a variety of housing typologies and tenures. The proposed development includes 171 units, of which 94 are 1-bed (55%), 26 are 2-bed (15%) and 51 are 3-bed (30%). As part of the design process, the Housing & Community Services Department of DCC have guided the unit mix requirements in the area as informed by the Housing Waiting List for Area J.

The part 8 application also supports the achievement of QHSN9 on active land management. The proposed new development will contribute to the consolidation and general improvement of the area. With a proposed density of 56 uph based off a site area of 3.05 ha, the proposal aligns with QHSN10 ('Urban Density'). The development also provides the opportunities to cater for homes to support the creation of communities and to sustain constant all year-round activity in the area. The proposed development will be of high standards of urban design and architecture.

Under this chapter and specifically QHSN11, the Council promotes the realisation of the 15-minute city which *'provides liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible'*. Meanwhile, QHSN12 promotes neighbourhood development.

The proposed development will provide high quality housing for a range of households in Cherry Orchard. It enjoys high accessibility to public transport and is close to a range of existing and planned facilities.

Dublin City Council Development Plan advises that a minimum of 50% of apartments are to exceed minimum area standards by 10%, and that in addition, 50% of apartments that are in excess of minimum size requirements are to be designed to be UD compliant. The UD standards noted are the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority). The proposed development has 28% of apartments designed to UD standards.

The proposed development includes a community, cultural and arts space. Provision of such space is aligned with policies QHSN47 High Quality Neighbourhood and Community Facilities and QHSN50 Inclusive Social and Community Infrastructure. A Social Infrastructure Audit accompanies this Part 8 submission in accordance with

QHSN48 Community and Social Audit. The Social Infrastructure Audit report prepared to accompany this part 8 application shows the wide range of facilities available within 15 minutes of the site. The site is ideally located to achieve a 15 minute city lifestyle for its residents.

Sustainable Movement and Transport

Under chapter 8 of the CDP, Policy SMT1 'Modal Shift and Compact Growth' and objective SMT01 'Transition to More Sustainable Travel Modes', the Council promote a shift from the use of private car towards an increased use of more sustainable forms of transport and more active mobility. The proposed development includes for in total 91 no. car parking space, which includes the provision of 91 no. car parking spaces (77 no. residential car parking spaces, 14 no. community/ arts and cultural and retail car parking spaces). The residential car parking ratio equates to 0.36 per unit. Additionally, it makes generous allocations for cycle parking, including cargo bikes and it is located near a range of buses and within 500m of the Park West & Cherry Orchard Train Stop. The proposed development supports both the policy and the objective.

In accordance with policy SMT4 'Integration of Public Transport Services and Development', the proposed development has a density of 56 uph, provides for connectivity between uses, and includes facilities which can be used by the broader community.

The accompanying Traffic Mobility Management Plan prepared by Malone O'Regan includes a section on Mobility Management measures, that range from both hard and soft measures to be implemented once the site is occupied, with accords with SMT6.

High quality public realm proposals are catered for as part of the development in accordance with SMT9. The development will particularly help improve the outlook on Cherry Orchard Avenue, Blackditch Road and Croftwood Crescent with a strong and active building frontage. All areas of public and communal open space are sheltered from the road and well overlooked by residential units. Please refer to Landscape Plan prepared by Mitchell + Associates.

Under SMT010 'Walking and Cycling Audits', the suite of documentation prepared for this part 8 application includes a walking and cycling audit within the Traffic & Mobility Management Report prepared by Malone O'Regan. A Quality Audit has been undertaken and accompanies the proposed development. In accordance with DMURS, this Quality Audit includes a Walking and Cycling Audit. The Quality Audit also incorporates a Stage 1 Road Safety Audit to ensure that all road safety implications are fully addressed at planning design stage. This ensures that a safe street environment is being implemented and delivered by the proposed development design.

SMT27 'Car Parking in Residential and Mixed-Use Developments' promotes sustainable car parking with a view to promote city living and reduced car parking standards. The proposed development includes a 91 no. spaces. It is considered that the subject development site is located within an "Central Urban Location" as designated within the Apartment standards, on the basis of proximity to high capacity urban public transport stops. The subject site is considered to be within walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (with the Park West & Cherry Orchard Train Station c. 500m from the site); and within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services. For all types of locations, where it is sought to eliminate or reduce car

parking provision, it is necessary to ensure, where possible, the provision of an appropriate number of drop off areas and parking for the mobility impaired.

Provision is also to be made for alternative mobility solutions including facilities for cycle parking and secure storage. It is an objective for this development to reduce the need for commuters to travel by car and instead to avail of more sustainable modes of travel in line with current and future travel requirements as set out in recent policy documents within Ireland.

In terms of bicycle parking, 118 long stay spaces are provided and 110 short stay spaces are provided. This equates to an overall quantum of 228 no. spaces. This includes dedicated long term and short term bicycle parking for the retail and community, arts and cultural uses at the site. Bicycle stores are in the form of secure indoor rooms within the ground floor of the neighbourhood centre. Visitor bicycle parking in the public realm is well overlooked from the proposed residential units.

Green Infrastructure and Recreation

A number of policy objectives relate to green infrastructure. In particular, it requires under GI4 'Accessibility', that all green infrastructure elements should be universally accessible and that new developments should include green infrastructure and an ecosystem services approach (GI6 'New Development / New Growth Areas'). The public open space has been designed to be universally accessible and will incorporate blue and green roofs, as well high quality landscape features which together will support mitigation and adaptation to climate change.

GI01 ('Green Roof Guidance Document') should also be noted. The development response is provided under the development management section of this report. GI28 'New Residential Development' requires that, in new developments, public open space is provided which is sufficient in amenity, quantity and distribution. The proposed development includes high quality public and communal open space and therefore meets the requirement.

Section 10.5.5 recognises that the city's rivers and canals and their riparian zones form important elements of the city's GI network. Policy GI32 ('Linear Parks and Recreational Use of Waterways Aspects') supports the development of linear parks, which enhance the appreciation of rivers in a manner that ensures that any adverse environmental effects are avoided, and ecological enhancement are employed to ensure a biodiversity net gain. The Ecological Impact Assessment found that through the proposed landscaping and biodiversity enhancement measures is expected to result in a net gain in the biodiversity value of the Site compared to the baseline habitats.

The CDP also includes policies on tree planting and retention. In particular, it requires appropriate and long-term tree planting in the planning of new developments (GI40) and the protection of existing trees (GI41). There is a single tree in the south-west corner of the site. As a result of the development, its ecological quality will improve, and the site will make positive contribution the City's green infrastructure network.

The development includes children's play facilities within the public open space as required under GI51 and GI52.

Sustainable Environmental Infrastructure and Flood Risk

Section 9.5.2 provides guidance on river corridor restoration. It is noted that progressive restoration within river corridors is to be achieved by managing the nature and extent of development adjoining the City's rivers by applying a recommended minimum setback distance from all rivers in line with Planning for Watercourses in the Urban Environment Guidance (2020) produced by Inland Fisheries Ireland and the River Hydromorphology Assessment Technique (RHAT) under the Water Framework Directive.

A Hydromorphology Assessment of the proposed diversion and daylighting of the culvert has been undertaken by JBA. The Assessment has been undertaken in accordance with RHAT methodology and the design has adhered to the Inland Fisheries Ireland Guidance.

In accordance with SI10 ('Managing Development within and Adjacent to River Corridors'), the proposed development defines a narrow riparian zone approximately 5-7m either side of the proposed channel. This features natural ground conditions and is designed without provision for public use or access i.e., this area is designed to be free from human activity. This riparian zone is divided into a streamside zone and a middle zone. The proposed design maximises the potential for a natural riparian zone as far as is possible having regard to the design parameters at the site due to the land use zoning and development site briefs in the LAP and SDRA 4.

The daylighting of the culvert follows the principles of development for river restoration as set out in the development plan. In addition, the proposed opening of the culvert aligns with SI12 (River Restoration in Strategic Development and Regeneration Areas) which seeks to provide opportunities for enhanced river corridors in SDRA 4 Park West/ Cherry Orchard in order to harness significant opportunities for river restoration. The proposed daylighting of the Blackditch culvert involves excavating the site and reshaping the topography to expose the stream, requiring an approximately 20-meter-wide excavation. Two headwalls will be constructed—one at the northern end and the other at the southern end of the site. At the base of the excavation, a 3-meter-wide shallow channel will be created, incorporating berms designed to support instream and riparian planting. The surrounding area will be excavated, sculpted, and terraced to facilitate planting along the newly exposed stream edge. The accompanying Hydromorphology Assessment provides design details of the proposed daylighting of the culvert. Please refer to section 4.2 of the Assessment.

SI15 requires development to undertake a Site-Specific Flood Risk Assessment (SSFRA). A SSFRA has been prepared by Malone O'Regan and accompanies this application. The results of the assessment are provided in section 8 of this report. JBA Consulting have been engaged on behalf of DCC to provide a hydraulic assessment to inform a Stage 3 Flood Risk Assessment of the proposed daylighting design for the culverted watercourse in the proposed site. Please refer to the Hydraulic Assessment and Flood Risk Assessment for further information/

Development Management Standards

The development management standards are contained in the Chapter 15 of the Dublin City Development Plan 2022-2028. Table 15-1 of the CDP shows the suite of documents required to accompany applications for development.

Table 5: Planning Application Documentation

Reports	Threshold	Application Reference
Architectural Design Report	50 or more residential units	See Architect Design Statement
Housing Quality Assessment	All residential development	See HQA
Landscape Design Report	30 or more residential units	See Landscape Design Report
Planning Report	30 or more residential units	This report
Daylight and Sunlight Assessment	All apartment developments	See Daylight and Sunlight Assessment
Community and Social Audit	50 or more residential units Any development comprising of community or social infrastructure	See Social Infrastructure Audit
Lifecycle Report	All apartment developments	See Building Lifecycle Report
Community Safety Strategy	100 residential units	See Architect Design Statement
Operational Management Statement	30 or more residential units	See Building Lifecycle Report and Operational Waste Management Plan
Traffic and Transport Assessment	50 or more residential units	See Traffic Mobility Management Plan
Mobility Management Plan / Travel Plan	20 or more residential units Any development with zero/reduced car parking.	See Traffic Mobility Management Plan
Road Safety Audit	Any development with construction of new roads, materially affects vulnerable users and amends existing roads or generating significant road movement	See Quality Audit
Site Specific Flood Risk Assessment	Any developments within a flood zone a and b	See Flood Risk Assessment
Engineering Services Report (Civil and Structural)	30 or more residential units	See Engineering Report
Site Investigation Report	All developments on site that comprise of contaminated lands and/or where basement is proposed.	See Site Investigation Report and Waste Classification Report
Construction Management Plan	30 or more residential units	See Construction & Environmental Management Plan
Construction Demolition Waste Management Plan	30 or more residential units	See Resource Waste Management Plan
Operational Waste Management Plan	30 or more residential units	See Operational Waste Management Plan
Climate Action and Energy Statement (including District Heating)	30 or more residential units	See Climate Action and Energy Statement, Sustainability & Part L Compliance Report

Reports	Threshold	Application Reference
Noise Assessment	Any noise generating use and or any development within designated noise zones as indicated on development plan zoning maps.	See Acoustics Design Statement
Conservation report	Any development relating to a protected structure, within the curtilage of a protected structure, and / or effecting or within the curtilage of a protected monument.	n/a
Retail Impact Assessment	Retail development *** of 2,000 sq. m (net comparison floorspace) and 1,500 sq. m. (net convenience floorspace) outside of the city centre and KUV's.	n/a the site's retail provision is below this threshold.
Ecological Impact Assessment	All developments that are located within or adjacent to any sensitive habitat, on sites that could contain protected species or in a quality landscape environment.	See Ecological Impact Assessment. See also Winter Bird Surveys
Appropriate Assessment Screening and NIS	An Appropriate Assessment Screening is required for all developments. A stage 2 (Natura Impact Statement) is required where significant effects on the environment are likely either alone or in combination with any other project.	See Appropriate Assessment Screening Report. NIS not required.
Environmental Impact Assessment	All developments within the threshold set out in Planning and Development Act 2000, as amended or any development that has a significant impact on the environment.	See EIA Screening Report. EIAR not required.
Landscape and Visual Impact Assessment, Microclimate Assessment, Telecommunications Report – see Appendix 3	Site specific circumstances	A series of photomontages have been developed in respect of the scheme and accompany this application. There will be no impact on local telecommunications as part of the development. A

Reports	Threshold	Application Reference
		telecommunications report is therefore not required.

A Schedule of Documentation prepared by MacCabe Durney Barnes accompanies this Part 8 application. In addition, to the above documentation, a number of additional documents accompany this application:

- A biodiversity enhancement plan has been incorporated within the Landscape Design Report.
- An Archaeological Impact Assessment prepared by John Purcell Archaeological Consulting accompanies this Part 8 application. In addition, pre-planning archaeological testing was conducted by John Purcell Archaeological Consulting and Archer Heritage Planning Ltd. An Archaeological Test Excavation Report prepared by Archer Heritage Planning accompanies this application.
- A series of verified photomontages and CGIs have been developed in respect of the scheme and accompany this application. Having regard to the existing scale of development on the site, the insertion of the proposed development within the existing landscape context is considered appropriate. The proposal has sought to deliver a high-quality residential development on the site while also enhancing the public realm. On account of the existing setting of the site, the proposed scheme will positively impact the landscape character and visual amenity on account of the existing setting.

Green Infrastructure and Landscaping

The CDP requires that planning applications address climate action as part of the overall design and incorporate green infrastructure techniques. In addition to the retention of existing natural features, the development should include:

Standard	Development Response
Analysis of the potential for the retention and integration of existing natural features, such as watercourses, mature planting and topography; this approach, in accordance with the National Landscape Strategy 2015–2025, ensures the landscape character of the area is retained and informs the proposed design.	<p>It is noted that the existing grassland, flower borders / dry meadow and artificial surfaces will be cleared to accommodate the proposed development. The identified habitats are classified as Negligible importance according to the Ecological Impact Assessment. The proposed development will open an existing culvert at the site.</p> <p>The proposed landscape strategy has been collaboratively designed as a key element of the proposal. Following the implementation of biodiversity enhancements through the landscaping proposals, including the daylighting of the culvert at the site and SUDs measures at the scheme, it may be possible to achieve a net gain in the biodiversity value at the site.</p>
The connectivity of proposed open spaces to adjoining existing open space or natural assets should also be considered with reference to the city’s green infrastructure in this development plan (Chapter 10) and any relevant local area plan(s); for	The proposed development will contribute to providing interconnected green infrastructure network in the city by daylighting the Blackditch Stream and providing a linear public open space at the centre of the site. The proposed development will

Standard	Development Response
<p>sites which provide or adjoin habitats for species designated under the European Union Habitats Directive, Article 10 of the directive shall apply in regard to the need to provide connectivity and 'stepping stones' to ensure biodiversity protection.</p> <p>(see also GI7 'Connecting Greening Elements in Site Design')</p>	<p>positively contribute to delivering green infrastructure in the Cherry Orchard Area.</p>
<p>Potential applicants should refer to the Dublin City Biodiversity Action Plan 2021 – 2025 or subsequent plans and consult the City Council's Parks, Biodiversity and Landscape Services Division to ascertain the significance of any ecologically sensitive areas which it may be appropriate to retain or integrate into a landscape plan. In such cases, the ecological attributes of the site and the impact of any development should be considered prior to final design.</p>	<p>According to the Ecological Impact Assessment (EclA) prepared by NM Ecology, the identified habitats at the site are classified as Negligible importance. A Winter Bird Survey Report accompanies this application, which sets out the results of the surveys undertaken at the site. As part of the technical meetings for the Part 8, the Park's, Biodiversity and Landscape Services Division have provided feedback on the proposed scheme.</p>

Surface Water Management and SuDS

Standard	Development Response
<p>All new developments will be required to prepare a Surface Water Management Plan in accordance with the requirements of the Council's Surface Water Management Guidance.</p>	<p>A Surface Water Management Plan for the Development is incorporated into Malone O'Regan Engineering Report.</p>
<p>SuDS measures shall be set out clearly in an assessment of the drainage details prepared by a qualified Engineer</p>	<p>Please refer to the Engineering Report prepared by Malone O'Regan which provides a comprehensive overview of the SuDS measures proposed at the site. In addition, drawing no. 150 and 151</p>

Green/Blue Roof

Consideration	Development Response
<p>All new development projects over 100 sq. metres to provide green roofs to assist in climate action and urban drainage in accordance with Policy SI23</p>	<p>It is proposed to provide green / blue roofs over at least 70% of the total roof area in accordance with the Dublin City Council Green & Blue Roof Guidelines 2021. Roof structures will be designed to cater for the additional loads associated with the blue roof storage layer and the overlying green roof build-up. Details of the proposed green / blue roof build-up are provided on Malone O'Regan drawing no. 150 and 151.</p>

Urban Greening

Consideration	Development Response
All applications for large scale development will be encouraged to facilitate urban greening through the provision of tree planting, pocket parks, green roofs, green walls etc.	The proposed development includes significant greening and landscaping elements. Please refer to landscape drawing no. 0001 prepared by Mitchell + Associates.

Landscape Plans and Design Reports

Consideration	Development Response
Applications for 1,000+ sq. m. of commercial development or 30+ residential units, or other applications where the planning authority consider it necessary should be accompanied by a landscape design report.	A Landscape Design Report prepared by Mitchell Associates accompanies this application.
Boundary Development Standards treatments and public realm improvements should also be illustrated within landscape plans	Please refer to landscape drawing no. 0001 prepared by Mitchell + Associates.
A tree survey must be submitted where there are trees within a proposed planning application site.	Not applicable

Public Open Space and Recreation

Standard	Development Response
The design and layout of the open space should complement the layout of the surrounding built environment and complement the site layout.	The proposed development comprises 0.76 ha of public realm space which equates to 25% of the site area. The public open space provision consists of a new central park extending from Cherry Orchard Meadow to Cherry Orchard Avenue comprising a restored watercourse feature from the daylighting of the Blackditch Stream (currently culverted underground), play areas, civic plaza, pedestrian bridge and walkways along the stream.
Open space should be overlooked and designed to ensure passive surveillance is achieved	The building form at the site surrounds the proposed public open space and the proposed active street uses and residential development surrounding the public open space is overlooked and will provide passive supervision. Please refer to landscape drawing no. 0001 Landscape Masterplan prepared by Mitchell + Associates.
The space should be visible from and accessible to the maximum number of users.	Please refer to landscape drawing no. 0001 prepared by Mitchell + Associates.

Standard	Development Response
<p>The level of daylight and sunlight received within the space shall be in accordance with the BRE Guidelines or any other supplementary guidance document – see Appendix 16</p>	<p>Please refer to the Daylight and Sunlight assessment prepared by Digital Dimensions with demonstrates the schemes compliance. All public and communal amenity areas meet and exceed the recommendations of the BRE guidelines, achieving sunlight levels that exceed 2 hours sunlight over 50% of the amenity space on the 21st March.</p>
<p>Any new public open space on the site should be contiguous to existing open space or natural feature (i.e. river corridors and canal bank) to encourage visual continuity and optimise value of ecological networks.</p>	<p>The daylighting of the culvert creates a natural feature at the centre of the site. The public open space has been integrated with the daylighting of the culvert and has been designed to encourage visual continuity and optimise the ecological value at the site. The landscaping strategy includes various biodiversity enhancement measures at the site which will improve the ecological value at the site.</p>
<p>Protect and incorporate existing trees that are worthy of retention into the design of new open spaces.</p>	<p>There is a single tree in the south-west corner of the Site. It is semi-mature, and of moderate height.</p>
<p>Retain and incorporate other existing natural features into the design to reinforce local identity, landscape character, and amenity.</p>	
<p>Landscaping works should be integrated with overall surface water management and SuDS strategy such that landscaping plans may include associated biodiversity areas or wetlands which can reduce / better manage surface water run-off.</p>	<p>A coordinated approach within the landscape design has been taken for water management, with the provision of permeable surfaces and build-ups throughout the scheme</p>
<p>Landscaping schemes should provide a hierarchy of different types of planting throughout the development in order to give visual variety. Permeable surfaces will be encouraged (see Appendix 12).</p>	<p>Please refer to landscape drawing no. insert prepared by Mitchell + Associates. A hierarchy of spaces is provided with public and communal open spaces and private open space.</p>
<p>Materials must be appropriate, durable and of a good quality. The texture and colour of materials must be sympathetic to the locality and be an integral part of the design.</p>	<p>Please refer to the Architect’s Design Statement.</p>
<p>Street furniture should be sited such that it does not provide an obstacle for people with disabilities and should be designed so that it is fully accessible where feasible.</p>	<p>Please refer to landscape drawing no. 0001 prepared by Mitchell + Associates.</p>
<p>Age friendly measures should be incorporated into the design.</p>	<p>Please refer to landscape drawing no. 0001 and Landscape Design Report prepared by Mitchell + Associates</p>
<p>Permeability and accessibility for all users, particularly disabled persons should be provided</p>	<p>The built form allows for increased permeability through the site and facilitates east to west and north to south movement across the site. The proposed</p>

Standard	Development Response
	development has been designed to be accessible to all users and abilities.
Cycle and pedestrian friendly routes should be accommodated.	Pedestrian and cycle movements are prioritised over car movements throughout the site.

Boundary Treatments

Standard	Development Response
Details of all existing and proposed boundary treatments, including vehicular entrance details, should be submitted as part of any planning application.	The existing and proposed boundary treatments are identified on Sean Harrington Architects drawings.

Public Open Space

Standard	Development Response
The planning authority will seek the provision of public open space in all residential schemes and commercial developments in excess of 5,000 sqm. In accordance with the Z12 Institutional Lands (Future Development Potential) at the site, 25% public open space is required in Z12 zoning.	0.76 ha of public open space is proposed which equates to 25% provision of the net site area (3.02 ha).

Play Infrastructure

Standard	Development Response
In schemes of 25 or more units, small play spaces of 85-100 sq. m. are considered suitable for toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building. For larger schemes of 100 or more apartments, play areas of 200-400 sq. m for older children and young teenagers should also be provided in addition.	As stated earlier, the development is for sheltered housing and therefore it is not expected that there would be children residents. It is therefore not proposed to include play infrastructure within the communal open space. The public open space at the site includes a playground. Seating is also provided within the communal open space and public open space provision. Please refer to landscape drawing no. 0001 prepared by Mitchell + Associates for further details.

Solar Energy

Standard	Development Response
Large scale proposals for solar panels or any development in the vicinity of the airport will be required to submit a Glint and Glare Assessment. Domestic applications will be assessed on a case by case basis. All large scale proposals involving for solar	The Planning and Development (Solar Safeguarding Zone) Regulations 2022 set out 43 Solar Safeguarding Zones (SSZs) which are areas around airports, aerodromes or helipads in which there is a potential for glint or glare from solar panels to impact aviation

Standard	Development Response
<p>panels shall be sent to Irish Aviation Authority and Dublin Airport Authority as part of the statutory consultee process.</p>	<p>safety. Solar panels are proposed on the roof neighbourhood block.</p> <p>The subject site is not located within a SSZ. where Rooftop solar developments are limited to 300 square metres for each rooftop within a proposed development. Solar panels in the CRD proposal are below the 300 sqm. limit.</p> <p>According to the South Dublin County Development Plan zoning map, the site is located within approach zone of Casement/Baldonnell runway 04-22 (their secondary cross-wind runway).</p> <p>Having regard to the limited scale of rooftop solar development proposed as part of the development, the preparation of a Glint and Glare assessment is not warranted. We note that during the Part 8 process there is an opportunity for the application to be referred to the Irish Aviation Authority for comment.</p>

Standards as Derived from the Appendices

A number of standards are derived from the appendices of the CDP.

Standard	Development Response
<p>Density Ranges Table 1 – Appendix 3 state that density in a SDRA should be within a range of 100-250 uph.</p>	<p>The proposed development has a density of 56 uph. The proposed scheme has been designed to accord with the site objectives of the LAP and indicative design principals of the SDRA as well as the requirement of 25% of open space at the site. The proposed density accords with the Sustainable Residential Compact Growth Guidelines and Park West & Cherry Orchard LAP density targets.</p>
<p>Plot ratio and coverage: The site is located within a regeneration area, therefore the following requirements are applicable: Indicative plot ratio – 1.5-3.0 Indicative Site Coverage – 50-60%</p>	<p>The proposed plot ratio is 0.53 The proposed site coverage is 21.8%.</p> <p>The proposed development is below the indicative plot ratio and site coverage percentage indicated in the Development Plan, however, it is noted that these standards are indicative rather than fixed. It is important to note that the proposed site layout has been derived from the applicable LAP and SDRA 4 for the area, along with the 25% public open space requirement at the site as a result of the Z12 land use zoning. Overall, it is considered that the proposed site coverage and plot ratio are acceptable in this instance</p>

Standard	Development Response
<p>Bicycle Parking Standards Table 1 of appendix 5 sets out parking standards:</p> <p>Residential Dwelling Long term – 1 per unit Short Stay/ Visitor – 1 per 5 dwellings</p> <p>Elderly Persons Accommodation Long term – 1 per 5 staff and 1 per 5 residents Short Stay/ Visitor – 1 per 10 residents</p> <p>Community/ Arts/ Culture Long stay: 1 space per 5 staff in community centre Short stay 1 per 100 sqm Gross Floor Area for community centre</p> <p>Retail Long term – 1 per 5 staff Short term/ visitor – 1 per 100 sqm GFA</p>	<p>and indicative that the site is being appropriately developed.</p> <p>118 long stay spaces are provided and 110 short stay spaces are provided.</p> <p>The provision includes sufficient space for cargo bike parking.</p>
<p>Car Parking Standards The site falls under Zone 2 due to its proximity to Park West and Cherry Orchard Station. Based on the proposal at this site the following standards apply:</p> <p>Residential 1 per 2 dwelling</p> <p>Elderly Persons Housing Sheltered Housing 1 per 2 dwelling</p> <p>Community/ Arts/ Culture 1 per 275 sqm GFA</p> <p>Other Retail and Main Street 1 per 275 sqm GFA</p>	<p>The proposed development includes 91 car parking spaces (77 no. residential car parking spaces, 14 no. community/ arts and cultural and retail car parking spaces). Residential parking is delivered on-street and within the curtilage of dwellings. The housing component of the development comprises 64 no. dwellings and 107 no. 'older persons units' and equates to a parking ratio of 0.45 per unit.</p>
<p>Electric Vehicles All new developments must be futureproofed to include EV charging points and infrastructure. In all new developments, a minimum of 50% of all car parking spaces shall be equipped with fully functional EV Charging Point(s). The remaining spaces shall be designed to facilitate the relevant infrastructure to</p>	<p>The proposal for this development is that 50% all public spaces will have EV chargers installed in line with DCC development plan and the rest will ducted for future EV charging points. Please refer to Climate Action, Sustainability and Part L Report.</p>

Standard	Development Response
<p>accommodate future EV charging. Space for EV charging infrastructure shall be clearly detailed in planning applications.</p>	
<p>Motorcycle Parking New developments shall include provision for motorcycle parking in designated, signposted areas at a rate of 5% of the number of car parking spaces provided</p>	<p>4 no. motorcycle space is proposed as part of the development.</p>
<p>Waste Storage Facilities</p> <ul style="list-style-type: none"> • Receptacles that are designed for reuse, with the exception of a specific area designated by a local authority as being only suitable for the collection of nonreusable receptacles such as bags, ideally of 1,100 litre capacity, must be used. • To provide a three-bin collection system for residents in communal collection schemes, for each type of waste: general (residual) waste, dry mixed recyclables and organic waste. A proposal on the three-bin system including bin quantity, type and frequency of collection must be submitted in writing to the Waste Regulation Unit in Dublin City Council for agreement. Sufficient space must be provided to accommodate the collection of dry mixed recyclables and organic waste. • Suitable wastewater drainage points should be installed in the receptacle bin storage area for cleaning and disinfecting purposes. 	<p>The proposed Waste Storage Area for the neighbourhood centre block is located on ground level.</p> <p>The proposed waste storage facilities accord with these requirement, please refer to the Operational Waste Management Plan prepared by Traynor Environmental which accompanies this application.</p>
<p>Green and Blue Roof Planning applications which include roof areas of greater than 100 square metres with flat and gently sloped roofs are considered appropriate for green blue roof application. The extent of roof area which provides growing medium for vegetation must meet the following coverage requirements as a percentage of total roof area. Minimum coverage for an extensive green roof is 70% Minimum coverage for an intensive green roof is 50%.</p>	<p>It is proposed to provide green / blue roofs over at least 70% of the total roof area in accordance with the Dublin City Council Green & Blue Roof Guidelines 2021. Roof structures will be designed to cater for the additional loads associated with the blue roof storage layer and the overlying green roof build-up. Details of the proposed green / blue roof build-up are provided on Malone O'Regan drawing no. 150 and 151.</p>
<p>SuDS Requirements SuDS requirement 1 – runoff destination</p>	<p>Please refer to the accompanying Engineering Report prepared by Malone O'Regan for details of the</p>

Standard	Development Response
SuDS requirement 2 – hydraulic control SuDS Requirement 3 – Water Quality SuDS Requirement 4 – Amenity SuDS Requirement 5 - Biodiversity	proposed SuDS measures. Refer to the Malone O'Regan SuDS detail drawing no. 150 and 151.
<p>Surface Water Management Planning</p> Development including or in excess of 2 no. residential units or 100 sq. m. of non-residential uses (including social and community uses) All developments with surface water implications which fall within these thresholds will be required to prepare a SWMP as part of their project design process.	Please refer to the Engineering Report prepared by Malone O'Regan which details the surface water management proposed as part of the project.

7.4.2 Park West Cherry Orchard Local Area Plan 2019

Dublin City Council adopted the Park West - Cherry Orchard Local Area Plan (LAP) in October 2019 in accordance with Section 20 of the Planning and Development Act 2000 (as amended). In 2024, the Elected Members extended the expiry date of the LAP to 2029. The vision of the Plan is to make Park West - Cherry Orchard an attractive and identifiable place with a vibrant and active community. To provide a good mix of residential typologies that will cater for all people and residents will benefit from the provision amenities including local shops, schools, parks and community and recreational facilities. The LAP establishes statutory planning framework to allow future development to be managed in a co-ordinated and sustainable manner, providing for the needs of existing and future communities.

The LAP sets out individual site briefs for each of the 8 key development sites, which set out the vision, aspirations, and development objectives for each. The subject Part 8 site forms part of Key Development Site 2 of the LAP.

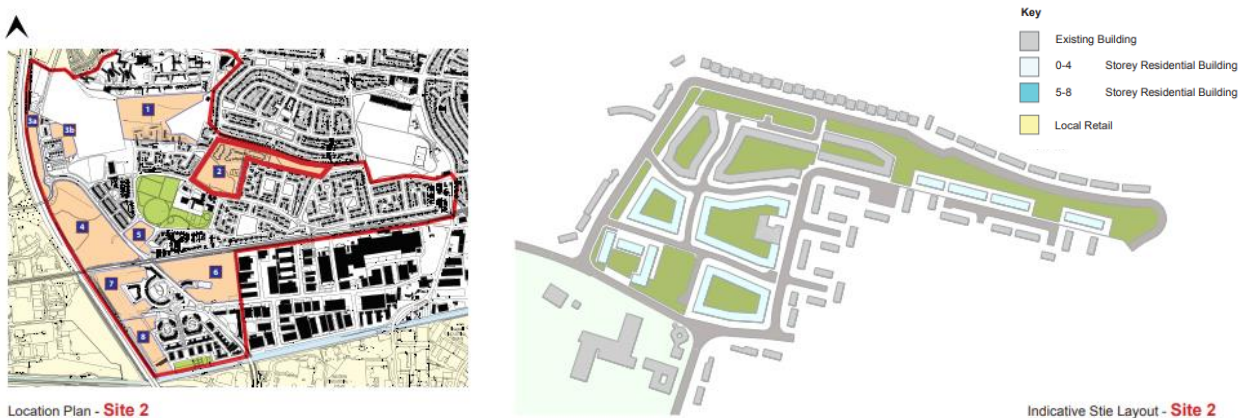


Figure 14: Site 2 Location in the context of the LAP Boundary & Indicative Layout (Source: DCC)

We note that the site brief sets out the 'development strategy' for the area. It is considered that this allows for some scope for site specific interpretation and reconfiguration based on detailed design undertaken as part of this Part 8 application. In any event, the site brief provides the basis for the design of the site and the proposed

scheme is generally consistent with the elements of the urban form strategy envisaged at the site while also adhering to Section 28 Guidelines and the Development Plan objectives and standards, specifically in relation to the need for 25% public open space at the site.

The relevant development standards for site 2 are tabulated in the LAP and responded below:

Standard	Development Response
Proposed use: Residential (to include senior citizens), plus local retail provision	The proposed scheme comprises senior citizen, social and affordable housing. 4 no. retail units and 615 sqm internal community, arts and cultural space is also proposed. The proposal is consistent with the uses outlined in the LAP.
Density: 25-50 uph	<p>The proposed gross density generally aligns with the density range stipulated in the LAP. We highlight figure 45 of the LAP indicates that the site is designated as a lower density area (up to 50 uph) due to the location of the site further from the train station. It is further noted that lower densities are reflective of the need to integrate with adjoining low-density housing developments, and/or the desire to provide for "kick-start" housing.</p> <p>We note that due to the site's location in a SDRA, the Development Plan advises that the density target should range between 100-250 uph. While the Sustainable Residential and Compact Growth Guidelines advise 50 uph to 250 uph (net) shall generally be applied in urban neighbourhoods of Dublin, such as Cherry Orchard. Compliance with the Sustainable Residential and Compact Growth Guidelines is addressed in section 7.2 of this report.</p> <p>On balance, it is respectfully submitted that the proposed scheme has been designed to ensure a range of uses such as retail, community, arts and culture and public open space is delivered at the site, in addition to the senior citizens, affordable and social housing units at the site, and therefore, the proposed density at the site is appropriate in the context of the surrounding scale.</p>
Height: 3-4 storeys, subject to design, location and site context	<p>We note that the illustrative site layout for both the LAP and SDRA 4 indicate an indicative height range of between 0-4 storeys. The proposed development includes two storey housing and a four storey apartment block with a 5 storey pop-up element that assists with improving the legibility and visual appearance at the site and in the area.</p> <p>Importantly, as stated in section 4.6.5 of the LAP, development immediately adjoining areas of existing single or tow storey housing should seek to ensure a gradual change in building heights with no significant marked increase in height within transitional areas.</p>

Standard	Development Response
	<p>Development backing on to existing buildings must respect existing context building heights.</p> <p>In this regard, the proposed development has been designed to be cognisant of prevailing height and surrounding residential amenities.</p>
<p>Estimated Capacity: 200-250 no. units subject to detailed design</p>	<p>The estimated capacity is noted, in particular, we note the estimated capacity is subject to detailed design. However, it is important to acknowledge that the estimated capacity did not take into account a quantum of 25% of public open space to be delivered at the site. As outlined in the Z12 Land use zoning objectives for the site, the proposed public open space must not be split up into sections/fragmented. With this in mind, the developable area at the site reduces and impacts the number of units deliverable at the site. The need for the development to have regard to the prevailing scale and context has also influenced the design approach taken at the site.</p>
<p>Supporting infrastructure requirements: Local retail and neighbourhood centre to include plaza/park and streetscape improvements</p>	<p>A neighbourhood centre block is proposed which includes at ground floor level 599 sqm of retail space, 615 community, arts and cultural space and 107 units for 'older persons' at ground floor and above ground floor.</p> <p>A 0.76 ha linear public open space at the centre of the site is proposed. The public open space also consists of a plaza. The proposal includes hard and soft landscaping and the incorporation of the daylighted culvert at the site.</p> <p>The proposed development will also enhance the existing streetscape along Blackditch Road, Cherry Orchard Avenue, Croftwood Crescent and Cherry Orchard Meadow through landscaping, new pedestrian crossings, new urban edges and active street uses.</p>

The site brief for site 2 sets out the following development objectives:

Standard	Development Response
<p>Local retail provision: Facilitate commercial ground floor development in the form of a number of smaller retail units (3-4 no) creating a local neighbourhood site which will play an important role in creating a strong focal point for both the existing and new communities. One local shop to be in the order of c. 200-250 sqm with the remainder c. 120sqm each.</p>	<p>The proposed neighbourhood centre block consists of a total quantum of 599 sqm of retail space within 4 retail units located at ground floor and positioned along the southern frontage of the building. The scheme provides:</p> <ul style="list-style-type: none"> • A 240 sqm retail unit • A 122 sqm retail unit • A 119 sqm retail unit

Standard	Development Response
	<ul style="list-style-type: none"> A 118 sqm retail unit <p>It is considered that the proposed retail units are consistent with the sizing requirements prescribed in the LAP. The location of the units will create a strong focal point at the site. The specific retail uses at the site will be determined post-planning by Dublin City Council. We note the LAP under section 4.3.2 states that the retail provision at the site should serve local needs and cater for e.g. Newsagents, pharmacy, hairdressers, café etc.</p>
<p>Provide for senior citizen housing as part of the new neighbourhood centre thus allowing easy access to local shops and services for residents.</p>	<p>The proposed neighbourhood centre block includes the provision of 107 apartment units dedicated to 'older persons'.</p>
<p>Provide a civic space/ neighbourhood park as part of the neighbourhood centre</p>	<p>A central linear park, including a civic plaza is provided as part of the development. The proposed public open space consists of hard and soft landscaping that will ensure the usability of the space for differing needs. A key component of the public open space is the daylighting of an existing culvert at the site. The daylighting of the culvert has been incorporated into the landscaping strategy. The proposed development includes the provision of 0.76 ha public open space, equivalent to 25% of the net site area.</p>
<p>Allow for the future expansion of Cherry Orchard Community Centre</p>	<p>As outlined in section 3.2 of this Report, the adjacent Cherry Orchard Community Centre submitted a planning application in respect of expansion works consisting of a 208 sqm extension to the south of the existing building. The proposed built form has broadly aligned with the principals of the LAP site layout and SDRA site.</p>
<p>Enhance and upgrade existing streetscape along Cherry Orchard Avenue in the vicinity of the new local neighbourhood centre and existing primary schools, to include additional on-street parking/layby areas and new pedestrian crossings.</p>	<p>Public realm improvements are proposed along Cherry Orchard Avenue. Currently, a school zone is provided along Cherry Orchard Avenue denoted with road markings and pencil bollards. These features will be retained as part of the development, while new crossing points will be provided between the site and the existing St Ultan's primary school and Church of the most Holy Sacrament. Parking is provided to the front of the proposed retail units.</p>
<p>Deliver an attractive 'green link' providing a high quality safe attractive and well lit pedestrian and cycle connection between Cherry Orchard Park and Le</p>	<p>The outlook along Blackditch Road will be improved as a result of the proposed development. The development will deliver a new urban edge along the</p>

Standard	Development Response
<p>Fanu Park; along Blackditch Road, Orchard Lawns and Clifden Drive</p>	<p>Blackditch Road with greening and lighting proposed along the road.</p>
<p>Future development will be required to be appropriately designed and integrated with the existing residential area and neighbouring communities. Site layout and building design will be required to address existing site features and constraints. Scheme layouts will be designed to avoid blank frontages to public areas and to provide active street edges.</p>	<p>The proposed development has been appropriately designed to integrate with the existing residential area and neighbouring communities. The proposed development will positively contribute towards the consolidation of the built form in Cherry Orchard. The scheme has been designed to ensure passive surveillance of the central public open space and to create active street edges along the external and internal road network.</p>

8. ENVIRONMENTAL ASSESSMENTS

8.1 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney Barnes to accompany this Part 8 application. It concludes:

'Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- *The scale, nature and location of the proposed impacts*
- *The potential impacts and proposed mitigation measures*
- *The results of the any other relevant assessments of the effects on the environment*

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.'

8.2 Appropriate Assessment

An AA Screening Report has been prepared by NM Ecology and accompanies this application. The report concludes:

"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:

1. No likelihood of significant effects

Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.

2. Significant effects cannot be excluded

Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.

Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- *The Site is not within or adjacent to any European sites, so there is no risk of direct effects*
- *There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects*
- *Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.*

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when

considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion"

8.3 Ecological Impact Assessment

An Ecological Impact Assessment and Winter Bird Survey Report accompanies this Part 8 application prepared by NM Ecology. The report concludes:

"The proposed development will require the removal of existing habitats of Negligible importance. The loss of these habitats will be compensated by the landscaping scheme for the proposed development, which will include native trees, meadows and bird nest boxes. These measures are expected to result in a net gain in the biodiversity value of the Site compared to the baseline habitats. This will ensure compliance with Policy GI 16 of the Dublin City Development Plan.

Brent geese have been recorded at the Site. However, we conclude that the proposed development will have an imperceptible impact on this species, because the Site is rarely used and only by relatively low numbers, and there are several alternative sites nearby of higher foraging value. Black-headed gulls were also present, but they are generalists that will continue to use the Site following the proposed development, so they will not be significantly affected.

In summary, it can be concluded that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance."

8.4 Flood Risk Assessment

JBA Consulting have been engaged on behalf of DCC to provide a hydraulic assessment to inform a Stage 3 Flood Risk Assessment of the proposed daylighting design for the culverted watercourse in the proposed site. A Stage 3 Flood Risk Assessment has been prepared by Malone O'Regan and accompanies this application. The report concludes:

"The analysis and flood zone delineation undertaken as part of this FRA indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event. The site is not located near any major open watercourse. The most significant hydrological feature is the River Camac which is located approximate 1.20km to the south of the site.

Consideration was given to the predicted flood levels within the River Camac, approximately 1.20km south of the site. The node point closest to the site is referenced as node point 09CAMM00750I. The 1% AEP (1

in 100 year) and 0.1% AEP (1 in 1000 year) flood levels at this point are predicted as 50.62m and 51.29m respectively.

According to the SFRA of the Dublin City Development Plan 2022 – 2028, it is recommended that for a scenario of fluvial event-undefended, the minimum finished floor level is to be based on 1% AEP flood + climate change + 300mm freeboard. That would therefore equate to a minimum finished floor level of 51.38m. However, the River Camac is located approximately 1.20km south of the site. There is a higher topography approximately 0.5km north of the riverbank, at 52m to 54m and then gradually falling down towards the site. Existing ground levels within the site vary between 53.30m in the west falling towards the eastern boundary of the site to approximately 51.50m. The elevated lands between the site and the River Camac preclude the risk of flooding on the subject site.

A review of the Irish Water Services Map and The Rivers of Dublin book shows a 1350mm diameter culvert running southeast across the site. The proposal is to divert the culvert with an open river section down through the centre of the site. This open river section runs north to south of the central landscape area and then enters a 1350mm diameter culvert at the base of the site before linking back up with the original culvert on Cherry Orchard Avenue.

JBA Consultant prepared a hydraulic assessment of the proposed daylighting design for the culverted watercourse. The hydrologic inputs ranged up to the 1000-year return period. The channel flood up to the base of the retaining wall which separates the middle riparian zone from the outer zone (as delineated in the provided landscape drawings). There is a significant clearance between the maximum water levels and the proposed bridge deck, illustrating that the channel is able to contain volumes generated by each return period.

In consideration of the above assessment, analysis and recommendation, the overall development of the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere.”

9. CONCLUSIONS

In summary, the proposed development is for social and affordable housing on zoned lands under the control of Dublin City Council. The proposed development consists of apartments and dwelling units with retail and community, arts and cultural space, in addition to a significant quantum of public open space at the site.

The proposed development will make a positive contribution to the consolidation of the urban fabric in Cherry Orchard. The subject site has been earmarked for development within SDRA 4 of the Development Plan and Site 2 of the Park West & Cherry Orchard LAP. The proposed building form is broadly consistent with the indicative layout provided in the LAP and SDRA for the site. A key element of the proposed development is the daylighting of the Blackditch Stream culvert at the site, and this will enhance the landscaping and biodiversity at the site.

Overall, the proposed development will provide much needed social and affordable housing. Including housing for 'older persons' as well as community facilities and retail space that can meet the immediate needs of residents and the surrounding community. The proposed Part 8 scheme aligns with the Guiding Principles of SDRA 4 and the Park West & Cherry Orchard LAP and will positively contribute to the regeneration of the Cherry Orchard area. The housing mix is reflective of the Dublin City Council HNDA and will make positive contributions to meeting the housing needs of area J.

The proposed development will contribute to a diversification of housing tenure in the Cherry Orchard and make a positive contribution to the area owing to the provision of high quality public open space, retail and community, arts and cultural space.



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