



Park West – Cherry Orchard LAP

Presentation to South Central Area Committee
by DCC Planning Department
15.05.2019



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

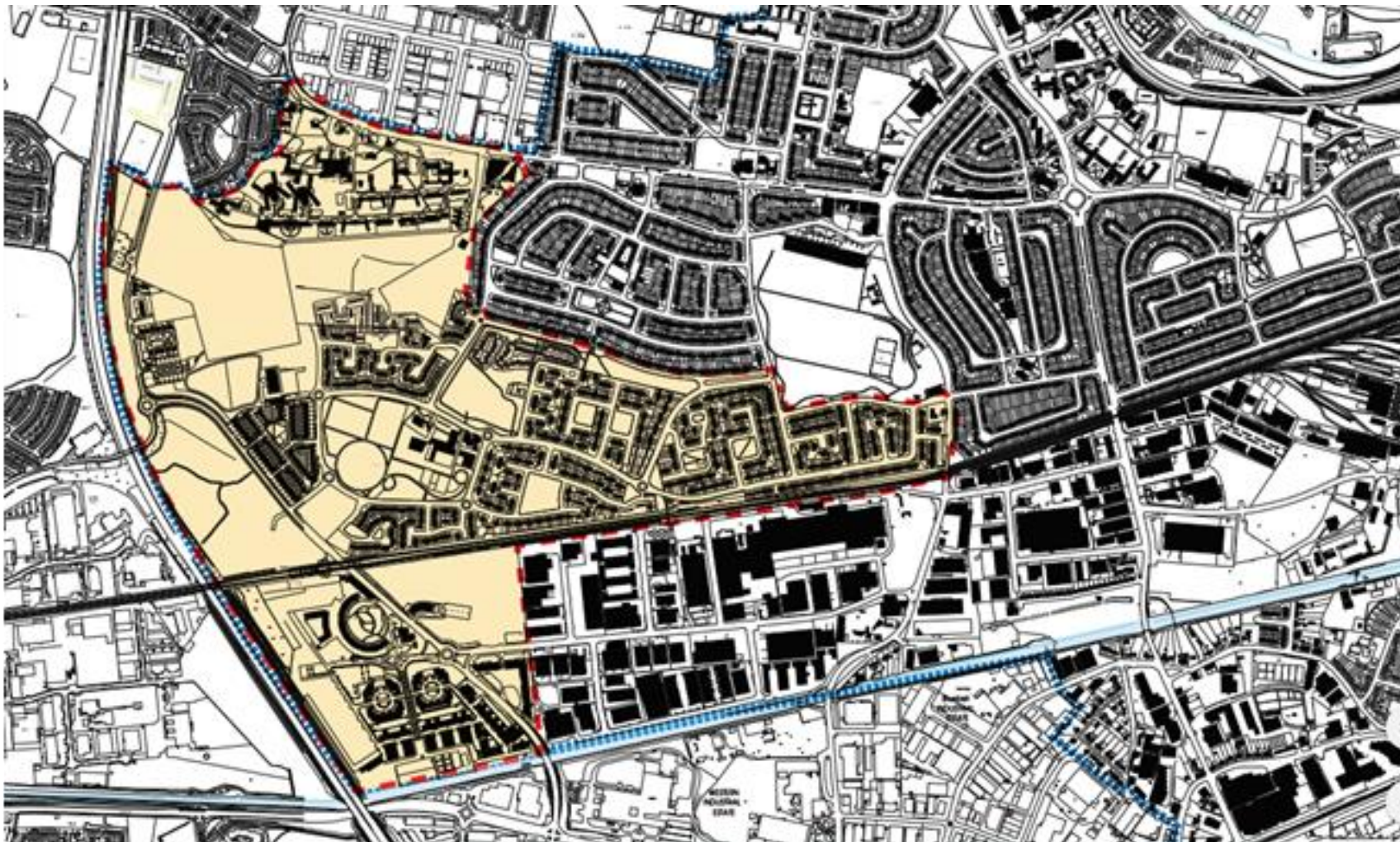
PROPOSED TIME LINE FOR DRAFT LAP

19th March 2019: Presentation to local councillors in Planning Department.

15th May 2019: Presentation to South Central Area Committee
To be followed by circulation of pre-Draft Plan, for comment **by 29th May.**

Draft LAP on public display for **10th June 2019.**





Proposed Park West – Cherry Orchard LAP Boundary



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Park – West Cherry Orchard Local Area Plan

CONTENTS

CHAPTER ONE: INTRODUCTION AND POLICY CONTEXT

CHAPTER TWO: LOCAL AREA ANALYSIS

CHAPTER THREE: VISION AND KEY PRINCIPLES

CHAPTER FOUR: DEVELOPMENT STRATEGY

CHAPTER FIVE: SITE BRIEFS

CHAPTER SIX: PHASING AND IMPLEMENTATION

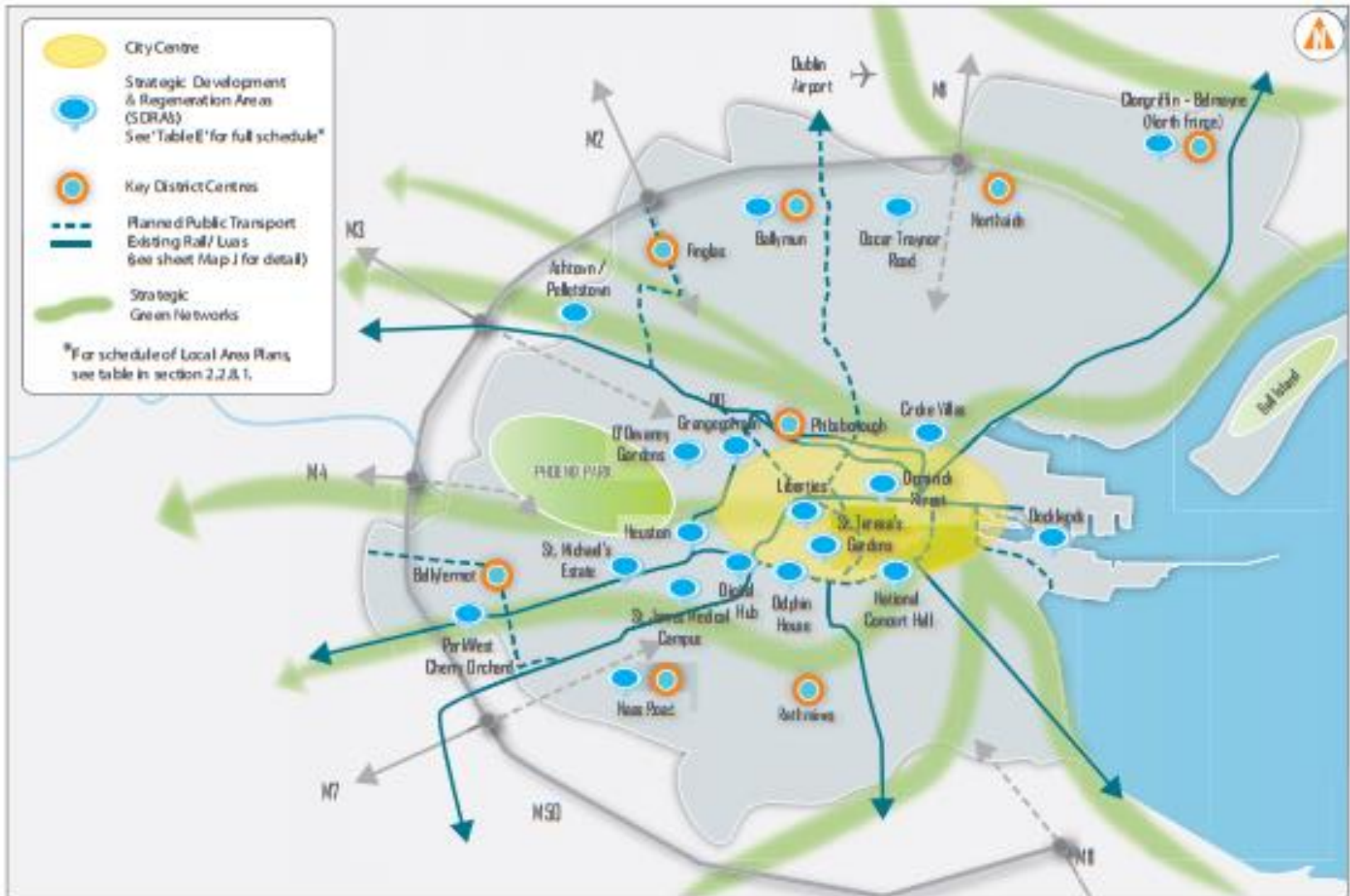


Introduction and Policy Context

CHAPTER ONE

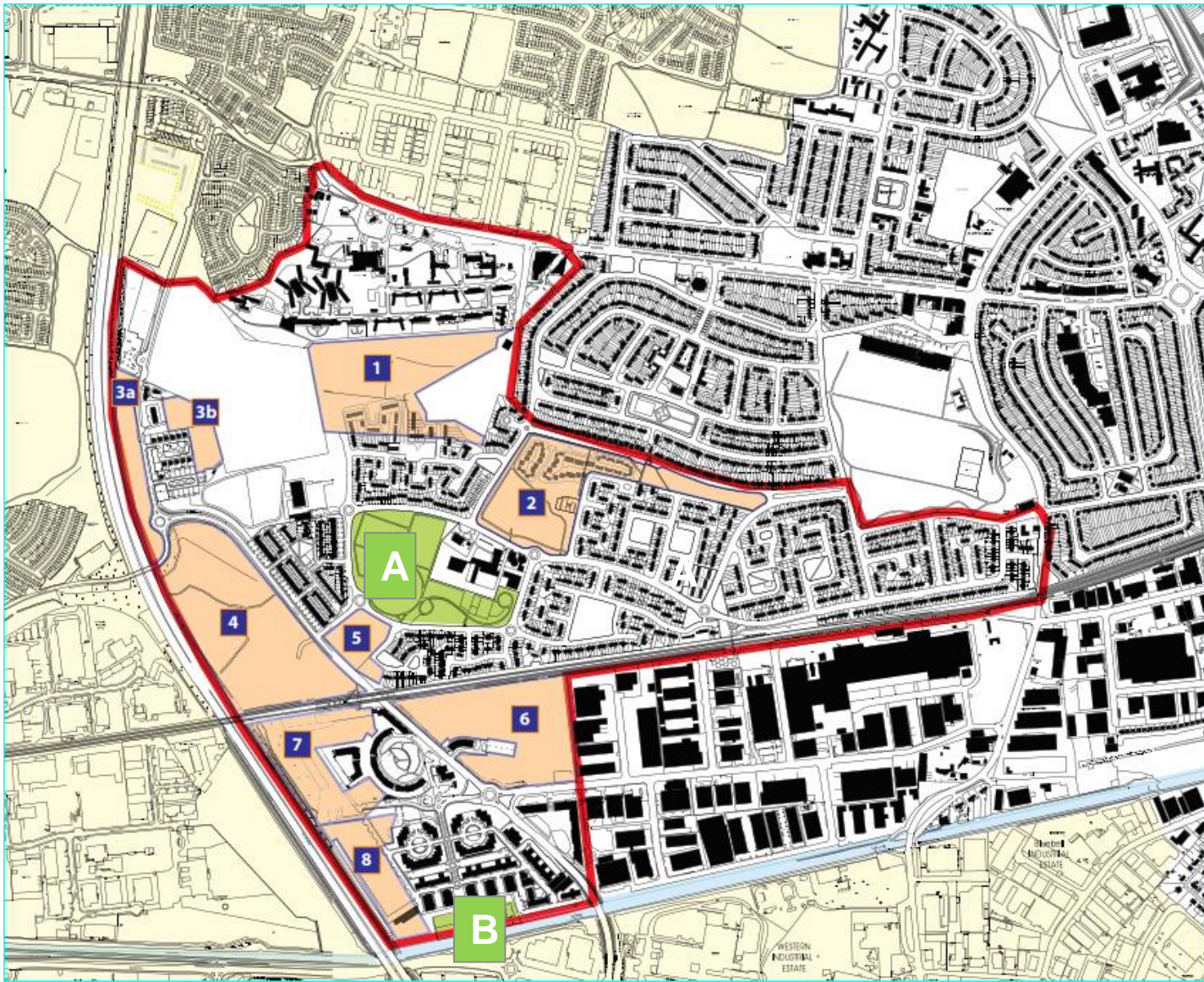


Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Dublin City Core Strategy Map





LAP Key Strategic Development and Amenity Sites



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Local Area Context and Analysis

CHAPTER TWO



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



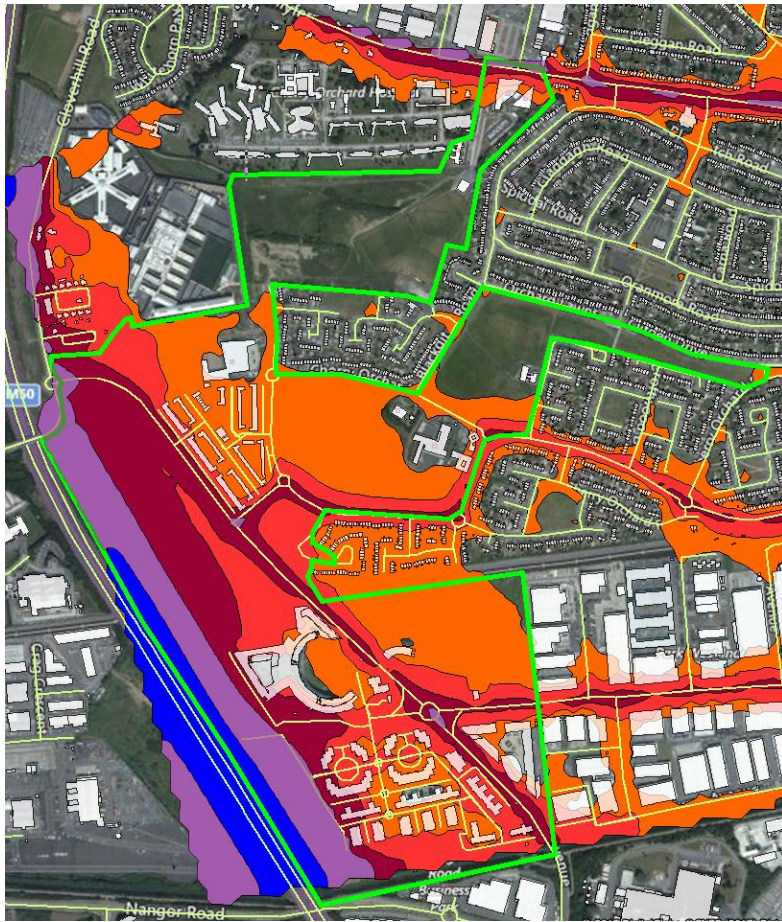
2002 Framework Plan

Chapter Two:

- Previous Plans
- Population & housing
- Labour force and economic status
- Retail & local employment
- Community, education, recreation facilities
- Natural & built heritage
- Green infrastructure & biodiversity
- Transport
- Utilities
- Issues paper consultation

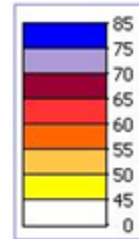
- Key Challenges for LAP





Day time noise maps, 2017

Night time noise maps, 2017



Lday in dB(A)



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Vision and Key Principles

CHAPTER THREE



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

– Vision

Part West – Cherry Orchard will be an attractive and identifiable place with a vibrant and active community. A good mix of residential typologies will cater for people across all spectrums of their lifecycle, and residents will have the benefit from the provision of local shops, schools, parks and community and recreational facilities. New commercial and enterprise space will provide opportunities for local employment and both residents and workers will benefit from a high quality integrated public transport network system, and a permeable and safe pedestrian environment.

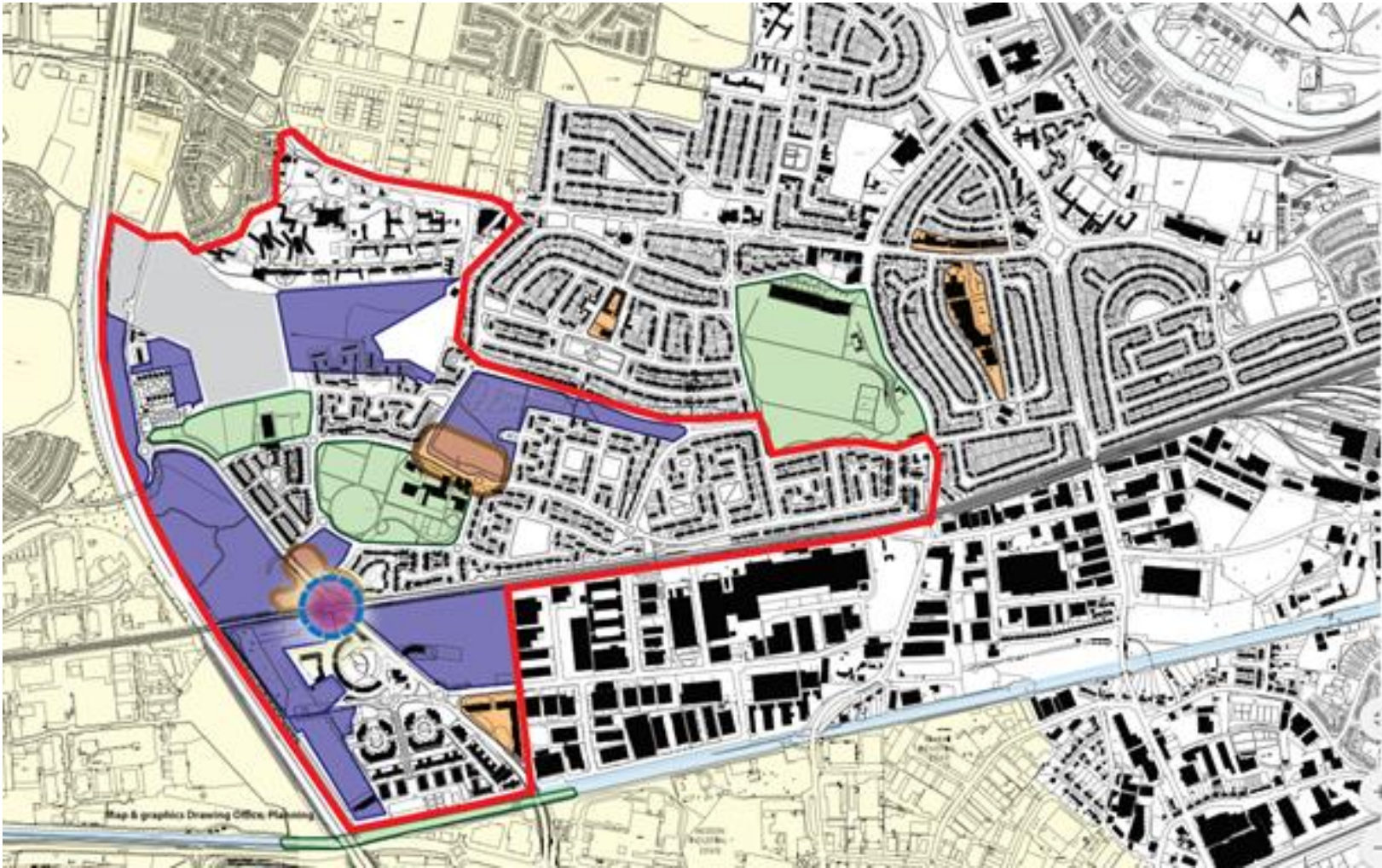


LAP Development Strategy

CHAPTER FOUR



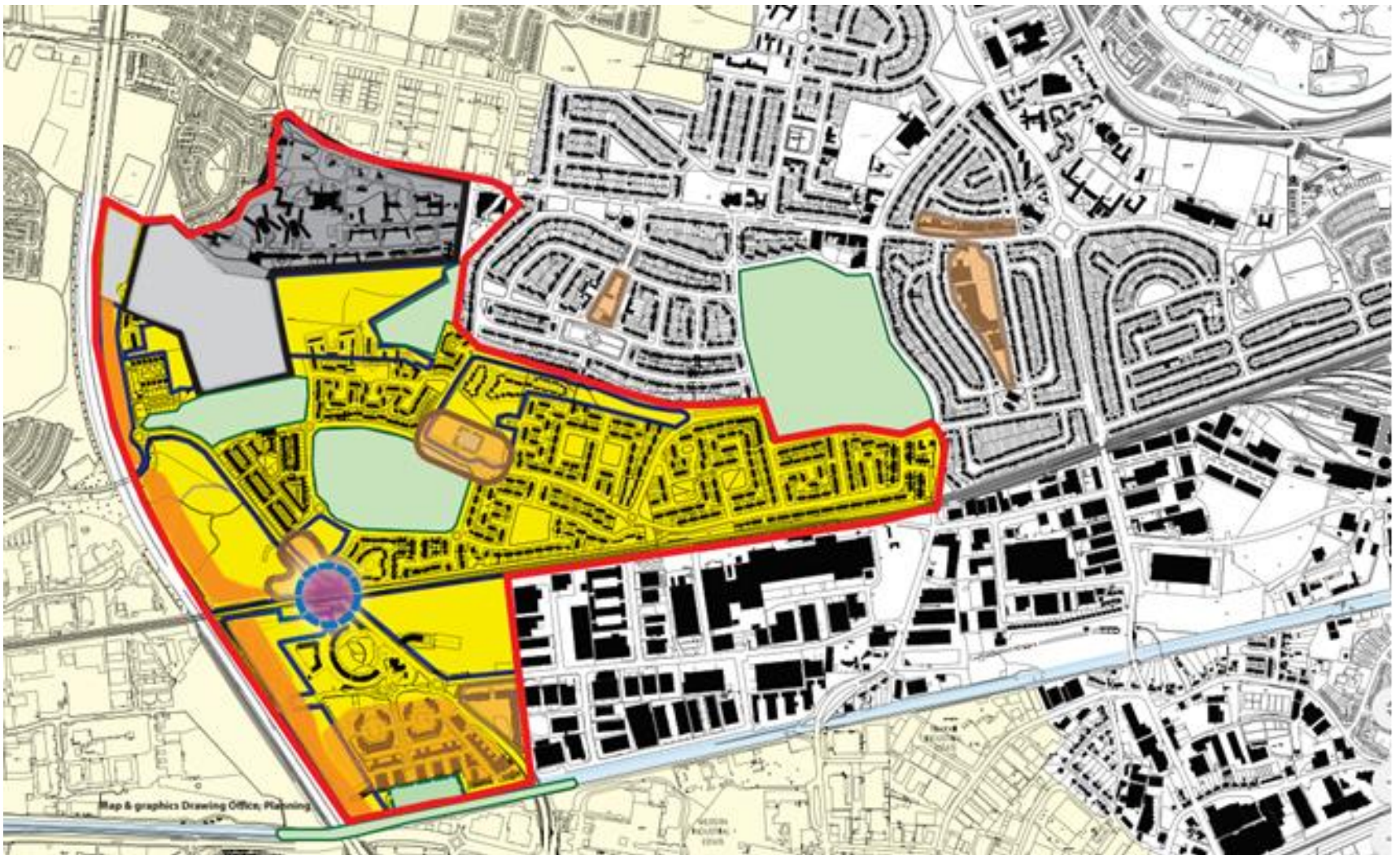
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Urban Structure



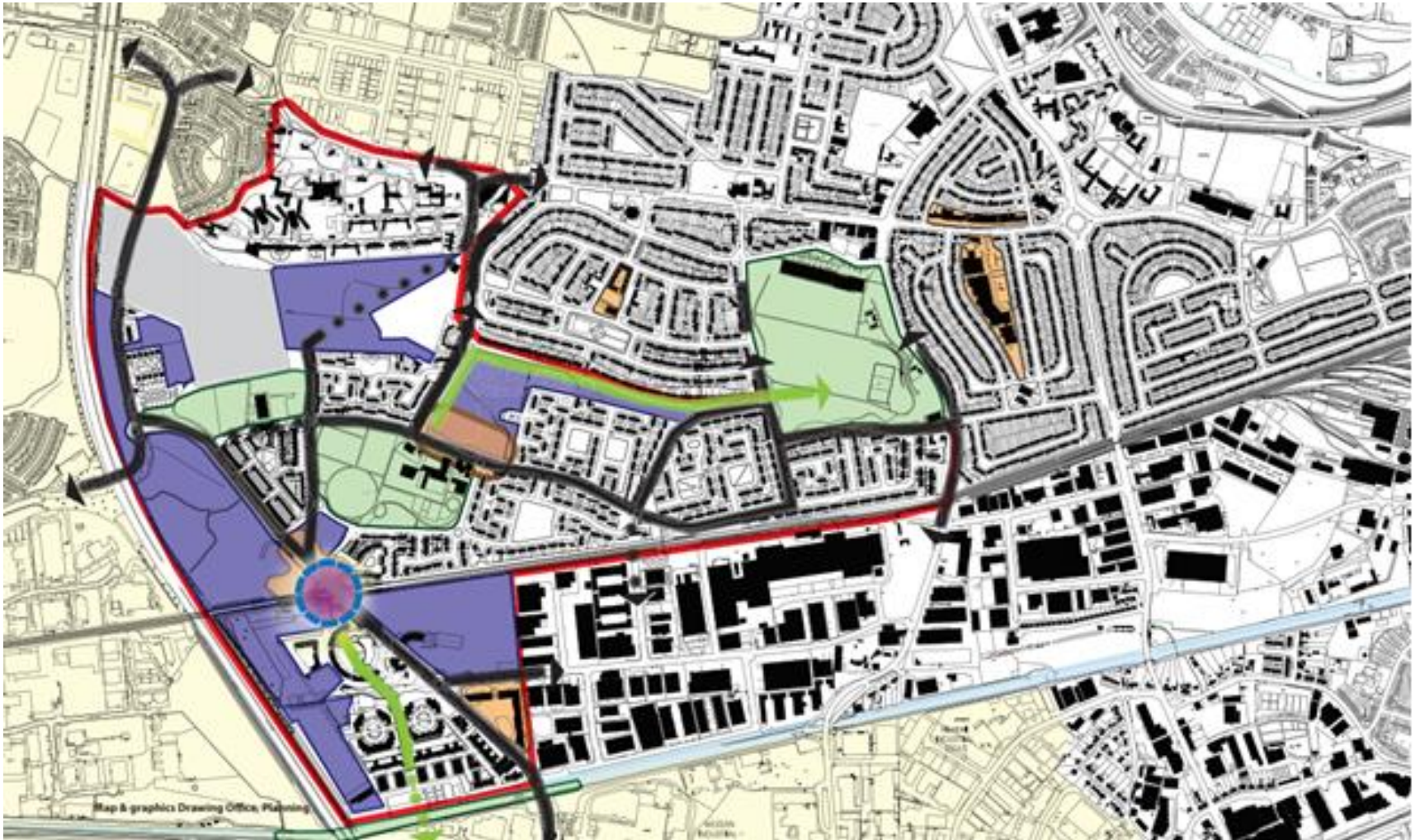
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Land Use Strategy



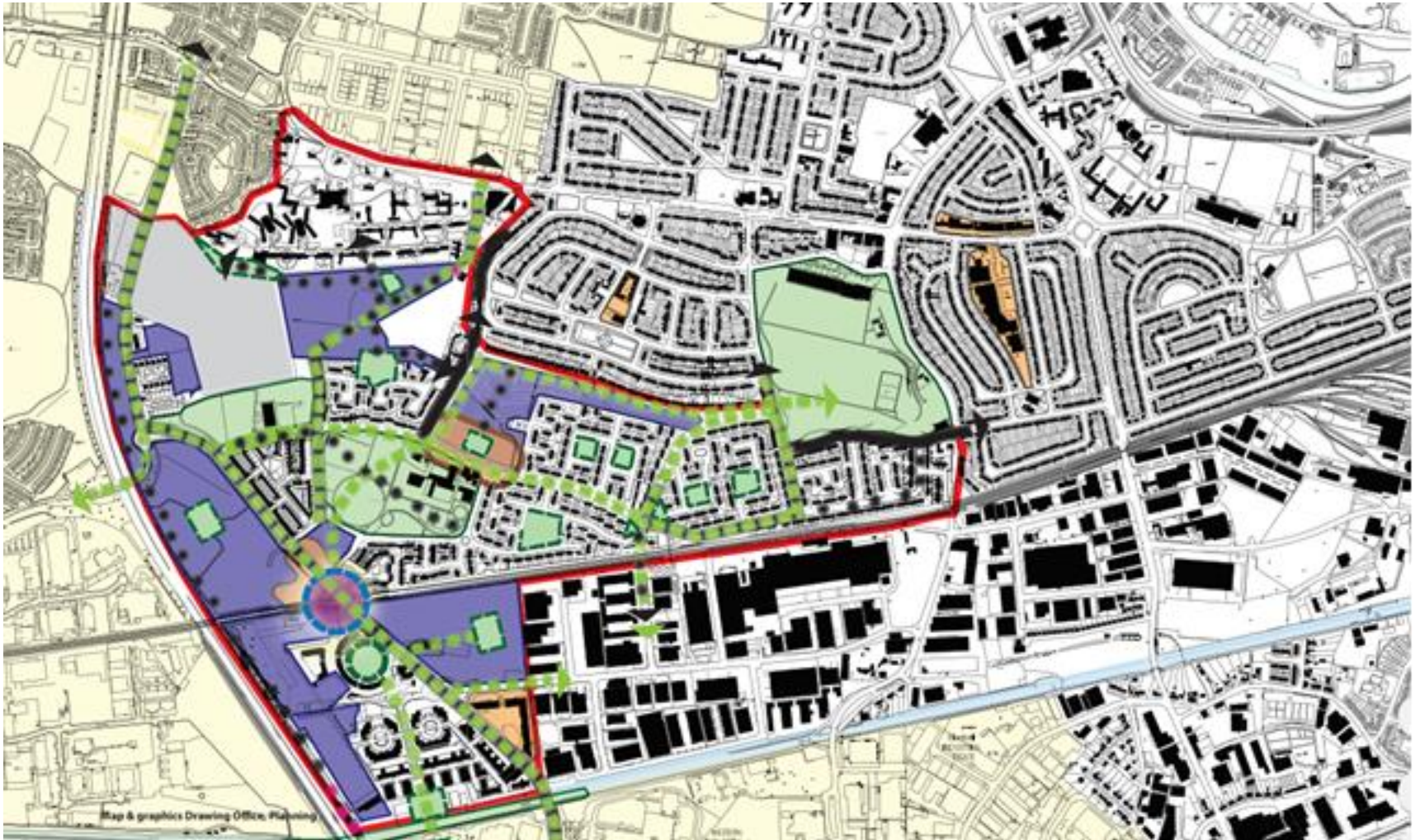
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Access and Movement Strategy



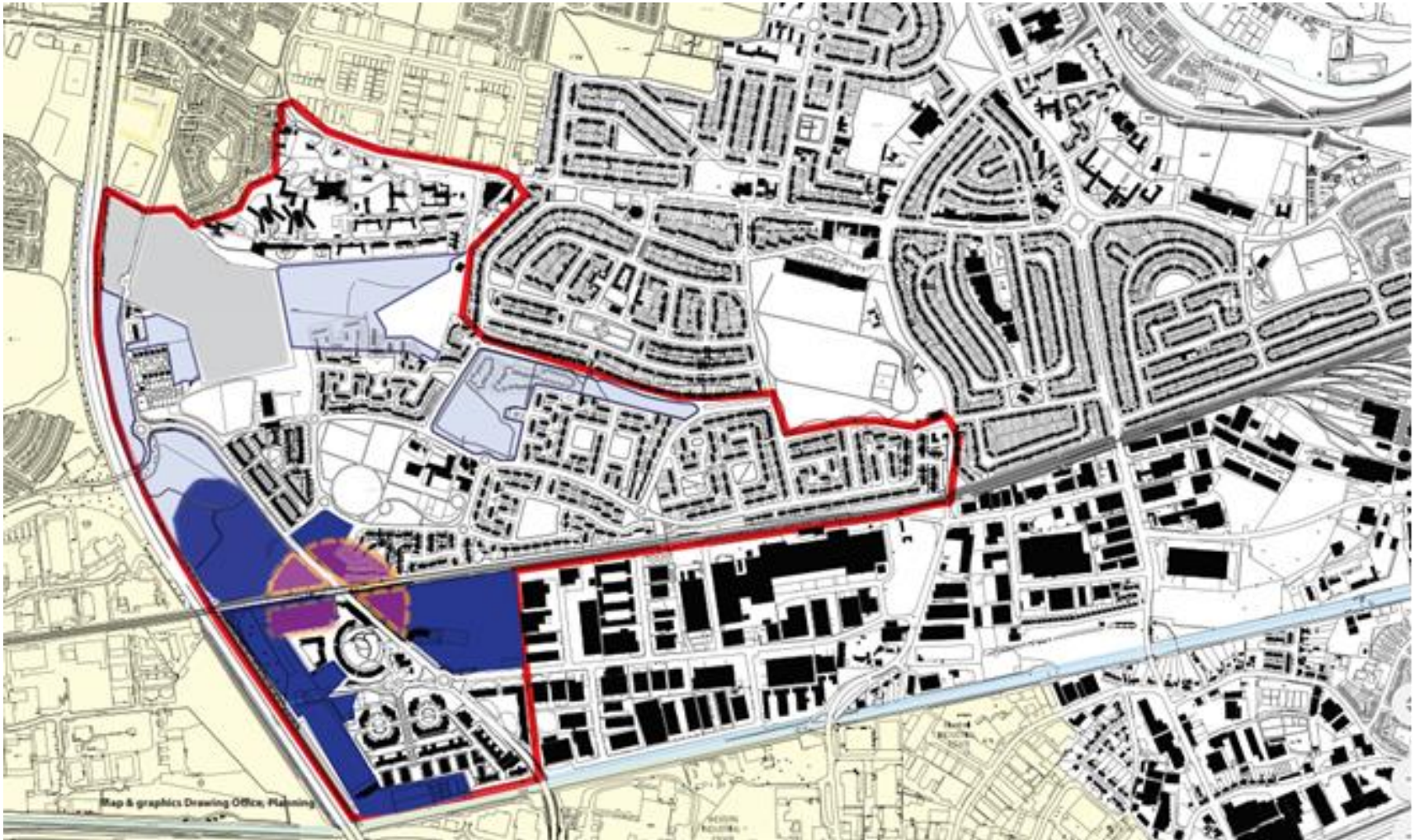
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Green Network Strategy



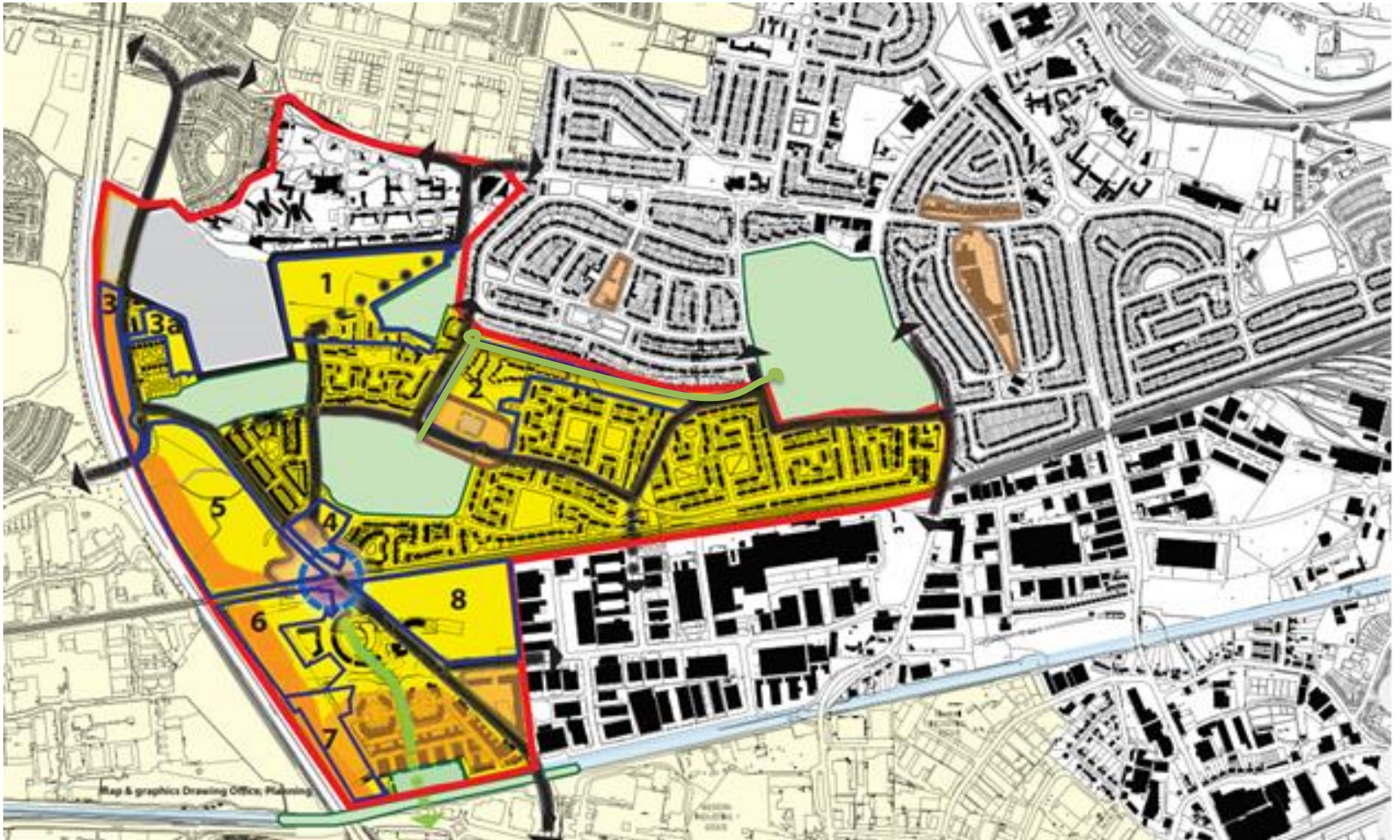
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Density Strategy



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Proposed Land Use Strategy with Access and Movement Strategy



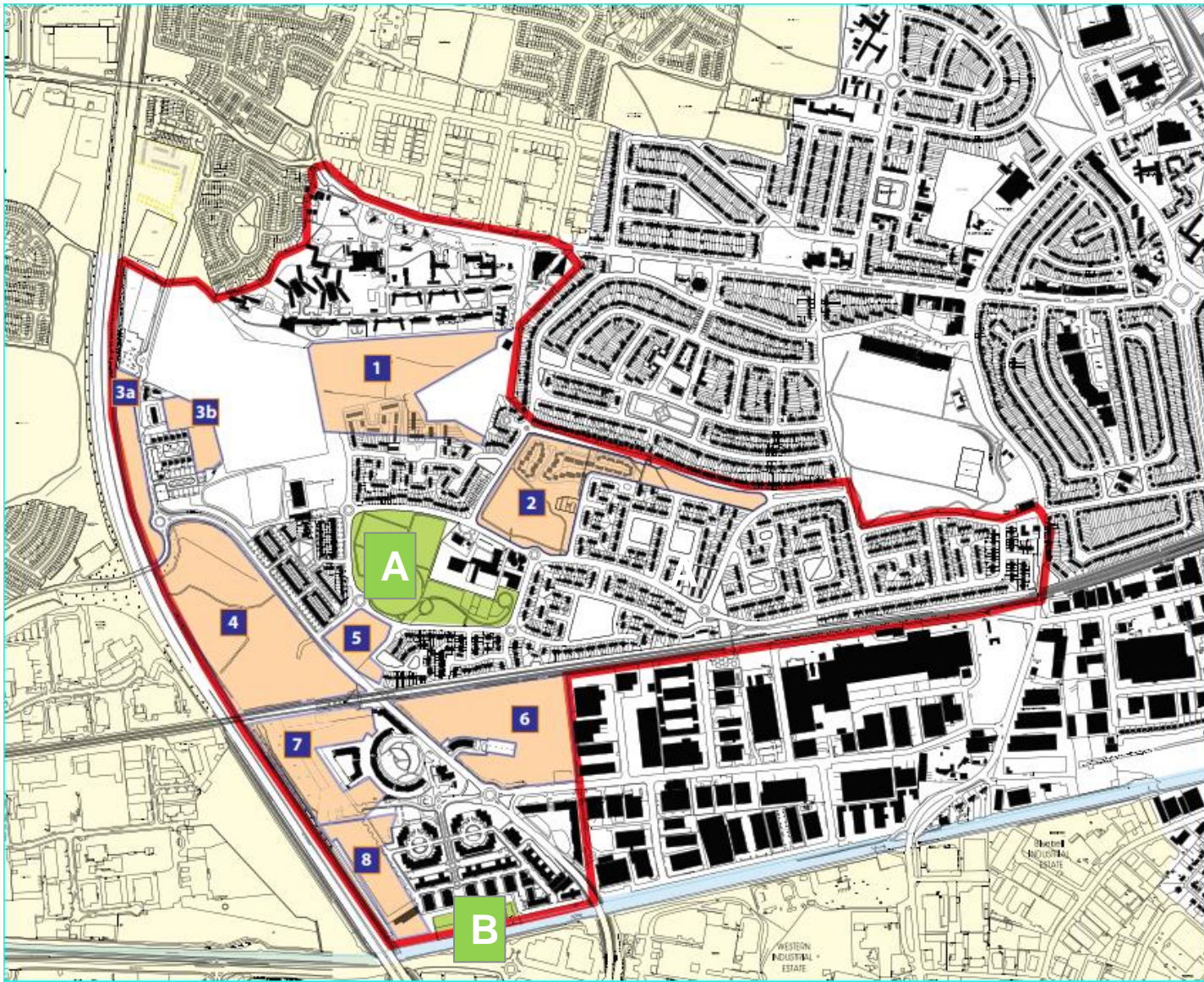
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Site Briefs

CHAPTER FIVE



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



LAP Key Strategic Development and Amenity Sites



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Strategic Site 1: Development Briefs

- Site 1: Elmdale-Hospital Site**

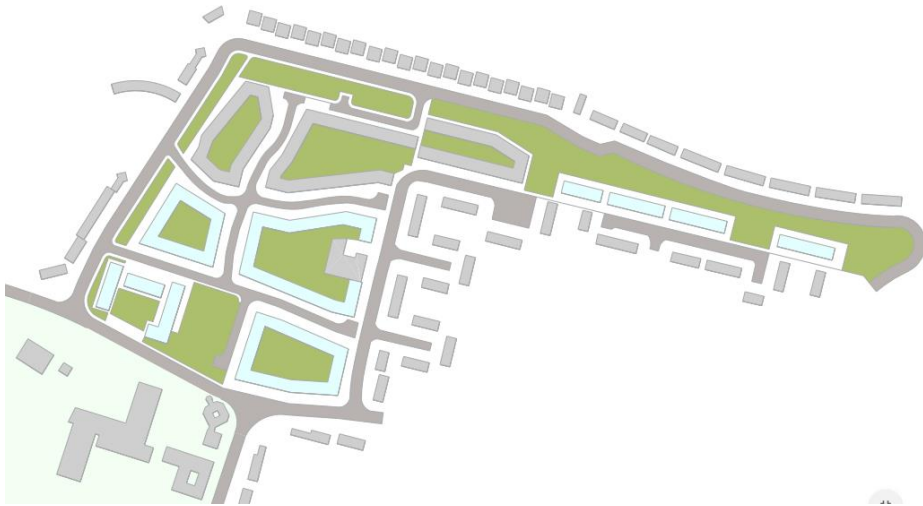


Site 1	
Area	7.7 Hectares
Proposed Use	100% Residential
Density	25 - 50uph Gross
Estimated Residential Units	250-300 units (inclusive of 53 near completion; 19 on-site)
Heights	2-4 storey
Other	Includes new link road (Affordable Housing serviced sites fund); and relocation of Cherry Orchard FC club house



Strategic Site 2: Development Briefs

Site 2: North of Cherry Orchard Avenue (Local neighbourhood site)



Site 2	
Area	Circa 7.6 Hectares
Proposed Use	Residential (to include senior citizens), plus local retail provision.
Density	25 - 50 uph Gross
Estimated Residential Units	200-250 units plus 3 local retail shops (- 77 CHI units near completion - c. 130-180 new (c.70 of which senior citizen units)
Heights	2-4 storey
Other	Local retail and neighbourhood centre to include plaza/park and streetscape improvements Landscaped Green Link to be provided.





Adamstown Neighbourhood Centre. Co Dublin
E.g. of senior citizens housing over local retail

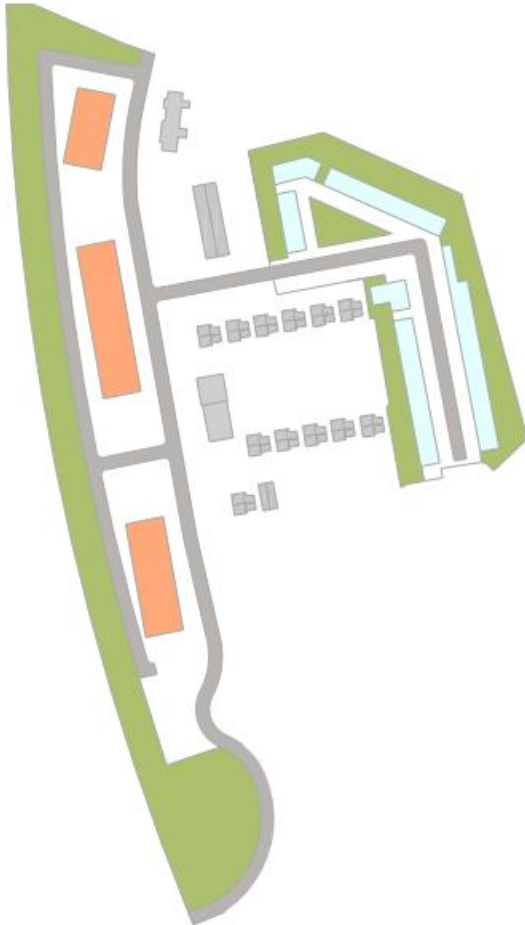


Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Strategic Site 3: Development Briefs

Site 3a: M50-Cloverhill Road Site (Local Enterprise Units)

Site 3b: Cloverhill Road Site



Site 3a and 3b

Area	3a – 2.1 Hectares 3b – 1.4 Hectares
Proposed Use	3a Enterprise Centre 3b Residential
Density	3b: 25 – 50 uph Gross
Estimated Residential Units	25 - 50 units
Estimated enterprise space	c. 120,000 Sq M
Heights	2-storey
Other	Plato Enterprise Model





y 2017

Plato Business Park, Damastown, Dublin 15 .
E.g. LA working with local businesses



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Strategic Site 4: Development Briefs

Site 4: M50-Cedarbrook Avenue Site



Site 4	
Area	11.5 Hectares
Proposed Use	Mixed Use: Predominantly Residential, with enterprise and commercial along the M50 and next to the Train Station.
Density	50-125 uph Gross
Estimated Residential Units	650 - 750
Heights	Ranging from 2-4 storeys up to 7-8 storeys (24m) in close proximity to Neighbourhood Centre and Train Station, with opportunity for place marker landmark building of up to 60m
Other	Convenience retail to be provided. Possible park & ride parking for station.



Strategic Site 5: Development Briefs

Site 5: Barnville Neighbourhood Site



Site 5	
Area	Circa 1.5 Hectares
Proposed Use	Mixed Use – Predominantly residential with options for local retail and commercial uses
Density	75 - 100 uph Gross
Estimated Residential Units	130 - 160
Heights	Ranging from 4-6 storeys up to 7-8 storeys.
Other	Site to provide pedestrian access through site towards Train Station. Opportunity for civic space / civic plaza.



Strategic Site 6: Development Briefs

Site 6: Park West Avenue/Road Site



Site 6	
Area	7.3 Hectares
Proposed Use	Predominantly Residential, with supporting community infrastructure to include a primary school.
Density	100-125 uph Gross
Estimated Residential Units	650 - 750
Heights	Ranging up to 7-8 storeys (24m) in close proximity to Train Station, with opportunity for place marker landmark building of up to 60m
Other	TBC



Strategic Site 7: Development Briefs

Site 7: M50-Park West Site (formerly 'Sector 1A')



Site 7	
Area	Circa 4.3 Hectares
Proposed Use	Mixed Use - Residential along with Commercial/Enterprise/Employment (50/50)
Density	75 - 100 uph Gross
Estimated Residential Units	200 – 300
Heights	Ranging up to 7-8 storeys (24m) in close proximity to Train Station, with opportunity for place marker landmark building of up to 60m
Other	TBC



Strategic Site 8: Development Briefs

Site 8: M50-Park West Site (formerly 'Sector 1B')



Site 8	
Area	3.8 Hectares
Proposed Use	Mixed Use and residential 50% residential 50% enterprise/employment and commercial
Density	75 - 100 uph Gross
Estimated Residential Units	150 - 250
Heights	Ranging up to 7-8 storeys
Other	Employment/ enterprise to buffer M50 Community/ tourism potential of Gallenstown Waterworks New pedestrian/cycle link to Grand Canal Greenway



Amenity Development Site: A - Cherry Orchard Park



- **Key Objectives for Site**

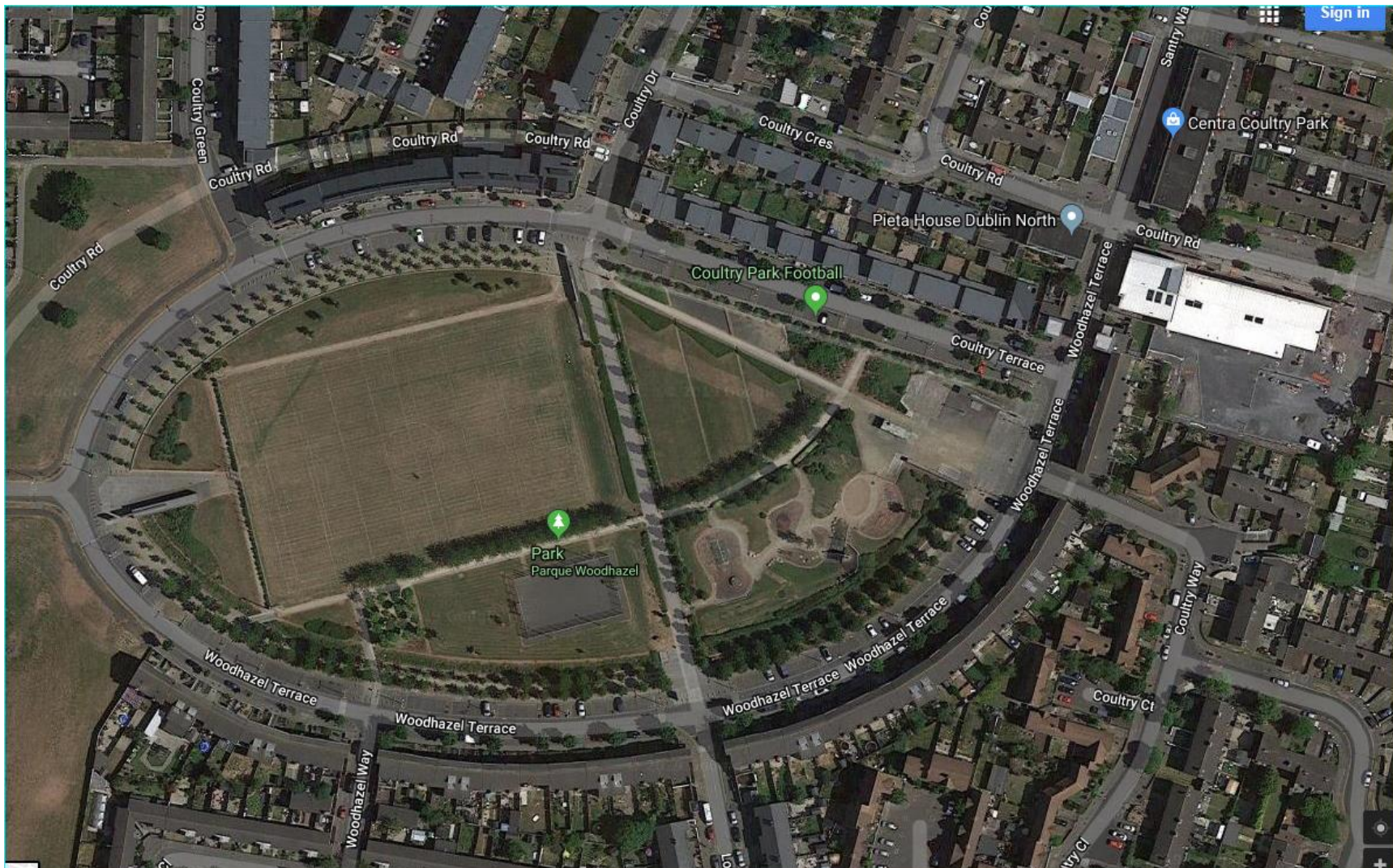
Objective CS1:

To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.

Objective CS2:

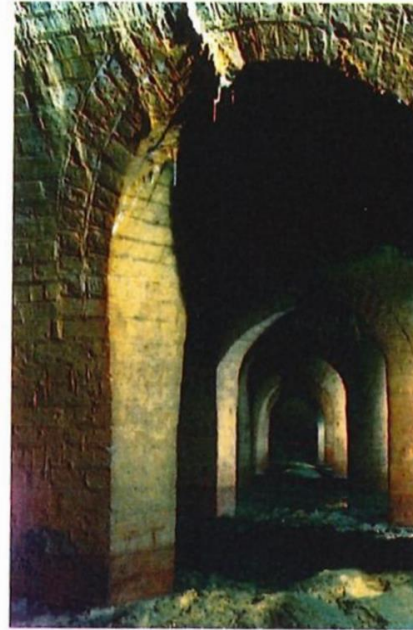
To support the provision of an enhanced sporting hub within Cherry Orchard Park.





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Amenity Development Site: B – Gallanstown Waterworks Site



Key Objectives for Site

Objective ED08:

To explore and support the development of potential tourism, recreational and leisure related facilities, in particular those linked to development along the Grand Canal and at the Gallanstown Waterworks site

Objective CS4:

To explore the use of the Gallanstown Waterworks and immediate environs as a new recreational amenity for local clubs and as part of a City wide tourism attraction.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



The Heart of the
Greenway...

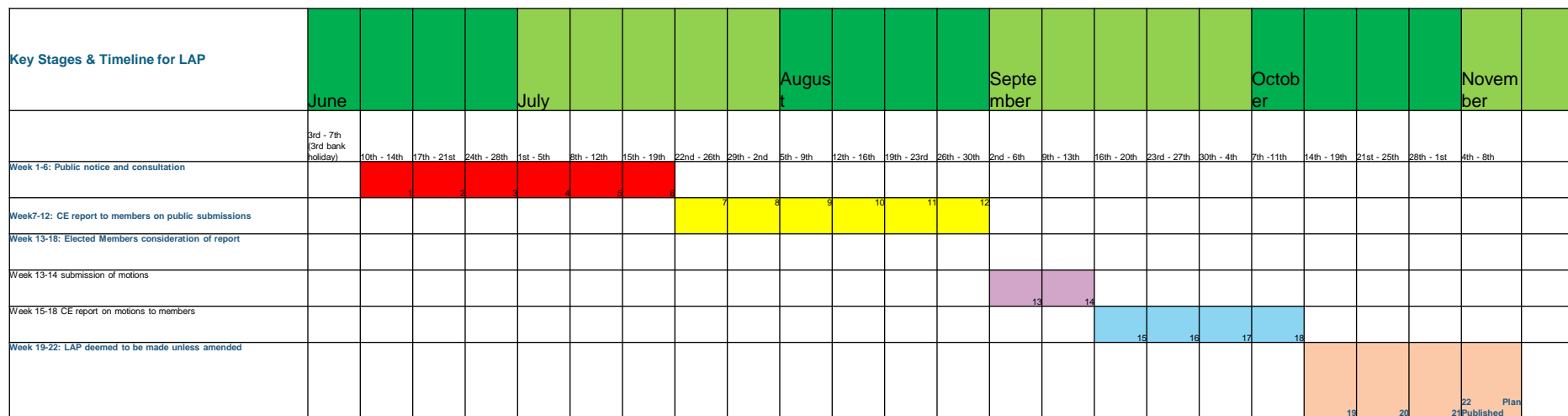
COACH HOUSE COFFEE

Kilmacthomas, Greenway, Co. Waterford.
E.g. of heritage buildings used to house café, bike rental and
museum along Waterford Greenway.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Proposed Time Line



Above chart shows:

Week 1-6: Public Consultation: from **10.06.19 to 21.07.19**

Week 7-12: CE Report to members on public submissions: 22.07.19- 01.09.19

Week 13-18: Elected members consideration of report, broken into 2 stages:

Week 13-14: submission of motions: 02.09.19-15.09.19

Week 15-18: CE report on motions to members: for **07.10.19**

Week 19-22: LAP deemed to be made and info effect 4 week later unless amended

