

**The Chairperson and Members
South Central Area Committee**

Report on the Part 8 for the construction of a residential development on Cherry Orchard lands, Dublin 10

The Housing and Community Services Department wishes to provide an update to the South Central Area Committee regarding the Part 8 planning application concerning the following:

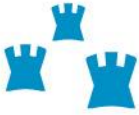
Planning and Development Act 2000 (as amended) | Planning and Development Regulations 2001 (as amended) - Part VIII

LOCATION	Cherry Orchard lands bounded to the North by Cherry Orchard Hospital, and to the South by Cherry Orchard Football Club and Cherry Orchard Green, Dublin 10
APPLICANT	DCC Housing & Community Services Dept.
DATE LODGED	27th June 2022 APPLICATION NO.4313/22 LAW

Proposed construction of a residential development comprising 172 no. dwellings (141 no. 3-bedroom two-storey terraced houses and 31 no. 2-bedroom two-storey terraced houses), 2 public open spaces approx. 0.83 ha /14% of site area, associated site infrastructure works/ supporting infrastructure, landscaping, public lighting, access roads / pavements, boundary treatments and provision for a link road / pavements and cycleways to Ballyfermot as follows:

- 141 no. 3-bedroom two-storey terraced houses and 31 no. 2-bedroom two-storey terraced houses with 1 no. in-curtilage parking space per house to the front and private gardens to the rear
- Development of a linear public open space on the west end of the lands (along the eastern boundary of Wheatfield Prison) and associated works
- Development of a pocket park and children's playground on the eastern section of the lands
- Provision for a link road (to Ballyfermot Road) continuing from and widening the current road frontage to the north of 113-127 and 155-169 Cherry Orchard Green along with associated works, footpaths, cycle paths, public lighting
- 172 no. private parking spaces (1 no. in-curtilage parking space per house), 14 no. on-street public car parking spaces on the link road (includes 2 no. accessible parking spaces) and 20 no. public bicycle parking spaces
- New boundary treatments to Cherry Orchard Hospital / Cloverhill Courthouse, incorporating provision for a future pedestrian entrance to Cherry Orchard Hospital and boundary treatment to Cherry Orchard Football Club.

The Members of the South Central Area Committee at its meeting on 31st March 2022 noted the proposed Part 8 for an affordable housing development at Cherry Orchard, Dublin 10 prior to the commencement of the Part 8 process.



The pre part 8 consultation circulation of the plans and particulars to the relevant technical divisions and the Planning and Development Department etc., prior to submission of the part 8 application, commenced on 12th April and concluded on 5th May 2022.

Pre validation Part 8 plans and particulars were submitted to Planning Registry on 26th May 2022; the Housing Development Part 8 Agreement was signed on 27th June 2022.

The Part 8 Plans and particulars of the proposed development were submitted to Planning Registry on Monday 27th June 2022 along with the published copy of the Newspaper Advert which was published in the Irish Independent 27th June 2022.

Plans and Particulars of the proposed development were available for inspection for a period of 4 weeks from 27/06/2022 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00 am to 4.30pm.

The plans and particulars were available for inspection for a period of 4 weeks from 27/06/2022 during public opening hours at the offices of Dublin City Council South Central Area Offices at Ballyfermot Civic Centre, Dublin 10 and online on Citizens Space - <https://consultation.dublincity.ie/>

Written submissions or observations to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8 in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated were accepted up to 4.30pm on 09/08/2022.

Submissions or observations could also be made online on Citizens Space - <https://consultation.dublincity.ie/> - before 23.59 p.m. on Tuesday 9th August 2022.

No third party submissions or observations were received in relation to the application within the prescribed period.

The Local Authority concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

The Planning Authority welcomes the development of vacant zoned lands for housing and regeneration of a derelict site within an established community in Cherry Orchard. The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022 and the Park West and Cherry Orchard Local Area Plan 2019, specifically Site 1 Elmdale hospital.

The Planning Department supports the proposed development of 172 new homes and considers that the scheme put forward is both unique and of high quality in terms of its design. The regeneration of a derelict site in Cherry Orchard is welcomed. The proposed development is considered acceptable.

The Planning Authority recommends a decision be made by the Elected Members of the Council to proceed with the proposed development subject to a number of recommendations / conditions.

The Planner's Report will be made available to elected members on request.

As approval of a Part 8 application is a reserved function of the City Council, it is now the intention to bring the proposal to the October City Council meeting for formal approval.

Michelle Robinson SEO
Housing and Community Services Department