

Naas Road - Ballymount - Cherry Orchard – Park West URDF Masterplan

Call 1 Urban Regeneration & Development Fund

Planning & Property Strategic Policy Committee
September 2020



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1. Background

- Rebuilding Ireland (2016) and National Planning Framework's National Strategic Objectives to promote Compact Growth.
- Strategic Location, close to City and straddling boundary of DCC / SDCC.
- August 2018 2 Category 2 URDF bids:
 - DCC submitted Naas Road LAP land and Park West Cherry Orchard.
 - SDCC submitted Naas Road / Ballymount.
- November 2018 DHPLG committed €1,075,000 of URDF funding a joint DCC/SDCC project with 25% match funding requirement.

**Rebuilding
Ireland**

Action Plan for Housing and Homelessness

Project Ireland 2040

**National Planning
Framework**



Urban Regeneration and
Development Fund (URDF)



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

2. Overview of Lands

Study Area

- 700 hectares in total (SDCC and DCC lands)
- 649 hectares net developable area

Net Developable Lands – DCC

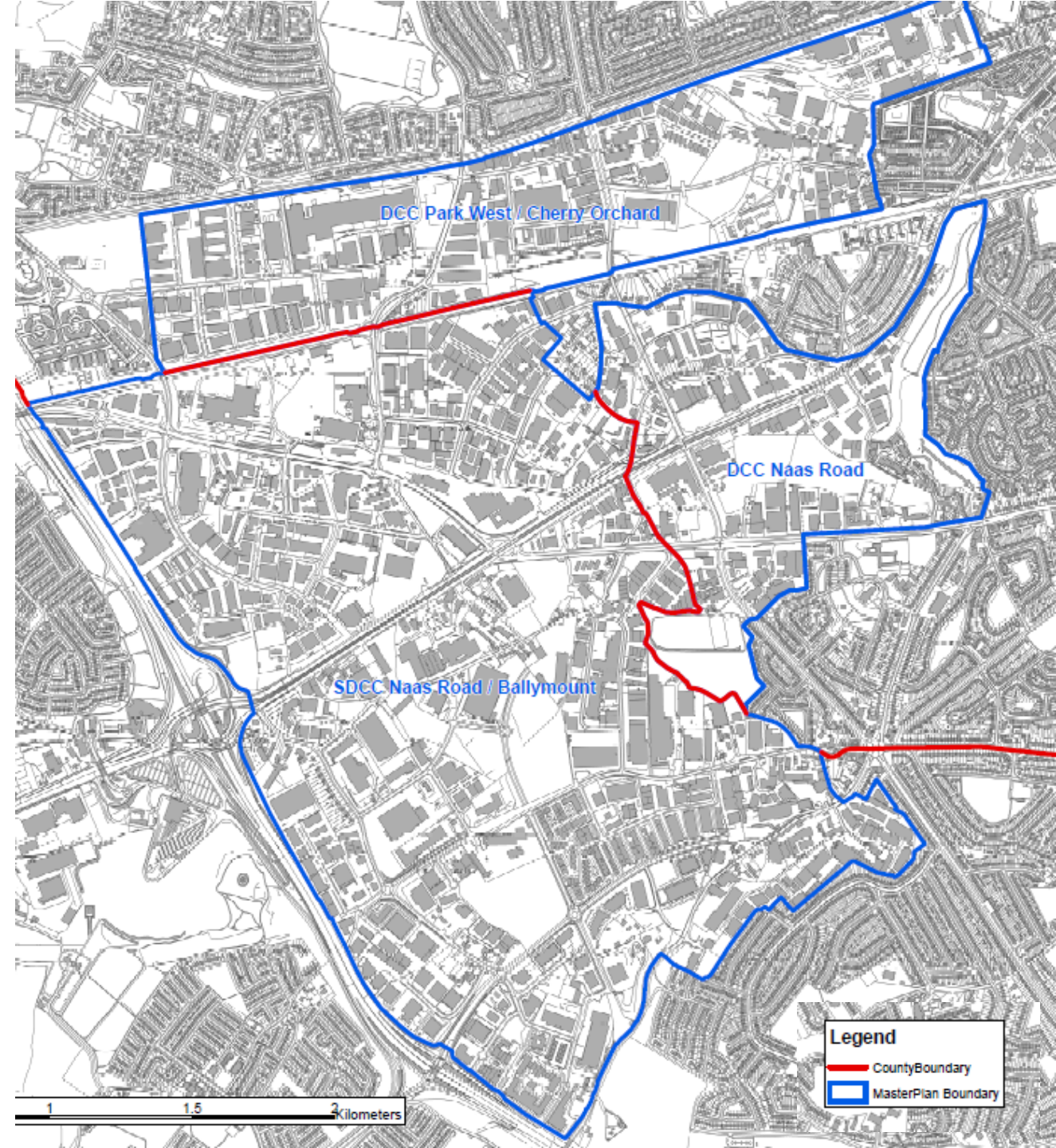
- The Naas Road Lands LAP c. 111 ha
- DCC Park West/Cherry Orchard c. 151 ha of land zoned Z6 (Employment/Enterprise) and Z7 (Industry and Employment)

Net Developable Lands – SDCC

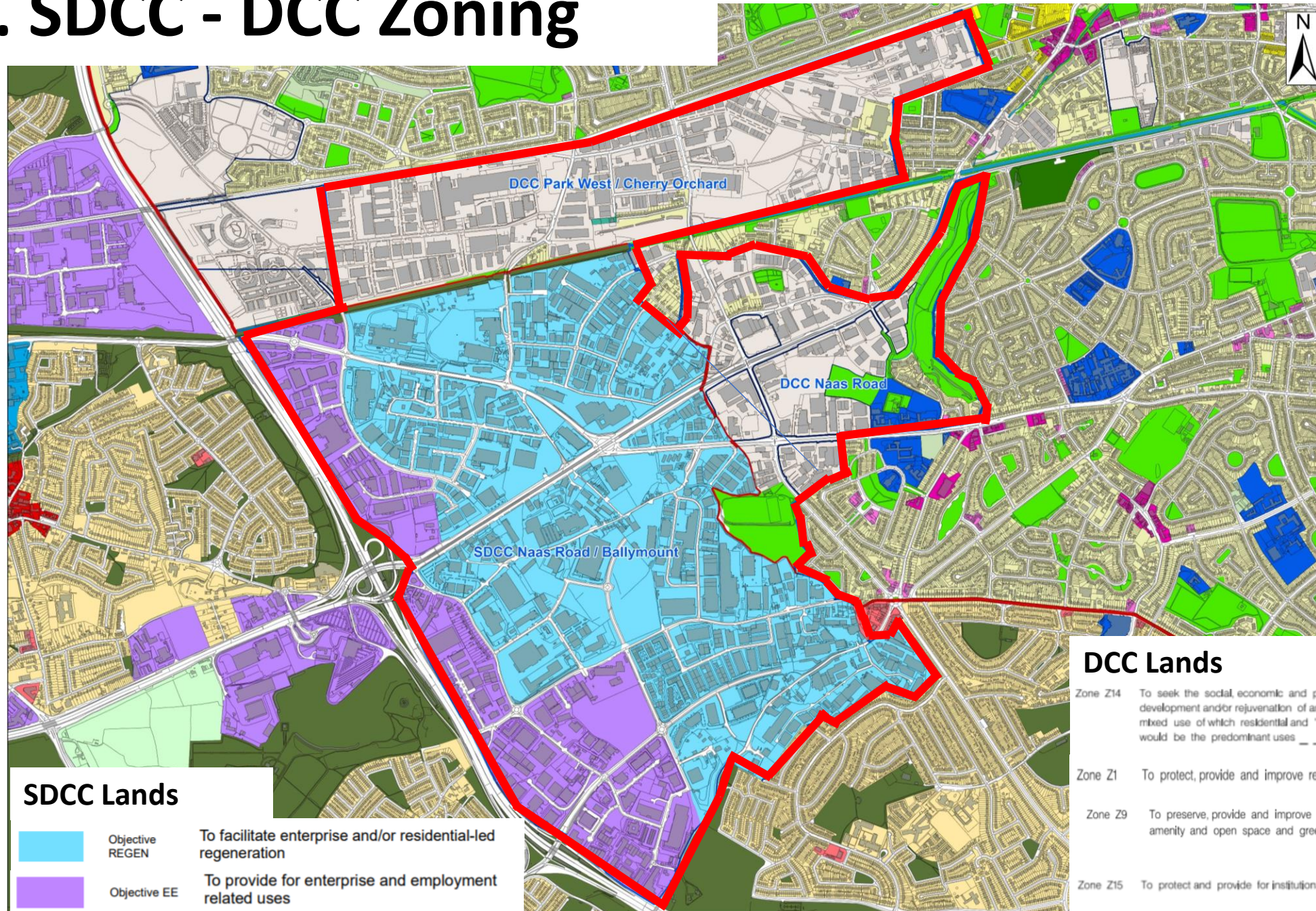
- 440 ha in SDCC URDF bid Study Area
- 387 ha represent the net developable area.
 - 280 hectares zoned REGEN
 - 107 hectares zoned EE

Public Transport

- Kildare Rail Line
- Red Line Luas
- Greenhills Road to City Centre Bus Route



3. SDCC - DCC Zoning



4. Constraints & Challenges

Environmental

- Seveso sites
- 110kv power lines
- Contaminated land
- Noise pollution & air quality

Infrastructure & Utilities

- Foul capacity
- Water supply

Transportation

- Public transport capacity
- Heavily trafficked road network
- Cycling & pedestrian environment

Landownership

- Multiple Landowners

Economic

- Displacement of existing industrial uses
- Land values
- Short-term development disincentives **Vs** longer-term development incentives
- State investment

Place-making & Community

- Lack of community facilities / open space
- Lack of local facilities e.g. shops, cafes etc.
- Small existing residential community

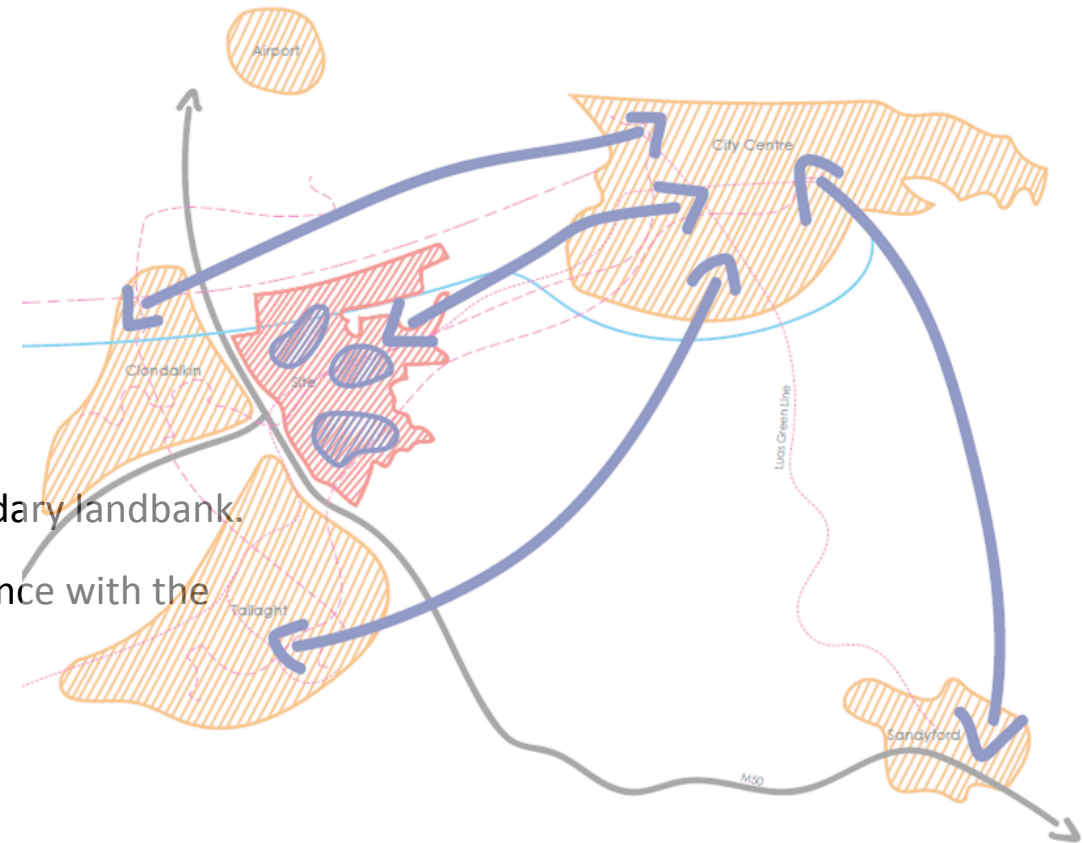
Planning

- Absence of integrated planning framework
- SHD process
- Development Plan process & potential variations
- Area designation & plan-making type

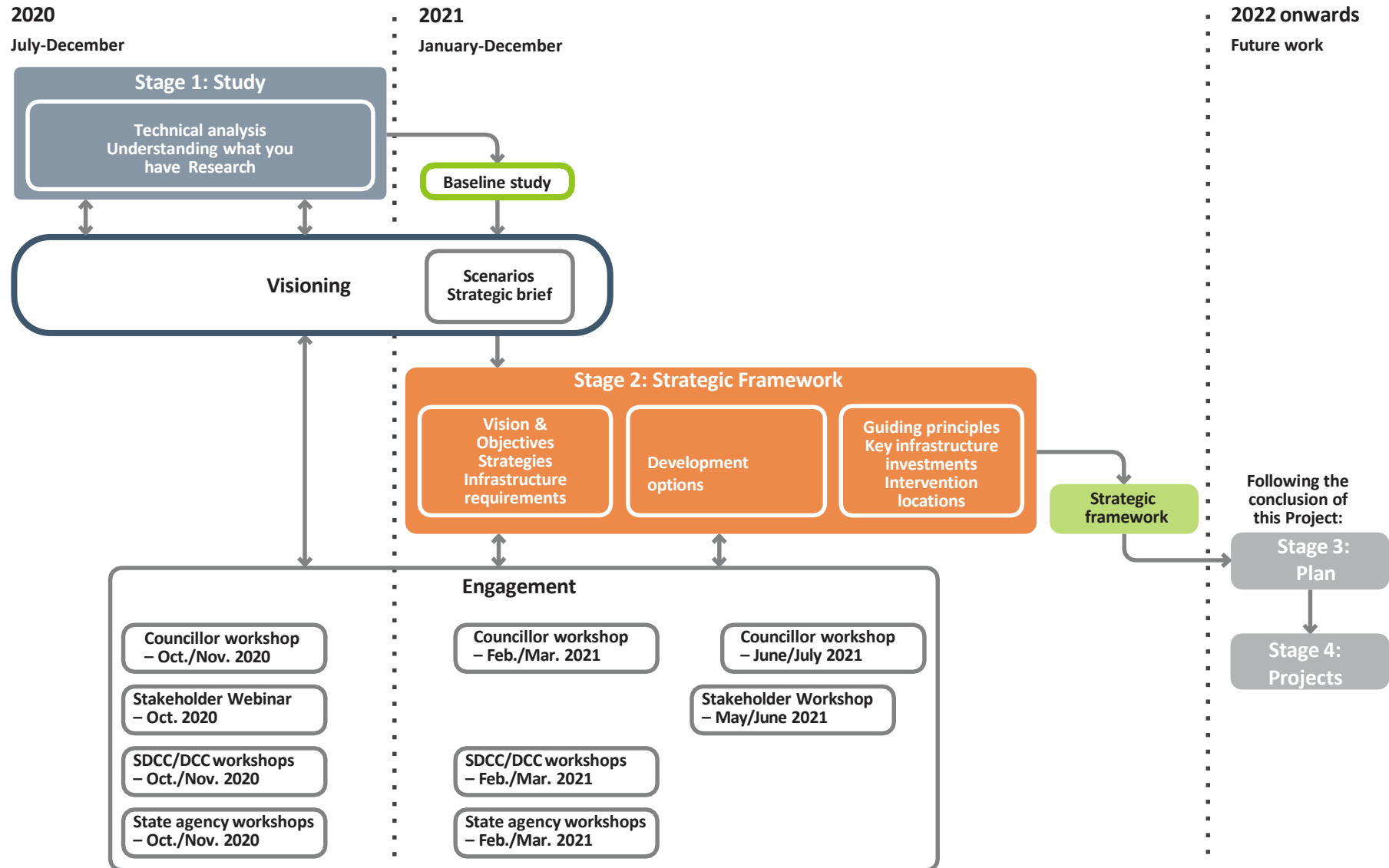
5. Project Team

- Multi-disciplinary Team
 - **Macreanor Lavington** – Project Lead.
 - **Urban Agency** – Urban Design.
 - **Avison Young** – Land Use Planning, Property & Economics.
 - **Systra** - Transport Planning & Transport Engineering.
 - **Grant Associates** – Landscape Architecture.
 - **Jacobs** – Environmental Engineering & Quantity Surveying.
 - **IAC** – Archaeology & Heritage.
- Task - 3 brownfield regeneration areas are the Study Area:
 1. SDCC Naas Road / Ballymount.
 2. DCC Naas Road.
 3. DCC Park West/Cherry Orchard.
- Objective to investigate the potential of this strategic transboundary landbank.
- Aim is to provide a new urban Quarter for Dublin City in accordance with the national and regional planning policy.
- Brief pertains to the following 4 separate stages:

Stage I	Study
Stage II	Strategic Framework
Stage III	Plan
Stage IV	Projects
- Project Team commissioned Stage I & Stage II
- Stage III & Stage IV subject to separate commission.



6. Timeframe





Thank you