

Cherry Orchard Point

Phase 2
Consultation
Report

OCTOBER 2024

Cherry Orchard Point

The Land Development Agency
An Ghníomhaireacht Forbartha Talún

Cherry Orchard Point
Phase 2 - Consultation Report

Communication channels
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The Land Development Agency

The Land Development Agency (LDA) is the State's affordable and social housing delivery body. Its purpose is to maximise the supply of affordable and social homes on public and other land in a financially sustainable manner to help address the country's housing need.

The LDA partnered with Dublin City Council (DCC) in 2022 to progress plans for development of the lands at Cherry Orchard Point. From the early stages of the project, a wide range of meetings, involving the LDA, DCC, State Agencies and local groups to develop an understanding for the site and wider area.

Introduction

This report provides an overview of stakeholder and public feedback received on the Cherry Orchard Point Phase 2 Project during the public consultation phase, which ran during June and August 2024. The consultation activities comprised a series of meetings and a workshop. We also received feedback via email and through ongoing stakeholder engagement, including state agencies, DCC, Councillors, and local elected representatives.

Context/Vision

Cherry Orchard Point will be delivered on lands located within the designated area of the Park West - Cherry Orchard Local Area Plan (LAP) 2019. In November 2019, Dublin City Council (DCC) adopted the LAP for the Park West Cherry Orchard area. The requirement to prepare an LAP follows on from the designation of Park West - Cherry Orchard as a Strategic Development Regeneration Area (SDRA) in the Dublin City Development Plan (DCDP) 2016-2022. This is now reflected in the current DCDP 2022-2028 as SDRA 4.

The overall Cherry Orchard Point development will comprise three residential phases across the lands known as Site 4 and Site 5. On completion of all phases, it is expected to deliver c.1,100 homes and c.23,400 sqm of retail, community and cultural spaces.

Phase 2, located in the northern area of Site 4, is a low-density development of approximately 137 homes for affordable sale. These new homes, once completed will be made available for sale through the Local Authority Affordable Purchase Scheme.

Purpose of Public Consultation & Stakeholder Engagement

In progressing plans and proposals for residential developments, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, starting from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme.

Stakeholders are varied and diverse – and the LDA is committed to finding solutions that balance common concerns and reflect the wider public interest in a manner consistent with the mission to build sustainable and affordable housing developments.

The LDA adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non statutory engagement varies according to specific requirements and conditions.



Communication Methods

The LDA, in partnership with DCC engaged with the local community in the Cherry Orchard-Park West area at the earliest possible opportunity and facilitated a series of engagements, meetings and workshops as part of its consultation process.

A design team, led by van Dijk Architects was appointed to the project to produce a Draft Masterplan for the lands. A Consultation & Stakeholder Engagement Plan was developed in 2022 and a full consultation process took place on the wider masterplan in 2023. Full details and reports available here: lda.ie/projects/cherry-orchard

The first planning application was lodged in December 2023. An Bord Pleanála granted planning permission for this Phase 1 development in July 2024. The design team has been working on the Phase 2 proposals to bring forward a second planning application.

Public Consultation & Engagement Results

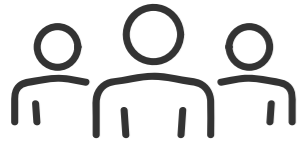
Phase 2 Consultation June – August 2024

Between June and August 2024, a number of key meetings were held with elected representatives, local authority officials and state agencies with an interest in the site and the locality. More than 20 people attended the public workshop.

A summary of findings across a series of common themes is set out in the following pages and are presented under the key themes of: Homes, Wider Area Issues, Environment, Community & Security and Consultation.



Community & Stakeholder Feedback



General:

There was positive feedback from the majority of stakeholders that engaged. Local elected representatives were pleased to see the advancing of affordable homes for the area and stressed the importance of community integration. We worked with local Gardai and the Crime Prevention officers who are contributing closely to the security by design aspects of the plans. The Cherry Orchard Implementation Board attended a number of events and stressed the need for high quality and affordable housing options for the area.



Wider Area Issues:

Much of the commentary related to the overall Development Plan for Cherry Orchard, rather than the specific Cherry Orchard Point project. The feedback focused on surrounding local areas and amenities, such as:

- Provision of a running track in New Cherry Orchard Park
- Plans for the development of Site/Park at Blackditch Road
- Creation of Community Village Centre to meet the needs of Cherry Orchard – although the new scheme is generally welcomed, feedback suggested it doesn't fulfil the needs of the community at large.
- Capacity concerns regarding local amenities, specifically schools and creche
- Integration of new developments/ future of Cherry Orchard.

Concerns were raised about DCC's proposals for a new river and clarity sought on who the decision makers are.

Traffic plans for wider area. Blackditch Rd residents highlighted existing issues with traffic volumes in the area – coming from Parkwest (via Cedarbrook) and queried if wider plans will address the increase in traffic.



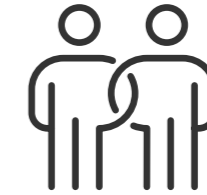
Environment:

The Stone Soup Group raised concerns regarding the LDA appointing third parties to carry out work on its behalf. These concerns arise from previous issues on other affordable housing developments in Cherry Orchard Park.

There was strong feedback on the design of the green / landscaped area in Cherry Orchard Point. The group expressed concern about the integration and connectivity of the present design with the existing Cherry Orchard community. Many people worried it could become an isolated, closed-in community like The Crescent Building. Park West Road was highlighted as an issue – it's a busy road and acts as a traffic avenue between the existing community and the new development. Some felt that locals would not travel across to the new facilities.

The Linear Park model was cited as an example of a successful development and locals would like to see something similar at Cherry Orchard. People want green spaces that connect rather than divide communities.

Specific queries relating to the construction phase were raised. Clarity was sought on issues such as the length of the construction period, access, pollution and construction traffic.



Community & Security:

Workshops conducted with local Gardai and the Crime Prevention officers who are contributing closely to the security by design aspects of the plans.

Concerns were raised regarding the proposal to raise the river. Suggestions that it could lead to anti-social behaviour, based on previous experience.

Security issues that may arise at construction start flagged by a number of people.



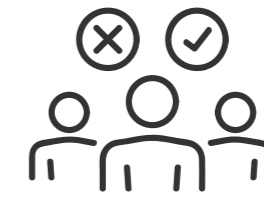
Homes:

People responded positively to the quality, space and modern design of the new homes. The layout of homes, space and storage provisions were welcomed.

Questions were raised, and clarity was sought regarding the Affordable Homes for Sale and the Cost Rental process, including the application rules for both.

Several attendees at the public workshop inquired about how to register interest for units, particularly for Phase 1 Social and Cost Rental, and to a lesser extent, Phase 2 AFS.

This interest primarily came from local residents who wish to remain in the area and are currently living with family, expressing a desire to be considered for homes in the scheme.



Consultation:

There were calls for stronger and more engaged consultation with the community, as well as more regular and visible visits from the teams working on the project.

Some felt that the timing of the consultation – during holidays – could be improved.

It was suggested that the Dojo App (used by the school for communication purposes) could be used to advise of upcoming open evenings and thereby improve engagement.

Next Steps

We wish to thank everyone who generously contributed to the stakeholder engagement process and for sharing their ideas, suggestions and concerns. The design team will now consider these and reflect on the proposals to date. We are targeting the submission of a Planning Application for Phase 2 in Q1 of 2025 and intend on expanding our community and stakeholder engagement as we proceed.

Communication channels remain open for all stakeholders as the project evolves:

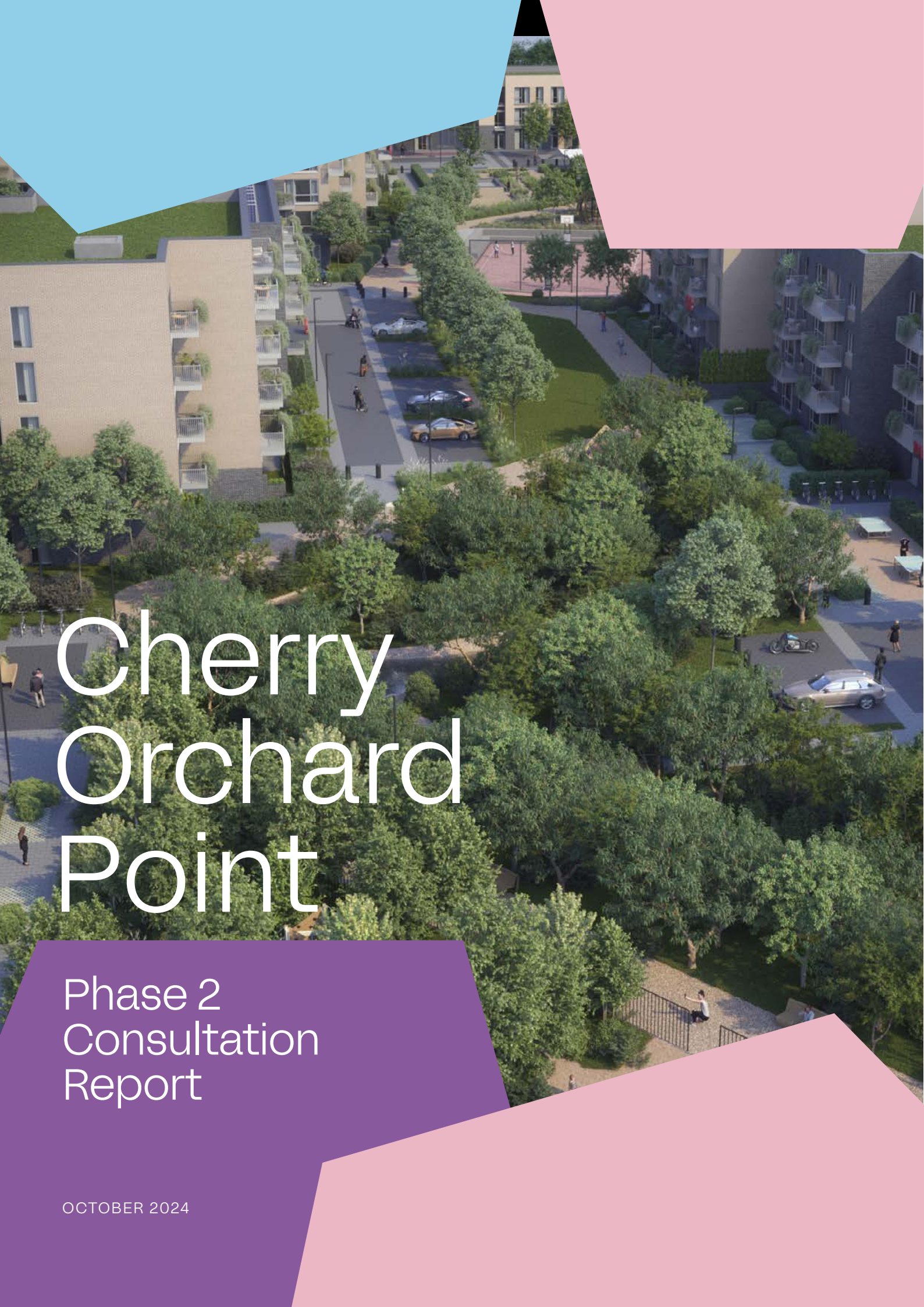


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