



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

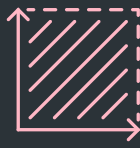


Cherry Orchard Point

Overview of Phase 1 planning application



The proposed Phase 1 consists of **547** new cost rental and **161** social homes, as well as commercial and retail zones, which will also serve future phased development and the existing local community.



The carefully planned new Cherry Orchard Point development is proposed to create a vibrant and diverse community on a well-connected **6.27-hectare** site owned by Dublin City Council.



A planning application was lodged in early December 2023 with a decision due from An Bord Pleanála in June 2024.



The LDA planning application followed an extensive period of public consultation and included feedback from locals, representative groups and other stakeholders, such as the Department of Education and An Garda Síochána.



A Community & Stakeholder Engagement report was published in November 2023 with the key themes set out overleaf.



Key Themes



Housing & Design

The overall development is designed to be delivered to a consistent quality standard, with no discernible differences across social and cost rental homes.

The Phase 1 proposal is designed with a combination of 'High Density' and 'Medium Density' homes.



Amenity & Infrastructure

The proposed development includes provision for a retail supermarket, 7 independent and co-located retail / commercial units, a public park, creche, community garden, and playground.

The proposed creche will have spaces for 92 children, with additional room to facilitate demand from future phases of the development and/or children from the wider community.



Transport & Traffic

The site is well served by road, bus and rail infrastructure. The plans for DART+ and BusConnects upgrades to the immediate area will significantly enhance public transport provision and help to reduce car dependency in the area.



Biodiversity

The proposed development has many green open spaces and an extensive network of green infrastructure throughout.



Plan-Making & Consultation Process

To continue the LDA and DCC's open engagement with the wider community on the Cherry Orchard Point Project, future information updates and public events will be scheduled for the next phases of the Cherry Orchard Point Project in the coming months. These will be detailed on the LDA's website and also communicated to the public via DCC, local area groups, elected representatives and external stakeholders.



Community & Society

The proposed development features a range of social spaces including community, cultural and arts facilities such as the outdoor community plaza and community garden at the southern end of Central Park. It is intended that these spaces will be used to host public events, activities, and gatherings, complementing the current community facilities and spaces.

A construction stage Communication Representative will be appointed by the Contractor.



Commercial Space & Enterprise

The commercial element of Phase 1 involves the provision of a retail supermarket (2,523sq.m), and 7 independent and co-located retail / commercial units (totalling 373sq.m) located adjacent to the Park West Cherry Orchard rail station.

Next Steps:

Q1 2024

Phase 1 Planning Application Live

Q2 2024

Anticipated Decision on Phase 1 Planning Application

Q2 2024

Consultation Process for Phase 2 Proposed Development

Q2 2024

Lodgement of Phase 2 Planning Application