

Cherry Orchard Point



Proposed Design Plans for Public Feedback



Introduction

The Land Development Agency (LDA), in partnership with Dublin City Council (DCC) as landowners, is progressing plans for the development of greenfield lands known as ‘Site 4’ beside Park West Avenue and the Park West Cherry Orchard Railway Station. The plans focus on the development of a new, large, mixed-use development with public amenity, community, retail and commercial uses. **Cherry Orchard Point is the working title for this development project.**

The LDA is a commercial, state-sponsored body focused on the delivery of sustainable affordable housing and the development of underutilised public lands across Ireland. One of its core pillars is the delivery of cost rental and affordable purchase homes.

Cost Rental

With cost rental homes, a tenant's rent covers the cost of the construction, management, and maintenance of their new home. Cost rental offers you a long-term, secure tenancy that is more affordable than local market rents. The LDA is working to achieve rents that start below the average local area rent. Cost rental is a long-term rental option.

Affordable Purchase

The LDA is committed to meeting the need for affordable homes for purchase and rent across Ireland. The LDA's Affordable Living programme aims to work to meet this need by providing homes for both purchase and rent. In partnership with a number of Local Authorities across the state and through the ‘Home Building Partnership’ Initiative the LDA will be launching various schemes across the country.

It is intended to deliver the plans for Cherry Orchard Point over four phases.

On completion of all phases, the scheme is expected to deliver:

- 1,131 cost rental and affordable homes
- c.23, 400sqm new community and retail space

The plans, summarised in this document, will be the subject of a series of planning applications.

For details on who can apply please visit:
<https://lda.ie/affordable-homes>

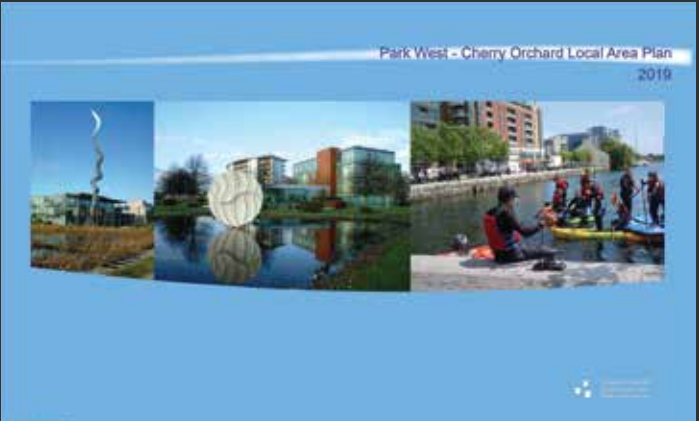
Background to the Cherry Orchard Point Project

Cherry Orchard Point will be delivered on lands located within the designated area of the Park West - Cherry Orchard Local Area Plan (LAP) 2019. The LAP is guided by the Dublin City Development Plan which designates the lands as a Strategic Development Regeneration Area (SDRA 4) (as now reflected in the Dublin City Development Plan (DCDP) 2022-2028).

The LAP focuses on making the Park West - Cherry Orchard area an attractive and identifiable place with a vibrant and active community. The overall plan encourages a good mix of housing units, with strong provision for local shops, schools, parks and community and recreational facilities.

Prior Consultation in Cherry Orchard Community

The planning and design team has been informed by the insights captured during the consultation phases of other plans undertaken for the area in recent years. These include the 2019 LAP, which underwent two extensive rounds of public consultation prior to its adoption, the ‘Dublin City Local Economic and Community Plan (LECP) 2016-2021’ and ‘Making Cherry Orchard Better Area Action Plan 2017’.



Public Feedback Welcome

The proposals for Cherry Orchard presented in this document are currently at pre-planning application submission and design stage. A planning application for the Phase 1 proposals will be lodged to An Bord Pleanála (ABP) in the coming months.

- The LDA and DCC wish to invite all interested parties to provide feedback on the current proposals for the lands, as presented in this document.
- All feedback received will then be considered by the planning and design team in coordination with the LDA and DCC.
- Where appropriate and relevant, ideas and suggestions received from the public may be incorporated to the design of the scheme before it is lodged as a formal planning application.

The Cherry Orchard Point project is primarily focused on responding to the requirement for social and affordable homes in the area with reference to Sites 4 & 5 of the LAP. While the wider requirements of the existing and new communities have been considered by the project team, the proposals are not promoted as being a complete solution to the full range of strategic issues that focus on the wider Cherry Orchard area.

The information and feedback stage will remain open for a period of 4 weeks from 14th June to 14th July.

Information on the timeline for the project and all further stages of the public consultation process will be made available on the LDA's website approximately 3 weeks following the close of the feedback stage.

Other Projects

Cherry Orchard Point is one of a number of new projects proposed for the area. Other public projects proposed locally include:

Village Hub Cherry Orchard

DCC has appointed a design team aiming to bring forward a proposal that will include a Neighbourhood Centre, a civic space/neighbourhood park with integrated Senior Citizen housing & general needs two storey homes, as part of the neighbourhood centre. This centre aims to include a commercial ground floor development made up of 3-4 smaller retail units creating a local neighbourhood site which will play an important role in creating a strong focal point for both the existing and new communities.

Cherry Orchard Park

As part of the Park West-Cherry Orchard Local Area Plan, Cherry Orchard Park was identified as a park for refurbishment to meet today's and the future community's needs to access nature, leisure, outdoor sports and movement and event spaces. Dublin City County Parks Department have commissioned Cunnane Stratton Reynolds (CSR) Landscape Architects to look at initial feasibility options for enhancement and use.

Schools and Education

Facilities in Cherry Orchard

The existing primary school at St Ultan's is a unique and great resource in the community. It has a pre-school within the school, and an adjoining after-school hub. In addition to this, the forward planning section of DCC are engaging with the Department of Education with the intention to progress the provision of a new school for the area, as per the requirements of the Local Area Plan. Forward Planning will also be examining the need for secondary schools in the area in relation to the City Edge project and the wider hinterland.

Community Wealth Building Strategy

The LDA are working closely with DCC's Community Wealth Building Strategy which will include a pilot programme on skills development, training and local employment for Cherry Orchard.



The Site

The application sites shown on the map here are identified as key development sites under the Park West Cherry Orchard LAP 2019. These lands have been zoned for development under the Dublin City Development Plan 2022-2028.

The lands on which Cherry Orchard Point are proposed to be delivered measure a total area of c.12.1 hectares or 29.9 acres and are referred as Site 4 and Site 5 in the LAP. They currently comprise an expanse of grassed areas, mature trees and overgrown vegetation. The sites are accessible from Park West Avenue and Cedar Brook Avenue.



Enhancing Local Services

Cherry Orchard Point will deliver retail, childcare, and community resources alongside the new homes proposed. These resources will be available both to new residents and the wider local community.

It is intended that the facilities and services delivered as part of the scheme will greatly enhance the existing offerings in the area – as shown on the map below.

Education

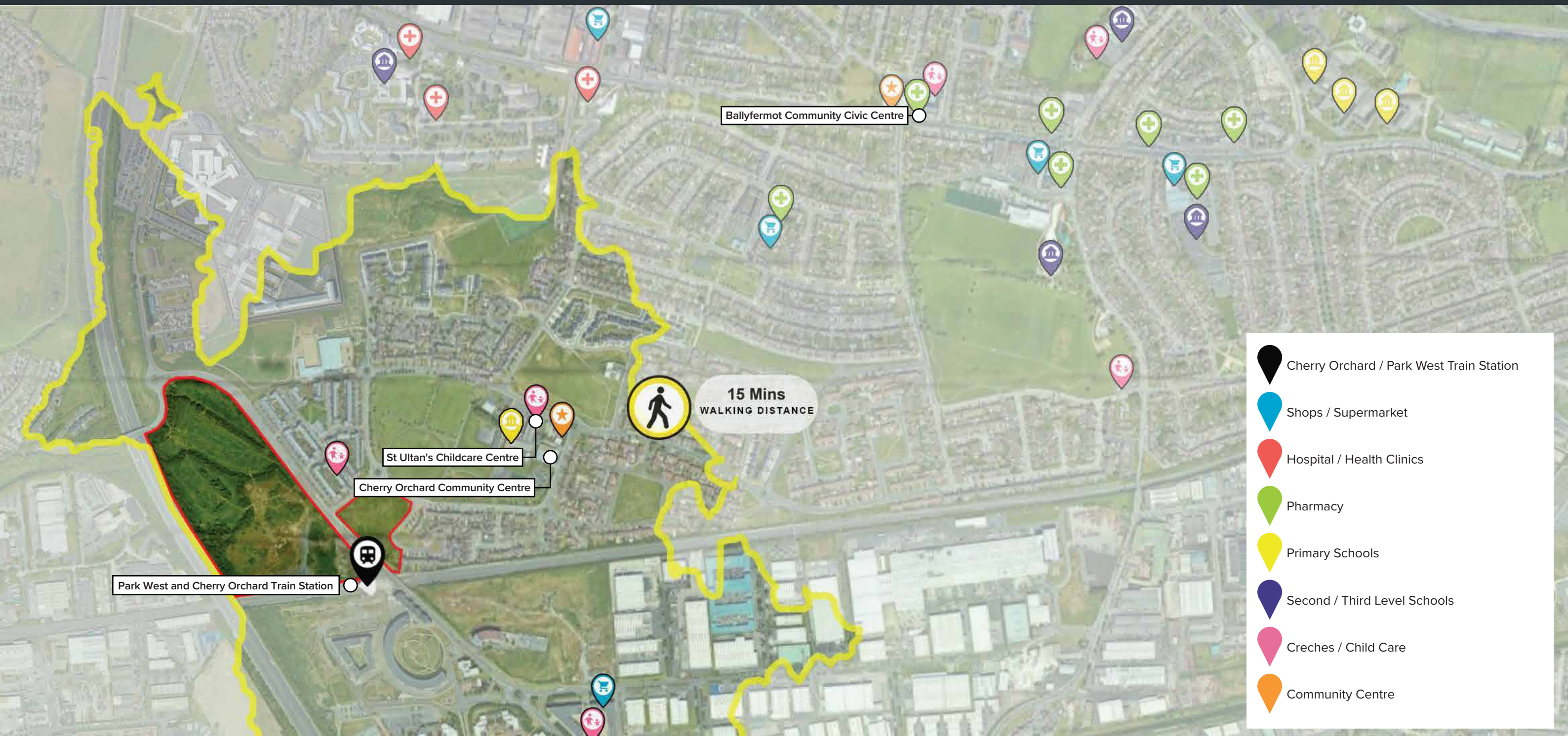
- St. Ultan’s Primary School
- Linn Dara Community School
- St. John’s College de la Salle
- Ballyfermot College of Education
- Dublin Business School

Community Resources

- Cherry Orchard Community Centre
- Ballyfermot Community Civic Centre

Local Shopping

- Spar Park West
- Lidl Ballyfermot
- Tesco Ballyfermot
- Iceland Ballyfermot



The Vision

‘An accessible, inviting new neighbourhood which strengthens the choice of housing, creates new employment opportunities and enhances local, community services both for future and existing residents of the area.’



Design Principles

The vision for Cherry Orchard Point is supported by a series of principles which have guided the planning and design process to date. These are:



Connected, easy to navigate streets with direct connections for pedestrians, cyclists and motorists to existing residential neighbourhoods and parks.



Variety in housing mix with options for social, cost-rental and affordable homes.



Variety in building height, form, and materials.



A scheme with a distinctive character, clear sense of place and identity.



Efficient use of land that optimises rail and bus connections.

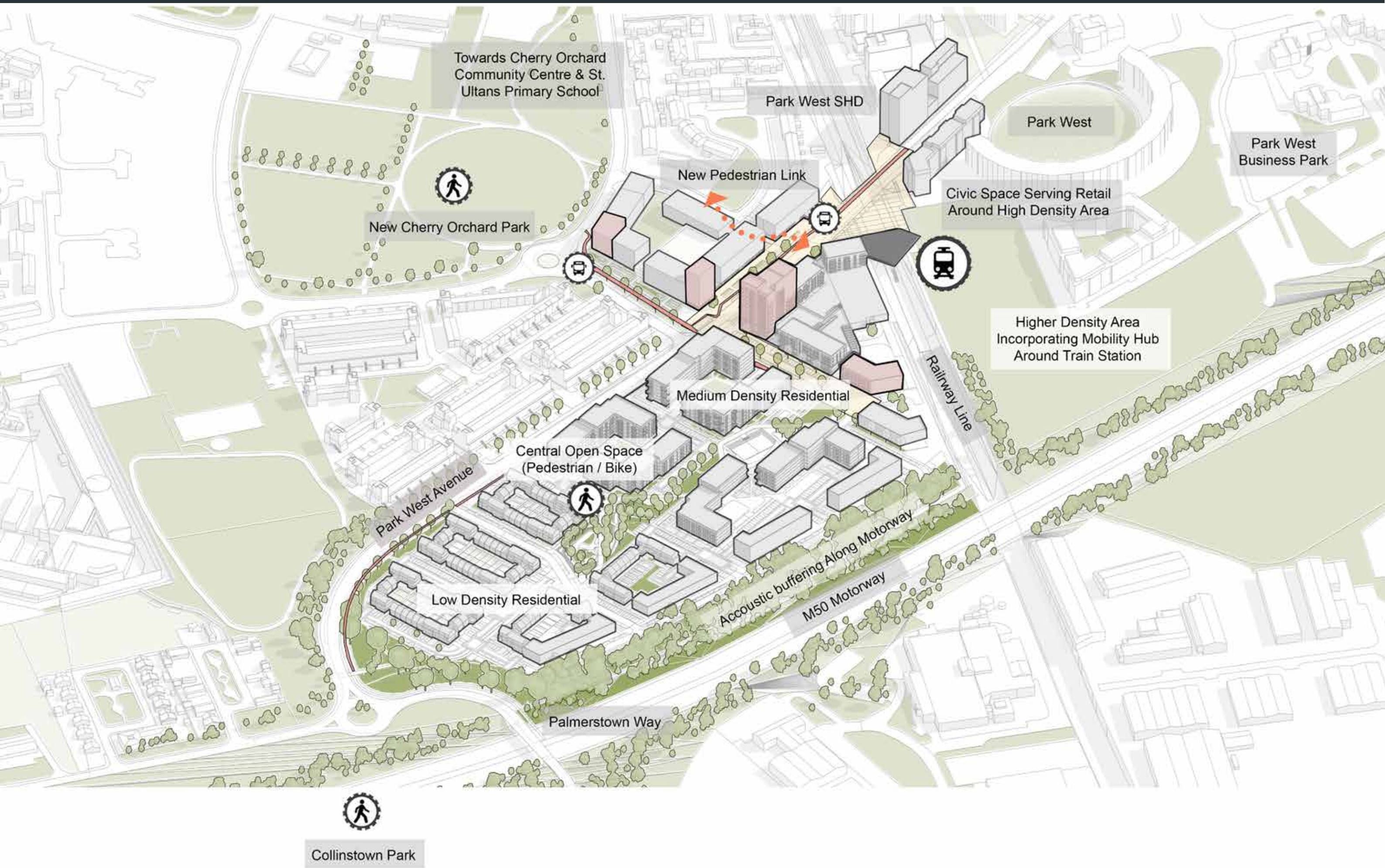


A new Central Park to relax, socialise and play



People-friendly public streets and spaces, with overlooked parks and plenty of ground level activity.

Site Layout Plan



Guided by the design principles, key elements of the scheme include:

Parks and Landscaping

Central to Cherry Orchard Point is a **new large public park** around which the wider plans for housing, employment, retail and community services are centered.

The new park will appeal to all – it will include a **community garden, picnic lawn, space for kickabout, a multi-sports pitch, outdoor gym, play equipment, a walking and running ‘loop’, and extensive areas of natural, native, bio-diverse and pollinator friendly planting**

This will be a welcoming and inclusive place for residents and the surrounding local community to relax and enjoy.

New large street trees, a pedestrian and cycle network, secure bicycle parking and an extension to the plaza in front of the railway station are also proposed.



New Homes

Residential buildings are designed around the central park with higher buildings to the south close to the train station and other public transport links.

A landmark 15 storey residential building, as envisaged in the Park West Cherry Orchard LAP 2019 is proposed in phase 1.

All new homes will have private terraces, semi-private courtyards and an attractive, inviting public realm.

There will be communal courtyards for residential blocks areas for children to play, outdoor seating and social spaces.

Community

- **New community, cultural and arts spaces** that can be adapted to host a range of activities, are proposed. These will cater both to the requirements of the new population and the wider community.
- On full occupation of all phases, Cherry Orchard Point will see in the region of an increase of 1,800 to 2,000 people living in the area. It is important that services in the local area can continue to respond to the needs of the expanding population.
- An outdoor community plaza at the southern end of Central Park that can accommodate special community events.
- A new crèche facility accessible to all residents and wider community.
- This public facility will also be open to the wider community and will ensure that existing childcare facilities in the area are not placed under undue pressure to cater for the childcare demands of the new population.
- An additional childcare facility will be delivered in Phase 3 of the development of the scheme to ensure the childcare requirements are well provided for.

Accessible, safe and connected streets

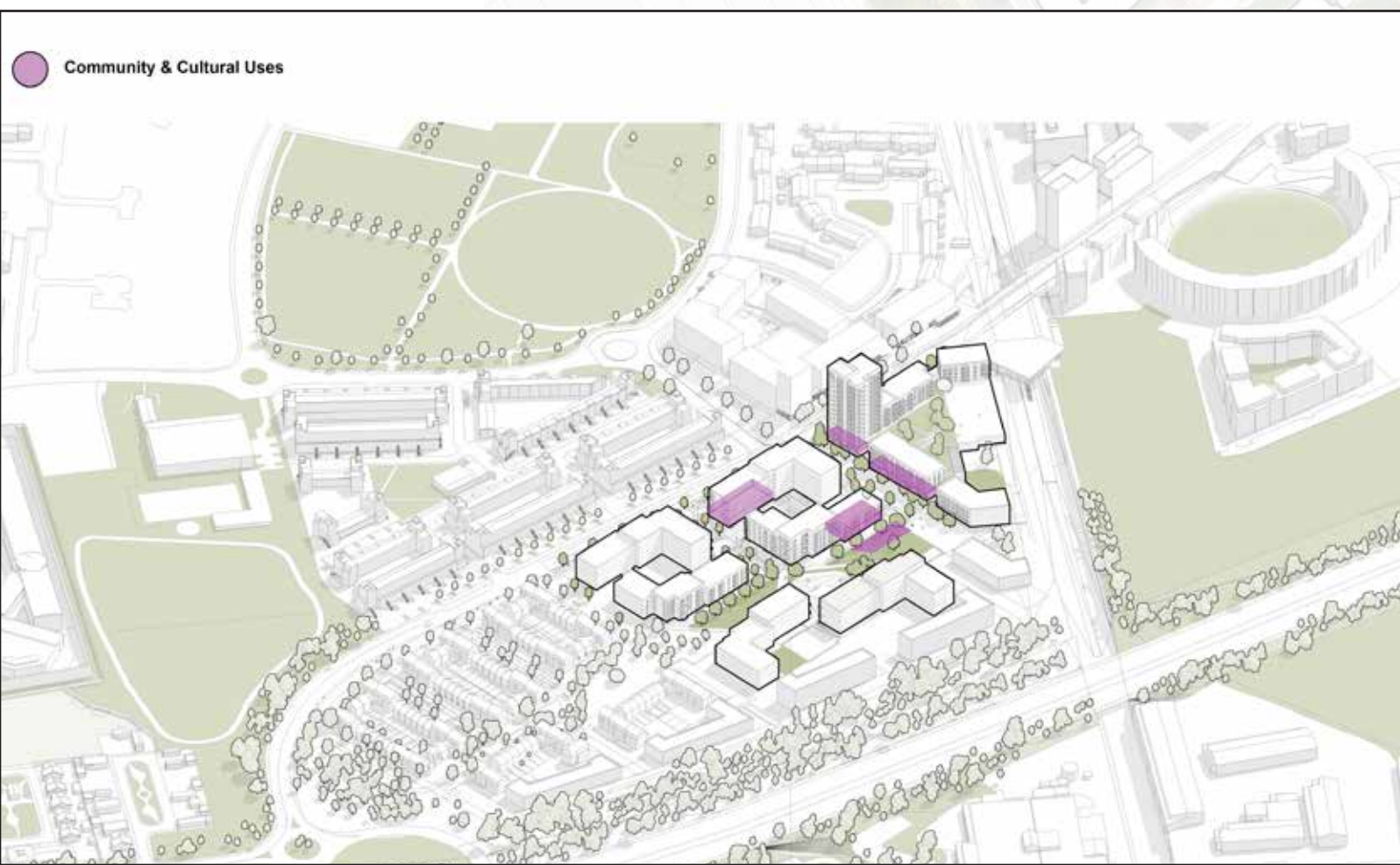
- Cherry Orchard Point prioritises pedestrians and cyclists and makes best use of existing public transport options. The central area will be a safe and pleasant car-free space for residents and visitors.
- New street trees, an off-road cycle lane, parallel parking bays and a pedestrian/cycle crossing on Park West Avenue will help to calm traffic in the area.
- New two-way off-street cycle lanes will connect to the station and Cherry Orchard Park.
- A new pedestrian connection between Barnville Park and Park West Avenue, allowing easier and shorter journeys to the station, local bus stops, and the new shops.
- Streets are designed to be shared and safe spaces for all users with special, traffic calming design measures.

An enhanced and highly accessible retail offering

- A new large retail unit is proposed alongside smaller ready to occupy local shop units. These will be delivered on Park West Avenue to create a centre for public activity around the railway station.
- A dedicated retail carpark will accommodate customers from the wider neighbourhood and those making a large weekly shop.

Employment

- Commercial and enterprise buildings are proposed to be delivered in the final stages of the overall scheme which will accommodate a broad range of employment uses for the wider Cherry Orchard area.
- The intention is to provide employment opportunities in close proximity to homes creating a healthier work-life balance and reducing unsustainable travel patterns.



DELIVERY PLAN

Phasing

Cherry Orchard Point will be developed in 4 phases:

- PHASE 1: APPROX. 709 HOMES, CRECHE AND RETAIL CENTRE – SITE 4
- PHASE 2: APPROX. 168 AFFORDABLE HOMES – SITE 4
- PHASE 3: APPROX. 254 HOMES, A CRECHE AND ADDITIONAL RETAIL UNITS – SITE 5
- PHASE 4: APPROX. COMMERCIAL/ENTERPRISE UNITS ALONG THE M50 – SITE 4



VIEW FROM PARK WEST AVENUE

A breakdown of cost rental, social and affordable units proposed for Phases 1-3 is shown below:

Phase	Cost Rental	Social and Affordable	Total Units
1	547	162	709
2	168		168
3	203	51	254
Total Units			1,131

A single Planning Application to An Bord Pleanála will be made for Phase 1, Site 4 of the overall development.

Phases 2, 3 and 4 will be the subject of future, separate planning applications.

In total, the Cherry Orchard Point development will provide approximately 1,131 homes 3,776 sqm of retail uses on Park West Avenue, two creches and up to 18,000 sqm of commercial/enterprise uses by the M50.

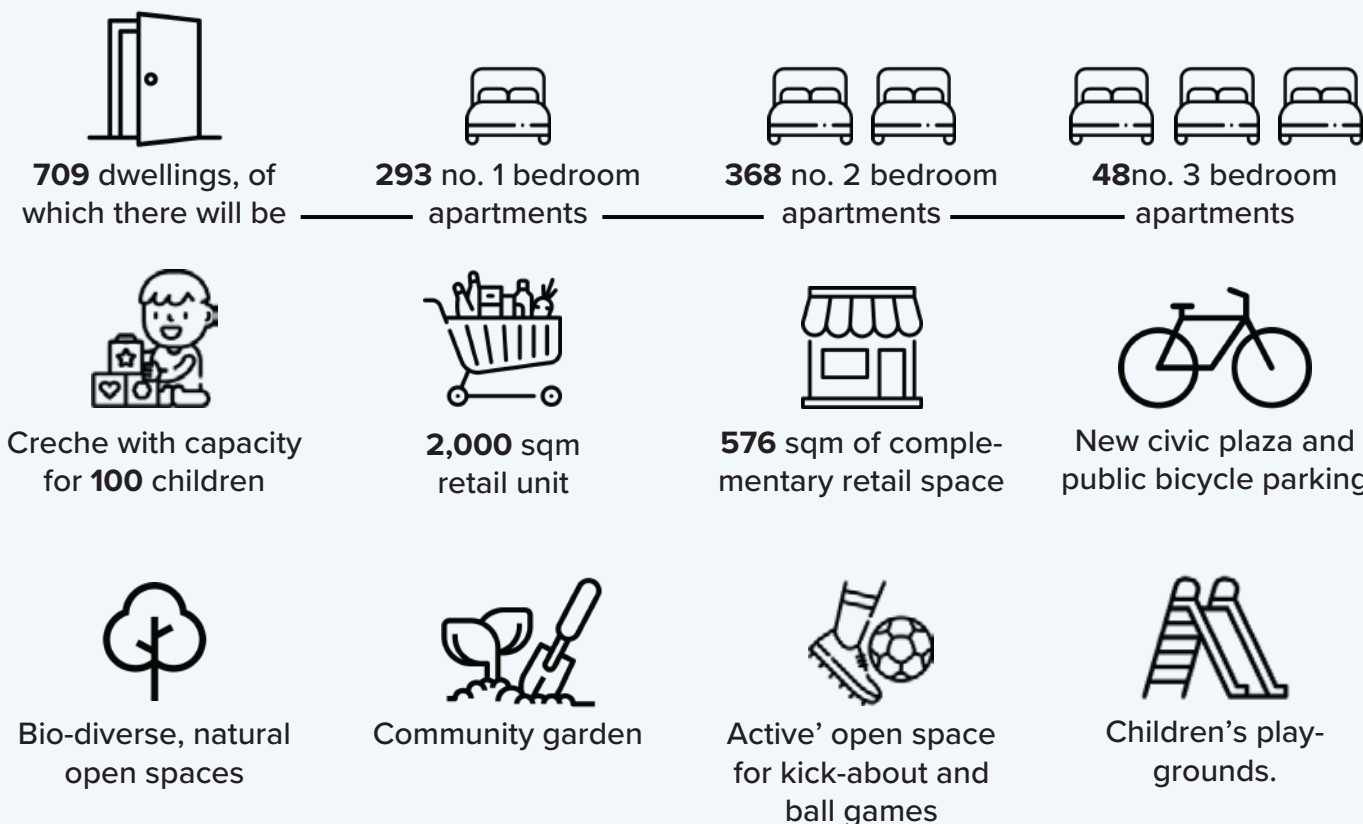
PHASE 1

PHASE 1: APPROX. 709 HOMES, A CRECHE AND THE RETAIL CENTRE – SITE 4.

The first development phase and planning application for Cherry Orchard Point will comprise of 709 homes, a creche and retail centre.

Phase 1 comprises approximately 42% of the overall development site area and will provide 709 new homes of which 547 will be cost rental units with 162 social and affordable homes.

Retail units and a crèche facility will also be delivered as part of this phase.





NEW STREET VIEWED FROM CENTRAL PARK



NEW STREET



PARK WEST AVENUE AND NEW STREET



CENTRAL PARK AND GAMES COURT

PHASE 2

PHASE 2: APPROX. 168 AFFORDABLE HOMES

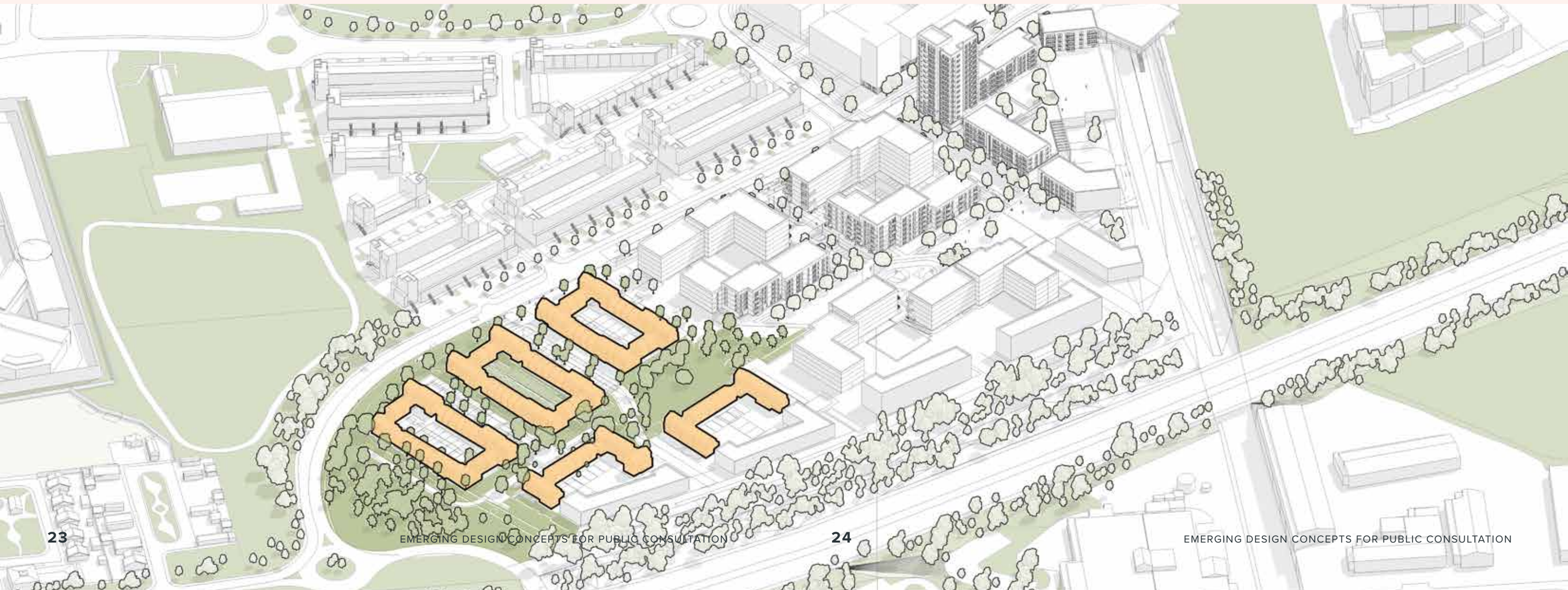
Phase 2 of Cherry Orchard Point comprises approximately 25% of the overall development site area and will provide approximately 168 new affordable homes. The social units for this phase will be provided as part of Phase 1.

A low to medium density neighbourhood of 2 to 3 storey houses or duplex units.

The theme of pedestrian and cycle priority continues in and around this character area.

Most of the homes will be 'own-door' homes, which will create an active streetscape to the park.

PLAYGROUND AT NORTH EAST OF CENTRAL PARK



PHASE 3



PHASE 3: APPROX. 254 HOMES, A CRECHE AND ADDITIONAL RETAIL UNITS.

Phase 3 of Cherry Orchard Point comprises approximately 13% of the overall development site area and will provide approximately 254 new homes. Of these, 51 units will be social housing and 203 units will be cost rental housing.

Ground floor retail units and a landscaped civic pavement.

New pedestrian and cycle links.

A creche on the northeast corner of the site accessible to future and existing residents.



PHASE 3 CEDARBROOK WAY



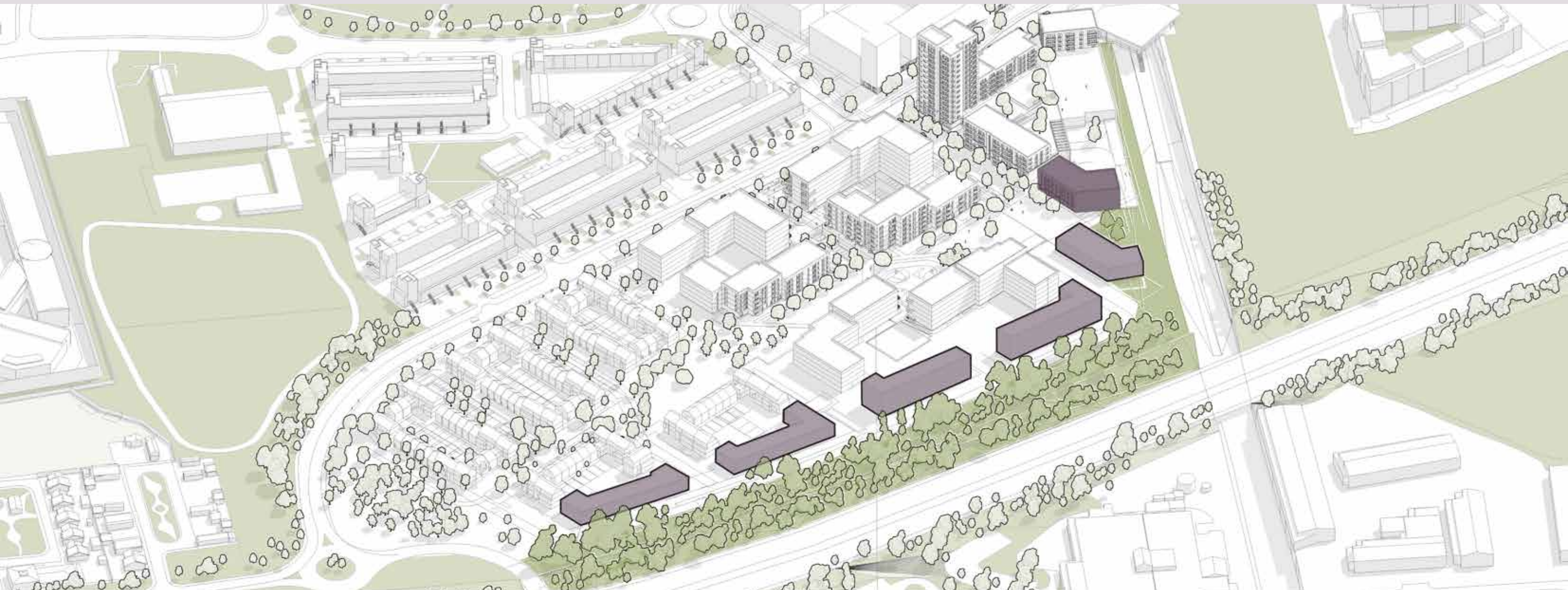
PHASE 4

PHASE 4: APPROX. NEW COMMERCIAL AND ENTERPRISE BUILDINGS

Phase 4 of Cherry Orchard Point comprises approximately 20% of the overall site development and will provide for up to 18,000 sqm of commercial/enterprise buildings along the M50.

This is the final phase of development and the Local Area Plan has identified these lands for commercial and enterprise units, ranging in building height from 1 to 8 storeys high.

This phase has the potential to deliver employment creation for the area.



SUSTAINABILITY

Energy

- All homes in Cherry Orchard Point are designed to be highly energy efficient and will achieve NZEB status (Nearly Zero Energy Buildings) and have at minimum, an 'A' BER rating.
- Exhaust air to heat pump systems will provide low-cost hot water and heating year round, and PV panels on all of the building roofs will boost and supplement electrical supply using the renewable energy of the sun, even on overcast days.
- Highly insulated building envelopes will provide thermal comfort for residents.
- State of the art ventilation systems.

Sustainable travel

- The scheme is designed to prioritise the movements of pedestrian and cyclists. Secure, sheltered bicycle parking and proximity to the train station will help promote more sustainable and 'active' travel.

Social sustainability

- A healthy environment that promotes wellbeing and an active, outdoor lifestyle.
- A number of the new apartments will be designed and constructed as 'lifetime homes', which integrate Universal Design features to ensure use and adaptability for people at all stages of their life and ability.

Environmental sustainability and biodiversity

- Multifunctional amenity grass areas.
- Retention of existing hedgerows and landscaping, wherever possible.
- A central park with a diversity of pollinator friendly planting.
- A replanting strategy based on native and pollinator friendly species.
- A biodiverse natural hem with woodland planting along the boundary of the M50.
- Nature-based sustainable drainage solutions including raingardens, green roofs, permeable paving and swales.

Economic sustainability

- Minimal landscaping maintenance cost and maximum value, amenity, and biodiversity of green space.
- Energy efficient homes with minimal heating and energy costs for home owners.



HOUSE / APARTMENT TYPES

A range of modern and contemporary architect designed apartment types will be available: 1-bedroom, 2-bedroom and 3-bedroom homes.

1 bed studio apartments will also be available as part of the cost rental options on offer.

- The 2-bedroom apartments will have either two double bedrooms or a double + single bedroom.
- All of the apartments on upper floors will be accessed by stairs and lifts, and all will have direct access to shared communal open space, secure bicycle storage and bin stores.
- Open plan living room and kitchens with private terraces or balcony
- Floor to ceiling windows in the living rooms and some bedrooms
- Bright spaces with many having views over the new park or the landscaped communal courtyard gardens.
- Large purpose-built store rooms in addition to fitted wardrobes will be provided in all apartments.



2-bedroom 4-person apartment



1-bedroom 2-person apartment



2-bedroom 3-person apartment

Get Involved

Please get in touch with any comments or suggestions you may have on the proposed design plans for Cherry Orchard Point.

Contact us:

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Phone: **+353 (0)1 910 3400**

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Write to us:

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