

## Cherry Orchard Point Project – FAQ's

### General

Question	Answer
What is the objective of this project	The LDA, in partnership with DCC, are seeking to provide social and affordable homes on this greenfield site, with the objective of creating a new vibrant suburban development in Dublin 10.
What is the Land Development Agency (LDA) and why is it involved?	The LDA is a commercial, State-sponsored body that has been created to coordinate land within public control to provide affordable & social homes and build communities across the nation. The LDA have been asked by Dublin City Council (DCC) to partner with them for the development of the Cherry Orchard sites.
What does cost-rental housing mean	This new rental option is supported by the Department of Housing, Local Government, and Heritage. In cost rental, the rent covers the cost of the construction, management, and maintenance of a new home. Cost rental offers a long-term secure tenancy that is below the typical market rent. The LDA is working to achieve rents that start below the average local area rental market. Cost rental is provided by the LDA as a long-term rental option. Further information at <a href="https://lda.ie/affordable-homes/lda-cost-rental">https://lda.ie/affordable-homes/lda-cost-rental</a>
What mix of apartments will be available	There will be a mix of 1-Bedroomed, 2-Bedroomed and 3-Bedroomed apartments in both the social and cost-rental housing options, with 1-Bedroomed Studio apartments also available for the cost-rental section only.
What is the timeline for this project	The planning process for a Part X application is not based on a mandatory, statutory timeline and all subsequent programming will be subject to a full grant of planning permission.
How many new apartments will be built	Overall, the Cherry Orchard site will provide capacity for approximately 1,100Nr. New homes. Phase 1 will provide approximately 700Nr. New homes in a mix of apartment types.
What size will the studio apartments be?	The studio apartments will be an average unit size of 43m <sup>2</sup> . Studio apartment will only be available as a cost-rental product and will not contribute to the social housing provision.
What is a Part X Planning Application?	The Cherry Orchard Point project is designed to be fully compliant with the provisions of the current Dublin City Development Plan, and as such a Part X application is the appropriate route to apply directly to An Bord Pleanála.
What is the Part X process? How do the public get involved?	A Part X (10) application is made directly to An Bord Pleanála, and the public have a period of 6 weeks from the date of lodgement to make observations to the Board. If An Bord Pleanála either seek further information or modifications, and if such are deemed to be material, then the public will be given a further 3 week period to make observations.
When will the Planning Application be lodged?	Planning for Phase 1 of the Cherry Orchard Point Project is due for lodgement in Quarter 3 of 2023.
Is it more expensive to build tall and how do the project economics work	In general, higher buildings attract a higher cost premium when compared with say, 5-6 storey options, due to the following factors: there will be increased preliminaries costs associated with access, impacts on structure, fire implications, DAC implications (potential additional lift) proprietary/façade treatments (as opposed to brick/render). The increased densities will also impact on car park provisions.
What community facilities will be included?	The provision of community, cultural and arts spaces will be in compliance with the current City Development Plan requirements and includes both external and internal spaces.
What sports and recreation facilities are planned?	The development will include a new public park to provide green infrastructure incorporating an outdoor gym, trim trail, biodiversity / woodland experience, multi purpose games area, community garden, outdoor events space and nature inclusive playground all accessible by the public.
Will there be shops/ cafes and other facilities?	In compliance with the Park West - Cherry Orchard Local Area Plan 2019 the development includes a large retail box plus Park West Avenue ground floor commercial / retail units.
How is the project catering for Children?	There will be an outdoor amenity space with a child play area for residents in addition to the public open space and amenities for use by the public generally.
How is the project catering for older people? Is it age friendly?	Age friendly design is being considered throughout the design process with reference to guidance issued by the National Disability Authority and DoHLGH Housing Options for our Ageing Population with 25% of the apartments being designed specifically as "Universal Design" apartments.
How does this represent sustainable development?	All the homes will be certified to the Irish Green Building Council's "Home Performance Index". HPI certification is based on over 30 verifiable indicators in five categories. Mandatory requirements are set in the most important areas, such as water efficiency, ventilation, thermal bridging, and enhanced airtightness. Further indicators are assessed under the section headings Environment; Health and Well-being; Economics; Quality assurance and Sustainable Location.
How are the biodiversity and environmental elements of the site being considered?	Careful plant selection with varieties and pollinator planting schemes will be planted, enhancing the current biodiversity. This will be tracked under a HPI indicator. The soft and hard landscape solutions consider SUDS requirements and encourage free drainage.

How will local transport infrastructure deal with the new density and increase of population?	The proposed development application will require/involve the preparation of a Transportation Assessment Report (including Traffic Surveys of local roads upon which an assessment will be based), the preparation of a Public Transport Capacity & Demand Study and a Mobility Management Plan for the scheme. These studies will address the local infrastructure and its ability to accommodate the proposed development.
How will construction traffic and it's impact on local communities be managed?	Any application for development on the site will require and be accompanied by a Construction/Construction Traffic Management Plan. This will address and identify issues that may arise during construction, based on an anticipated construction programme.
Who will own and run the site when completed?	The site is in the ownership of DCC and they will own and manage the social homes once constructed. The cost-rental homes will be managed by the LDA.
How much will the rents be and what is the process for applying for these apartments?	All cost rental rents are set at a level below the market rents in the area where the scheme is located. The LDA website will contain details for all forthcoming cost rental housing schemes and instructions as to how to apply for a home.
Where can I see the plans?	The LDA will host information sessions for interest groups in conjunction with the local area office. In addition, the project proposals will be hosted on the LDA's website: <a href="https://lda.ie/projects/cherry-orchard">https://lda.ie/projects/cherry-orchard</a>
How can we get involved?	<p>Anyone who is interested in learning more about the project proposals can contact the Community Liaison Office by the following contact options:            There will be a website that all members of the community can engage in <a href="https://lda.ie/projects/cherry-orchard">https://lda.ie/projects/cherry-orchard</a>            Email: <a href="mailto:cherryorchard@lda.ie">cherryorchard@lda.ie</a>            Phone line: +353 (01) 910 3400            Postal address: Cherry Orchard Point Project, The Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2</p> <p>If members of the community wish to write a letter to submit feedback on the project, you can issue to the aforementioned postal address. There will be key meetings with the LDA and community groups/interested parties to review details of the design as it progresses which will be coordinated through the DCC Cherry Orchard Community Centre.</p>
How can I access the information if I cannot use the internet?	The LDA can provide printed copies of the plans to members of the public who have no IT access and the LDA can meet and talk through the plans if requested. If members of the community require printed copies, they can write to the LDA at the aforementioned postal address or call us on 01 910 3400.
Will the local community be consulted?	The LDA will be running a community consultation process for approximately 4 weeks, with an active website, promotion through the local community centre, social media, local community and residential networks and inviting interest groups to feedback meetings. We encourage anyone to submit feedback to us through the LDA's communication channels.