



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Community & Stakeholder Engagement Report

In respect of
Cherry Orchard Point

Prepared by:
KPMG Future Analytics

November 2023



CGI of Playground & Food Forest during day
Images for illustration purposes



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CGI of Block 7B & 8 during night
Images for illustration purposes



Section One: **Introduction**

This report provides a summary of community and stakeholder engagement feedback received on the 'Proposed Design Plans for Public Feedback for the Cherry Orchard Point' project. It also presents an overview of key updates made to the design proposals following on from the public feedback stages.

Overview

The project

The Land Development Agency (LDA), in partnership with Dublin City Council (DCC), is progressing plans for the development of DCC lands beside Park West Avenue and the Park West Cherry Orchard Rail Station. The plans focus on the development of a new large residential led mixed use development with 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.

Through the Cherry Orchard Point project, the LDA is seeking to deliver a significant new development that will enhance and diversify the availability of affordable homes in the Cherry Orchard area. The proposals are also intended to enhance the availability of retail and community facilities both to future residents and to the established community of Cherry Orchard.

It is intended to deliver the scheme over four phases. On completion of all phases, the scheme is expected to deliver approximately 1,100 cost rental, affordable and social homes and c.23,400sqm of new commercial and retail floor space to Cherry Orchard.



CGI of Picnic Lawn as event space during day
Images for illustration purposes

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. 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 LAP is a statutory six-year plan, with the option to extend the Plan to 2029. The LAP focuses on making the Park West - Cherry Orchard area an attractive and identifiable place with a vibrant and active community. The plan encourages a good mix of housing units, with strong provision for local shops, schools, parks and community and recreational facilities. The LAP also seeks to ensure the delivery of commercial and enterprise space that will provide opportunities for local employment and benefit from a high quality integrated public transport network system.

In seeking to advance the delivery of key objectives of the LAP, DCC agreed that the LDA will be the developing agent for the subject lands beside Park West Avenue and adjacent to the train station known as Site 4 and Site 5 in the LAP.

“The plan encourages a good mix of housing units, with strong provision for local shops, schools, parks and community and recreational facilities.”

The Site

The application sites shown in Figure 1 are identified as key development sites under the Park West Cherry Orchard LAP 2019 and are zoned for development under the Dublin City Development Plan 2022-2028.

12.1

“The lands measure a total area of c.12.1 hectares or 29.9 acres.”



CGI of Picnic Lawn & Community Garden during night
Images for illustration purposes

The lands measure a total area of c.12.1 hectares or 29.9 acres. They currently comprise an expanse of grassed fields, mature trees, and overgrown vegetation. Site 4 is accessible from Park West Avenue and Site 5 is accessible from Cedar Brook Way.



Responding to the needs of the Cherry Orchard Community



The planning and design team has been informed and guided by insights captured during the consultation phases of other plans undertaken for the area in recent years. This feedback has been instrumental in informing the development proposals for Cherry Orchard Point. These include the 2019 LAP which underwent two extensive rounds of public consultation prior to its adoption.

Careful regard has also been had to messages from the local community which emerged from the public consultation stages undertaken for 'Dublin City Local Economic and Community Plan (LECP) 2016-2021' and 'Making Cherry Orchard Better Area Action Plan 2017'.

The proposals, while focusing on delivering affordable homes, are designed to be inclusive and focus on integrating well with the strong local community. The proposals are intended to enhance the vibrancy of Cherry Orchard, diversify, complement, and strengthen the established character of the area, and add to a sense of place and community.



CGI of Block 2B during day
Images for illustration purposes



CGI of Block 7B & 8 during day
Images for illustration purposes

Public Consultation & Engagement Results

The Public feedback stage opened on June 14th with a webpage <https://lda.ie/projects/cherry-orchard> hosting the Cherry Orchard Point Design document and communications channels, email, phone and post available.

A Cherry Orchard Point Public Information Event was hosted in St. Ultan's School, Cherry Orchard 16th November with DCC, the LDA and the project and design teams in attendance to discuss the development proposals with the community and attending local elected representatives.

The main themes discussed on the day echo those received during the feedback stages, with over 60 submissions received.

A drop-in studio at Cherry Orchard Community Centre showcased several major design images and meetings were held with the DCC Local elected reps and members of the Cherry Orchard Implementation Forum.

The extended feedback stage ran until November 24th 2023.

All emails and submissions received during the public feedback period were reviewed and topics raised were organised under a series of themes. As with previous consultations in the wider Cherry Orchard area a broad range of issues and local needs have been communicated. Many of the submissions received focused on wider challenges and concerns with the Cherry Orchard area - outside of the Cherry Orchard Point proposals. The Cherry Orchard Point project is primarily focused on responding to the requirement for affordable homes in the area. The proposals cannot always address wider issues, but we are working very closely with partners Dublin City Council and sharing all findings and concerns relevant to the wider Cherry Orchard area.

The following main themes emerged:

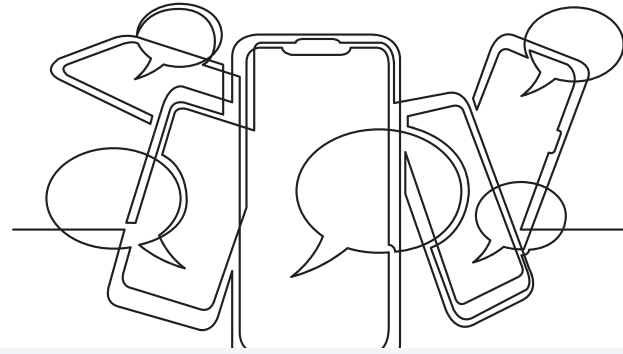
	Housing & Design
	Amenity & Infrastructure
	Transport & Traffic
	Community & Society
	Biodiversity
	Commercial Space & Enterprise
	Plan-Making & Consultation Process

We have looked to address the issues raised, where possible. The pages that follow describe the updates made, as relevant to each theme, using a 'You Said – We Did' approach. detailed below:



Housing & Design

You Said:



New housing especially cost rental and affordable housing is much needed and welcomed.

There is a need for 'lifetime homes' which will encourage families to put down roots in the area.

Social housing provision in Cherry Orchard is already above the national average.

Further information is needed on the mix and distribution between social, cost rental and affordable housing units.

There are concerns relating to the building height and density and associated fire safety and social issues.

There are concerns than tall buildings might adversely impact existing buildings in terms of privacy, views, and natural light gain.

Building quality needs to be ensured and assessed.

There is a need for medium density duplex housing.

There is a need for innovative and sustainable landmark design.

We Did:

The Cherry Orchard lands are owned by Dublin City Council and are being brought forward in a development partnership with the LDA to provide both social and cost rental homes. Phase 1 will see the delivery of 547 Cost Rental Units and 161 Social / Affordable Units.

The social homes will be owned and managed by DCC with the cost-rental homes owned and managed by the LDA. The social homes are located within the overall apartment blocks throughout the site, sharing communal spaces with the cost-rental residents. The overall development is designed to be tenure blind with no discernible differences between social and cost rental homes.

The target housing density and the requirement for the proposed 15-storey landmark building is set out under the Park West Cherry Orchard Local Area Plan (LAP) 2019 and informed by national policy to ensure the optimal use for lands generally. The LAP allows a maximum building height of 60m for landmark buildings close to the rail station and adjoining the M50. This designation followed on from the Dublin City Development Plan 2016–2022 statement that locations close to the rail station and M50 within the LAP area were suitable for landmark focus points owing to their potential to act as placemakers and to enhance the identity of the area. It is notable that a precedent for higher buildings in the area was established with the

2021 approval of a Strategic Housing Development (SHD) at Park West Avenue and Park West Road which features a 46m high, 15-storey building. The proposed 15-storey landmark building with a building height of c. 52m is significantly lower than the maximum building height allowed at this location and is considered to be consistent with the established environment.

The Phase 1 proposal is designed with a combination of 'High Density' and 'Medium Density' units. Future phases of the proposed development to be brought forward to planning application stage will include own-door homes in the form of 2 and 3 -storey houses and duplexes typically.

All developments are planned and designed to comply with all applicable planning requirements and safety standards. All proposed buildings, once granted planning permission, must apply for, and receive a fire safety certificate for the occupation, operation, and management of the buildings. The forthcoming Phase 1 planning application will include daylight & sunlight studies and detailed impact assessments on new and existing surrounding buildings.



CGI of Picnic Lawn & Community Garden during day
Images for illustration purposes

Amenity and Infrastructure

You Said:



- Cherry Orchard Park, supermarkets and other amenity and infrastructure should be delivered at an early stage, ideally included in Phase 1.
- There is a lack of public amenities in Cherry Orchard.
- There are concerns regarding the tenancy and vacancy of both existing and proposed retail spaces.
- A diverse range of local shops are needed to serve the growing population of the area.
- There is a shortage of school places in Cherry Orchard to facilitate the additional population and a new primary school is needed to serve the area.
- The proposed creche may be insufficient to serve the future population.
- Facilities for young population are needed in this area.
- There is a scarcity of medical resources in the area.
- A community space and events venue are needed - vacant commercial space could be used for these.
- All amenities need to be accessible and within walking reach of homes.

We Did:

The Cherry Orchard Point project is planned and designed to comply with the requirements of the Park West Cherry Orchard Local Area Plan (LAP) 2019 and Dublin City Development Plan 2022-2028 which set out the requirements for development in the area including residential, commercial, educational, and amenity spaces.

The development design includes the provision of a convenience retail supermarket and 7 no. independent and co-located retail / commercial units located within a high-density area adjacent to the Park West Cherry Orchard rail station, in accordance with the LAP requirements. The leasing or sale of these commercial units for any possible future businesses will be planned post the construction stage and will be flexible to

accommodate the required uses / facilities for the area. The final uses will respond to market conditions and local requirements at the time of sale or lease.

The proposed development includes a range of amenity spaces include a park, community garden, and playground.

The Neighbourhood Park in the heart of the scheme is a car-free, high amenity park which will be accessible to all, both new and existing residents from the wider area. Residential buildings on either side will overlook the park helping to ensure the park is a safe and secure place for residents and the wider public to enjoy.

Each block has its own secure and communal amenity space for the sole use of the residents of that block. Play space for younger children plus seating for parents and guardians has been proposed within each of the residential communal courtyards.

The proposed development, as per the requirement of Policy CUO25 under Dublin City Development Plan 2022-2028, includes provision for 5% community and arts / cultural spaces in the context of the current application site (Phase 1 of the Development). This results in a total of 2,379 sqm of community and art / cultural uses provided in a mix of internal and external spaces. The internal spaces within Blocks 2B, 3, 6 and 7 are located on the ground floor of apartment

blocks and face onto public streets or parks, where they are easily accessible and will contribute to the overall activity and footfall of the development. The external community, cultural and art spaces are located within the Neighbourhood Park in the form of a community garden, with ancillary tool/potting sheds, a picnic lawn, and an event space, that will cater for day and evening events such as markets and garden parties.

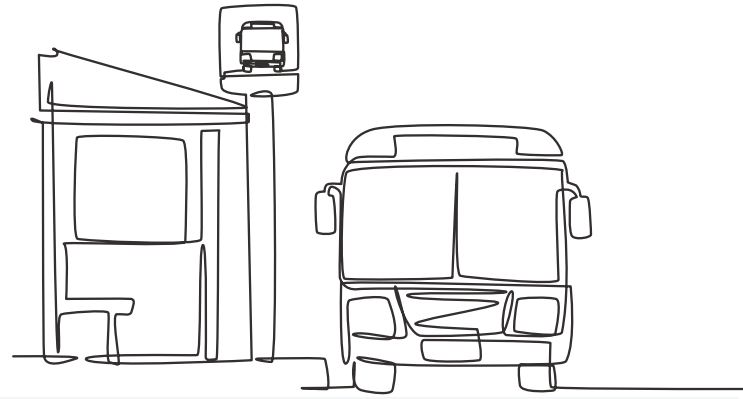
A creche will be capable of accommodating 92 children, with additional room to facilitate demand arising for spaces from future phases of the development and/or children from the wider community.

In terms of school places, the LAP acknowledges the existing limitation in the level of schools within the Cherry Orchard local area, specifically a need for a new primary school to serve the existing and future development of the Park West area. In addressing this need, the LAP has designated a suitable location for the provision of a new Primary School, which has been identified as a portion on the southeast corner of Key Development Site No. 6 toward Park West Road. The school development is expected to be delivered as part of a later phase on the LAP Site 6 to be managed by DCC. In addition, the LAP supports the expansion of the existing St Ultan's National School and/or the provision of an additional primary school, within the lands surrounding the existing school.



Transport

You Said:



Additional public transport routes are required to serve the new and existing population, the need to increase frequency and choice of bus and train services to make the area accessible to all.

Highlighted local traffic issues and the inadequacy of road infrastructure to facilitate additional traffic.

A lack of maintenance to existing cycling infrastructure.

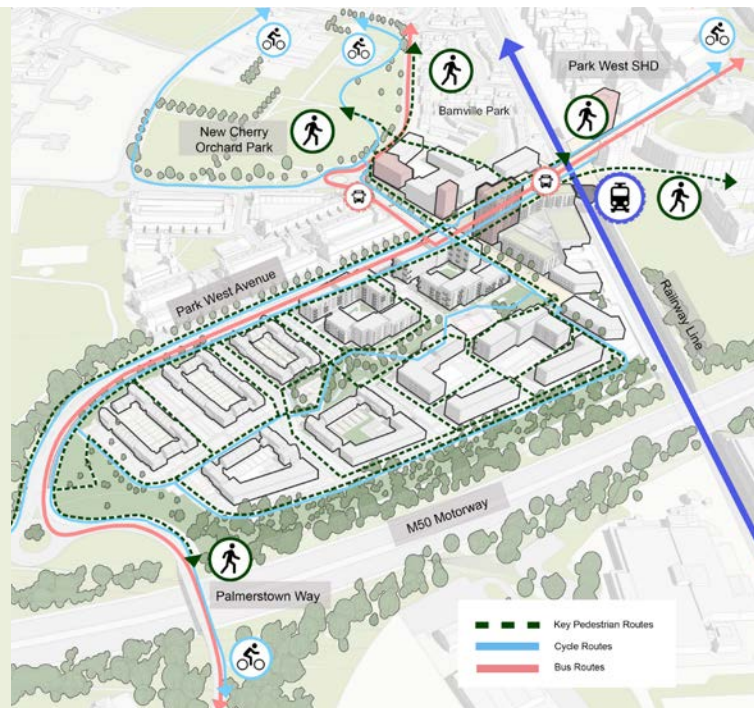
Concerns over increasing traffic noise and pollution.

We Did:

The development is planned and designed to comply with the requirements of the Park West Cherry Orchard Local Area Plan (LAP) 2019 and Dublin City Development Plan 2022-2028. A Traffic and Transport Assessment, and a Mobility Management and Travel Plan will be submitted as part of the planning application.

The site is well served by road, bus connects and rail infrastructure. The plans for DART+ and BusConnects upgrade to the immediate area will significantly enhance public transport provision and help to reduce car dependency in the area. The current LDA plans provide for the integration of DART+ and BusConnects into the development by means of safe, well-overlooked routes to the station and bus stops.

The mobility hub proposed is designed to prioritise pedestrians and cyclists and reduce reliance on private vehicle use. There is secure, sheltered bicycle parking in proximity to the train station, cargo bike parking, new bus stops to avail of the planned new Bus Connects routes, e-bike parking and charging, taxi drop off, car club parking and charging, plus private e-car charging.



Connectivity Diagram

Community and Society

You Said:

Existing social issues in Cherry Orchard need to be addressed before large scale new development is delivered.

Concerns were raised as to the impact of the proposal on social deprivation, crime, and antisocial behaviour, which are noticeably prevalent in Cherry Orchard.

The perceived insufficient Garda and law enforcement resources in the area were highlighted.

There were some concerns that there will be an over-concentration of social housing units within a small area.

We Did:

Management structures designated for Cherry Orchard Point will share responsibility in helping to safeguard the community from anti-social behaviour. DCC will own and manage the new social homes, with the LDA owning and managing all cost rental homes. Affordable purchase homes, to be delivered in the latter project stages, will be the responsibility of homeowners.

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, supplementing the current community offer of the area.

All developments are designed with inclusivity, universal design, safety, and passive surveillance in mind. The LDA is committed to ensuring a well-integrated, carefully designed development that will bring many positive benefits to the area not only in terms of the delivery of new, much needed social, cost rental and affordable homes but also in terms of strengthening the community offer of the area. The LDA will continue to engage with Dublin



CGI of Picnic Lawn as event space during night
Images for illustration purposes

City Council and other stakeholders including An Garda Síochána with respect to wider social issues experienced in Cherry Orchard. It is notable that the Minister for Justice has established an Implementation Board involving all relevant State Agencies to help address the wider social issues facing the residents of Cherry Orchard which the LDA have had the opportunity to present the scheme proposals to and receive feedback on.

You Said:

More detail needed on the impact of the proposals on wildlife, conservation of trees and protection of the natural environment.

Suggestions received relevant to the theme of biodiversity included the provision for allotments, wildlife gardens and other services to promote sustainable living and active responses to climate change.

We Did:

The proposed development has many green open spaces and an extensive network of green infrastructure throughout. The location and nature of green spaces has been informed by detailed site specific ecological and arboricultural (tree) surveys which focus on maximising biodiversity and the protection of the environment.

A Tree Strategy to be submitted as part of the planning application for the lands sets out full details on the retention and replanting of trees and hedgerows. The landscape plans focus on native and pollinator friendly species, natural grassland and incorporate a broad range of nature-based sustainable drainage solutions including raingardens, swales, and green roofs.

A biodiverse natural 'hem' is proposed to the north-west of the site that consists of woodland planting to the M50 and native pollinator friendly wildflower meadow. The central park functions as a north-south green spine which is connected to the surrounding area by green streets with tree planting, swales, and raingardens. In the communal courtyards, pollinator friendly planting, herbs, edible flowers, berry bearing shrubs and trees, and a mix of native and non-native plants are proposed. A mix of sedum species and drought tolerant native wildflowers are proposed as part of the green roofs to enhance the biodiversity functions of the scheme.



You Said:

Commercial and enterprise buildings should be delivered at an early stage.

The opportunities for upskilling and responding to the employment needs of the local community were queried by some.

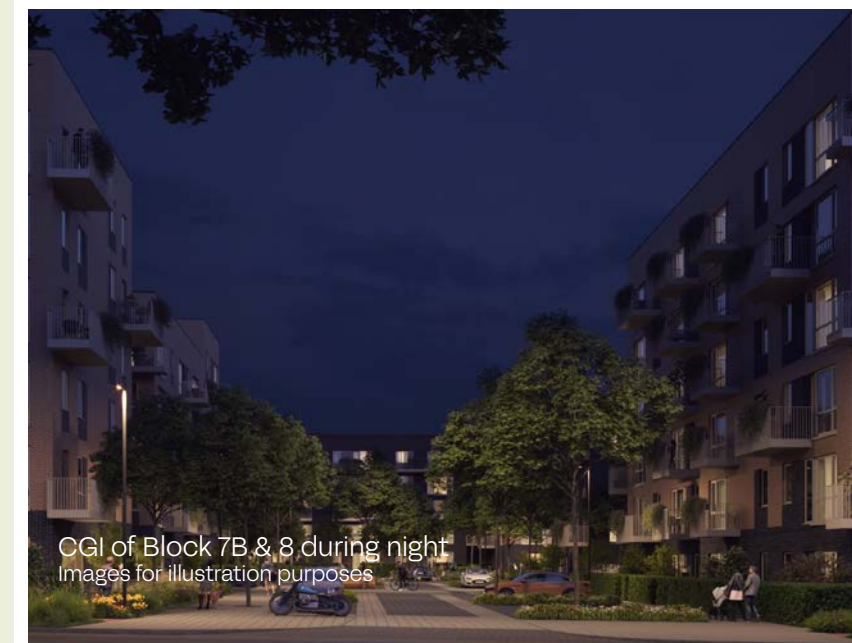
Concerns were raised as to the viability of the proposed commercial and enterprise buildings given then existing commercial vacancy currently experienced in Park West.zv

We Did:

The proposals being brought forward respond to the requirements of the Park West Cherry Orchard Local Area Plan (LAP) 2019. The LAP specifies that sites 4 & 5 are to provide residential uses, associated public open spaces, community facilities, and retail and commercial functions.

The commercial element of Phase 1 involves the provision of a convenience retail supermarket (2,523sq.m GFA), and 7 no. independent and co-located retail / commercial units (totalling 373sq.m GFA) located adjacent to the Park West Cherry Orchard rail station and is positioned to benefit from proximity to the train station and the planned BusConnects Spine Routes. It is anticipated that the proposed commercial units will benefit from the increased footfall that the planned Dart+ South-West upgrades will bring and that this will contribute to the viability of the units. The new population alongside established residents will create a strong, local market for goods and services in the area.

The leasing or sale of commercial units will take place post construction – they will be designed to ensure optimum flexibility to meet the needs and demands of the community and local market conditions at the time of leasing or sale. The delivery of enterprise and retail uses will create new, easily accessible local employment opportunities for both future and existing residents of Cherry Orchard.



Proposed development and commercial
units view from Cherry Orchard Station



CGI of Block 1, 2A & 2B during night
Images for illustration purposes.



CGI of Picnic Lawn & Community Garden during day
Images for illustration purposes

Next Steps

We wish to thank everyone who generously contributed to the stakeholder engagement process and for sharing their ideas, suggestions, and comments.

Where appropriate and relevant, ideas and suggestions received from the public have been considered and incorporated to the final plans that will be made as part of the forthcoming planning application. Once the planning application is lodged for Phase 1, any interested party may make an observation to An Bord Pleanála for a prescribed fee. Details of how to make an observation can be found on the An Bord Pleanála website.

Future Actions

To continue the LDA's 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 to be communicated 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.

For regular updates and latest information, please check our main website: www.lda.ie/projects/cherry-orchard.

Contact us:

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