



# Making Cherry Orchard Better

A Social, Economic and Infrastructure Action Plan

---

## Issues Paper

July 2017



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council





## TABLE OF CONTENTS

1	INTRODUCTION .....	1
2	RELEVANT POLICY .....	4
3	CHERRY ORCHARD IN 2022 .....	7
4	EDUCATION .....	9
5	SOCIAL, COMMUNITY ENGAGEMENT AND CITIZENSHIP .....	10
6	EMPLOYMENT AND THE LOCAL ECONOMY .....	11
7	THE BUILT ENVIRONMENT .....	12
8	HOW TO RESPOND? .....	14



# 1 Introduction

## 1.1 Overview

Dublin City Council and the Ballyfermot Chapelizod Partnership intend to prepare an action plan for Cherry Orchard, Dublin 10. The action plan will enable Dublin City Council to set in motion the delivery of a Village Centre, which has long been overdue in the area. It will also enable the Council to gain support and agreement from other statutory and private sector interests to shape, fund and support community development, employment, education and lifelong learning.

The Action Plan is **non-statutory**. It seeks to provide a framework for community regeneration and the future redevelopment of Cherry Orchard, which struggles with social deprivation.

In 2006, a report by the Cherry Orchard Regeneration Forum – *Building Community Together, a report on Community and Consultation and Work Plan for 2006-2009* was published. It set the vision for a sustainable community, where people look out for each other and care for the place they live.

In 2017, many of the issues outlined in the plan persist. However, one thing is clear, the people of Cherry Orchard look out for each other and need this plan to move toward a brighter future.

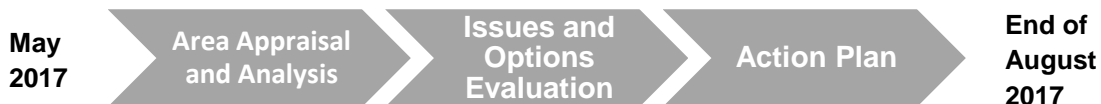
## 1.2 Purpose of the Issues Paper

An important step in making this action plan is to identify the issues for the local area and community. To assist in the preparation of this plan, Dublin City Council is calling for submissions from the public on issues which the plan should address. It seeks to ensure that local issues are identified and acted upon to inform the preparation of the draft plan.

This paper poses a series of questions under a number of themes to identify issues the action plan should address. The questions and themes are not exclusive. The public are encouraged to make a submission on issues that are important from their experiences and perspectives.

## 1.3 Stages of the Action Plan

While this is a non-statutory plan which does not require statutory stages, the Council wishes to adhere to plan-making stages as much as possible. The stages and timeline are outlined below.





#### **1.4 Location and Context**

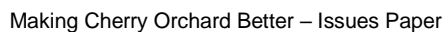
Cherry Orchard is a residential community in Dublin 10, a suburb in the city of Dublin, Ireland. Located seven kilometres west of Dublin city centre, south of the Phoenix Park, it is bordered to the north by Ballyfermot and parts of Palmerstown, on the south by Park West Industrial Estate, on the east by the remainder of the wider Ballyfermot estate and surrounding areas.

The M50 orbital motorway borders Cherry Orchard to the west. An overpass for motorised vehicles and pedestrians allows passage from Cherry Orchard to the Clondalkin Industrial Estate.

Cherry Orchard is a medium to large size housing estate with a significant population. Around a third of the area was built between 1946 and 1960 and a further fifth was built between 1971 and 1990. It is characterised by two-storey terraced houses around large green spaces. The Dublin Bus routes 79 and 79a serve the area and have a number of access roads to enter and exit from. A train station, Park West and Cherry Orchard, is located to the south of Cherry Orchard, served by a railway connection from Dublin Heuston and Grand Canal Dock to Kildare.

Cherry Orchard enjoys both proximity and high connectivity with both Dublin City and the west Dublin, but appears as being little influenced by either.

The study area is shown in Map 1 below. It is composed of four Electoral Divisions: Cherry Orchard A, Cherry Orchard C, Carna and Kylemore.



**Dublin City Council**  
SDRA - Area 4  
Parkwest/Cherry Orchard

An Rinn Comhairle agus Ionann  
Rannán Suidhseach agus Léarsaíthe  
Environment and Transportation Department  
Survey and Mapping Division

<b>D.S. REF</b> SM-1602	<b>SCALE</b> 1:10,000	<b>FILE NO</b> SM-2016-0208-0204-C29-001-A.dgn	<b>INDEX No.</b> SM-2016-0208
<b>DATE</b> 07-06-2016	<b>APPROVED BY</b> J. SLEVIN	<b>APPROVED</b> THOMAS CURRAN ACTING MANAGER, SURVEY AND MAPPING JANUARY 2016	
<b>JOHN W. FLANAGAN</b> PHD CENG EUR ING FCI FICE ACTING CITY ENGINEER			

© Crown Copyright. All rights reserved. No part of this publication may be reproduced without the written permission of the Controller of Her Majesty's Stationery Office.

Environmental assessment of the Action Plan will be carried out under the following three processes:

- Strategic Environmental Assessment (SEA), which originates from the EU Directive 2001/42/EC, seeks to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans.
- Appropriate Assessment (AA) which is a process stemming from the Article 6(3) of the EU Habitats Directive 92/43/EEC, seeking to ensure that the plan does not adversely effect on the integrity of a European site.
- Strategic Flood Risk Assessment (SFRA) of the plan will also be prepared in keeping with the EU Floods Directive 2007/60/EC and with procedures set out in Irish government guidance “The Planning System and Flood Risk Management”.



## 2 Relevant Policy

### 2.1 Dublin City Development Plan 2016-2022

In the Dublin City Development Plan 2016-2022, Cherry Orchard forms, with Park West, the Strategic Development and Regeneration Area (SDRA) 4. In 2002, an urban framework plan was prepared for the area around the railway station. It identified large landbanks for the development. The economic crash of 2008 hampered the development of Cherry Orchard for the greater part, with the exception of Cedar Woods, west of the area.

The 2016 Plan sets out a guiding principle for the future development of Cherry Orchard. It seeks to:



- *“Create a vibrant and sustainable new urban area with work, living and recreational opportunities, based around high-quality public transport nodes.*
- *To create a place with a distinctive urban character, based on urban design principles with strong physical and psychological linkages to the city.*
- *To provide for sufficient density of development, to sustain public transport and a viable mix of uses.*
- *To provide for an integrated public transport system, with bus and commuter rail as the main components.*
- *To provide for the integration of the new community with the established community.*
- *To provide for a balance mix of residential tenure.*
- *To develop a coherent spatial framework, incorporating the following elements:*
  - o *Two axial routes defined by buildings, providing the main structuring components, linking the [proposed] new rail station with Ballyfermot Road to the north and Park West to the south.*
  - o *A Main Street at the intersection of the two axial routes, providing for a safe and vibrant mixed-use environment, incorporating provision of a supermarket and associated retail and service facilities.*
  - o *A new civic space next to the main street, linking to the civic space adjacent to the rail station, creating a high profile for public transport and a strong sense of place for the local resident and working population.*
- *To enhance the new identity of the area by providing for 2-3 mid-rise buildings at nodal spaces in the vicinity of the railway station or adjoining the M50 to act as place-markers.*





- *That in the creation of the new town in the Park West / Cherry Orchard area as a policy and priority that the key historic and existing deficits with regards to layout, community under-development, policing, anti-social activity, lack of provision for childcare etc. be factored in to be provided for in the new development and that a new charter for Cherry Orchard be articulated and become an integral part of the overall plans and initiatives for the area.*
- *To provide for a supermarket and other local shopping.”*

Importantly, the Development Plan estimates that the area has the capacity to accommodate 2,000 housing units by 2022. This would result in a significant increase in population in the area. To deliver these units, Dublin City Council proposes to prepare a statutory Local Area Plan or Strategic Development Zone. **This is not the subject of this Action Plan.**

Policy RD18 of the Development Plan seeks to ensure that adequate and appropriate retail provision in Cherry orchard and Park West.

## 2.2 Dublin City Local Community and Economic Plan 2016-2021



The Dublin City Local Community and Economic Plan 2016-2021 was adopted in 2016. Its vision for Dublin is to ‘grow and sustain a city based on principles of equality, social justice and environmental sustainability where the needs of thriving, active and engaged local communities are served by a strong local economy’.

To deliver the vision, the plan is founded on 12 high-level goals, which are supported by actions set out in a yearly plan for the city. The goals are presented below:

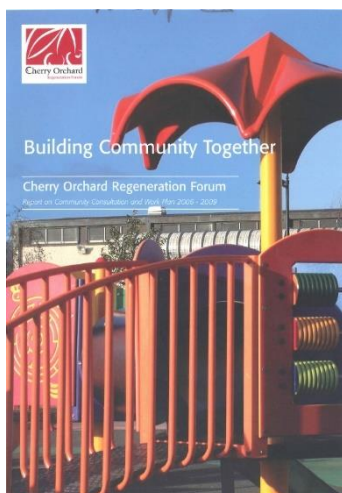
1. *‘Ensure that all residents and visitors, regardless of social or cultural background, feel a sense of ownership and engagement with the City, feel safe in their communities and are welcome to fully participate in the community, social, cultural, business and political life of the City.*
2. *Work in partnership with communities to promote social inclusion, tackle poverty and disadvantage, and promote participation, empowerment and positive social change.*
3. *Support the adequate provision of a range of mixed-tenure, affordable, adaptable housing and work spaces that are fit for purpose in economically, socially and culturally mixed and sustainable neighbourhoods.*
4. *Put in place the infrastructure that positions Dublin as a safe, environmentally sustainable, vibrant, diverse and attractive place to live, work, visit and invest in by planning and providing for balanced and sustainable social and economic development, catering for a growing population.*



5. *Provide and protect a range of public, safe and affordable amenities, activities and facilities that are relevant and accessible to people of all ages and abilities and that contribute to the health and well-being of all.*
6. *Maximise opportunities and support for the creative industries and cultural and artistic sectors to develop. Promote the Irish language and access to cultural experiences for all through the provision of diverse cultural artistic programming.*
7. *Identify and support the growth sectors such as tourism, technology, food chain, education, retail and green business that will create, sustain and grow quality employment and self-employment opportunities for all.*
8. *Promote access to a range of education, training and developmental opportunities starting in early childhood, leading to a culture of lifelong learning and an appropriately qualified and skilled workforce.*
9. *Develop the eco-system of start-ups, social enterprise, micro-business and small business in the city economy.*
10. *Support the continued development of a quality, affordable and accessible movement system within the City prioritising walking, cycling and quality public transport which serves both the needs of local neighbourhoods and the economy of the City and the health and wellbeing of all.*
11. *Tackle the causes and consequences of the drugs crisis and significantly reduce substance misuse across the City through quality, evidence-informed actions.*
12. *Enhance the recognition of Dublin as a globally connected city region and as the national economic generator.'*

The supporting Action Plan is updated on a yearly basis.

## 2.3 Building Community Together – Cherry Orchard Regeneration Forum



*Building Community Together* – Cherry Orchard Regeneration Forum, a report on community consultation and work plan 2006-2009 was published in 2006 by the Cherry Orchard Regeneration Forum. Founded on extensive consultation with both the local community and the public bodies and charities among other, the plan set out a series of commitments for the period 2006-2009 in the form of a work plan for the forum members. The plan included the following themes:

- Education
- Environment
- Quality of life
- Economic





### 3 Cherry Orchard in 2022

*Building Community Together* set out a vision for Cherry Orchard as becoming a sustainable community. When asked what it meant, the people of Cherry Orchard felt that a sustainable community was a place where:

- *“People look out for each other and care for the place they live in.*
- *The “soil” in which the local businesses, shops and enterprise can thrive is provided.*
- *Residents feel connected to the city they live in, and to the various opportunities that city has to offer, especially in the area of job opportunity. For this to happen, residents need access to good transport links.*
- *Education and life learning are very important.*
- *People feel safe and secure.*
- *The environment is healthier and it enhances the quality of life of all residents.*
- *People from all walks of life can live in an integrated community, where differences are both respected and celebrated.*
- *Children and families act as the glue that brings neighbours together to form a community.*
- *There is as much choice as possible for people who are choosing a new home, with attractive and affordable rental and purchase options.*
- *The community, police, teachers, Councils Officials, health workers, local business people are all working in partnership.”*

Some progress has been made towards the achievement of a sustainable community, but as the plan lapsed in 2009, the recession hit Ireland and the Forum was wound up, hindering progress towards the achievement of a sustainable community and the aspirations of the work plan. To some extent, this affected the redevelopment and regeneration of the area, and particularly prevented the delivery of the village centre which was envisioned as being both a physical focal point for the area and a space hosting local services and functions such as a café and other local services, etc.

The Dublin City Development Plan 2016-2022 intends to support the delivery of up to 2,000 new homes in the area known as Cherry Orchard / Park West which has both the opportunity to be a new breath of life for the area, as well as add pressure to the existing facilities in the area. Historically, the area has had quite a low tenure diversity which may be further enhanced by pipeline and ongoing developments in the area. The lack of development and change, combined with media reports of anti-social behaviour have contributed to the lack of interest for private investment. Despite a population of 13,632, there is a striking lack of retail and service units due to the negative image attached to Cherry Orchard.



The Dublin City Development Plan seeks to address strategic issues which will hinder the achievement of its objectives. This non-statutory action plan seeks to serve directly the community of Cherry Orchard. Considering the objectives of the previous work plan and the intent of the Dublin City Development Plan, the following questions require attention:

1. What do you think Cherry Orchard should be like in 2022?
2. What should the action plan specifically target to achieve this?
3. Can you think of positive changes in the area since 2009?
4. What are the main positives of living or working in this location?
5. In your opinion, what are the challenges in delivering change in the Cherry Orchard area?
6. What are the main concerns of living or working in this location?
7. What should be the priority(ies) of this action plan?



## **4 Education**

### **4.1 Current Context**

Nearly a fifth of the residents of Cherry Orchard are aged under 18 years old. Education is central to the development of children and young people, and will be the key to the progress of the community in the future. There are a number of preschool and childcare facilities in the area and one large primary school, St Ultans. Children and young people attend post primary schools and further education in nearby Ballyfermot and other areas.

### **4.2 The Action Plan Intent**

The action plan intends to improve access to and participation of the local residents in education including preschool, primary and post primary. It also seeks to promote the uptake of non-formal education and training of adults.

### **4.3 Issues**

As part of this plan, we are consulting with local education providers. We also want to hear views from residents on access to and participation in education and training in your area.

1. Does your family have access to affordable, quality childcare and pre-school in the area?
2. Do you have access to primary and post primary providers in your area?
3. What supports does your family need to provide an education for all the family?
4. What do you think would help to improve the school outcomes for young people in Cherry Orchard?
5. What local supports would assist your family to stay in education and progress in further education?
6. What practical barriers exist, if any, for you and members of your family to progress beyond primary, post primary school in adult education and training?



## **5 Social, Community Engagement and Citizenship**

### **5.1 Current Context**

The census recorded a population of 13,632 in Cherry Orchard in 2016 (CSO, 2017). There is a strong closely knit community in the area with many facilities and services available. Some are provided by the state and many are community-based organisations. The people of Cherry Orchard want to live in a safe environment where their families can enjoy a good quality of life accessing education, employment and recreation facilities.

### **5.2 The Action Plan Intent**

The Cherry Orchard Action Plan intends to improve the participation and engagement of the local people in their community, strengthen families and home structures. It also seeks to address issues of public safety and anti-social behaviour.

### **5.3 Issues**

As part this plan, we are consulting with the local community based organisations. We also want to hear views from residents on how your community and social aspects of living in Cherry Orchard could be enhanced.

1. What facilities do you or your family use on a regular basis in the area?
2. What community, social or recreation services or facilities would improve your community?
3. What would encourage you to take part more in your community?
4. How can the community organisations and service providers be better supported to work more effectively in Cherry Orchard?
5. What aspects of community living in Cherry Orchard cause you or your family problems and how can this action plan help to address these difficulties?
6. What are your top three priorities to improve Cherry Orchard community, social, recreation or cultural facilities?
7. What are the key priorities for your family in relation to safety?
8. Do you feel safe in Cherry Orchard? If not, where do you not feel safe? Can you explain why?



## **6 Employment and the Local Economy**

### **6.1 Current Context**

Cherry Orchard has seen a drop in unemployment in recent times. However in 2016 levels of unemployment were still much higher than the 12.9% average for Dublin City. Cherry Orchard is located adjacent to three active and successful business parks however levels of economic and business activity are relatively low in the area itself.

### **6.2 The Action Plan Intent**

The Cherry Orchard action plan intends to facilitate the creation of employment opportunities for local people. The action plan will include actions to attract business and commercial activity into the area to provide services and employment locally.

### **6.3 Issues**

We are consulting with training and lifelong learning providers as well as employment services, and businesses. We also want to hear views from residents what they think the key issues around the development of employment and business supports in the future are.

1. How can Cherry Orchard attract more business and economic development?
2. What types of services, shops and businesses are needed in the Cherry Orchard area?
3. What can be added physically to the environment to make Cherry Orchard more attractive place to do business?
4. What are the environmental or social improvements to be made in the area to attract business activity?
5. What are the key barriers to local people gaining employment?
6. What are your top three priorities to improve Cherry Orchard employment levels?
9. Do you think enough administrative support is provided to self-employed people? If not, what do you think is needed?



## 7 The Built Environment

### 7.1 Current Context

Since the work plan was adopted in 2006, a number of major changes have occurred, including:

- The closure of the old Cherry Orchard train station and replacement with the Park West/ Cherry orchard Station, as a result of the opening of the Dublin-Kildare line.
- The tunnel under the Phoenix Park opened in the late 2016, allowing commuters to travel directly from Cherry Orchard to Dublin Connolly, Tara Street, Pearse Street and Grand Canal Dock Station without a stopover.
- Ongoing construction of 24 rapid homes in Cherry Orchard and a further 53 planned to the south of the hospital.
- NABCO is currently delivering 72 dwellings in Cherry Orchard.
- A Part 8 local authority application was lodged to extend the Community Centre.

The lack of village centre was identified by the 2006 Action Plan prepared by the Cherry Orchard Regeneration Forum. 11 years later, no centre has been delivered.

### 7.2 The Action Plan Intent

The Action Plan intends to provide a pleasant and safe environment for the residents of Cherry Orchard. It also seeks to set the path for the delivery of a village centre for the area.

### 7.3 Issues

We are consulting with internal departments of Dublin City Council and other statutory bodies. We also want to hear views from residents on the quality of their environment and how their quality of life could be improved.

1. Is there any improvement required to the cycle and pedestrian network in Cherry Orchard?
2. Do you think that cars and other motorised vehicles go too fast in Cherry Orchard? If yes, where?
3. How would you improve the open and green spaces in Cherry Orchard?
4. Do you think there are enough trees and flowers in Cherry Orchard?
5. Do you think there needs to be more urban furniture (seats, lights, bins, fitness trail, etc.) in the area? If not, what would you like to see and where?
6. What types of retail units and services would you like to see in the village centre?
7. How would you fix the litter problem in the area?
8. What physical features would assist in making Cherry Orchard a safer place to live?





9. Is there anything else you would like to see in Cherry Orchard?



## 8 How to Respond?

To respond to the questions posed by this issues paper, you can use one of the following ways:

1. You can email us at: [engage@cherryorchardplan.com](mailto:engage@cherryorchardplan.com)
2. You can drop in one of the following places and leave your comments in the comment box:
  - a. Orchard Community Centre, 10 Cherry Orchard Grove, Dublin 10
  - b. Chapelizod-Ballyfermot Partnership offices, 4 Drumfinn Park, Dublin 10
  - c. Cherry Orchard Equine Centre, Cherry Orchard Green, Cherry Orchard, Dublin 10
  - d. Ballyfermot Civic Centre, 407 Ballyfermot Road, Drumfinn, Dublin 10
  - e. Ballyfermot Library, Ballyfermot Road, Kylemore, Dublin 10
3. You can phone Jerry Barnes or Sybil Berne on 01 676 2594
4. You can tweet your comments to **@dccscarea** using **#cherryorchard2022**

The questions in this Issues Paper are indicative. You are free to make other comments. However, we would recommend you address the same topics as in this paper.

Please note that all answers should be provided by the **24<sup>th</sup> July 2017 at 5.30pm**.