

To the Lord Mayor and
Members of Dublin City Council

Report of the
Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

ADDENDUM

DRAFT PARK WEST – CHERRY ORCHARD LOCAL AREA PLAN 2019

CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS FROM PUBLIC DISPLAY OF DRAFT PLAN
(original report dated 30th August 2019)

Owen Keegan
CHIEF EXECUTIVE,
DUBLIN CITY COUNCIL
5th September 2019

3.2.20 Chapter 6: Phasing and Implementation

Submission Nos: 105, 108, 114, 123, 124, 125

Summary of Submissions:

Submissions on Chapter 6, Phasing and Implementation, included requests for phasing to ensure upfront delivery of supporting community and social infrastructure, before placing additional demands on services through the provision of new housing, and in particular to focus on the social and community aspects identified in the Making Cherry Orchard Better Action Area Plan. Terms such as “seek to” or “seek to achieve”, should be replaced with more definitive terms as to when infrastructure will be in place. There was also a request for the Cherry Orchard Development Group (made of the following agencies/ groups: CODG, TUSLA, Ballyfermot Chapelizod Partnership, DCC, Community reps, CDETB, DEIS Schools, Park West Business Reps, An Garda Síochána Ballyfermot) to join any forthcoming DCC LAP implementation group.

A query from the Cedarbrook Residents Association questioned who will be the builder for the developments, and how will the development be financed.

The submission on behalf of Greenseed Ltd (owners of sites 6, 7 and 8) welcomed the commitment of the planning authority to adopt an active land management approach to progress and secure the objectives of the LAP, stating that Greenseed will work with the planning authority to drive forward the achievement of the LAP objectives. The commitment to flexibility within the implementation and phasing of development was also welcomed, along with the commitment to seek funding to unlock infrastructure impediments and work with the Local Authority to secure available funding.

Chief Executive’s Response:

As set out in Section 6.1 of the Draft LAP, Dublin City Council is fully committed to securing the implementation of the key principles and objectives of the Park West – Cherry Orchard LAP, and welcomes the commitment in the submission from Greenseed to similarly drive forward in delivering on the objectives for sites 6, 7 and 8 in its ownership.

The site briefs set out in chapter 5 of the Draft LAP purposefully align the development of the sites with the delivery of certain key infrastructure, e.g. the development of Site 1 provides for an important new link road between Cherry Orchard and Ballyfermot Road; Site 2 provides for the delivery of local shops, a new civic/green space, senior citizen accommodation, in addition to a new green route and providing space for the expansion of the Cherry Orchard Community Childcare Centre; site 6 requires that land be made available for a new primary school in consultation with DES. In setting out the site briefs in this manner the Plan is ensuring that as sites are developed, key social infrastructure is occurring in tandem.

The Plan also identifies two key amenity sites, which are seen as fundamental in delivering on the required community/ social/ sporting and recreational needs of the area. Securing funding and implementing the delivery of these sites is a core element of the LAP and will be progressed as such. Further opportunities for local consultation will be fundamental in identifying the site briefs for these facilities, as set out in 4.7.1 Cherry Orchard Park and Objective CS1. In order to highlight the need for further local engagement it is proposed that additional text to this effect be inserted into Chapter 5: Key Amenity Sites, and in Section 6.1 Role of Dublin City Council. Further consultation with the Cherry Orchard Development Group will also be required in order to identify the specific requirements for the Community and Social Enterprise Hub and the most appropriate site for this facility. Provision for this can also be inserted into Section 4.3.4 of the Plan.

Given the housing crisis that the City is experiencing it is not considered appropriate at this time to stall the delivery of much needed new homes, rather to use the LAP and the

delivery of new homes to leverage support and funding for the delivery of the accompanying social and physical infrastructure needed.

Chief Executive's Recommendation:

Proposed Amendment No. 43:

Insert the following text into Chapter 5: Amenity Development Sites (page 73), at end of section:

Public Consultation:

The delivery of these two key amenity sites is fundamental in meeting the community, amenity and recreational needs of Park West and Cherry Orchard. Further consultation on the specific requirements of these two sites will take place with local and national stakeholders to ensure optimal benefit to the surrounding community.

And also Insert the following text into Section 6.1 Role of Dublin City Council (page 74), at the end of the third paragraph:

The council has a wider role to play in relation to achieving a successful outcome, in that it is responsible for the delivery of a range of public services that are critical to making the Cherry Orchard and Park West area a successful, vibrant and sustainable neighbourhood. Dublin City Council are committed to continued investment in community infrastructure for the area, building additional social housing, community buildings, parks and open space, and recreational facilities: all of which will play an important role in delivering on the overall vision for the area. **Given the importance of the amenity development sites in delivering key elements of social and community infrastructure, further consultation with the local community will form an important role in their delivery.**

Proposed Amendment No. 44:

Insert the following new text into Section 4.3.4 Community and Social Enterprise Hub, in the second paragraph (page 38).

"The LAP supports the provision of this centre, and notes a number of locations which could accommodate this facility, subject to timing considerations and further information on the size and nature of activities which the centre will offer, or indeed it could be a multi-campus approach depending on the requirements. **Further consultation with the Cherry Orchard Development Group is required to identify the optimal site location.** Suitable sites include: .."