Name:

Sinead Healy

Organisation:

This submission is being made in a professional capacity for Dublin Chamber of Commerce.

Comment:

The Dublin Chamber of Commerce submission in relation to the Park West - Cherry Orchard Draft Local Area Plan is attached as a PDF.

Attachment:

Dublin Chamber Submission on the Park West- Cherry Orchard Draft Local Area Plan

July 2019

Dublin Chamber welcomes the opportunity to comment on the Local Area Plan for Park West - Cherry Orchard. As the representative body for business in the Greater Dublin Area, the Chamber has a cross-sectoral membership of 1,300 firms employing 300,000 people. We are committed to improving the city's business environment and quality of life in tandem.

Local Area Plans (LAPs) enable the development of an area to happen in a co-ordinated and sustainable manner and the Chamber agrees that the Park West – Cherry Orchard area is in need of both enhanced development and regeneration.

The area has 46 hectares of land available for development and a total of eight greenfield sites have been identified. The plan proposes to deliver between 2,000-2,700 new residential units alongside new mixed use and commercial development.

In previous submissions in regards to LAP's and SDZ's the Chamber has emphasised the need for long-term planning and joined up thinking in the Dublin Region. The Chamber draws particular attention to the current and future demographic pressures facing the Greater Dublin Area, and argues that these trends should inform policy on residential capacity and transport provision within Dublin City. With specific reference to the Cherry Orchard – Park West LAP project, Dublin Chamber advocates greater density to meet urban housing demand, investment in public and sustainable transport and smart planning including place-making, and public realm, recreational and economic development to address historic deficits.

Cherry Orchard - Park West Development Strategy

The Cherry Orchard - Park West LAP sets out Dublin City Council's blueprint of how to maximise the potential from this area. Dublin Chamber stresses the importance of an emphasis on ensuring density, accessible transport, and green spaces while creating a sustainable and attractive community, while also addressing existing historic deficits.

Plans for urban development in the area have been in existence since 2002 but were halted due to the economic crash. This has resulted in some sections of the development becoming isolated from local amenities and unconnected to transport facilities. The LAP covers an area of approximately 267.51 hectares and is currently comprised of 61.2% house/bungalow accommodation and 36.6% apartments. However, there is a stark divergence between Cherry Orchard and Park West with all the residents of the Park West living in apartments.

A feature of the LAP is how to address the impenetrable barriers that have led to the isolation of the community. The M50, main railway line and Grand Canal all have a significant presence in and on the area and its current structure. To the north of the area the Wheatfield and Cloverhill prison and the Cherry Orchard Hospital provide an additional barrier. The impact of these landmarks on the area has resulted in the creation of an isolated, under-developed pocket that is badly in need of regeneration.

The LAP also identifies specific planning issues with Park West. The main issue being transport connections and a lack of sense of community in the area. In particular, the main railway line isolates the two business parks and the small residential area from the main part of Cherry Orchard. Similarly, the Grand Canal creates a barrier on the southern side and the M50 to the west.

A significant proportion of the area in the LAP has previously been identified in the Dublin City Development Plan 2016-22 as a Strategic and Development Regeneration Area (SDRA).[1] The new plans provided under the LAP seek to address the historic imbalance and lack of public amenities in the area. There are significant existing deficits in regards to childcare facilities, public spaces, a main street and shopping facilities that all need to be addressed for the redevelopment of this area.

Dublin Chamber welcomes the strong emphasis on place-making and public realm in the LAP. This is essential in the redevelopment of the area and in addressing historic deficits. In comparison to the residential areas the business park is well maintained with open green spaces and high quality artwork. This showcases the ability of public realm to transform a space and the effectiveness of planning when done well and delivered. There are also several key recreational sites in the area such as the Cherry Orchard Park, Cherry Orchard football club and Le Fanu Park which is just outside the LAP.

The Chamber notes that in preparation of this draft LAP that the Project team met with a range of stakeholders, including local community groups, however the voice of the business community in Cherry Orchard - Park West is absent from the initial consultation. Within the designated LAP area is the Park West Business Campus and the Aspect Hotel, and bordering the area is the Park West Industrial Estate which has a significant presence in the area. Consideration should have been given to the business perspective as large employers and users of the area.

The LAP points to a notable imbalance in housing in the area. Only 26.5% of the households in Cherry Orchard – Park West are owner occupied, compared to 49.8% in the City as a whole. This is further affected by the significant percentage of people renting from the Dublin City Council witch stands at 37.1% of households. This imbalance in the local housing market creates an imbalance in the community, putting additional strains on local social support services and has a significant economic impact on the area. Working towards a balanced housing mix needs to be at the forefront of the development strategy, it is a recognised tool for economic regeneration and for creating a balanced economic profile in an area.

[1] https://www.dublincity.ie/sites/default/files/content/Planning/DublinCityDevelopmentPlan/Written%20Statement%20Volume%201.pdf

Population Density

Dublin Chamber is a strong advocate for the economic, social and environmental benefits of urban density. Failure to achieve adequate population density in urban areas is a significant contributor to Ireland's current housing, public transport and infrastructure problems. The scarcity of sites available for new large-scale residential development in Dublin City places a heavy onus on planners to make the most effective possible use of remaining opportunities. The case for high density is particularly acute for Cherry Orchard - Park West due to the close proximity to public transport and the availability of significant greenfield sites for development.

Dublin Chamber supports the National Planning Framework (NPF) in which the priority is compact growth. To achieve this, 50% of all future population and jobs growth must take place within the existing 'footprint' of cities and their suburbs. The population of Dublin City and its suburbs is set to grow by 20-25% to 1.41m people by 2040, however, residential output remains far below what is required to meet even current demand.

The LAP outlines that eight identified sites have the potential to deliver between 2,000 and 2,700 new residential units. Dublin Chamber advocates for the higher figure, providing potential capacity for a further 1,400 people in Cherry Orchard - Park West. The Chamber is concerned by the low numbers of homes planned for the area. The Chamber also notes that the area has unique issues which constrain development due to the permeability of the site and existing historic planning deficits. However, the planned upgrade to the DART and close proximity to the train station would seem a missed opportunity for density given the general requirement to meet urban housing demand while reducing urban-sprawl.

The LAP also makes reference to potential infill development sites outside of the eight identified sites that could be used to deliver additional housing provision. The Chamber believes that more consideration needs to be given to the development of these smaller sites to ensure density and for the maximum potential of this area to be realised.

On balance, Dublin Chamber believes that the LAP is not sufficiently ambitious with respect to housing capacity given the scale of the challenges facing the capital city region. Moreover, the Chamber, at a minimum, strongly advocate for the higher housing figure noted in the LAP of 2,700 residential units.

Transport Infrastructure

In Cherry Orchard - Park West a combination of low-density development, unsafe, non-existent cycling and pedestrian infrastructure, and infrequent public transport means that many people have no choice but to travel to work by car. As traffic worsens, it leads to ever longer commuting times, undermining both business productivity and quality of life.

Dublin Chamber advocates that future population growth and housing development in the LAP will need to occur in sustainable compact locations that are well integrated with public transport. The Smarter Travel – A Sustainable Transport Future 2009-2020 document puts

forward a target of reducing car based commuting from 65% to 45% nationally by 2020.[2] We are at a significant distance from meeting that figure, but developments such as this LAP need to take into account the residential access to public transport as their main means of travel.

Dublin Chamber welcomes the emphasis throughout the document on the need for land use to be linked to transport. The plans for the area prioritise walking, cycling and public transport as the first option for travel. This is vital in ensuring the long term sustainability of the area and moving away from the primacy of the private car as the main means of transport.

To facilitate other development and future additional demands in the area upgrades are needed to the transport infrastructure. The area already experiences congestion at peak traffic times and the LAP has identified the need for a new north-south road link between the Ballyfermot Road and the railway station. Lands have also been identified for a future public roadway to act as a strategic crossing point over the railway line. This would further link the two communities together.

The Cherry Orchard - Park West area is a prime location for high density development due to the public transport infrastructure already in place. However there are necessary changes and required to ensure these transport links will be able to facilitate future demand. The sites located in Cherry Orchard are all within reach of a number of bus routes, including the 76, 76a, 79, 79a, 40, 140 and 18, however only the 18 and 860 serve the Park West side. The area will be well served in the future by BusConnects as it is set to be included along the Liffey Valley to City Centre Core Bus Corridor.[3] It is also currently served by the train line, but there are plans in the proposed DART Expansion programme to upgrade the services at Cherry Orchard - Park West to fast, high frequency, electrified services. Dublin Chamber is concerned however that these plans will not be progressed due to the need to have high density development in the area to have a critical mass of population to support the delivery of such a service.

Meanwhile, the area is also served by way of the LUAS Red Line with Kylemore and Inchicore stops just over 2km from the LAP. The NPF and the Greater Dublin Transport Strategy make reference to the future plans to expand the LUAS line to Lucan along the Ballyfermot Road. This route will also need high density development and critical potential passenger numbers to be progressed.

The right development in the Cherry Orchard - Park West area would help support the case for both expanding the DART service and extending the Luas Red Line to the area. These projects will not be feasible based on the number of units planned for Cherry Orchard - Park West alone. Plans to introduce a designated car parking facility near the train station are referenced briefly in the LAP but Dublin Chamber maintains this should be a key project. A 'Park and Ride' facility for the area would significantly improve potential passenger numbers and reduce congestion coming into the city. Similarly enhanced cycling and pedestrian infrastructure near the station would improve levels of uptake. The area currently has limited cycling infrastructure which has significant scope for further improvements in the coming

[2] http://www.smartertravel.ie/sites/default/files/uploads/2012_12_27_Smarter_Travel_english_PN_WEB%5B1%5D.pdf

[3] https://www.busconnects.ie/media/1585/7-busconnects-cbc-liffey-valley-to-city-centre-040119-fa.pdf

years. The LAP also suggests an additional pedestrian and cycle connection over the Canal, this would better link the LAP lands to the underutilised greenway.

The further expansion of the DublinBikes scheme out to Cherry Orchard - Park West would also benefit the area significantly in providing sustainable public transport. It would provide vital linkages to the current LUAS stops and the train station, and users could take advantage of the LAP's close proximity to the greenway.

Brownfield Regeneration

Dublin Chamber is a strong advocate for brownfield regeneration and recognises that the redevelopment of these sites for mixed residential use will be critical to meeting the goals of high density development and compact growth within Dublin City.

The NPF makes reference to the need to relocate less intensive land uses outside of the M50. The LAP area adjoins the Park West Industrial Park and reference is made in the document, in line with the Dublin City Development Plan, to undertake a detailed examination of these zoned lands to determine the potential for alternative uses such as residential.

Sites, such as the Park West Industrial Park, with existing and/or planned enhancement of public transport links need to be prioritised for brownfield regeneration. The Chamber supports the DCC in this objective and urges the planners to be more ambitious in their plans for the redevelopment of Cherry Orchard - Park West.

Business Opportunities

Dublin Chamber notes that currently the community is poorly served in terms of retail facilities with poor spatial planning reinforcing this issue. There is no noticeable hub or centre in the area. There are dedicated retail spaces in Park West in the form of ground floor retail units however the LAP notes the high vacancy rate. Retail units in the vicinity of the train station also remain vacant showing the lack of footfall in the area and lack of use of the train station.

In the last phase of development in the area there was very limited construction of community facilities, such as the local church, the Cherry Orchard Equine Education and Training Centre and St. Ultan's primary school. These are the current natural focal points for the area.

The creation of a 'new town', 'central hub' and 'main street' is identified as a key priority in the LAP and the Dublin City Development Plan identified the adequate and appropriate retail provision in Cherry Orchard as a key policy (RD18).[4] There is recognition that there are key historic deficits with regards to the layout and planning of the area that is currently hindering development and contributes to issues in the community. Dublin Chamber is of the view that in order for high density development to be effective there needs to be a strong emphasis on place making and public realm. Areas in the city like Grand Canal Dock have successfully

[4] https://www.dublincity.ie/sites/default/files/content/Planning/DublinCityDevelopmentPlan/Written%20Statement%20Volume%201.pdf

delivered high density while also delivering retail facilities and creating focal points for the community.

The Chamber maintains that a strong economic centre or hub is vital for the success of the area. This needs to be delivered though the creation of a local neighbourhood and focal point in Cherry Orchard and in proximity to the train station. The LAP outlines plans for a main street with a mix of uses and a new civic space which will connect to the rail station.

The business park and the adjacent institutions would also benefit from the enhanced retail offerings. Both are significant employers with staff traveling to the area from various parts of the city during the day.

Dublin Chamber also welcomes the plans to build a social enterprise hub in the LAP area. This would provide facilities for training in the community and a place for local start-up enterprises to grow. These facilities are vital to kick starting the local economy and ensuring there are adequate facilities and hubs within the community that historically have been lacking.

Recommendations

Dublin Chamber welcomes the overall Draft Local Area Plan for Cherry Orchard - Park West, it is a significant step in the right direction to redevelop this community and take advantage of the significant development opportunities in the area. The Chamber reiterates its position in relation to the consolidation and sustainable use of land in urban areas, prioritising investment on those already well served by public transport links. This is vital if Dublin is to avoid repeating the mistakes of past planning which have led to an unwelcome level of urban sprawl.

The focus on building in this area, whether it be residential or commercial, needs to be on density and sustainability. This includes:

- Further development and investment in public transport facilities to concentrate on high frequency rail and bus.
- Additional physical infrastructure to improve permeability of the LAP area.
- High density residential units with a focus on balanced mix of tenure.
- Ambitious targets for brownfield regeneration when existing infrastructure can support residential growth.
- Enhanced community and retail facilities, creating a focus point and central hub for the area.

Name:

Leon

Organisation:

Comment:

We would like to have our voices as local residents in [redacted] heard by your department.

We have on going discussions in Facebook about all proposed developments and have strong objections to your PPDD plan to build here Concrete Jungles of reminiscent and Resurrection of ill fated Ballymun, whereby billons of taxpayers monies burned and wasted, and new we see that non of you in DCC ever learned lessons from the past (Ballymun!!!) because of the current plan.

We understand that DCC is now exposed under enormous pressure from the Housing Crisis but we submit that the infrastructure in Ballyfermot, designed as far back as 70 years ago can not cope with today's ongoing traffic congestion which are the everyday occurrence here.

Social housing already recently built and up and running here closed to us have significant impact on to traffic approaching Ballyfermot Road and all over the Ballyfermot.

I have enclosed here some comments made on our Facebook Residents Group and copy and paste here for your consideration, but to make long story short in summary of our opinion

1. The infrastructure here is greatly overwhelmed and is a bottleneck, full stop!! Close proximity and noise from M50 and C)2 emission from congested adjacent roads and removed green area between Cedarbrook and M50 by proposed Plan will deteriorate our quality of life, decrease the value of our properties, create lack of fresh air and depraved us sunlight... thanks to your so called Developing Plan. Ask yourself a question "Would I want to live in that Planned Development?"

I doubt you or Architects involved ever walked by in the area and considered of what if you were local resident and what would I want here to be build be to happy?

All this created on paper, not in reality. So again as our group said we are numbers on your paper, not human beings.

Please do not forget the destiny of Ballymun as its was initially planned like this one.....

2. Since the Cedarbrook Estate and surroundings built in early 2003 there was urgent need for a Supermarket like Lidl or Aldi (but not any small convenience shop!) as it would eliminate cars driving around and locals would be happy in for shopping every day.

3. Housing crisis should not take priority over the common sense and proper planning like it was the case in Ballymun.
4. The average building height in Dublin City Centre is four to six storeys. Going high-rise, or at least higher as it is in your PPDD plan, is again Ballymun 2.0 full stop.
5. Cedarbrook 2.0 (Cedarbrook built by Sisk) could be as an consolation option for us, coupled with the supermarket on the plan here as well. and adjacent cafes like Costa Cofee or any other amenities, this way it could be peacefully accepted by locals. and as respect and good will gesture from DCC to us shown as our needs are carefully considered.....
6. To build on public land, public/local residents opinion, submissions and suggestions and needs must be carefully considered and plan amended or altered to accommodate and align all sides involved, and do not postpone the infrastructural issues to the far future, we are not a China or Hong Kong where people squeezed in small shoe boxes rookery.
Thank you for your consideration on this matter and in anticipating of your reply.
Yours sincerely
Leon
PS
Below some copies of comments made in our Facebook Cedarbrook Residents Group for your consideration:
the way the plan was made,Picture 1 (Site 4).From entire Cedarbrook it is barely little over than 50 % at it - only 9 buildings in black and grey colors shown there from a total of 14, how do you like that?
Please have the Google"s satellite view map opened in your browsers to see the huge difference what is not mentioned on the picture 1.
As you can see the adjacent Equine Centre ,Cherry orchard Avenue and Barnville are purposely left invisible to show us being pitifully small on theirs proposed drafts papers so so we are being left to look like tiny grey objects on their paper and therefore are not an obstacle and barrier for them to go ahead.
If you have a look at the land for where there supposed to be a supermarket like Lidl, mentioned in my previous post(the square fenced abandoned site next to the Cedarbrook walk/Barnville walk bus stop and the bridge),so you will see there are ample of space for Lidl and its car park and adjacent cafes like Costa Cofee or any other amenities.Nothing of these on the plan,contrary they squeezed in there 7 buildings from 5 to 10 storey. They must get our disapproval and contempt,as for this completely insane plan if its going to get green light,not only ours quality of life will fall,but also the value of our houses

and apartments,for sure! Roads in Ballyfermot will be called "car park" as is the same nickname now given for M50 "

[redacted] I went to the Parkwest meeting last week and I was explained about the plans. As you say, they plan to build tall buildings, which will be located next to the train station, together with a small convenient shop, of the size of the SPAR onthe Plaza. Further down on the Avenue there will be 4-5 storey buildings, which will e a mix of 50% social/affordable housing and the rest will be business offices (facing the M50) and commercial units. This could of course change, once they start building or after completion.

I have asked about how the traffic will impact the already congested area, which barely could manage the current amount of cars and commuters. I challenged the public transport links, such as night link buses, weekend commuter trains, bus routes to Liffey Valley, the Mill Shopping centre nearby, the metro link, 24/7 airport link from Cherry Orchard. None of those are a priority, I was told, and they will e considered, after the area has been populated and building completed. I also asked about kids playgrounds, car park spaces, anti-social behavior in the area and prevention of crime. Last year, a gun was pointed at someone I know, in the park on front of the Equine centre and their mobile robbed. Garda presence is none at the moment and they only have one patrol car to cover Cherry Orchard, Ballyfermot, Palmerstown and Chapelizod.

I also asked why do they want to build more office units, given that about 70% of the offices in Parkwest are empty. Also, as you mentioned, the ground floor of the Crescent building have been vacant for years and no shop owner is willing to invest there, as the area has a pretty bad reputation, transport links are missing, therefore anynew business is destined to fail.

In addition, if all green areas are taken in favour of tall concrete buildings, the wild life there will e destroyed too. Not only that, but the CO2 emissions will go up, by bringing 2,000 new homes, which is in the current plan. M50 will become even more congested at the Red Cow, so will be the New Nangor Road and Cloverhill Road.

I will be happy to attend a meeting with all residents and discuss the potential outcomes of such a project, in which no thought has been put into. Thank you."

"The DCC wants us residents to be surrounded by the concrete darkness of skyscrapers"s shithole with no shops and without proper consideration to our needs.We did not have here any supermarket built over the decades,instead they want to squeeze in 6-8-15 storey buldings to concoct and create THE Resurrection of THE BALLYMUN Number Two in Ballyfermot.Do they in DCC ever learn the lessons from the past? We must have our say on this crap plan to resist brainless and selfish attempts to make us victims of already proven failed

housing policy of FG Government.They built already social houses on green grass and never asked residents what they have in objection or think about it ,just went ahead and build on green ,spat on us and our opinion,fair enough??? ok ,that is done,reasonable maximum high, and is more than enough for one-two storey houses in our Ballyfermot and for likes of Lidl-Aldi to be build here , not the Ballymun 2.0 !!!"

" Completely agree that there has been no proper thought given to this. Throwing up large blocks of flats with no infrastructure to support them is the very last thing this area needs."

" Does anyone remember there was an announcement at Evin website in the end of December 2018 that there are plans to build Supermarket Lidl or Aldi Directly across the road from Cedarbrok Walk"s bus stop and where the waste grass is now? The announcement was short lived and removed very quickly,it seems they changing minds under severe housing crisis pressure.For us residents would be good news to have a decent supermarket in close proximity from Cedarbrook,so we would not have to drive our cars around congested Ballyfermot for shopping if we had had one built/needed a decade ago.Instead they are planning to build 8 to 15 storey apartments and shovel people in there without proper infrastructure and basic amenities as it was the case exactly in Ballymun..Will they ever wake up and start doing things for people and not for numbers in theirs papers?We as residents have rights be heard by them and theirs plans must be radically altered , amended and well sought after in our advantage as we are not numbers,we are humans!"

"

Supermarket is needed here,and it will save some sunlight as it is not a skyscraper.Concrete jungle like Ballymun 2.0 is not an option for us as well. DCC should ask residents what would they prefer and what is needed.As a consolation for us Cedarbrok 2.0 could be an option as it is better than 15 storey buildings."

"

Attachment:

Not Answered

Name:
Cara OHare

Organisation:

Comment:
I am making a submission in relation to the proposed Parkwest/Cherryorchard LAP.
As a home owner and long-term [redacted] I have concerns about some of the proposals.
I have spoken personally to the architects at one of the public meetings and would like to highlight the following concerns:
(1) The scale of the proposed development:-
The architect has relayed how these will be 6 stories high at the side and opposite Cedarbrook, increasing to 9-10 with a landmark building of 15 stories. Structures of this scale will have firstly an adverse effect on the light over Cedarbrook estate. The type of buildings being proposed is concerning. Large scale blocks of flats is not conducive to cohesive community living. This area has been blighted with social problems for so long and a development such as this will just exacerbate the existing social problems.
We need a combination of duplex housing and varied level apartments to enhance this area, making it more appealing to potential buyers and hence diversifying the social fabric of Parkwest/Cedarbrook/Cherryorchard.
Cloverhill Court at the end of Cloverhill rd is a potential example of this.
(2) The transport is another major issue:-
The proposed LAP does not address the lack of public transport through Parkwest. We still have no direct bus routes to Liffey Valley or Clondalkin, the two largest employment areas close to Parkwest. Potential residential buyers will never be attracted to an area with no transport to secure work in the local area. Likewise, the building of more commercial units in Parkwest is also concerning. Previous commercial businesses have failed as there is no through transport and no parking potential for customers. Building more of these type of units without addressing the transport is creating the exact same problem as before.
(3) Thirdly, with the potential for up to 2000 extra homes, security and policing is very much a concern. Again, the scale and type of buildings will have a direct impact on the level of crime in the area. The suggested scale will simply turn this area into a rat run and blight it even further with social problems.
(4) There are other issues like increased traffic in the area. The access to the M50 needs to be addressed as existing access points are already a bottleneck for most parts of the day. The proposal to reduce the traffic to one lane outside the train station will only compound this problem. The parking within Parkwest

to accommodate so many extra residents is also a concern, as is the lack of playgrounds for children and potential families.
I would ask that these concerns are addressed please before the building plan commences. Thank-you.
Yours faithfully
Cara O'Hare

[redacted]

Attachment:
Not Answered

Name:

Aengus Ó Snodaigh TD & Councillor Daithí Doolan

Organisation:

Comment:

Please find attatched our submission to the Cherry Orchard-Park West LAP

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4Y7-H

Introduction

Sinn Féin welcomes the opportunity to make a further submission to the Draft Local Area Plan for Cherry Orchard-Park West. Sinn Féin worked with others to ensure the Cherry Orchard-Park West LAP was included in the Dublin City Development Plan. The Draft Plan lays a good foundation to build on.

Research by Ballyfermot Chapelizod Partnership and Dublin City Council's 'Making Cherry Orchard Better' has crystallised the need for a long term plan for Cherry Orchard. Communities do not need glossy brochures and headlines but a long term plan that aims to deliver anti-poverty measures and community development. To achieve this, the plan must include a focus on education, jobs, housing, services and community safety.

This plan offers a major opportunity to the residents of Cherry Orchard and Park West to positively impact on their future. Families in the area work hard and involve themselves in making this community a better, safer place for everyone.

But unfortunately any good work done by residents, community groups and local services is often against the tide and without the support of statutory bodies and central Government. With the right commitment and inter agency approach this plan could reverse that.

Sinn Féin would argue strongly that while action at local level is essential so too is a change of attitude at policy level. Without a step change in Government and local government policy we firmly believe the community will continue to limp from crisis to crisis in Cherry Orchard and Park West will continue to be starved of services and seen isolated.

Policy changes need to happen to ensure that decisions made at cabinet table and by council management have a positive effect in Cherry Orchard and Park West. This can be done if we have a partnership approach from Government ministers, their respective departments and Dublin City Council. Education, jobs, and urban planning are all key to delivering a sustainable plan where residents and their community thrive and develop.

This is why it is important that we get this LAP right. Given the scale and scope of the development and redesign of the area envisaged it is vital that the plan must be community focused, sustainable and future-proofed.

Aengus Ó Snodaigh TD & Councillor Daithí Doolan

Sinn Féin

290 Ballyfermot Road, Ballyfermot, Dublin 10

[redacted]

Email: aengus.osnodaigh@oir.ie

daithi.doolan@dublincity.ie

Community Development

To guarantee the success of any plan residents must be central to the Local Area Plan (LAP). The local community must be the driving force in this plan and must be central in identifying the priorities for this plan.

This does not happen by chance, it will only happen if those involved in drafting the plan make a conscious decision to make it happen. If this fails to happen residents will continue to see themselves as service users rather than central to drafting and delivering a long term plan.

The foundation for the success of the LAP can be identified in Dublin City Council's own Making Cherry Orchard Better (Dublin City Council, September, 2017). This plan should be prioritised as part of the LAP

Emphasis on sustainable communities should not only seek to focus on the development of new areas, but also seek to deliberate on how those established areas are incorporated into a wider framework. (Lawton, 2015).

Action:

- Community consultation must be continue through the life of the LAP;
- Services and infrastructure should be prioritised within the LAP.

Education

Education is key to combating poverty and marginalisation. Education must be accessible, achievable and free, or at least affordable to residents in Cherry Orchard if there is a fee.

Cradle to the grave access to education must be made available in, or as near as possible, to Cherry Orchard. This means delivering different programmes that meet the needs of children, young people and older people. Programmes must also be flexible to allow for change in the future.

Acknowledging that education is always beneficial, where appropriate it should be accredited so as to place people in a better position to gain employment and progress to a higher level of education.

At present the local primary school St Ultan's is at capacity or near capacity which then means that there will be a need for additional accommodation, at least doubling if large scale housing development is to happen locally, or an additional primary school. Already an additional 150 houses have been built in the Cherry Orchard area unrelated to the LAP.

There is a demand for a Gaelscoil in the Dublin 10 and 12 area and if the pupil threshold can be met, which we don't doubt then consideration should be given for the new primary school being considered for the LAP being a Gaelscoil. At present children from Cherry Orchard must travel out of the area to attend a Gaelscoil, either to Islandbridge where Gaelscoil Inse Chóir is located or in the opposite direction to one of the Gaelscoileanna in Clondalkin. Each of those Gaelscoileanna are full to capacity, and are oversubscribed for new entrants each year.

With the proposed increase in housing and population envisaged in the LAP a local secondary school in the vicinity is vital. We believe that there is logic that an educational campus could be considered with links to the pitches in Cherry Orchard Park, especially if those pitches are converted into an all-weather GAA and a soccer pitch.

The delivery of education, sports and recreational facilities must be prioritised within the plan. They cannot be seen as an afterthought or a luxury. These services are essential to the success of the LAP.

Action:

- To cater for the expected large population increase from the proposed housing development of Cherry/Orchard/Park West the LAP must include an educational campus, increase in the accommodation at St Ultan's and a Secondary School;
- That the new primary school shall be a Gaelscoil;
- Education & recreation services must be delivered as a priority;
- That a section of the site between Barnville and Cedarbrook could be earmarked for both the Gaelscoil and a local secondary school, with playground in the middle and access to the Cherry Orchard Park playing area just opposite. Being near the train station and on the bus route would facilitate pupils coming from outside the area in some instances.

Employment

Despite the recent economic upturn unemployment remains a serious challenge in Cherry Orchard.

According to the CSO, June 2017, unemployment in Dublin is 11.6%, state wide it is 12.9%.

When we break it down in to the three District Electoral Divisions (DED) we see unemployment in Cherry Orchard is much higher. Cherry Orchard A 26.5%, Cherry Orchard C 24.3% & Carna 24.6%.

Unemployment figures released in May show that in Ballyfermot unemployment was 2,337. This is the highest unemployment in Ballyfermot in 6 months. It has continued to rise since Nov 2016 when it was 2,313.

Local industrial estates have not provided the large amount of jobs previously hoped for. Recognising this, three things need to happen. Local people need a programme that provides up-skilling for jobs, social enterprises need to be developed on council land and CE Schemes in Cherry Orchard need to be allowed derogation from current criteria. CE Schemes must be given the flexibility to provide extra funding for training and dual payment for single parents should be reintroduced. This would allow Community Employment Schemes to meet the needs of local people. The LAP should provide for local enterprise and social enterprises. This will create economic development, provide services and give employment for local residents.

Action:

- All contracts issued will have a Social Clause as part of the procurement process;
- Identify land for the development of and type of social enterprises which could avail of that land and the services required to sustain them;
- Develop local incubation space for local enterprises and small local start-ups. We concur with the draft LAP's identification of the narrow strip between the M50 and Cloverhill Road next to St Oliver's, as being possibly suitable for this;
- Derogation for overly rigid criteria for local CE Schemes Programmes to allow schemes meet local educational & training needs;

- Programme of education & training to improve the skills of local unemployed and underemployed so they can avail of employment opportunities locally and elsewhere, especially those associated with the LAP;
- That a section of the site between Barnville and Cedarbrook could be earmarked for a large retail unit with smaller ones attached with entrances of them on either site, on the rise facing the train station and facing the park at the other end, creating local jobs and providing much needed services to the community;
- That Park West Properties be encouraged to continue developments in Park West on the vacant lots and that more office and residential be considered, including increasing the size of the hotel or encouraging another hotel to be built.
- Derogation for local CE Schemes.

Social Clause

The Cherry Orchard-Park West LAP should contain a commitment to including a Social Clause in any major contracts during the development of the site. This will ensure a positive legacy long after any construction work is complete.

A Social Clause is a legal requirement within a procurement contract which stipulates that the contract must provide added social value (this can also be known as a Community Benefit Clause). (Halloran, 2015).

Dublin City Council has a central role on promoting social clauses and community gain. Under the Local Government Act of Ireland 2001, Dublin City Council has general powers of competence and specifically the power to enter contracts. The general functions of local authorities specified in section 62 of the Act include taking such action as they consider necessary or desirable to promote the community interest.

If a social clause is contained in contracts flowing from the LAP then the development itself will allow for the creation of local jobs, training, apprenticeships and local economic gain. This can be copper fastened by the inclusion of a Social Clause in any proposed development contract. It will ensure local communities directly benefit for m any construction on the site.

It provides added value from investment by generating real social and economic benefit for disadvantaged communities. (Halloran, 2015).

Social Clauses are nothing new. They have been in place for some years in Scotland and have proven to work. They are supported by government policy and should be used more widely including on this development.

The Government "Planning Policy Statement 2015" states that the Irish planning process will facilitate sustainable job creation and enable urban regeneration and strengthen the continued vitality of existing communities. (Department of Environment, Planning & Local Government, 2015).

The Social Clause is a tool to target jobs, training and recruitment at long term unemployed, young people and vulnerable people. Procurement is an opportunity to

implement a policy of social inclusion through the inclusion of contract clauses that will benefit the community.

Socially Responsible Procurement: procurement that take into account Social Considerations such as employment opportunities, decent work, compliance with social and labour rights, social inclusion, equal opportunities, accessibility design for all, sustainability, including ethical trade issues and wider voluntary compliance with corporate social responsibility (CSR). (European Commission, 2010)

Action:

- LAP to include a commitment to including a Social Clause in any contracts;
- That an audit of locally available skills be carried out to ensure that skilled workers self-employed, underemployed and unemployed people are offered opportunities in contracts associated with the construction of the new developments, servicing and working in the new complexes, offices and shops;
- Training and upskilling provided to meet immediate and longer-term employment demands ;
- That pupils are encouraged through an outreach programme in local schools to consider future jobs which are promised to locate in the incubator units, new shops, businesses and hotels etc.

Homes

Apart from neighbourhood concerns it is essential that apartments (design and management) do not themselves give people a reason to leave. To ensure this does not happen apartments must be suitably designed, built and managed so they can comfortably accommodate families and single people. (Dublin City Council, 2007).

Sinn Fein believes very strongly that the apartments build should be to the highest standard possible. Dublin City Council's planning guidelines as agreed in our City Development Plan should be applied throughout the LAP.

Any home building programme in Cherry Orchard-Park West must deliver a mixed tenure, integrated community. The tenure must be appropriate to the needs of those waiting to be housed in Area J, Ballyfermot & Cherry Orchard. It must have a mixture of private, public, affordable to buy and cost rental. It must also go hand in hand with the development of services. Home building must be more that simply bricks and mortar. It must be about building sustainable communities. Nowhere is the need for this clearer than in Cherry Orchard.

Dublin City Council has a total of 2,795 applicants on its housing list for Area J. This is made up of 1,861 on the main housing list while another 934 applicants are on the transfer list. Meanwhile 192 applicants are homeless. (Dublin City Council, 2018)

Mixed tenure, while meeting the meeting the needs of those who need homes also contributes to building sustainable communities.

The evidence suggests mixed communities can contribute to specific goals within current social policy, such as community cohesion and sustainability. (Tunstall & Fenton, 2006).

Evidence from other countries, such as the Netherlands (Kleinhans, 2004) and the USA (Berube, 2005), also supports the argument that the closer integration of tenures is desirable, but that national and local policy should also focus on improving residents' life chances by improving access to jobs and closing the gap between areas of affluence and poverty in all kinds of neighbourhood.

The scale of what is proposed can be viiewed as daunting between 2,400 and 3,500 new homes, which would based on current occupancy rates in the LAP area would suggest a near trebling of the local population from 6,304 to over 18,000 if the higher figure of housing density is accepted . That can't happen without the full range of services being delivered in parallel with the housing delivery.

Mixed tenure developments can:

- promote the improved provision of facilities and integrated services;
- promote social cohesion, reduce social exclusion and create stronger communities;
- assist families with children to play a full part in building inclusive communities;
- encourage developers and others to provide the full range of house sizes, types and tenures;
- enable residents to access a variety of training and employment opportunities;
- provide good quality amenities and facilities; or
- increase 'liveability' through high quality design, and facilitate innovative and responsive systems of management.

Furthermore, with a desire to incorporate mixed-tenure into such locations, there is a significant focus on the inclusion of the private sector within such transformation. There is thus an assumption embedded within social mix policies that a mixture of different tenures will help achieve social balance (Rose *et al.*, 2013).

Meeting the housing needs in Cherry Orchard is a big challenge. But there is also good opportunity because, unlike other areas of Dublin, Dublin City Council owns the land. This can be used to the community's advantage.

The LAP can deliver social housing, affordable and cost rental housing. This will allow for the development of a mixed tenure, mixed income community.

Dublin City Council (DCC) can use the land to develop a local social, affordable and cost-rental housing model. DCC could provide serviced land and contract developers to build homes which in turn will be sold or rented at cost to those who qualify. This would

ensure local people could buy or rent an affordable home in their own community. This will create a mixed tenure community.

Action:

- The LAP will provide for 30% council housing, 30% affordable to buy, 30% cost rental and 10% private housing;
- The LAP will ensure a proportion of housing in the developments will be for senior citizens and for independent living;
- That all sites identified be considered to have some element of housing on it, including apartments above shops or offices;
- That the ESB be asked to relocate the pylon or put the cables underground to facilitate the continuation of the terrace of housing backing onto Cedarbrook Avenue across the open green;
- The remaining parcels of land identified and purchased by Dublin City Council from the HSE completes the area required to allow for further development for Cherry Orchard FC and for housing abutting the to-be-completed link road. This will facilitate further access/egress for Cherry Orchard residents;
- There should be a mix of 1, 2 and 3 bed homes built to cater for all the needs of the existing community, including senior citizens complexes, independent living units and the future needs planned for;
- That the heights planned for housing development should not be colossus and should be in keeping with the other buildings in the area and should be of varied heights, not uniform;
- Any landmark buildings should be that a landmark, not just in terms of height, but in terms of design etc;
- All buildings need to be of the highest possible standard, both the private and public buildings;
- A larger number of 1-bed units than is normally associated with these type of developments should be considered, given the dearth of accommodation for single men or women in the Dublin10 and 12 area;

- That the senior citizens complexes being planned as part of the LAP be adjacent to retail units and services and access to public transport in both the Cherry Orchard and Park West parts of the LAP area

Community Safety

The community in Cherry Orchard deserve and should expect to live in safety. For this to happen Gardaí need to be visible, accessible and answerable to the community they serve. This requires increasing Garda personnel so that both Ballyfermot Garda Station and Clondalkin Garda Station are delivering for the community of Cherry Orchard-Park West. If they can's serious consideration should be given to building a new Garda Station in the locality which can address the policing and crime issues in the LAP and in the adjoining industrial estates.

Action:

- The LAP will give consideration to the need for adequate policing in the area, including the possible need for a new full time Garda Station;
- That Garda Síochána foot, mounted and Garda car patrols are immediately increased as a confidence-building measure and as a commitment to adequate policing in the future;
- That a dedicated community Garda team be built up for the Cherry Orchard-Park West area, and they become part of the planning/consultation process around the roll-out of the LAP;
- That areas not currently covered by the local Garda CCTV network be identified and a roll-out plan to address those blackspots be progressed immediately;
- That public lighting is bright enough to discourage loitering;
- That the local Garda Síochána Drugs and anti-criminal gang units and CAB increase their targeting of local drug dealers and major gang figures to bring an end to their activities;

Infrastructure & transport

Cherry Orchard must become more accessible. This will benefit residents and will attract business and investment.

Currently Cherry Orchard is served by on bus service 79/79a and one main road, Cherry Orchard Avenue. These need to be improved and developed.

The area needs better and more regular public transport and greater permeability. Public transport would be greatly improved with extra bus services and the opening of Cherry Orchard station. An extra 2 lines be installed to facilitate greater connectivity with Hazelhatch and Heuston.

Cycling be promoted and encouraged with the development of cycle ways, stop offs and cycle paths through Cherry Orchard and Park West, and will encourage linkages to other areas along the canal route.

Action:

- LAP will improve the public transport system;
- LAP will develop more roads between Cherry Orchard Avenue and Ballyfermot Road;
- The train station be fully opened and adequately serviced;
- The building of a 3/4-storey car park adjacent to the train station to cater for rail users;
- That a better and more secure cycle parking spaces be made available at the Cherry Orchard Station;
- That the rail station be serviced better by buses including the possibility of local shuttle buses from Ballyfermot or from Park West Industrial Estate and the nearest Luas stop, either Kylemore or Red Cow;
- That the LAP would lobby the NTA and Iarnród Éireann to open Platform 10 in Hueston Station to cater for local train users who want to alight at Hueston for work, links to other public transport or to mainline train connections, rather than having to travel as far as Boombridge in the northside;

- Cycleways be developed through Cherry Orchard and Parkwest, that a path/cycleway be built connecting the canal cycleway parallel with and along the side of the M50 as far as the Coldcut Road. That this would be adequately lit up and monitored by CCTV as is the canal paths at present.
- That bus services be introduced which ensures the area is linked directly by public transport to Liffey Valley and also Clondalkin village.

Sports & Recreation

Sport continues to play an important role in Cherry Orchard. The Cherry Orchard-Park West LAP offers an opportunity to build on this success.

Sinn Féin believe a sports facility is now required in Cherry Orchard to support the development of local clubs. Cherry Orchard Running Club has liaised with Orchard Celtic Football Club and Del La Salle GAA Club and together are requesting the exploration of an all-weather sports facility in Cherry Orchard to accommodate the 3 clubs. There is currently no all-weather GAA pitch in Dublin 10 or 12, whereas there are several all-weather soccer pitches in those areas, and also there is much more soccer pitches than Gaelic pitches throughout the area. For instance the Lawns Park and other adjacent parks are exclusively for soccer, and the only Dublin City Council GAA pitches in Dublin 10 are in the lower end of Ballyfermot at Liffey Gaels on Sarsfield Road.

The LAP could provide a Sports Hall that could encompass an all-weather GAA Pitch, Soccer Pitch, Running Track and changing facilities. Or if the space won't accommodate all those that a multi-use all-weather pitch be installed. Examples of joint use GAA and soccer pitches exist, Parnell's GAA being an example. We believe sports clubs have a significant role to play in the community of Cherry Orchard, particularly with the proposed house building /population growth for Cherry Orchard.

As in many communities across Dublin horse ownership is a permanent feature in the Cherry Orchard. In Clondalkin this has been nurtured and developed with the establishment of the Clondalkin Equine Club. The LAP will allow for the development of a similar facility in Cherry Orchard building on the ground work done by Horsepower, a community based group. This project could be developed on **Site 3a** and the funding can be accessed from the Department of Agriculture, Food and The Marine. Such a facility would discourage the use of public parks for the grazing of horses, local roads for racing, the ill-treatment and neglect of horses which don't have proper food and shelter at present and can promote good practice and animal husbandry among all local horse owners.

Pocket parks play an important part in providing safe play space for children and toddlers. The LAP should allow for a series of such parks across Cherry Orchard, particularly with the increase number of houses planned for the area.

Action:

- The LAP will contain plans for a multi-purpose sports facility, with changing, weights, gym and meeting rooms, adjacent to or near the existing Cherry Orchard Centre
- This Sports Hall shall be looking out onto the new laid-out park, all-weather GAA pitch, soccer pitch and running track facing onto the new pitches and running track;
- Outdoor gym equipment shall be placed as part of a circuit in the park and also along the canal and along the proposed cycleway and path parallel with the M50;
- A series of pocket parks for children & toddlers will dotted around the whole of the LAP area;
- The LAP will contain plans for a horse owner's facility;
- That a feasibility study be immediately carried out regarding a facility for water based sports on the canal and whether the reservoir site could be used for additional kayaking facilities, such a slalom run, or for a canal barge docking area etc;
- The open spaces which are currently attracting anti-social behaviour or which aren't functional would be landscaped or usable for children playing.

Greening the LAP

- The LAP is fully compliant with DCC Climate Action Plan;
- That all new developments, public/private, housing/commercial have the infrastructure in place for charging points for e-cars;
- That consideration be given to ensuring that the any large roof space in housing/offices complexes is used for roof gardens/allotments or caged mini pitches on them;
- That the bowl in Cherry Orchard Park be landscaped or wild flora similar to a wild meadow, with pollinators encouraged to locate there in line with Dublin City Council's Pollinators Plan;
- That all green verges etc be planted with a mix of bright coloured shrubs and flowers;
- Other grass roundabouts, unused spaced and the lands along the canals should be similarly planted to help the area play its role in encouraging bio-diversity;
- That consideration be given to planting fruit bearing trees and flowering trees along the edge of Cherry Orchard Park;
- That a wood of native trees be planted along the M50 to increase the noise mitigation and to encourage native wildlife;
- That an action plan to address invasive species in and next to the canal and throughout the area be drawn up and acted upon immediately to get rid of them primarily and to allow the growth of native species and wildlife;
- That an eradication plan for noxious weeds along the same area be rolled out also;
- That all complexes have solar panels to heat the complexes;
- That consideration be given to the possibility of having small wind generators along the edge of the M50 which could power the public lighting system and local public building such as the Sports Hall.

- That a planned restocking of the canal with fish continues until the number of fish in the canal reach a self-sustaining level;
- That other water-based species, ducks and swans be encouraged back to the section of canal in question;
- That Iarnród Éireann be made to enhance its screening bushes and brambles along the banks of the railway lines running through and backing onto houses in the LAP area;
- There should be heritage or biodiversity info signs dotted around the new parklands and canal to educate the public on their role in helping biodiversity.

Miscellaneous

- Given that Cherry Orchard is the longer established, the biggest population wise, the first in terms of postal addresses and is alphabetically first, the title should read Cherry Orchard-Park West LAP rather then the current title.
- That the site at Barnville should be primarily used for schools and retail, with shops running along the street front on Cedarbrook Avenue.
- That this row of shops would continue in Park West and run up to the canal bridge as was intended with the existing retail units which planning permission was granted regretfully to change to residential in the past. They are still vacant and that decision should be reversed through the LAP.
- The current site proposed for a primary school in Park West is not near services or parkland and would be better served in the above site between Cedarbrook and Barnville.

Conclusion

The Cherry Orchard/Park West LAP is long overdue. Cherry Orchard has seen plenty of false dawns. But this should not deter us. With the right focus and long term commitment from stakeholders, locally and nationally, then there is no reason why the Local Area Plan cannot deliver a sustainable, inclusive, safe community.

The plan should be long term in commitment but should contain short term, confidence building goals.

Sinn Féin look forward to working with others to ensure this plan is fully developed, supported and fully implemented.

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Name:

Connor Rooney

Organisation:

Department of Culture, Heritage and the Gaeltacht

Comment:

Re: Notification to the Minister for Culture, Heritage and the Gaeltacht under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001 as amended.

Proposed Development: Draft Local Area Plan for Park West - Cherry Orchard

A chara

On behalf of the Department of Culture, Heritage and the Gaeltacht, I refer to correspondence received in relation to the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

Archaeology

In addition to the points raised it is relevant to state that a set of broad policy principles for the protection of archaeological heritage were set out in a document Framework and Principles for the Protection of the Archaeological Heritage published by the then Department of Arts, Heritage, Gaeltacht and the Islands in 1999. Some key policies principles set down in the Framework document should be followed:-

1. The National Monuments Acts will be used to the fullest possible extent, in accordance with relevant international conventions, to secure the protection of the archaeological heritage.

2 Gathering of information about the archaeological heritage should not destroy any more of that heritage than is absolutely necessary.

3. There should always be a presumption in favour of the avoidance of developments impact on the archaeological heritage.

4 Preservation in situ of archaeological sites must be presumed to be the preferred option.

5. Where archaeological sites or monuments have to be removed as a result of development it is essential that the approach of preservation by record be applied i.e. that there be appropriate archaeological excavation and recording.

6. Proper archaeological assessment can ensure that the most appropriate approach to archaeological preservation is adopted.

You are requested to send further communications to this Department's Development Applications Unit (DAU) via eReferral, where used, or to manager.dau@chg.gov.ie: if emailing is not possible, correspondence may alternatively be sent to :-

The Manager

Development Applications Unit (DAU)
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90
is mise, le meas
Connor Rooney
Development Applications Unit

Attachment:
https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=BHLF-PM2P-N4YW-H

Name:

BMA Planning

Organisation:

BMA Planning wish to make this observation on behalf of Greenseed Limited.

Comment:

Please see detailed Submission attached.

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4Y5-F

DRAFT PARK WEST – CHERRY ORCHARD LOCAL AREA PLAN

SUBMISSION RELATING TO LANDS AT SITES 6, 7 AND 8

July 2019

ON BEHALF OF:

Greenseed Limited

Submitted to:
Planning Department
Dublin City Council

BMA PLANNING
PLANNING AND DEVELOPMENT CONSULTANTS

Taney Hall
Eglinton Terrace
Dundrum
Dublin 14
D14C7F7

T: +353 1 6764522
E: info@bmaplanning.ie
W: www.bmaplanning.ie

1.0 INTRODUCTION

On behalf of Greenseed Limited, the following submission to the *Draft Park West – Cherry Orchard Local Area Plan* (hereafter referred to as the 'Draft LAP') is made in respect of lands at Sites 6, 7 and 8 as identified within the LAP.

Greenseed Limited are the owners of Sites 6, 7 and 8. **Figure 1** illustrates the location of Sites 6, 7 and 8 in the context of existing development in Park West.

Site 6 (7.9ha) is located south of the existing rail line, east of Park West Industrial Estate, north of Park West Road and east of Park West Avenue. The site is largely devoid of development except for the existing Aspect Hotel which is located centrally within the site and accessed from Park West Avenue along the western boundary.

Site 7 (3.9ha) is an L-shaped site located south of the existing rail line, west of Park West Avenue and the existing Crescent Building and east of the M50. This site is undeveloped at present.

Site 8 (2.9ha) is located directly to the south of Site 7. This site is bound to the west by the M50, to south by the Grand Canal and to the east by Park West Business Park. The Greenseed Limited lands extend to the east of Site 8 to include the former Gallanstown Water Works.

Greenseed Limited are currently progressing detailed proposals for Site 6 and it is expected that these proposals will form planning applications to An Bord Pleanala and Dublin City Council within the next 6 to 9 months. Proposals for Sites 7 and 8 will also be advanced and in this context the publication of the Draft Park West – Cherry Orchard LAP and the anticipated adoption of the final LAP is welcomed.

The following submission and amendments sought to the Draft LAP are informed by the design teams' consideration of the detailed design issues arising in Park West and will facilitate the consolidation and completion of the development of Park West. The planning authority are respectfully requested to make the appropriate amendments to the final LAP as detailed below.

Figure 1: Location and Extent of Greenseed Limited Lands at Park West

2.0 OVERVIEW OF DRAFT LAP PROVISIONS AND AMENDMENTS SOUGHT

2.1 Structure and Content of the Draft LAP

The Draft LAP is divided into 6 Chapters as follows: -

1. Introduction and Policy Context
2. Local Area Context and Analysis
3. Visions and Key Principles
4. Local Area Plan Development Strategy
5. Site Briefs
6. Phasing & Implementation

Chapters 1 and 2 provide valuable context and analysis to support the development of Park West – Cherry Orchard as a sustainable mixed-use neighbourhood. Chapter 3 provides the broad strategic principles to guide the development of Park West – Cherry Orchard. No amendments are sought to these chapters.

Chapter 6 addresses the issues of phasing and implementation of the principles and objectives of the LAP. The commitment of the planning authority to adopt an active land management approach to progress and secure the objectives of the LAP is welcomed and our client 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 is also welcomed. Similarly, our client welcomes the commitment to seek funding to unlock infrastructure impediments and will work with the local authority to secure available funding.

Chapters 4 and 5 contains the development strategy and the site-specific briefs for the LAP lands and these chapters form the focus of this submission. The principle issues of concern for our client relate to residential density, building height and the electricity network. These issues are considered in turn below with reference to the relevant sections of the Draft LAP.

2.2 Land Use Strategy

Section 4.3.2 of the Draft LAP identifies two areas for new local retail provision in addition to the existing Park West Plaza. Station Retail is identified as one of the new local retail centres and will comprise a new large convenience store to the north of the train station and ground floor retail to Park West Avenue.

The provision of retail along Park West Avenue is a welcome addition and our client will facilitate this through the development of Site 6. It is considered that the positioning of retail/ commercial floorspace south of the existing Aspect Hotel would also serve to animate this area of the streetscape and provide a link to the established retail/ commercial uses within Park West Plaza.

As an outcome to this submission our client requests that Fig. 37 of the Draft LAP is amended to extend the retail zone south of the Aspect Hotel as far as the Parkwest Avenue/ Park West Road roundabout.

Proposed Amendment #1
Amend Fig. 37 of the Draft LAP to extent the Retail Zone south of the Aspect Hotel to the Parkwest Avenue/ Park West Road roundabout.

2.3 Residential Density

The Draft LAP provides estimates of unit numbers and residential density ranges within Sections 4.4.5 and within Chapter 5 for each development site. The estimated unit numbers and density ranges for Sites 6, 7 and 8 are identified as follows within the Draft LAP: -

◦ Site 6	100-125 DPH	550 - 650no. units[1]
◦ Site 7	100-150 DPH	400 – 500no. units
◦ Site 8	75 – 100 DPH	250 – 350no. units

The Draft LAP proposals for uses and the mix of uses is generally acceptable, however it is considered based on site capacity assessments undertaken by Darmody Architecture on behalf of Greenseed Limited that the residential density allocations should be reviewed.

It is our client's submission that greater flexibility is required in relation to how the LAP is to be interpreted particularly in relation to the emerging residential formats emanating from Section 28 Guidelines (including SPPRS) and Circulars which allow for a wider variety of residential formats and typologies including Specific Build to Rent developments, Shared Accommodation formats and the like.

The final LAP should provide that planning permission may be granted for any apartment schemes which comply with the *Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities 2018.* In this regard, any reference to "estimated unit numbers" indicated in the tables and text of the final LAP should be identified as indicative only.

Proposed Amendment #2
Include the following text at Section 4.4.5, Page 41 before the Table relating to Use and Estimated Unit Numbers within the LAP:

"Residential allocations that are expressed in terms of number of units per hectare are indicative only and the Planning Authority may grant permission for any residential development where it is compliant with the necessary standards, including in particular any provisions arising from the requirements of Section 28 Ministerial Guidelines."

2.4 Building Height

Section 4.6.6 of the Draft LAP introduces the building height strategy for the LAP lands. The Site Briefs contained within Chapter 5 of the Draft LAP identify building heights ranging from 7 – 8 storeys (24m) while provision is also made for a landmark building of up to 60m. The

[1] It is noted that differing estimated unit numbers are provided within the Draft LAP for Site 6 - page 41 refers to c.500 – 700 units while page 70 refers to 550 – 650 units. It is requested that these figures are corrected for consistency with the final LAP.

proposed building heights are in accordance with the city-wide height strategy contained within Section 16.7 of the *Dublin City Development Plan 2016 – 2022*.

The LAP building height strategy also needs to be considered in light of policies relating to building height in the National Planning Framework ('Project Ireland 2040') and the recently published *'Urban Development and Building Heights Guidelines for Planning Authorities 2018'* both of which contain sentiments and policies that are integral to the vision for Park West.

In this regard, SPPR1 and SPPR3 of the 'Urban Development and Building Heights Guidelines for Planning Authorities 2018' should be specifically acknowledged within the final LAP.

SPPR1 requires that planning authorities explicitly identify within statutory plan areas where increased building heights will be actively pursued. In addition, SPPR1 states that statutory plans shall not provide for blanket numerical limitations on building height. SPPR1 is reproduced in full as follows: -

SPPR 1

In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.

SPPR3 of the *'Urban Development and Building Heights Guidelines for Planning Authorities 2018'* brings forward the strategy of applying performance criteria, appropriate to location as opposed to numerical limitations and provides that a planning authority may approve development even where specific objectives of the development plan or local area plan may indicate otherwise. SPPR 3 is reproduced in full as follows: -

SPPR 3

It is a specific planning policy requirement that where;

(A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and
2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

(B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme

(C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.

In accordance with SPPR1, the final LAP should state that building heights as identified in the text and tables of the LAP are indicative only and not maximums. In addition, the final LAP should acknowledge the criteria-based approach within SPPR3 and that permissions may be granted for increased building height were the development complies with the relevant criteria.

Proposed Amendment #3

Insert the following text at Section 4.6.6 (below the second paragraph), Page 50 relating Building Heights within the LAP:

'In accordance with SPPR1 of the above Guidelines building height ranges quoted in this LAP are indicative only and are not maximums. Furthermore, and as per SPPR3 of the Guidelines on Building Height, where an applicant satisfies the relevant performance criteria, the planning authority may approve increased building heights within Park West – Cherry Orchard.

2.5 Funding of Infrastructure Works

Greenseed Limited welcome the commitments within the Draft LAP for the local authority to seek out funding for specific projects within the LAP area. One of the key projects in this regard is the diversion/ undergrounding of high voltage power lines and pylons.

The Draft LAP contains a number of references to the need to undertake this infrastructure work, including: -

- *Objective UD6: To seek the undergrounding of overhead ESB pylons throughout Park West and at Site 5.* (Page 51)

- *The number of high voltage power lines and pylons located in Park West in close proximity to the M50 and in the adjoining Cherry Orchard Bamville area are a constraint on development potential of the lands, as such there will be a requirement to divert/ underground the existing infrastructure at these locations in order to fully realise the development potential of the LAP lands.* (Page 60)

- *Overhead ESB pylons to be addressed/ undergrounded* (Site Brief 6, page 70)

Greenseed Limited are willing to engage and have the capacity to take the lead in the delivery of infrastructure, however the local authority will need to put in place an appropriate funding regime to secure funding for this project. Furthermore, the final LAP should make it clear that the securing of funding and the implementation of the diversion/ undergrounding infrastructure works will not be an impediment to the granting of permission for, or occupation of development.

Proposed Amendment #4

Insert the following text at the end of Section 4.10.6, Page 60 within the LAP:

'The planning authority will work with government agencies to seek funding through available sources for the diversion/ undergrounding of existing ESB infrastructure within Park West – Cherry Orchard.'

Delete the following text from Site Brief 6 (page 70) within the LAP:

- ~~*Overhead ESB pylons to be addressed/ undergrounded*~~

(Delete strikethrough text)

3.0 CONCLUSION

We trust that you will take this submission into account in your deliberations. Please keep us informed of progress in relation to the Local Area Plan preparation process. If you require any further information in relation to any aspect of the above or on the Greenseed Limited lands at Park West, please do not hesitate to contact us.

BMA PLANNING

Name:

Deirdre Kirwan

Organisation:

on behalf of South Dublin County Council.

Comment:

Please see attached.

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4YP-A

Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Connecting You to

Land Use Planning & Transportation

Avril Feeney,
Administrative Officer,
Dublin City Council,
Planning & Property Development Department,
Block 4, Floor 3,
Civic Offices,
Wood Quay,
Dublin 8.

19th July 2019

Submission of South Dublin County Council Land Use Planning and Transportation Department on the Draft Local Area Plan for Park West - Cherry Orchard

Dear Sir or Madam,

South Dublin County Council (SDCC) welcomes the opportunity to make a submission on the Draft Local Area Plan for Park West-Cherry Orchard. The scale and location of the Draft Local Area Plan has important implications for South Dublin County Council, Dublin City and the Greater Dublin Region. It is therefore important to maximise this opportunity to take a strategic view of the overall lands during the statutory plan making process.

It is understood that the vision for the Park West–Cherry Orchard Local Area Plan (LAP) is to create an attractive and identifiable place with a vibrant and active community. In this regard, SDCC supports the Vision and Key Principles / Objectives of the Draft Local Area Plan. A number of key issues for consideration are outlined in Section 3 of this submission.

1. Locational Context and Background

The Draft Local Area Plan for Park West–Cherry Orchard adjoins South Dublin County Council administrative boundary to the south and south west (Enterprise and Employment – EE zoning) and north west (Open Space - OS zoning). To the south east of the Draft LAP boundary is the newly rezoned 'REGEN' lands which formed part of Variation No. 3 of the South Dublin County Development Plan, passed in May 2019.

In November 2018, the Urban Regeneration Development Fund (URDF) which was launched as part of Project Ireland 2040 allocated funding of €200,000 to SDCC for project proposals within the Naas Road / Ballymount area and a further €150,000 to DCC for project proposals within the Naas Road, Park West and Cherry Orchard area. SDCC is currently working closely with DCC in undertaking research and analysis of both contiguous areas and developing a strategic plan led regeneration strategy that addresses the main constraints and frames a future sustainable growth in this area.

South Dublin County Council,
County Hall, Tallaght,
Dublin 24

Tel +353 1 414 9000
SMS 086 123 1707
Email info@sdublincoco.ie

The wider area, and the South Dublin County Council lands which surround and adjoin the Draft LAP boundary are significant to SDCC given their strategic location inside the M50 and their proximity to the City Centre. SDCC therefore considers that it is imperative that DCC is cognisant of the ongoing research and analysis in the wider strategic area when preparing the Park West-Cherry Orchard Local Area Plan.

2. National, Regional and Local Policy Context

South Dublin County Council acknowledges that the Draft LAP is informed by and is consistent with the policy hierarchy of national and regional planning policy. The RSES (Regional Spatial and Economic Strategy) and the Dublin Metropolitan Area Strategic Plan (MASP) identifies Park West–Cherry Orchard and the Naas Road lands as strategic residential and employment corridors along key public transport corridors (existing and planned) that contain development opportunities for meeting the National Policy Objectives of the National Planning Framework (NPF) for compact sustainable growth. SDCC acknowledge that the Draft LAP is in accordance with the NPF and the RSES with regards to its vision for the successful delivery and integration of residential development on vacant and undeveloped lands.

Specific Policy Objectives contained within the South Dublin County Development Plan 2016 – 2022 relevant to the Draft LAP include (inter-alia) the following;

CS6 SLO 1:	*To initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road / Ballymount REGEN zoned lands. The plan led approach will include the preparation of a masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010).*
HCL Policy 11	*It is the policy of the Council to promote the Grand Canal as a key component of the County's Green Infrastructure network and to protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal (pNHA) and its towpaths, adjacent wetlands and associated habitats.*
ET6 Objective 3	*To support and facilitate the development of accessible links between the Liffey Valley and the Grand Canal.*

3. Items for Consideration

South Dublin County Council welcomes and supports the Draft Local Area Plan and supports the overall 'Vision' for the LAP lands which is for *'the development of the vacant sites and their successful and sustainable integration into the existing urban fabric of both the immediate area and the wider city.'* SDCC draws particular attention to the following aspects of the Draft LAP to be taken into consideration in the preparation of the Final Plan;

Connectivity and Permeability

SDCC acknowledges and supports the provision of a new pedestrian / cycle route between the LAP lands and SDCC lands to the south, illustrated in Fig. 43 of the LAP. The Draft LAP places emphasis on providing strong linkages in terms of walking and cycling within the Plan lands to ensure the integration of new and existing development, as outlined in Section 4.5.6 of the Draft Plan.

In this respect, SDCC encourage DCC to also be cognisant of the new 'REGEN' zoned lands located directly to the south east of the LAP boundary and SDCC's vision for this area to be transformed into high quality mixed-use neighbourhoods. There may be further opportunity to provide legible and high-quality links between the two emerging neighbourhoods.

Educational Facilities

SDCC welcomes and supports the provision of a new primary school as part of the Draft LAP (identified as Site No. 6 in Fig. 38). Notwithstanding this, SDCC would encourage DCC to consider the wider context in terms of educational facilities and to review school provision, both existing and proposed, within the SDCC administrative boundary. It is recommended that liaison with the Department of Education and Skills is undertaken in this respect to ensure that there is a specific need for a new school in this location, which takes account of the greater catchment area, inclusive of SDCC's adjoining functional area.

The Grand Canal Greenway

The South Dublin County Development Plan seeks to support and facilitate the development of accessible links between the Liffey Valley and the Grand Canal. In accordance with HCL Policy 11 of the SDCC Development Plan, it is policy to *'protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal (pNHA) and its towpaths, adjacent wetlands and associated habitats.'*

SDCC welcomes and supports the Draft LAP in relation to harnessing the potential of the Grand Canal in terms of enhanced linkages, good quality cycle and pedestrian facilities and provision of recreational space. It is acknowledged that the Grand Canal provides significant opportunity for recreation and sporting use however it is considered that the ecological and environmental amenity of the Canal should also be a priority.

Scale and Density

SDCC are supportive of the proposed scale and density of the 8 no. key development sites as identified in Chapter 5 of the Draft LAP and consider that the height strategy proposed is consistent with the recently published *'Urban Development and Building heights Guidelines for Planning Authorities 2018'*. SDCC consider that the principles of the proposed height strategy coupled with high quality urban design, as set out in the Draft LAP, will assist in achieving an attractive and sustainable community in this location. SDCC consider that DCC are optimising the opportunity to redevelop these strategically located brownfield sites, which are well served by public transport (Park West Cherry Orchard Railway Station) and which are in close proximity to the M50 and the City Centre.

Conclusion

Overall, SDCC recognises that the preparation of the Park West – Cherry Orchard LAP presents a unique opportunity to facilitate and co-ordinate development opportunities on a number of key sites while at the same time addressing the existing issues and challenges such as infrastructure, economic

development, public realm and community / sporting facilities to deliver a sustainable new neighbourhood.

SDCC recommends that DCC, in preparing the final draft of this LAP, considers the significant, ongoing projects in the wider area and as part of the URDF funding, as well as SDCC's future plans for Ballymount / Naas Road 'REGEN' zoned lands. The regeneration and sustainable development of this overall area presents an opportunity to meet the needs of the wider City and region, presenting opportunities to accommodate the region's growing population and provide greater choice for housing and location of employment.

South Dublin County Council looks forward to working closely and in partnership with Dublin City Council in enabling the regeneration and future development of the Park West – Cherry Orchard LAP in a co-ordinated and sustainable manner.

Yours Sincerely

Jason Frehill
Senior Planner
Land Use Planning & Transportation

Name:
OPR - Submission uploaded in error and not relevant to this consultation.

Organisation:
Submission from the Office of the Planning Regulator
Bloc C, 77,
Cé Sir John Rogerson,
Dug an Chanáil Mór,
Baile Átha Cliath 2,
D02 VK60

Comment:
Please see attached pdf for details of the statutory observations from the Office of the Planning Regulator.

Attachment:
https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4Y6-G

Name:

Natasha Crudden

Organisation:

Transport Infrastructure Ireland (TIL)

Comment:

Our Ref: TIL19-106052

Re: Park West cherry Orchard Draft Local Area Plan (LAP)

Dear Ms Feeney

TIL make a submission to the pre-draft stage of this LAP by letter issued on 26 February 2018 (TIL-1800775)

In reviewing the draft LAP, TIL notes, in particular, Chapter 1: Introduction and Policy Context; Chapter 2: Local Area Context and Analysis, subsection 2.9.1 Transport and Movement; Chapter 4 Local Area Plan Development Strategy, section 4.5 Access and Movement Strategy. TIL has also reviewed the Strategic Environment Assessment (SEA) accompanying the Draft LAP.

TIL recognises that a draft development strategy that subdivides the LAP area into smaller "sites" is presented. In this regard, site nos. 3a, 4, 7 and 8, indicated for low to medium density development, are located adjacent to the M50.

It is submitted that the location of the Draft LAP are relative to the M50 that acts as the western boundary of the LAP area does not appear to be reflected in the LAP in accordance with TIl's earlier submission.

TIL's earlier submission recommended the identification of noise mitigation measures for those areas adjacent to the M50 that are indicated for development and may be considered a sensitive noise receptors. It is acknowledged that section 4.6.7 reflects the submission in this regard; "Noise/Air pollution mitigation will need to be designed into the layout of developments adjacent to the M50. All planning applications for development proposals adjoining the M50 and the railway line shall submit a detailed assessment and mitigation strategy for noise and/or air quality."

Yours sincerely

Natasha Crudden

Regulatory and Administration Unit

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=BHLF-PM2P-N4YB-V

Bonneagar Iompair Éireann
Transport Infrastructure Ireland

Decisions

PLANNING DEPARTMENT
05 JUL 2019

Ms. Avril Feeney
Administrative Officer
Park West – Cherry Orchard LAP
Dublin City Council
Planning and Property Development Department
Block 4, Floor 3
Civic Offices
Wood Quay
Dublin 8

Dáta | Date	Ár dTag | Our Ref.	Bhur dTag | Your Ref.
4 July 2019	**TII19-106052**	**Cherry Orchard LAP**

Re: Park West – Cherry Orchard Draft Local Area Plan (LAP)

Dear Ms. Feeney,

TII made a submission to the pre-draft stage of this LAP by letter issued on 26 February 2018 (TII-1800775).

In reviewing the draft LAP, TII notes, in particular, Chapter 1: Introduction & Policy Context; Chapter 2: Local Area Context and Analysis, subsection 2.9.1 Transport and Movement; and Chapter 4 Local Area Plan Development Strategy, section 4.5 Access & Movement Strategy. TII has also reviewed the Strategic Environmental Assessment (SEA) accompanying the Draft LAP.

TII recognises that a draft development strategy that subdivides the LAP area into smaller 'sites' is presented. In this regard, site nos. 3a, 4, 7 and 8, indicated for low to medium density development, are located adjacent to the M50.

It is submitted that the location of the Draft LAP are relative to the M50 that acts as the western boundary of the LAP area does not appear to be reflected in the LAP in accordance with TII's earlier submission.

TII's earlier submission recommended the identification of noise mitigation measures for those areas adjacent to the M50 that are indicated for development and may be considered a sensitive noise receptors. It is acknowledged that section 4.6.7 reflects the submission in this regard; *"Noise/Air pollution mitigation will need to be designed into the layout of developments adjacent to the M50. All planning applications for development proposals adjoining the M50 and the railway line shall submit a detailed assessment and mitigation strategy for noise and/or air quality."*

Yours sincerely,

Natasha Crudden
Regulatory & Administration Unit

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
TII processes personal data in accordance with its Data Protection Notice available at www.tii.ie.

Bonneagar Iompair Éireann
Ionad Gnó Gheata na Páirce
Sráid Gheata na Páirce
Baile Átha Cliath 8
Éire, D08 DK10

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
Ireland, D08 DK10

info@tii.ie
www.tii.ie
+353 (0)1 646 3600
+353 (0)1 646 3601

Name:

OPR

Organisation:

Submission from the Office of the Planning Regulator

Comment:

Please see pdf with details of the Statutory Observations from the Office of the Planning Regulator.

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4YS-D

Oifig an
Rialaitheoir Pleanáil
Office of the
Planning Regulator

22nd July 2019

Ms Avril Feeney
Dublin City Council
Planning and Property Development Department
Block 4, Floor 3
Civic Offices, Wood Quay
Dublin 8

RE: DRAFT PARK WEST-CHERRY ORCHARD LOCAL AREA PLAN

Dear Ms Feeney,

Thank you for your authority's work in preparing a comprehensive local area plan for the Park West-Cherry Orchard area of Dublin City.

In accordance with the Planning and Development (Amendment) Act 2018 (Commencement) Order 2019, the Office of the Planning Regulator (OPR) was established on 3rd April 2019. The key oversight function of the OPR in relation to the independent assessment and review of all local authority statutory plans also commenced on this date.

Accordingly, the OPR acknowledges the recent publication of the above statutory plan by the Council and the required circulation of the plan to the OPR provided for in the Planning and Development (Amendment) Act 2018.

The OPR has reviewed the Draft Park West-Cherry Orchard Local Area Plan (LAP) and wishes to highlight the following issues to the Council in relation to the proposed plan.

1. Consistency with the Hierarchy of Statutory Plans

A key objective of the OPR is to ensure policy consistency between the national, regional and local levels of the statutory planning policy hierarchy, which includes the National Planning Framework (NPF), Regional Spatial and Economic Strategies, city / county development plans and local area plans.

Bloc C, 77 Cé Sir John Rogerson, Baile Átha Cliath, D02 VK60.
Block C, 77 Sir John Rogerson's Quay, Dublin, D02 VK60.
T +353 (0)1 553 0270 | E plans@opr.ie | W www.opr.ie

In this regard, it is noted that the Draft LAP has been published in advance of the finalisation of the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly area, which appropriately addresses the national policies, and objectives of the NPF at a regional level. The adopted RSES for the Eastern and Midland Regional Assembly area will provide a clear strategic direction for the formulation of subsequent county / city development plans and will ensure a strong and consistent alignment between national, regional and local level planning policies.

Following the making of the RSES for the Eastern and Midland Regional Assembly, the Council is required to undertake a review of the Dublin City Development Plan 2016-22 to determine if it is consistent with the RSES and to commence a variation to the plan or the preparation of a new plan as appropriate.

Given these circumstances, the Council is requested to clearly state the interim status of the Park West-Cherry Orchard LAP and that it will be subject to a review exercise subsequent to the examination of the Dublin City Development Plan for consistency with the adopted RSES for the Eastern and Midland Regional Assembly.

> ***Recommendation: The Office recommends that your authority inserts a written objective to the effect of the above into the Draft Park West-Cherry Orchard Local Area Plan.***

If you have any queries please contact me using the details provided below or my colleagues through plans@OPR.ie.

Yours sincerely,

Gary Ryan

Gary Ryan
Director

[redacted]

Name:

Nora Carey

Organisation:

The Office of Public Works - OPW

Comment:

Dear Sir/Madam

I refer to your recent correspondence regarding Draft Local Area Park West - Cherry Orchard 2019. The OPW welcomes the opportunity to comment on the Draft Local Area Plan for Park West - Cherry Orchard 2019. There is a history of pluvial flooding in the area of Park West - Cherry Orchard area and history of fluvial flooding on parts of the Camac River to the south of the development area.

OPW have the following comments regarding the Draft Plan:

OPW acknowledge Dublin City Councils commitment to adheres to the Planning System and Flood Risk Management Guidelines within the SFRA provided.

OPW recommend that capacity of the culverted sections of the Blackditch Stream, Galback Stream and Gallanstown Stream my need to be assessed to ensure that they are suitable to convey any additional runoff/flows from the proposed development sites. It may be particularly important to ensure that at any pinchpoints (such as the railway line crossing) are suitably designed to ensure that they are protected from blockages of any kind.

For further information, please refer to Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) or contact OPW.

Yours sincerely

Nora Carey

Engineering Services

Administration Unit

July 17th 2019

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=BHLF-PM2P-N4YF-Z

Aurie

OPW
Oifig na nOibreacha Poiblí
The Office of Public Works

Ceann Oifig
Sráid Jonathan Swift
Baile Átha Troim
Co. na Mí
C15 NX36

Head Office
Jonathan Swift Street
Trim
Co Meath
C15 NX36

Fón/Phone: (0761) 10 6000
(046) 942 6000
Facs/Fax: (046) 948 1793
Íosghlao/LoCall 1890 213414
Suíomh gréasáin/website: www.opw.ie

Dublin City Council
Planning and Property Development Department
Civic Offices
Wood Quay
Dublin 8

PLANNING DEPARTMENT
18 JUL 2019
RECEIVED

RE: Draft Local Area Plan for Park West – Cherry Orchard 2019

Dear Sir/ Madam,

I refer to your recent correspondence regarding Draft Local Park West – Cherry Orchard 2019.
The OPW welcomes the opportunity to comment on the Draft Local Area Plan for Park West – Cherry Orchard 2019. There is a history of pluvial flooding in the area of Park West – Cherry Orchard area and history of fluvial flooding on parts of the Camac River to the south of the development area.

OPW have the following comments regarding the Draft Plan:

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- OPW recommend that capacity of the culverted sections of the Blackditch Stream, Galback Stream and Gallanstown Stream may need to be assessed to ensure that they are suitable to convey any additional runoff/flows from the proposed development sites. It may be particularly important to ensure that at any pinchpoints (such as the railway line crossing) are suitably designed to ensure that they are protected from blockages of any kind.

For further information, please refer to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) or contact OPW.

Yours sincerely
Nora Carey

Nora Carey
Engineering Services
Administration Unit
July 17th 2019

Name:

Alan Hanlon

Organisation:

I am making a submission on behalf of the Department of Education & Skills, Planning & Building Unit, Port Laoise Road, Tullamore, County Offaly

Comment:

Please see attached submission document which has been uploaded below.

Attachment:

https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=ANON-PM2P-N4YH-2

An Roinn Oideachais
agus Scileanna
Department of
Education and Skills

Administrative Officer
Dublin City Council
Planning & Property Development Department
Block 4, Floor 3
Civic Offices
Wood Quay
Dublin

22nd July 2019

Re: Draft Park West/Cherry Orchard LAP 2019

To whom it may concern,

I refer to the above. The Department of Education and Skills wishes to make the following submission in relation to the proposed draft Park West/Cherry Orchard LAP 2019

The Department of Education and Skills wishes to acknowledge the draft Plan and welcomes the provision of a primary school site as referenced in Chapter 5 (page 70 of the plan) and the location of this site adjacent to the proposed additional residential development within Park West. Based on this Department's engagement with Dublin City Council to date, existing developments within the LAP area and developments proposed in the draft Plan, it is anticipated that a requirement for this primary school may emerge over the lifetime of the plan. The Department is of the view that there will probably be a requirement for a second primary school in the LAP area (the Cherry Orchard part of the area) should the projected population increases in all the identified site areas of the plan materialise.

The Department always requests site reservations to be made as close as possible to community facilities such as sports facilities, libraries etc. so that these can be shared between the school and the community.

In regard to catering for post-primary school pupils, it is noted that all of the current post-primary provision is located to the north of the LAP area, towards Ballyfermot. Additional post-primary school population will emerge from the development in the Park West/Cherry Orchard LAP area. The existing Ballyfermot post-primary schools may be able to cater for this additionality or there may be a requirement to reserve a new post-primary school site in the adjoining Naas road brownfield area that could cater for both the additional population in Cherry Orchard/Park West and increased population emerging from any proposed additional development off the Naas road.

An Roinn Oideachais
agus Scileanna
Department of
Education and Skills

Existing Educational Sites
The Department wishes to state that lands adjacent to existing schools should be where possible protected for possible future educational use to allow for expansion of these schools, if required, subject to site suitability and agreement of the various stakeholders.

The Department will continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient and appropriate land is zoned for this purpose.

Yours sincerely,

_____

Alan Hanlon
Site Acquisitions and Property Management Section

Name:

David McGovern

Organisation:

FamiliBase

Comment:

To the Park West - Cherry Orchard Local Area Plan Committee,
My name is David McGovern, I have attached a submission for the group Horsepower following the draft plan release of the LAP. I have also attached horsepower's original submission along with background and context of the group and architect drawings. If you have any queries on any of the above please don't hesitate to contact me.
Yours sincerely,
David McGovern

David McGovern
Community Initiatives Lead
[redacted]

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[redacted]

From: [redacted]
Sent: 22 July 2019 14:24
To: Local Area Plan
Subject: Horsepower Submission
Attachments: Horsepower Submission following draft plan release.docx; LAP Horsepower Submission.docx; Horsepower Backround and Context.docx; PROPOSAL.PDF

To the Park West - Cherry Orchard Local Area Plan Committee,

My name is David McGovern, I have attached a submission for the group Horsepower following the draft plan release of the LAP. I have also attached horsepower's original submission along with background and context of the group and architect drawings. If you have any queries on any of the above please don't hesitate to contact me.

Yours sincerely,

David McGovern

Fam Base

David McGovern
Community Initiatives Lead
[redacted]

Ballyfermot Centre for Children, Young People and Families Ltd. T/A FamiliBase
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Registered in Ireland. Company Registration 422425 Charity No. CHY17781.
Companies Registered Office: Blackditch Road, Ballyfermot, Dublin 10.

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Ballyfermot Centre for Children,
Young People & Families Ltd.
Blackditch Road
Ballyfermot
Dublin 10

P: 01 654 6800
E: info@familibase.ie

Horsepower LAP -submission following draft plan release

19th of July 2019

To the Cherry Orchard Lap Committee,

My name is David McGovern and I am the Community Initiatives Lead in Familibase in Ballyfermot, which is a centre for children, young people and families. I am representing a group called Horsepower who have made a submission in the LAP for Ballyfermot on Site 3a. As you are probably aware, our group are applying for the land to build stables which would be rented back to members of the local community at an affordable price. We have been working closely with the board of Familibase, local community services and members, local councillors, Ballyfermot LAP management and the D.S.P.C.A. to make this proposal a reality.

As a group, we have worked tirelessly over the past 4 years together with members of the wider community towards the realisation of our ultimate goal. We feel the group has been a positive safe space where members have not only been positive role models to younger or less experienced horse owners, but have also become involved in many community initiatives to enhance community spirit within Cherry Orchard. The group have worked extremely hard in educating themselves and setting up the foundations of this project but now rely on your backing and support to build these stables. Horsepower were thrilled to be mentioned in the first draft of the LAP and are determined to do everything possible to secure land on the site and make this project a success. We therefore want to address some concerns we feel exist in relation to this project.

Governance, Structures, and Community Support

Over the years, Familibase has developed a significant relationship with the community which gives us a huge amount of social capital, which we believe enables us to work with all members of the community and achieve the best possible outcomes. Familibase and Horsepower have researched other urban horse projects and stables, we believe we are capable of replicating projects that are successful and have carried out detailed analysis on various factors, particularly around governance. Familibase, through its board, will have full

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Ballyfermot Centre for Children,
Young People & Families Ltd.
Blackditch Road
Ballyfermot
Dublin 10

P: 01 654 6800
E: info@familibase.ie

control of the stables and will draw up strict policy around entry, welfare and maintenance. Familibase and our huge network of supports are extremely confident in our ability to put the relevant governance in place to make this project sustainable. We believe we can anticipate potential risks and use our networks to overcome any possible challenges that may arise. We know what this involves and have the passion, drive and experience to make this work.

A working group was established 18 months ago with key expertise to progress the Horsepower concept this group consists of: Fiona Kearney, Brendan Cummins and David McGovern (Familibase), Mark Melotte (Cherry Orchard Equine Centre), Declan Markey (Ballyfermot / Chapelizod Partnership), Dave O'Donovan (Cherry Orchard Project Manager, DCC), Johnny Howe and Ger Cahill (Horsepower reps) and Kay Noonan (Area Manager, DCC). We envisage this group having an ongoing role in the oversight of the project. The Horsepower Committee themselves will be involved in all decision making around the project; this will remain a vital ingredient to the success of the overall project. The D.S.P.C.A. has agreed to become the horse welfare officers should the project come to fruition. The horsepower group are currently engaging in training with the D.S.P.C.A. This exciting relationship is key to our success as horsepower holds animal welfare as one of its core values that must be protected.

We have had tremendous support from our local councillors over the course of this proposal. Horsepower have also held a community meeting with over 60 residents turning up offering their support to the group. We have also sought the advice of an architect who has years of experience in Equine projects. He has visited the site and is more than confident that our project can easily fit into the site in various different shapes and sizes (to allow for other projects to utilise the space alongside our stables). We have attached one of our larger drawings to give an idea of what is possible on the site but are happy to negotiate on the size of the land. We have met and consulted with the staff from Cloverhill prison that also has an application in for some land on the same site. Both sides are more than happy to cooperate and share the site as we believe there is adequate space to cater for multiple initiatives. We support the prison officer's proposal and we believe these links and relationships that we are currently building could expand over time.

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Closing Piece

Our proposal, if successful, would have a real positive impact on the community. It would instil hope and inspire the people of Cherry Orchard. It would also serve as a symbol that hard work and determination can pay off and that by trusting and believing in the system and working in a democratic fashion anyone can achieve their goals. Cherry Orchard and Ballyfermot have a long culture and tradition of horse ownership. We are working with these key individuals to be role models for the younger generation. We strive for a healthy relationship with horses in the area and by investing in this project we can achieve this. Horse welfare is of the utmost importance to our group and will always be at the forefront of our values and beliefs. This project will have countless positive knock on effects in the local community; however it is critical we now receive your support. To be left out of the LAPs final draft would be devastating, not only for horsepower, but for the whole community, who have watched the group's progress and the effects this has had on reducing antisocial behaviour. We are happy to take on any recommendations or advice from the planners that will benefit our proposal. We urge you to invest in us and in Cherry Orchard. Our group has the passion and drive to make this work. Working together with our enthusiastic members, Board and community and with your support we know we will make this a success.

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28TH of March 2018

Horsepower committee submission to Parkwest / Cherry Orchard - Local Area Plan

Horsepower is a community response to the issue of horse ownership in the Cherry Orchard area. The Horsepower committee are currently a group being supported by FamiliBase a local Child, Youth and Family Organisation in Dublin 10. Committee members are members of the Cherry Orchard community and will provide not only a response to illegally owned equines but also provide an opportunity for previously disengaged young people to participate in training and employment. Ultimately Horsepower want to develop a site in the LAP area to develop an equine facility that will rent stables at an affordable rate to local horse owners and potentially secure a social enterprise scheme and/or a social enterprise focal point.

We have been liaising with The Department of Agriculture, Food and The Marine who are favourable to providing funding to build such a facility however land must be identified for the build prior to further consultation in this regard. A working group consisting of 2 Horsepower committee members, FamiliBase, DCC Cherry Orchard Project Manager, Ballyfermot Chapelizod Partnership and Cherry Orchard Equine Centre has recently been established to progress the Horsepower concept.

Two routes to developing such a facility have been proposed A. An Equine Club and B. A Social Enterprise. Route A would be modelled on the Clondalkin Equine Club facility with some amendments. Route B a Social Enterprise is currently being explored in the context of the Social Enterprise activities focus in the DCC and Ballyfermot Chapelizod Partnership ' Making Cherry Orchard Better Plan' . FamiliBase have met with the Enterprise Development Officer in BCP and a Social Enterprise consultant to explore the potential of the HorsePower concept developing into a Social Enterprise. Feedback at this stage is that stable rental would need to be combined with other enterprise activities to make the plan viable as a Social Enterprise. Feasibility studies are currently being undertaken in relation to the following activities as potential Social Enterprises; Bring Centre, Bike Repair Maintenance Service, Coffee Shop. The route chosen will have implications for the financial management of such a facility.

One of the areas we are looking at developing is https://goo.gl/maps/YtKg7dDM5cS2 entrance point opposite St. Oliver's Park and all area south of the entrance point. Horsepower committee members or members of the working group are available to meet with consultants or planners to provide further information or clarification.

Committee Members

Horsepower

Background and Context

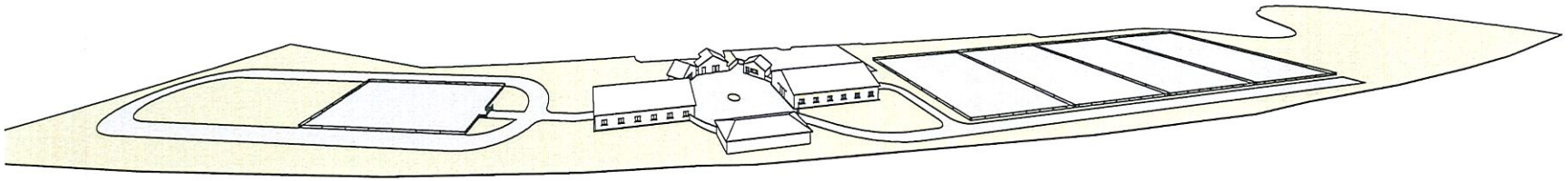
In October 2015 the Cherry Orchard Restorative Practice Forum – a community forum facilitated by Ballyfermot /Chapelizod Partnership made up of residents, Dublin City Council, local councillors, An Gardaí, and a host of local community services – were putting together their plan for the Forum's priorities for 2016, in an attempt to collaborate with the young people an effort was made to engage them through the youth work, outreach services of FamiliBase. Horsepower developed from this, the committee members are members of the Cherry Orchard community and aim to provide not only a response to illegally owned equines but also provide an opportunity for previously disengaged community members to participate in training and employment. Ultimately Horsepower want to develop a site in the LAP area to build an equine facility that will rent stables at an affordable rate to local horse owners whilst also discouraging younger members of the community from purchasing horses. The Department of Agriculture, Food and The Marine are favourable to providing funding to build such a facility however land must be identified for the build prior to further consultation in this regard. A working group consisting of 2 Horsepower committee members, FamiliBase, DCC Cherry Orchard Project Manager, Ballyfermot Chapelizod Partnership and Cherry Orchard Equine Centre was established in 2018 to progress the Horsepower concept.

Summary of activities of the Horsepower Committee

- Developed the Horse Power committee who meet weekly and engaged in relevant training First Aid, Child Protection, Committee Skills
- Presentations to Restorative Practice Forum, Community Policing Forum , DCC South Central Area Committee, Tusla Conference
- Site visits to Limerick, Wexford and Dublin and consultations with existing Horse projects Clondalkin, Ballymun, Finglas
- Consultation with local community and statutory agencies including Gardaí , DCC and Cherry Orchard Equine Centre
- Working Group set up consisting of Horsepower Members, Familibase, Ballyfermot Partnership ,Cherry Orchard Equine Centre and The DCC Cherry Orchard Project Manager

- Participated in consultations for Cherry Orchard Social Plan and the LAP and made a submission to the Local Area Plan for horse stables in Cherry Orchard(attached)
- Contributed to articles for local and national media
- Filmed a video documentary
- Developed an Operations Manual for their proposed facility
- Organised and supported a number of community initiatives to demonstrate their commitment to the community and profile their work including two Christmas parties for local children, the running club ,cross community Halloween events
- Re- engaging with training and employment including an equine specific programme delivered by the Cherry Orchard Equine Centre
- Horse Power members influencing younger people to decrease the level of anti-social behaviour and deter from purchasing illegal equines
- Presented to Brendan Kenny (presentation attached)
- Formally requested Familibase Board provide a governance structure for their initiative – this was agreed
- Requested and received funding from Dublin City Council to recruit a Community Initiatives Lead who will lead out on the Horsepower Initiative , funding was also received for a Stable Hand Role.

1 Site Layout
Scale: 1 : 500



2 3D View

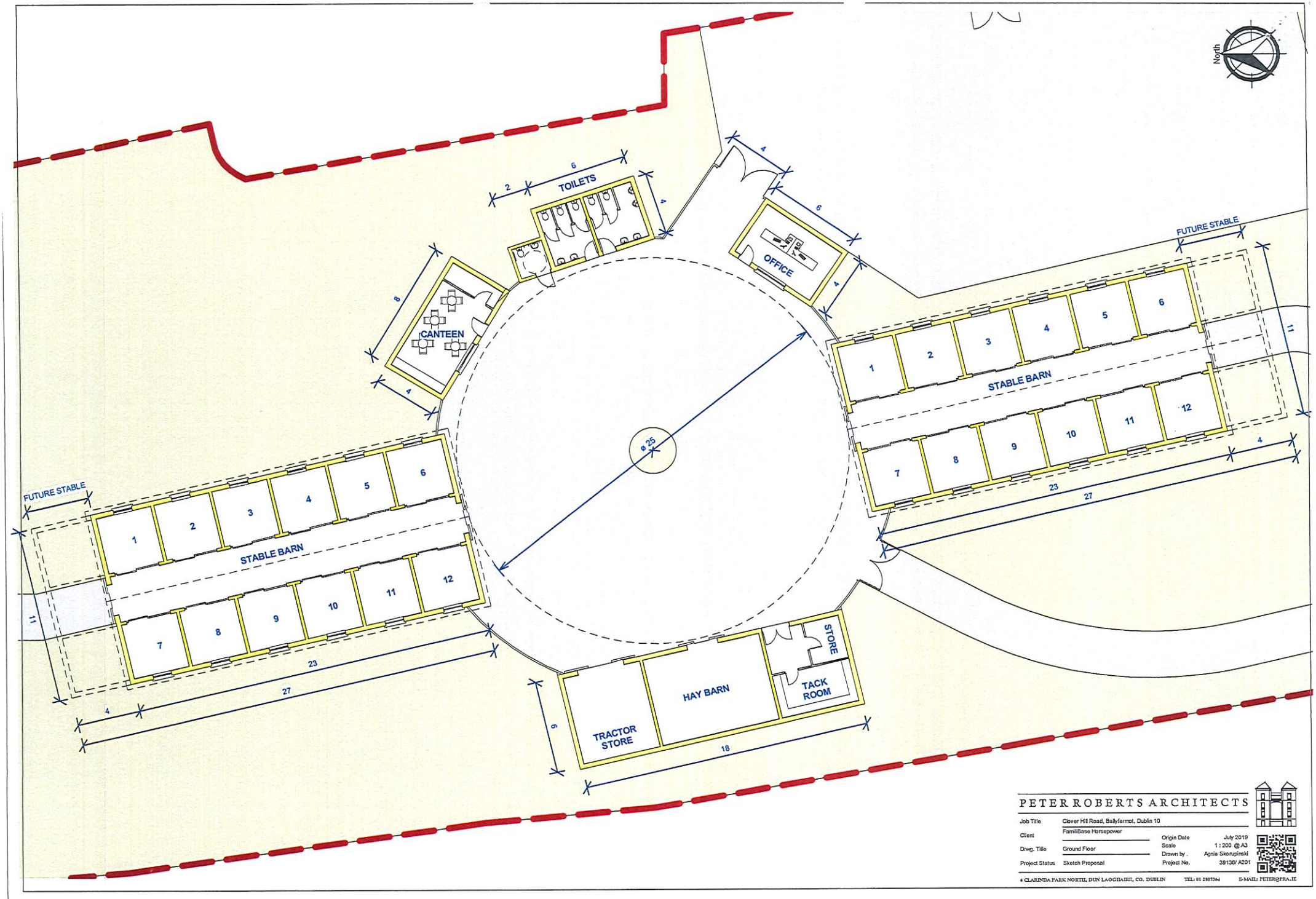
LEGEND.-

1. SULKY TRACK
2. PADDOCK
3. 40X20m OUTDOOR ARENA
4. COURTYARD
5. STABLE BARN (12-14 STABLES)
6. FEED STORE/TRACTOR STORE
7. CLUB ROOM
8. TOILETS
9. OFFICE
10. PARKING
11. GRAZING FIELD

PETER ROBERTS ARCHITECTS

Job Title	Clover Hill Road, Ballyfermot, Dublin 10		
Client	Familibase Horsepower	Origin Date	July 2019
Dwg. Title	Site Layout	Scale	1 : 500 @ A1
Project Status	Sketch Proposal	Drawn by: AG	Checked by: PR
		Project No.	3813/A200

4 CLARINDA PARK NORTH, DUN LAOGHAIRE, CO. DUBLIN TEL: 01 2807344 E-MAIL: PETER@PRA.IE



PETER ROBERTS ARCHITECTS

Job Title	Clover Hil Road, Ballyfermot, Dublin 10
Client	FamilBase Horsepower
Dwg. Title	Ground Floor
Project Status	Sketch Proposal
Origin Date	July 2019
Scale	1 : 200 @ A3
Drawn by .	Agnia Skorupinski
Project No.	39130/ A201

6 CLARINDA PARK NORTH, DUN LAOGHAIRE, CO. DUBLIN TEL: 01 2807344 E-MAIL: PETER@PRA..IE

Name:
David McGovern

Organisation:
Cherry Orchard Running Club

Comment:
To the Park West - Cherry Orchard Local Area Plan Committee,
My name id David McGovern and I am sending in a submission post draft plan. I am represending Cherry Orchard running club. I have attached a submission post draft along with our original proposal. I have also attached pictures of our members. If you have any queries please don't hesitate to contact me.
Yours sincerely,
David McGovern

David McGovern
Community Initiatives Lead
[redacted]

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Attachment:
https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=BHLF-PM2P-N4YM-7

[redacted]

From: David McGovern [redacted]
Sent: 22 July 2019 14:34
To: Local Area Plan
Subject: Cherry Orchard Running Club post draft submission
Attachments: Running Club -submission post draft plan.docx; Cherry Orchard Running Club Submission to LAP.DOCX; IMG-20190620-WA0001.jpg; IMG-20190620-WA0002.jpg; IMG-20190620-WA0003.jpg; IMG-20190620-WA0004.jpg; IMG-20190620-WA0005.jpg; IMG-20190620-WA0006.jpg; IMG-20190620-WA0007.jpg; IMG-20190620-WA0008.jpg; IMG-20190620-WA0009.jpg; IMG-20190620-WA0010.jpg; IMG-20190620-WA0011.jpg; IMG-20190620-WA0012.jpg; IMG-20190620-WA0013.jpg; IMG-20190620-WA0014.jpg; IMG-20190620-WA0015.jpg; IMG-20190620-WA0016.jpg; IMG-20190620-WA0017.jpg; IMG-20190620-WA0018.jpg - Redacted

To the Park West - Cherry Orchard Local Area Plan Committee,

My name id David McGovern and I am sending in a submission post draft plan. I am represending Cherry Orchard running club. I have attached a submission post draft along with our original proposal. I have also attached pictures of our members. If you have any queries please don't hesitate to contact me.

Yours sincerely,

David McGovern

Fam Base
David McGovern
Community Initiatives Lead
[redacted]

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Dublin 10

P: 01 654 6800
E: info@familibase.ie

Cherry Orchard Running Club LAP - submission following draft plan release

19th of July 2019

To the Parkwest/Cherry Orchard LAP Committee,

My name is David McGovern and I am the Community Initiatives Lead in Familibase in Ballyfermot, which is a centre for children, young people and families. I am representing Cherry Orchard Running Club who has made a submission to the LAP. Cherry Orchard running club have liaised with Orchard Celtic Football Club and De La Salle GAA Club and together we are requesting the exploration of an all- weather sports facility in Cherry Orchard to accommodate the 3 clubs. We envisage a facility that would encompass a GAA Pitch, Soccer Pitch, Running Track and changing facilities.

As you will see from our original submission (attached), Cherry Orchard running club continues to grow at a rapid rate. Every fourteen weeks we run a beginners 'couch to 5k' program which is extremely popular, our current beginners group has over fifty members who are coming to the end of their program. After our beginners complete this program, they filter into one of our senior running groups who are training for everything from 5k runs up to marathons and Ironmen competitions. The seniors have over 100 members.

In the past year, our little runners have gone from strength to strength. We train on Tuesday and Thursday evenings and regularly have up to fifty children and young people training per night .We have a fantastic retention rate which is due to the creativity and flexibility of our trainers. We have researched with other running clubs and with the knowledge of our community coach and the sports regional development worker who is allocated for Ballyfermot, we have designed a programme with fun, game- based training sessions, which keep our young people engaged and coming back for more. We are constantly evaluating and adapting our programme to respond the needs of our young people. We take a youth work approach of problem solving and overcoming barriers so all of our young people get the most out of this time. We are unique in our approach as we don't turn any young people away. We have recently brought our little runners to the Hell & Back course in Wicklow, which they thoroughly enjoyed.

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Cherry Orchard running club held its first ever AGM in May. We had a terrific turnout and new members joined the committee. Our Committee have a great blend of experience in key areas and are extremely enthusiastic in developing Cherry Orchard running club further. At the moment, Familibase is crucial in holding all these structures together but we envisage that in time, as our members gather more experience and confidence that more local members will come on board and get behind their club and drive it on to the next level. We have been putting together a group of hard working volunteers who are dedicated and willing to sacrifice their time to help out with the juvenile section and club related matters.

In conclusion, there is a great buzz at the moment around Cherry Orchard and the running club. We have great support from local councillors and community members. It seems everyone in the local community is taking notice and enthralled in the club's success. Young people are looking up to members of the club and realising there is a place for everyone, and for all abilities in the club. People are being drawn in to the family atmosphere that is the club and are taking steps to improve their own health and fitness. Cherry Orchard running club is not only about health and fitness; it's the essence of community. We see the club as a deterrent from anti- social behaviour for our young people. Our young people are looking up to their role models in the club and want to mirror their actions. They want to run for longer and faster and are always looking to take on the next challenge as they emulate our senior members.

It is vital we have access to proper sports facilities for our club to sustain and grow. With the large amount of research available showing the correlation between sports and how it attributes to positive mental health we believe it's vital we continue our work. Good sporting facilities make sense on so many levels. A running track and changing facilities would allow us bring the club to the next level. It would give all of our members, young and old, a home base to train and work on different areas of fitness and enable them to progress and develop their skills. The track would be cherished by members and would be a reward for those who have brought the club from a few men out running as a form of rehabilitation, to where the club is today. We ask you to consider our submission favourably.

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29th of March 2018

Cherry Orchard Running Club Submission to the Parkwest /Cherry Orchard Local Area Plan

Background and Context

Cherry Orchard Running Club is unofficially in operation since 2012 when a group of local men started running as a way to support their rehabilitation. In 2016 FamiliBase were reviewing their programme and looking for ways to reach local young people not engaging in services, running was proposed as an outreach activity to attempt to engage these young people in a health and social initiative. We worked with the local residents involved in running marathons and races and asked them for their support in coaching the young people for running activities. In Feb 2017, the junior section of Cherry Orchard Running Club was established. The Club was officially registered with the AAI in April 2017, since then it has grown from strength to strength. The club currently has approximately 90 children and young people members and 60 adult members. We operate 9 running/athletics sessions across the week, ages ranging from 6-60 years old; this truly is a cross- community initiative. Cherry Orchard Park is our training base; we meet there and decide which running routes to undertake. The club has an 11 person committee, volunteers that give their time regularly 3 times a week and a small number of paid coaching hours accessed through local funding. FamiliBase support the committee development, the junior section of the club and ensuring Garda Vetting procedures are followed. All volunteers and coaches have been supported to access athletics specific training.

What's working well?

The benefits for the individuals involved in the club and the community are numerous and beyond what we ever imagined. The individual benefits to participants range from physical to mental health improvements, social connections, belonging, achievement, volunteerism training and development. The benefits for the community are young and old people participating in an activity together that are very visible in the community of Cherry Orchard, visible in the streets, parks and on social media. The anti-social behaviour in the park has been replaced with positive health images. Other benefits for the community include the inclusion of new residents in the club; this will support their integration into the community. It is our belief that the success of the club to date is due to its accessibility; there are no fees to participating in the Running Club therefore families with limited means are not prevented from taking part. It is local; children and young people only have to walk across the road from their house to engage in the club. You don't have to be sporty to run, children with autism spectrum disorder and children with dyspraxia who struggle with team sports are thriving in our club. Overwhelmingly the success of the club is due to the structure of the club the club is run by local people for local

people with the support of a local service, FamiliBase. Club members have participated in marathons, half marathons, triathlons, 10k and 5k races and recently the Lord Mayors 5Alive initiative.

The issues/challenges going forward

The club has grown significantly and continues to grow, we believe a sports facility is now required in Cherry Orchard to support the development of local clubs. Chery Orchard Running Club has liaised with Orchard Celtic Football Club and Del La Salle GAA Club and together we are requesting the exploration of an all- weather sports facility in Chery Orchard to accommodate the 3 clubs. We envisage a facility that would encompass a GAA Pitch, Soccer Pitch Running Track and changing facilities. Examples of joint use GAA and soccer pitches exist, Pernell's GAA being an example. We believe sports clubs have a significant role to play in the community of Cherry Orchard, particularly with the proposed house building /population growth for Cherry Orchard.

Fiona Kearney – Co- Chair Cherry Orchard Running Club- Familibase

Kenneth O Driscoll – Co- Chair Cherry Orchard Running Club- Resident

Name:
Nuala NicGiobúin

Organisation:
Dublin City South CYPSC

Comment:
Please find enclosed submission on behalf the
Dublin City South CYPSC
Dublin City South CYPSC Co-ordinator
21-25 Lord Edward Street
Dublin 2
[redacted]
Please note I work Monday – Thursday

.....

When we go through tough time, little things like talking about our problems, getting regular exercise, drinking less alcohol and being involved in activities we enjoy can make a big difference to how we feel. Find the little things that work for you at yourmentalhealth.ie

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Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhísí ECT ar an nguthán ag +353 1 6352757 nó ar an ríomhphost chuig service.desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."
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CYPSC
CHILDREN & YOUNG PEOPLE'S SERVICES COMMITTEES
COISTÍ NA SEIRBHÍSÍ DO LEANAÍ & DO DHAOINE ÓGA
Dublin City South
Cathair Bhaile Átha Cliath Theas

22nd July 2019

Submission to Dublin City Council on the Draft Park West –Cherry Orchard, Local Area Plan on behalf of the, **Dublin City South Children & Young People's Services Committee**[1].

As a local consortium of key agencies working with Children, young people and family services in the Dublin South City area, we welcome the opportunity to provide feedback to Dublin City Council, Planning on the Park West- Cherry Orchard Local Area Plan. We welcome the developments that are planned for the Park West-Cherry Orchard area and the necessary house building, but we are concerned that the Social and Community infrastructure is being unduly challenged by the *frontloading* housing developments without matching support for the community & social services in the area.

- We ask that Dublin City Council prioritise the importance of initiating the provision of Social and Community infrastructure prior to the introduction of additional housing to the area. This includes community facilities, education, childcare, policing, employment and training, all of which were identified as the key issues for the area by the community itself and key stakeholders as identified in the the *Making Cherry Orchard Better Area Action Plan*.
- We ask that the *Making Cherry Orchard Better Area Action Plan* be supported on a statutory basis and that it would receive backing and resources as they were identified as key issues for the area by the community itself and would therefore maximise the community buy in.
- We would support the request by the Cherry Orchard Development group that they be invited to join any forthcoming DCC area implementation group and that Representatives of the Cherry Orchard Development Group meet with planners to discuss the proposed plan.

Nuala Nic Giobúin
Dublin City South CYPSC Coordinator

---

[1] Dublin City South CYPSC, is an interagency committee for services to Children & Young People in the DCS Area, membership includes, TUSLA; Dublin City Council; HSE; IPPN, Primary Schools rep; CDETB; CDYSB; Barnardos; Daughters of Charity; Local Development Partnership; Dublin City Childcare Committee: Young People's Probation; Family Resource Centre &

Name:

Cllr Hazel De Nortúin and Brid Smith TD

Organisation:

Dublin City Councillor

Comment:

Hi,

Please see below a submission on Behalf of myself and Brid Smith TD.

Kind regards,

Cllr Hazel De Nortúin

People Before Profit

[redacted]

Planing development phase one should be focus on putting the services already needed in the area first. These could be built on as the population increases.

Transport

Given that the Luas depends on the density of population, there needs to be a detailed transportion index that reflects the growth in population and reflects the stages that different types of transport be implemented once that increase in population is reached.

Proposal to examine the posibity of Irish Rail to extend the rail service, adding additional two tracks from Hueston to Adams town with frequent light rail excess ability. This should be a feasibility study in addition to the proposed extension of the Luas tracks.

Cycle tracks should be integrated and increased in the wider Ballyfermot and Cherry Orchard area to encourage families with children of school going ages to use bikes as transportation. This in response to the senses report on only 4% of the population us biikes as transportation.

Dublin City Council should fund initiatives to formulate or expand a Ballyfermot/Cherry Orchard cycling club that would focus on safe cycling and education. This would be inline with European best practice.

Housing

This development involves extensive use of public lands. All public land should be used for public housing which would cover - affordable, social and cost rental housing. All buildings should be sustainable and of a high architectural quality.

Education

There's no Gaelscoil or Educate Together in the wider D10/D12/D20 the new proposed primary school should reflect the need for Patronage diversity needed for the area. There should be a focus on cultural and linguistic diversity.

Services

A condition of planning is that services are front loaded in line with increase of population. The services should focus on family growth in the area and have a

focus on knitting the two communities together by integrated the outlined needs already identified be the community. There have been flaws in dividing the Ballyfermot and Cherry Orchard communities and this can not be perpetuated by containing one area as distinct from another area. This should be resolved by family formation services in education arts culture and sport. There should be stables for people in the community to house their own horses. Urban horse ownership has been a integral part of the growth of the area. Planning should be relaxed and collaborative too see what works and doesn't work for the area. This would allow for developing a social enterprise model that would facilitate pop-up retail and services. This should be focused around empty retail units already vacant in the area and also to see what services would work during the different levels of development.

Health

The health care capacity is unpredictable for this area. The HSE should be involved in providing additional spaces and services particularly for children such as dental, diagnostic, speech and language, psychology with particular attention paid to mental health services.

Green Spaces

To ensure the population increase is met with a hierarchy of plans so that there is sufficient pocket parks for informal gatherings, sufficient bio-diversity and sufficient neighborhood park with all sport and leisure facilities.

Attachment:

Not Answered

Name:
Siobhan Palmer

Organisation:
Cedarbrook Residents Association

Comment:
I would like to lodge an objection on behalf or cedar brook residents committee. We have reviewed the plan and feel that any building over four stories will have a detrimental effect on the community. Please note the following-:

-No to fifteen story building at the train station

-Can we have a model of the proposed build

-Who is the builder and how is it to be financed

-The maximum height we would be happy with is four stories

-We would favour stagered height such as in coldcut park

-Concern over noise pollution from the m50

-What transport is being put in place. We need a direct bus service to colondalkin and liffey valley

-What trafic management plans are being put in place

-Why are industrial units being built when we dont have capacity in park west

-The existing plan does not promote social inclusion and community

-Why opt for high density development

-Is there a policing plan to accomodate the influx of thousands of people in to the area. Can we have a new police station

-We would welcome a supermarket and post office.

-The proposed build would be detrimental to the existing community

-People will not be encouraged to buy their homes in tower blocks.

-Appartments will be sold to investors and rented out at high rents which totaly goes against the housing policy

I would welcome your response to these points

Regards

Siobhan Palmer
Director Cedar Brook Residents Committee
Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.
Please consider the Environment before printing this mail.

Attachment:
Not Answered

Name:
Siobhan Palmer

Organisation:

Comment:
I would like to lodge a personal objection to the proposed build. We do not want tower blocks in the area. Could we have a similar development to cedar brook on park west road. Tower blocks do not work, for example ballymun. The towers there were demolished. We would welcome a supermarket, garda station and post office. I have been [redacted] and we have a spar in park west that is only open monday to friday, a post box in park west and the 79a bus route and the train station, thats it. If the population of the area is to increase we need facilities

Regards

Siobhan Palmer
Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.
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Attachment:
https://consultation.dublincity.ie/planning/copy-of-ballymunlap-1/consultation/download_file?squid=question.2017-04-04.6110993170-filesubquestion&user=BHLF-PM2P-N4YV-G