

An aerial photograph of a town center, showing a mix of residential buildings, green spaces, and infrastructure. A large white text box is overlaid on the upper portion of the image. The text inside the box reads: "Proposed Town Centre and Environs Review (including Related and Ancillary Amendments) (Amendment No. 11) of the adopted Cherrywood Strategic Development (SDZ) Planning Scheme, 2014, as amended".

**Proposed Town Centre and Environs
Review (including Related and
Ancillary Amendments) (Amendment
No. 11) of the adopted Cherrywood
Strategic Development (SDZ)
Planning Scheme, 2014, as amended**

**Proposed Material Alterations to
Proposed Amendment No. 11**

Part 1: Purpose of this Document and the Relevant Legislative Requirements

1.1 Introduction

1.1.1 Re-Cap of Process to Date & Receipt of Submissions during Public Display

Proposed Amendment No. 11 (Town Centre and Environs Review), of the adopted Cherrywood Strategic Development Zone (SDZ) Planning Scheme, 2014, as amended, was placed on public display for a period of 6 weeks from 25 November 2025 to 15 January 2026. At the end of the statutory display period, a total of 93 no. submissions (including four submissions from prescribed statutory bodies) were received in response to that consultation process. No submissions were received on the Strategic Environmental Assessment Environmental Report, and Natura Impact Report in support of the Appropriate Assessment (AA).

1.1.2 Consideration by Elected Members & Motions from Elected Members

In accordance with Section 169 (3) (a) of the Planning and Development Act, 2000, as amended, a Chief Executive's Report summarising (and categorising by theme) all of the submissions / observations received, and providing responses and recommendations thereto was prepared and submitted to the Elected Members on 13 February 2026. A subsequent facilitatory Briefing Session on the Chief Executive's Report was provided to the Elected Members on 23 February 2026. At this Briefing Session, Elected Members were invited to submit written (advance) Motions, with accompanying reasons, by Friday 26 February 2026. The intent then being for the Chief Executive to respond accordingly to the submitted Motions and for a Chief Executive's Report and Recommendations on the submitted Motions to be prepared. No Motions were received by the guided deadline. A date of 12 March 2026 was convened for a Special Council Meeting for the Elected Members to consider the Proposed Amendment No. 11.

In accordance with Section 169 (4) (a) of the Planning and Development Act, 2000, as amended, the Elected Members considered the Proposed Amendment No. 11 (Town Centre and Environs Review) of the adopted Cherrywood SDZ Planning Scheme, 2014, as amended, the Chief Executive's Report on Submissions Received and the subsequent recommendations and the SEA and AA Screening Review documents of the Chief Executive's Recommendations.

Fifteen Motions were received from the floor from Elected Members at the start of the Special County Council Meeting proceedings and were accordingly considered and responded to by the Chief Executive during the meeting. Of these, ten Motions were ultimately agreed and passed.

1.1.3 Variations and Modifications made by Elected Members

In accordance with Section 169 (4)(b)(i) of the Planning and Development Act, 2000, as amended, having considered the Proposed Amendment No. 11 (Town Centre and Environs Review) of the adopted Cherrywood SDZ Planning Scheme, 2014, as amended, the Chief Executive's Report on Submissions Received (submitted to the Elected Members on 13 February 2026), the SEA and AA Screening Review documents, and further to the submission of Motions from the floor, the Elected Members resolved that the Proposed Amendment No. 11 to the Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended, in relation to Town Centre and Environs Review (including Related and Ancillary Amendments) be made subject to variations and modifications. The applicable proposed material alterations are hereby a subject of public display.

1.1.4 Second Public Display

Thus, pursuant to Section 169 (4) of the Planning and Development Act, 2000 as amended, Article 179 of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, and Habitats Directive 92/43/EEC, a copy of the Proposed Material Alterations to Proposed Amendment No. 11 to the Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended, in relation to the Town Centre and Environs Review, along with the Reports to Inform Screening for Strategic Environmental Assessment and Appropriate Assessment (Addendum II) and associated SEA and AA Determinations on the proposed material alterations are placed on

public display for a period of not less than four (4) weeks. (To note, that for completeness the Reports to Inform Screening for Strategic Environmental Assessment and Appropriate Assessment and associated Determinations assessed both the proposed (immaterial) Modifications and the Material Alterations).

1.2 Purpose of this Document

The purpose of this Report is to help inform and assist the public and other interested parties in consideration of the proposed material alterations to the proposed Amendment No. 11 (Town Centre and Environs Review) of the adopted Cherrywood SDZ Planning Scheme, 2014, as amended.

Dún Laoghaire-Rathdown County Council has screened all of the Proposed Material Alterations (and Modifications) and determined that neither a full Strategic Environmental Assessment (SEA) nor a Stage 2 Appropriate Assessment (AA) would be required to be undertaken. Included in the display documentation are Reports to Inform Screening for Strategic Environmental Assessment and Appropriate Assessment and the applicable SEA and AA Determinations. All of the display Reports and documentation will be available for public inspection from Wednesday 25 March to Friday 24 April 2026 inclusive.

Written submissions or observations on the proposed material alterations and accompanying environmental Reports to Inform Screening for SEA and AA and associated Determinations must be received by 23h59 Friday 24 April 2026. It is advised that submissions/observations at this stage are restricted to the specific material the subject of this second public display.

The Chief Executive will then prepare a report on all submissions or observations received on the Material Alterations during the above time period, along with a response prepared by the Development Agency Project Team on behalf of the Planning Authority, in its role as Development Agency. The purpose of this Chief Executive's report (while not specifically required by Section 169 of the Planning and Development Act, 2000, as amended) is to both advise and assist the Elected Members in the performance of reserved functions as provided for under Section 132 of the Local Government Act, 2001 (as amended).

It is intended to complete this Report within four weeks of the closing date for submissions and subsequently submit this to the Elected Members. Having considered the material alterations to proposed Amendment No. 11 (Town Centre and Environs Review), and the submitted written submissions or observations in relation to the material alterations made to the Planning Authority, the Members may make Amendment No. 11 (Town Centre and Environs Review) of the adopted Cherrywood SDZ Planning Scheme, 2014, as amended. This Amendment will come into effect four weeks from the date of making said, unless appealed to An Coimisiún Pleanála.

1.3 How this Document is Organised

The proposed Material Alterations are set out in the table under Part 2 below. There are 45 no. proposed Material Alterations.

For the purpose of this Material Alterations Report, further additions to the text of the proposed Amendment, as applicable, and text in the adopted Cherrywood SDZ Planning Scheme, 2014, as amended, Written Statement (latest version July 2023, plus recent approved Planning Scheme Amendments) are identified through the use of [blue print](#).

**Part 2: Proposed Material Alterations to
proposed Amendment No. 11 of the adopted
Cherrywood SDZ Planning Scheme, 2014, as
amended.**

MATERIAL ALTERATIONS

MA No.	Proposed Material Alterations (to Proposed Amendment No. 11 document)
1	Amend Chapter 2, Section 2.4 Education (p. 29, par. 2) to insert text as follows: The sites have been geographically located to facilitate an even spread of local schools. Primary school sites are generally close to Village Centres so as to reinforce the sense of community and enable housing. The fifth primary school site would be ideally located within the Town Centre Core, to cater for children living within the Town Centre Core.
2	Amend Chapter 4, Section 4.2.7 (p.70, par. 5): Residential car parking may be provided on Neighbourhood Roads and short stay parking on Streets. Planning Applications will be expected to demonstrate that such car parking shall not impact negatively on the public realm and detail the proposed management of same. In addition, where such car parking is proposed, it shall also not impact negatively on active travel and public transport facilities on those streets.
3	To Omit as follows: In Chapter 6, Table 6.2.2: Breakdown of Development Quantum for Sites TCC1, TCC2, TCC3 and TCC4 Cherrywood Town Centre Core , pages 126- 134, In Chapter 6, part of Table 6.6.1: Development Type and Quantum Development Area 6 Bride's Glen, pages 148 – 150, In Chapter 6, part of Table 6.7.1: Development Type and Quantum Development Area 7 Macnebury, pages. 157 – 158, And, Add/Replace with attached Chapter 6 - Tables for Development Type and Quantum (Schedule 7 of the CE Report) which sets out the full suite of replaced and simplified Tables for all the TCC and TCE Superblocks.
4	In Chapter 6, Section 6.2 Development Area 2: Cherrywood, amend as follows: <ul style="list-style-type: none"> • The Minimum Plot Ratio for Superblock TCC1, specifically for TCC1B shall be amended from 1:2.6 to 1:2.4. • For TCC1A (Blocks A1 – A3) (As Existing) the proposal to accommodate an Uplift Setback Residential shall be omitted. The A Blocks shall be considered as being fully completed. Notwithstanding, any future potential extensions, alterations, refurbishments or changes of use to completed development shall comply with the provisions of the Planning Scheme, including the applicable Code parameters and relevant guidelines.
5	In this regard to add the following to Chapter 2, Section 2.6 page. 33, above the paragraph commencing with Note: Reference..... The following provisions apply to development on lands that are built out, or that become built out, during the lifetime of the Planning Scheme: a. All proposed development relating to (i) development built out by the date the revised Planning Scheme takes effect, and (ii) any extensions, alterations, refurbishment, or changes of use to completed development, thereafter, shall comply with the provisions of the Planning Scheme, including the applicable Urban Design Code parameters and relevant guidelines. b. Where comprehensive redevelopment of an existing site/building is not envisaged in the short term, works in furtherance of, or extensions to, established uses will be

MA No.	Proposed Material Alterations (to Proposed Amendment No. 11 document)
	<p>considered on their merits, having regard to the policies and objectives of the County Development Plan and relevant national planning guidelines, insofar as these are consistent with the Planning Scheme.</p> <p>c. Where comprehensive redevelopment of existing buildings is envisaged in the future, interim proposals shall have regard to the overall objectives of the Planning Scheme and the relevant superblock, street and urban space parameters, so as not to prejudice orderly redevelopment and delivery of the intended urban structure.</p> <p>d. Where policies, objectives, principles or standards are not specifically addressed in the Planning Scheme, the relevant provisions of the current Dún Laoghaire-Rathdown County Council County Development Plan and applicable national guidelines shall apply. In relation to plot ratio; building height; and any additional height, intensity or new buildings in established areas shall be consistent with the prevailing plot ratios; height ranges and frontage-based height parameters set out in the Code and/or adjacent coded frontages and shall not create abrupt or incoherent townscape outcomes. Proposals involving a material change of use shall accord with the intended land use mix and frontage objectives set out in the Urban Design Code.</p>
6	<p>In Chapter 2, Table 2.4: Town Centre Core and Environs and Village Centre Plot Ratio Ranges, Page. 35, to make amendments as follows:</p> <p>For the Cherrywood Town Centre Core, to amend the Min. Plot Ratio From 1:1.7 2.2 To 1:1.7 2.2 2.4</p> <p>To delete the * in Table 2.4 as follows: *In the Cherrywood Town Centre Core, a maximum plot ratio for residential use of 1:3.2 for Superblock TCC1B only may apply.</p> <p>To add an asterisk * for the Town Centre Environs and add the following under Table 2.4: * For Parcel TCE2-1 only, a minimum plot ratio of 1:2.4 and a maximum plot ratio of 1:2.8 for urban design purposes (landmark element) shall apply.</p>
7	<p>In Chapter 2, Section 2.6, page. 33, paragraph 4 to amend as follows:</p> <p>From: Furthermore, to incentivise basement use, whilst floorspace provision at basement or below ground floor level may count for the purpose of meeting minimum land-use mix floorspace requirements, it shall not count for the purpose of plot ratio calculations or where a land-use may as such then exceed the maximum floorspace quantum permissible.</p> <p>To: Furthermore, to incentivise basement use, whilst floorspace provision at basement or below ground floor level may count for the purpose of meeting minimum land-use mix floorspace requirements, it shall not count for the purpose of plot ratio calculations or where a land-use may as such then exceed the maximum floorspace quantum permissible. For clarity, this allowance to discount floorspace provision at basement or below ground floor level for the purposes of plot ratio calculations shall apply both to the TCC and TCE Superblocks.</p>
8	<p>In Chapter 6, Section 6.2 Development Area 2: Cherrywood (page 70), amend as follows:</p> <ul style="list-style-type: none"> The Minimum and Maximum Plot Ratio for Superblock TCC2 (overall) and Superblock TCC4 (overall), but specifically for TCC2B-1 (Block 'D1'), TCC4A-1 (Block 'E1'), TCC4C-

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	<p>1 (Block 'H') and TCC4C-2 (Block 'G') shall be amended from 1:2.2 (min) – 1:2.5 (max.) to 1:2.4. (min) – 1:2.8 (max.).</p> <ul style="list-style-type: none"> For TCC2 (Blocks C1 & C2) (As Existing) the proposal to accommodate an Uplift Setback Residential shall be omitted. The C Blocks shall be considered as being fully completed.
9	<p>In Chapter 6, Section 6.6 Development Area 6: Bride's Glen (page 80), amend as follows:</p> <ul style="list-style-type: none"> For TCE2 (Two Blocks As Existing) these shall be considered as being fully completed. With regard to Superblock TCE2B-1, to omit the text associated with the asterisk * for Specific Objective DA40(b) in the current Cherrywood Planning Scheme Written Statement (July 2023) on page. 80 as follows: <p>From DA 40(b) A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre Core, Bride's Glen Square, the Luas line and Green Linear Park, south of the Bride's Glen Square on HIE TCE2 lands, to provide a visual focal point at these key public realm and civic spaces.</p> <p>*There is an allowance of a transfer of 3,000 sq.m of floorspace between HIE TCE1 and HIE TCE 2 whilst maintaining the overall area permissible in HIE TCE1 & HIE TCE 2 combined (Refer to Table 6.6.1). (This transfer between the HIE TCE1 and TCE HIE 2 plots is subject to agreement between the HIE TCE1 and HIE TCE2 landowners.)</p> <p>To DA 40(b) A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre Core, Bride's Glen Square, the Luas line and Green Linear Park, south of the Bride's Glen Square on HIE TCE2 lands, to provide a visual focal point at these key public realm and civic spaces.</p> <p>*There is an allowance of a transfer of 3,000 sq.m of floorspace between HIE TCE1 and HIE TCE2 whilst maintaining the overall area permissible in HIE TCE1 & HIE TCE2 combined (Refer to Table 6.6.1). (This transfer between the HIE TCE1 and TCE HIE 2 plots is subject to agreement between the HIE TCE1 and HIE TCE2 landowners.)</p>
10	<p>In Chapter 6, Section 6.7 Development Area 7: Macnebury (page 82), amend as follows:</p> <ul style="list-style-type: none"> For the Alternative Scenario for Superblock TCE4 to add a specific Addendum to Appendix B (Urban Design Code) which would facilitate consideration of a site-specific and exceptional development proposal within the TCE4 Superblock. The Addendum would provide an alternative urban design framework to the adopted TCE4 Urban Design Code, reflecting the unique spatial, operational, and civic requirements of a proposed multi-purpose arena and associated uses.
11	<p>In Chapter 6, Section 6.7 Development Area 7: Macnebury (page 82), amend as follows:</p> <ul style="list-style-type: none"> With regard to TCE5, to omit the residential land use on this Superblock and to replace said with extended/additional Strategic Urban Employment land use.
12	<p>Amend Tables in Chapter 2 and Chapter 6 DA2, DA6 & DA7 – See Chapter 2 – Consequential Amendments for Maps and Tables (Schedule 6 to the CE Report) Chapter 6 – Tables for Development Type and Quantum to be Modified (Schedule 7 to the CE Report).</p>

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13	<p><u>TCE4</u></p> <p>Insert a New Addendum to the Urban Design Code to set out design criteria and development parameters for an Ice-Hockey/Multi-Purpose Arena of strategic significance.</p> <p>Addendum to Urban Design Code: Controls and Guidelines (TCE4) (Schedule 4 of the CE Report).</p>
14	<p>Amend Land Use Mix TCE5</p> <p>To omit the residential % land use mix and replace with SUE so that all of TCE Superblock comprises of Strategic Urban Employment and (SUE) and UrbComm, so that the land use mix for TCE5 be amended as follows:</p> <p>From:</p> <p>40% SUE, 15% Mixed Use Frontage Including UrbComm, Retail & Services, and 45% Res</p> <p>To:</p> <p>90% SUE, and 10% Mixed Use Frontage Including UrbComm, Retail & Services.</p>
15	<p>Insert Text Chapter 2, at end of Para 5, P18</p> <p>For clarity, UrbComm relates to employment uses and in addition to the above, it may also comprise of large-scale office formats. In such instances, the introduction of an element of urban grain will be sought.</p> <p>Also refer to Amended Appendix A of the Cherrywood Planning Scheme (Schedule 5 of the CE Report).</p>
16	<p>Insert New Text on UrbComm as follows:</p> <p>Section Urban Grain for UrbComm in Appendix B: Urban Design Code: Controls and Guidelines</p> <p>A mixed urban plot grain provides a means of delivering UrbComm in the Town Centre. Given the small to medium scale of use envisaged and the small to medium scale of building to accommodate the use, it is likely that UrbComm will not constitute the main use across a single urban block. While vertical use mix can account for some element of delivery, the preferred strategy is to subdivide blocks to create independent urban plots for the delivery of UrbComm. The use of plots allows for phased delivery of the urban block, allowing for the delivery of urban plots on different timeliness. Undeveloped plots could be occupied for 'meantime' uses or temporary urban space.</p> <p>Figure: Indicative Mixed Urban Grain.</p>
17	<p><u>Land Use Flexibility</u></p> <p>Amend Text in Chapter 2, Section 2.6, Para 3. P. 33</p> <p>From:</p> <p>In addition, for the Town Centre Core and Environs, the percentage land-use mix is expected to be provided within the min and max floorspace range for each Superblock. To give further flexibility, the Planning Authority may consider a 5% variance either side of the target land-use figure, subject to the minimum requirement for retail (retail, retail services, services) as a land use being met across each of the Superblocks.</p> <p>To</p> <p>In addition, for the Town Centre Core and Environs, the percentage land-use mix is expected to be provided within the min and max floorspace range for each Superblock. To give further flexibility, the Planning Authority may consider a 5% variance either side</p>

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	<p>of the target land use figure, subject to the minimum requirement for retail (retail, retail services, services) as a land use being met across each of the Superblocks.—The land use mix is expressed as a target percentage of the overall gross floor space of each superblock. A degree of flexibility may be permissible, in certain instances, at the discretion of the Planning Authority, where it is considered appropriate to assist in delivering the design principles of the Urban Design Code, having regard also to the overall % mix for each Superblock.</p>
18	<p>Amend Text in Chapter 6, P. 105</p> <p>From: Target Land Use Mix – Flexibility Factor For the Town Centre Core and Environs, to give further flexibility, the planning authority may consider a 5% variance either side of the target land-use figure, subject to the minimum requirement for retail (retail, retail services, services) as a land use being met across each of the Superblocks.</p> <p>To: Target Land Use Mix The land use mix is expressed as a target percentage of the overall gross floor space of each superblock. A degree of flexibility may be permissible, in certain instances, at the discretion of the Planning Authority, where it is considered appropriate to assist in delivering the design principles of the Urban Design Code, having regard also to the overall percentage (%) mix for each Superblock.</p>
19	<p>Amend Urban Design Code: Control and Guideline in Appendix B as follows: Schedule of Recommended Amendments to Urban Design Code (Schedule 2 of the CE Report)</p> <p><u>List of Key Recommended Amendments to Urban Design Code:</u></p> <ul style="list-style-type: none"> • Amend UDC to show re-orientation of Cherrywood Square from north-south to east west • Amend UDC to allow block amalgamations: TCC1B-1 & TCC1B-4 and TCC3-3 & TCC3-6 • Insert New Objective to Future Proof a Green Permeability Link across the WLR • Simplification of the UDC for the parcel and block layouts in the Environs Area • Omit Appendix C Section 1 on Urban Design Guidelines and incorporate into Appendix B • Amend Appendix B to 'Urban Design Code: Controls and Guidance' • All References to Appendix C Section 1 to be up-dated accordingly to refer to Appendix B. <p>See Amended Appendix B to the Cherrywood Planning Scheme (Schedule 5 of the CE Report) for Updated Code.</p> <p>Amend and Insert New Text on 'Continuity of Frontage, Adaptability (Urban Grain) and Urban Grain for UrbComm' into Appendix B: Urban Design Code: Controls and Guidelines (page 82-84).</p> <p>Amend and Insert New Text on 'Single and Dual Aspect Residential Layouts within Perimeter Blocks' into Appendix B: Urban Design Code: Controls and Guidelines (page 88-89)</p> <p>Amend and Insert New Text on 'Urban Design for Retail' into Appendix B: Urban Design Code: Controls and Guidelines (page 90-91).</p>

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	<p>Amend and Insert New Text on 'Urban Block Amalgamation' into Appendix B: Urban Design Code: Controls and Guidelines (page 81)</p> <p>Amend and Insert New Text on 'Sloping Street and Spaces and Ground Floor Interface' into Appendix B: Urban Design Code: Controls and Guidelines (page 92)</p> <p>Amend and Insert New Text on 'Sustainable Movement Access and Mobility' - into Appendix B: Urban Design Code: Controls and Guidelines (page 103).</p> <p>From: Large-scale convenience retail floorspace will be required to demonstrate appropriate design and interface at street level. For proposals with a floorspace greater than 1,500 sq.m, these will be encouraged to utilise basement levels or a combination of basement and street and/or upper floor levels, so as to safeguard the urban grain and quality of the streetscape. Proposals shall have regard to the criteria set out in the Urban Design Code for the Town Centre Core (See Appendix B: Urban Design Code).</p> <p>To: Large-scale convenience retail floorspace will be required to demonstrate appropriate design and interface at street level. For proposals with a floorspace greater than 1,500 sq.m, these will be encouraged to utilise basement levels or a combination of basement and street and/or upper floor levels, so as to safeguard the urban grain and quality of the streetscape. However, where larger-scale retail formats are proposed with greater footprints at ground floor level and/or where block amalgamation is necessary, such proposals shall accord with specific guidance on block amalgamation and elements of fine grain as set out the Urban Design Code. All proposals Proposals shall have regard to the criteria set out in the Urban Design Code for the Town Centre Core (See Appendix B: Urban Design Code: Controls and Guidelines). (Schedule 2 of the CE Report)</p>
20	<p>Insert New Text, Chapter 2, Section 2.9, At end of First Bullet, page 47:</p> <p>A floor height of all other uses is 4.5 m, save, for instances where specific uses or an urban design rationale merit greater floor to ceiling heights, subject to consistency with overall building height and having regard to appropriate urban grain as set out in the Urban Design Code: Controls and Guidelines (See Appendix B (Schedule 2 of the CE Report)).</p>
21	<p>Insert New Text Section 6.2, P. 118 in Para on Servicing Access as follows:</p> <p>Servicing Access: Servicing access to the Town Centre shall be via designated access points, with large service vehicle access to Town Centre Core superblocks provided off main routes including Wyattville Link Road, to reduce congestion and improve sustainable transport priority. Otherwise, servicing shall be carefully integrated into the urban fabric having regard to public and quality of the public realm. Each Town Centre Core Superblock shall have designated areas for waste management and delivery solutions.</p>
22	<p>Amend Objective DA19, P. 120 as follows:</p> <p>To require a mixed urban grain across the Superblocks within the Town Centre Core, with appropriate subdivision to smaller plots to achieve a fine grain and active frontage at key locations where variety and diversity of use, scale and architecture are most critical. These key locations will be the two main squares and main street (Cherrywood Square, Civic Square and Main Street); and ramps to Main Street Bridge and the terrace connections to Grand Parade Bridge on both sides of the Wyattville Link Rod (WLR). (Refer to Development Code for Urban Grain Strategy).</p>
23	<p>Insert New Text as a New Objective, Chapter 6, Section 6.2, P. 123</p>

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	DA35: To protect the potential for an addition green permeability link across the Wyattville Link Road (WLR) for the purpose of long-term futureproofing and greening of the WLR, by way of safeguarding against block amalgamations as set out in the Urban Design Code. Any such link will be subject to feasibility studies and consultation with stakeholders.
24	<p>Amend Text Final Para of P. 144</p> <p>From: With regard to frontage land use, at ground floor there shall be a flexible horizontal use mix with the TCE designation, with small, medium and larger grain. There shall be primary access to streets and public realm spaces and access to other upper floors, as appropriate. Regarding the upper floors, there shall be a vertical use mix within the TCE designation, but integrated with the lower floors, as appropriate.</p> <p>To: With regard to frontage land use, at ground floor there shall be a flexible horizontal use mix with the TCE designation, with small, medium and larger grain. There shall be primary access to streets and public realm spaces and access to other upper floors, as appropriate. Regarding the upper floors, there shall be a vertical use mix within the TCE designation, but integrated with the lower floors, as appropriate. Horizontal and vertical mix will be encouraged within the TCE designation as appropriate.</p>
25	<p>Amend Text Para 2 of P. 145 as follows:</p> <p>The overall height range for TCE1 to TCE3 shall vary from three to six eight storeys.</p>
26	<p>Amend Text Para 3 under Future Form of P. 153 to omit reference to residential as follows: The Town Centre Environs Superblocks (TCE4 and TCE5)will facilitate a range of permissible uses including for flexibility and adaptability, as well as a residential component within TCE5. Thus, while allowing for the required strategic long-term employment-type uses (Strategic Urban Employment), will also accommodate UrbComm uses and small-scale supporting retail and services uses for employees and residents of Cherrywood, as well as contributing to the supply of homes.</p>
27	<p>Amend Text Para 1 under Future Form of P. 154 as follows:</p> <p>For Superblock TCE5, similarly there shall be a UrbComm along the frontage to Cherrywood Avenue, with a level of active uses at ground floor, with Strategic Urban Employment addressing WLR, both these frontages providing a skin or buffer to residential development within the Superblock.</p> <p>For both Superblocks (TCE4 and TCE5), with regard to frontage land use, at ground floor there shall be a flexible horizontal use mix with the TCE designation, with small, medium and larger grain will be encouraged. There shall be primary access to streets and public realm spaces and access to other upper floors, as appropriate. Regarding the upper floors, there shall be a vertical use mix within the TCE designation, but integrated with the lower floors, as appropriate. Horizontal and vertical mix will be encouraged within the TCE designation as appropriate.</p> <p>With regard to the urban gain (pattern of development), while TCE4 and TCE5 shall be predominantly coarse grained in nature, the parcels abutting Cherrywood Avenue and corner sites at the junction of Wyattville Link Road and Cherrywood Avenue, shall be medium grain.</p> <p>The overall height range for TCE4 and TCE5 shall be three-eight storeys (3-8) four to five storeys (4-5). The taller height elements shall be located at key corner junctions.</p>

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28	<p>Insert Text at End of Future Form Text on P. 154 as follows:</p> <p>Note: Addendum for Superblock TCE4 which shall only apply in the event of a site-specific and exceptional development as per criteria set out in the Addendum.</p>
29	<p>Insert New Addendum to the Urban Design Code for TCE4</p> <p>Addendum for an Alternative Urban Design Framework for TCE4 (4 no. Pages).</p>
30	<p>Table 7.0 Omit Superblocks TCC2 and TCC4 from requirement that 50% of the retail in TCC1 needs to be delivered prior to any additional residential development.</p> <p>Retain the requirement for 50% non-residential uses prior to occupation of any additional residential development and not allow for exceptional circumstances.</p>
31	<p>Schools: Insert Text on P. 173,</p> <p>From: The preferred location is within the Town Centre Core.</p> <p>To: While the preferred location is within the Town Centre Core, the fifth primary school may also be located within the Town Centre Environs, as appropriate.</p>
32	<p>Insert New Text, Chapter 2, Section 2.15 (page 54)</p> <p>Chapter 2 Section 2.15 Sustainable Low Carbon Heat Infrastructure</p> <p>District heating/ A heat network is a centralised system that delivers low-carbon heat to multiple buildings via a network of insulated pipework from a shared energy centre/s, enabling high efficiency and reduced lifecycle emissions compared to individual building systems. Such systems have the potential to contribute to local decarbonisation objectives and long-term operational cost savings.</p> <p>It is the policy of the Planning Authority to support and enable low carbon district heating within Cherrywood by requiring major heat source developments to incorporate waste heat recovery and to deliver heat network enabling infrastructure where feasible, in order to facilitate the decarbonisation of nearby developable lands.</p> <p>This provision of infrastructure would be subject to a feasibility assessment which would include assessment of the heat demand density, the potential waste heat sources, the network topology required and the potential for future expansion.</p> <p>Specific Objective: PD 34 To promote and facilitate the inclusion of low carbon district heating, by requiring major heat source uses to future-proof to provide heat recovery and export capability, and by ensuring adjoining and nearby unbuilt lands are designed as heat network ready, subject to feasibility.</p>
33	<p>Chapter 4, Section 4.2.7 (p.70, par.5) be amended to:</p> <p>Bus lanes shall be 4.75 4.5 m wide, with segregated delineated cycle lanes.</p>
34	<p>Insert Text, Section 7.2.1, Sequencing & Implementation Growth Areas, Schools, as a new Para 3, P. 173</p>

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	"In the event of a proposal for a primary school site within the Town Centre Environs (Superblocks TCE1-TCE5) to meet the phasing and sequencing requirements, any such proposal shall be accompanied by a Sequential Test demonstrating the rationale for location within the Environs rather than the Town Centre Core, having regard to the overall Planning Scheme Objectives."
35	<p>Amend Table 7.0 (Town Centre Non-Residential Uses) and Table 7.5 (Town Centre Active Travel) and the definition of 'Additional Development' on TCC3 as follows:</p> <p>From (In excess of 420 no. units & 14,000 sq.m HIE/Office - Permission granted DZ20A/0052, DZ21A/0785, DZ22A/0591).</p> <p>To In excess of 500 no. residential units and 10,000 sqm of non residential floorspace. - Permission granted DZ20A/0052, DZ21A/0785, DZ22A/0591).</p>
36	<p>Amend Objective DA16 as follows:</p> <p>From "To require horizontal and vertical use mix across most of the Urban Blocks Parcels within the Town Centre Core. This will support diversity of scale, uses and architecture. It can be achieved by specific place-based solutions responsive to context and gradient changes, and as such will require the input of architectural design expertise."</p> <p>To "To require an element of horizontal and vertical use mix across Parcels at key locations which will be the two main squares (Cherrywood Square and Civic Square), Main Street, Grand Parade and Cherrywood Avenue within the Town Centre Core. This will support diversity of scale, uses and architecture. It can be achieved by specific place-based solutions responsive to context and gradient changes, and as such will require the input of architectural design expertise."</p> <p>* The relevant figures and text in the UDC should be amended accordingly to reflect the above.</p>
37	<p>Insert Text, Section 7.4 of the CPS, Page 95 Last Para:</p> <p>'The Local Authority will undertake a review of the current Development Contribution Scheme in respect of Development in the Cherrywood Planning Scheme Area 2023-2028 in respect to new or additional infrastructure arising from the Town Centre and Environs Review (Proposed Amendment No. 11), and / or other infrastructure elements, as may be necessary and appropriate, as determined by the Local Authority.</p> <p>It is an objective of the Council to utilize its best endeavours to undertake this Review within six months from the date that the Proposed Amendment No. 11 comes into effect.'</p>
38	<p>Delete Text inserted to Table 7.5 Town Centre Active Travel in relation to the phasing of Grand Parade Bridge and a development of Strategic National or Regional Importance on TCE4, as submitted by way of the Chief Executive's Report on Submissions (Blue Text) and insert text:</p> <p>Insert Text as a new Objective DA49 in Section 6.7 Development Area 7: Macnebury</p>

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	<p>"In the event of a potential future development of an ice-hockey arena/Multi Purpose Arena (and associated uses) of strategic national or regional importance on Superblock TCE4, as provided for under an Addendum to the Urban Design Code (Appendix B), an event management protocol shall apply requiring engagement with relevant statutory agencies; along with robust event management plans, and these shall be subject to on-going monitoring and review to ensure fit-for-purpose."</p>
39	<p>Insert Text after Section 7 of Addendum to Appendix B, Urban Design Code: Control and Guidelines for Superblock Town Centre Environs, to read as a new section, as follows:</p> <p>"Traffic Safety and Event Management</p> <p>In the case of an exceptional development proposal for Superblock TCE4 for an ice-hockey/Multi Purpose Arena and associated uses, as provided for under the Addendum to the Urban Design Code (Appendix B) the following requirements shall apply:</p> <ul style="list-style-type: none"> • An Event Management Protocol to be agreed with dlr as the local authority and the relevant statutory agencies, including, inter alia, Transport Infrastructure Ireland (TII) and the National Transport Authority (NTA). • The implementation of a robust Event Management Plan commensurate to the scale and nature of the various events, as may be appropriate • On-going monitoring and review of the protocol and event management plan to ensure best practice."
40	<p>Insert Text Section 2.6, End of Para 4 of the Proposed Amendment. P.33 as follows:</p> <p>Furthermore, to incentivise basement use, whilst floorspace provision at basement or below ground floor level may count for the purpose of meeting minimum land-use mix floorspace requirements, it shall not count for the purpose of plot ratio calculations or where a land use may as such then exceed the maximum floorspace quantum permissible. In addition, flexibility shall apply to the nature of land-use at basement level, irrespective of the land-use mix for each Superblock, in the interest of supporting sustainable basement use. For example, leisure uses may be permissible at basement level in instances where this use does not form part of the overall land-use mix of a Superblock. For clarity, this allowance to discount floorspace provision at basement or below ground floor level for the purposes of plot ratio calculations shall apply both to the TCC and TCE Superblocks.</p>
41	<p>Insert Text Urban Design Code, Appendix B. 8th Bullet Point P.2:</p> <p>From:</p> <ul style="list-style-type: none"> • "Potential for appropriate basement uses in the TCC." <p>To:</p> <ul style="list-style-type: none"> • "Potential for appropriate basement uses in the TCC. • Where sustainable and appropriate uses are proposed at basement level, flexibility shall apply for the purpose of plot ratio and land use mix calculations, instances where proposals meet all other Planning Scheme Objectives. • Undercroft parking may be considered within the TCC and TCE in certain instances, subject to appropriate design treatment, appropriate streetscape interface and no adverse visual or amenity impacts."
42	<p>Amend Figure 3 of Urban Design Code, Appendix B, P. 3</p>

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	<p>To insert the following as Notes:</p> <p>“Note 1: Indicative Concept Only, with principles set out for potential basement use.</p> <p>Note 2: Undercroft parking may be permissible within the TCC and TCE, subject to appropriate design treatment, appropriate streetscape interface and no adverse visual or amenity impacts.</p> <p>Note 3: Sustainable uses at basement level may be considered in the interest of efficient land-use, for example, convenience shopping, leisure, and cinema. Any proposals shall demonstrate appropriate amenity levels commensurate with the nature of the use and that proposals accord with all other Planning Scheme Objectives.”</p>
43	<p>The following footnote to Table 6.2.2, see Chapter 6 – Tables for Development Type and Quantum (Schedule 7 of the CE Report) should apply:</p> <p><u>NOTE 3</u> ‘Where it can be demonstrated at planning application stage that the quantum of UrbComm floorspace is not viable and is a barrier to the delivery of retail/services and housing in a timely fashion, the Planning Authority, at its absolute discretion, may consider and accept a redistribution of UrbComm floorspace up to a maximum of 50% of the overall UrbComm floorspace allocation to the following specific land-use mix categories: Retail and Services and / or Leisure, Recreation and Tourism either on a temporary or permanent basis, subject to demonstrating future adaptability to UrbComm Uses and meeting the overall objectives of the Planning Scheme and UDC.</p> <p>In the interest of clarity, this potential flexibility shall apply to a maximum of 50% of the overall specified UrbComm floorspace of a particular Superblock and shall apply only to the specified alternative land use mixes. It shall not apply to residential or other uses, in the interest of maintaining a vibrant mixed-use Town Centre. Furthermore, the potential for flexibility shall only apply to Superblocks within the Town Centre Core and not to Superblocks within the Town Centre Environs. This approach protects the employment function of the Town Centre Environs.’</p>
44	<p>Amend the note below Table 2.3 (pg. 34) as follows:</p> <p>From "Note: For Retail, a ratio of 60:40 shall apply with regard to the provision of Retail and Retail Services."</p> <p>To "Note: For Retail, a ratio within the range of 60:40 to 50:50 with regard to the provision of Retail and Retail Services will be considered optimum but without unnecessarily restricting the occupancy of vacant commercial units. In this regard, and subject to an evidenced-based rationale by the applicant, the Planning Authority may consider a deviation from this ratio on a case-by-case basis, subject to a minimum of 45% for both retail and services. This deviation may apply on a permanent basis, however, the onus shall be on the applicant to demonstrate that the relevant building / floorspace is of an adaptable design that will allow for future conversion. This allows for uses within the Town Centre to evolve and respond to the needs of the community over time. Further flexibility on the ratio may apply in the case of proposals for temporary use and / or temporary change of use (circa 0-3 years). Such proposals will be considered on a case-by-case basis."</p> <p>PLEASE NOTE:</p>

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	<p>There is a typo in the text of the Proposed Amendment; the ratio is written as Retail: Retail Services. This level of prescription was not intended. It should read as Retail: Services.</p>
45	<p>Re-Insert Text to Chapter 6, Section 6 Development Areas, P. 105, Para as follows:</p> <p>From: <i>"For clarity, the overall floorspace quantum for each Superblock and Parcel must be within the plot ratio range for the Superblock. Variances at parcel level may be permissible subject to demonstration of consistency at Superblock (See Section 7.2 for Superblock Roll-out Agreement)."</i></p> <p>To <i>"For clarity, the overall floorspace quantum for each Superblock and Parcel must be within the plot ratio range for the Superblock. Variances at parcel level may be permissible subject to demonstration of consistency at-Superblock (See Section 7.2 for-Superblock Roll-out Agreement)."</i></p> <p>Insert Text, Chapter 2, P.33 AND Chapter 6, P.105 as follows:</p> <p>"A greater level of flexibility in land use mix may be permissible in instances where a residential land use allocation is underutilised.</p> <p>In such instances, the un-utilised residential land use allocation may be transferred to non-residential uses subject to meeting certain criteria (as set out below) and would be subject to a Superblock Roll-Out Agreement (SBRA).</p> <p>The following criteria shall apply to any transfer of residential land use allocation:</p> <ul style="list-style-type: none"> • The minimum residential land use percentage mix must be met prior to any transfer; • Shall not result in an adverse impact on the public realm including streets and civic spaces; • Not have an overbearing visual impact or detract from the residential amenity of existing or future residential developments; and • Shall meet the requirements of the Urban Design Code and Planning Scheme Objectives. <p>In the interest of clarity and having regard to the design standards and sensitivities of residential use, the converse (i.e. land use mix transfer from non-residential to residential) shall not apply.</p> <p>Transfers shall only apply within a Superblock and between undeveloped Parcels within the respective Superblock - pertaining at the time that the Proposed Amendment No. 11 becomes effective.</p> <p>Transfers shall not apply from developed parcels –pertaining at the time that the Proposed Amendment No. 11 becomes effective."</p>