

Forward Planning Infrastructure Department
Dún Laoghaire-Rathdown County Council,
County Hall, Marine Road,
Dún Laoghaire,
Co. Dublin

By email: ***FPladmin@dlrcoco.ie***

RE: CHERRYWOOD TOWN CENTRE & ENVIRONS REVIEW – HIE4 (M8) and HIE5 (M2)

FOR: HINES CHERRYWOOD DEVELOPMENT FUND ICAV (HCDF)

Dear Sir/Madam,

The submission enclosed is made on behalf of Hines Cherrywood Development Fund ICAV (hereinafter 'HCDF') in relation to their lands at Cherrywood known as **HIE4 (M8) and HIE5 (M2)**.

We look forward to hearing from you in due course and look forward to seeing the Amendment as soon as possible.

Yours sincerely,



Ray Ryan
BMA PLANNING
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cc. HCDF

**SUBMISSION TO CHERRYWOOD TOWN CENTRE REVIEW
RELATING TO HCDF LANDS AT:**

- 1. HIE4 (M8)**
- 2. HIE5 (M2)**

On behalf of:

HINES CHERRYWOOD DEVELOPMENT FUND ICAV (HCDF)

1.0 INTRODUCTION

The HIE4 and HIE5 plots are identified on the map attached and the issues pertaining to each are addressed below.

The comments relate to plots HIE4 and HIE5 only and separate submission is made in respect of the Town Centre plot-TC1B - which is the focus of the more comprehensive review.

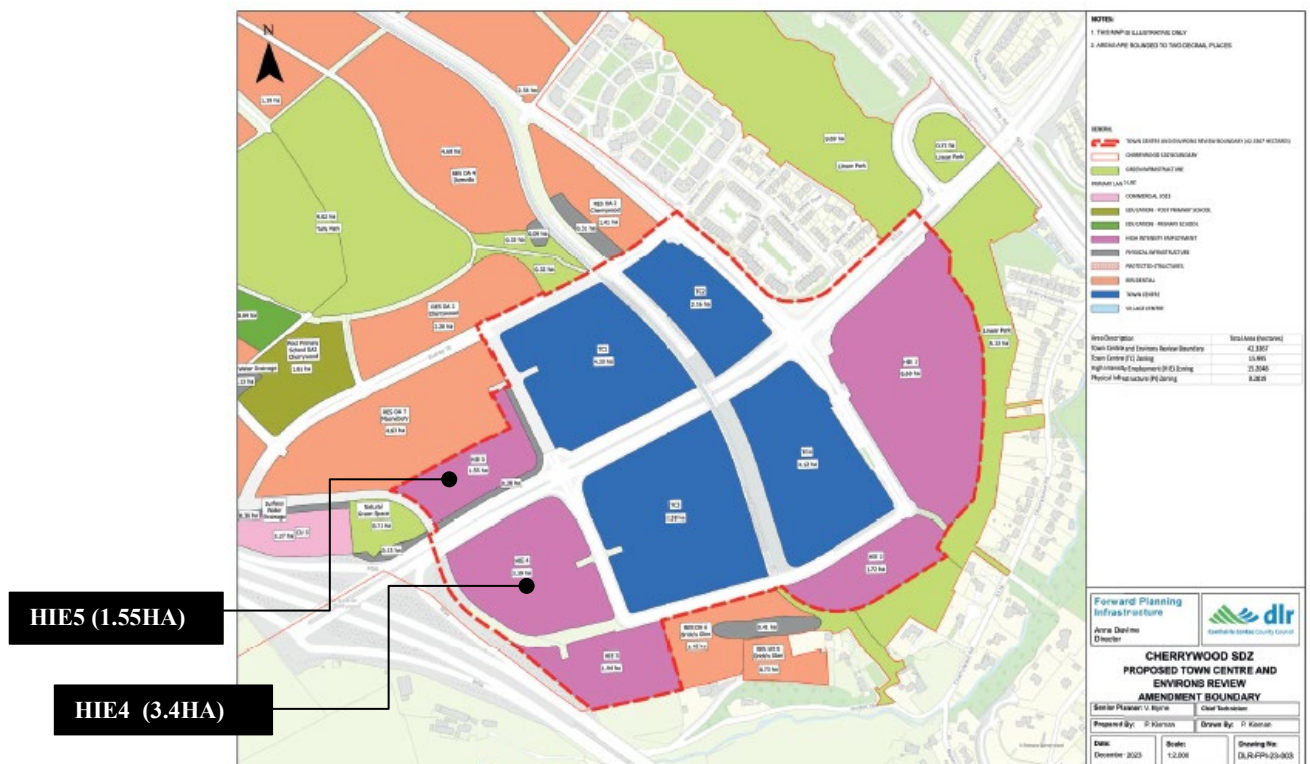


Figure 2: Cherrywood Town Centre & Environs Review Subject Boundary

2.0 AMENDMENTS SOUGHT

The DLRCC landowners presentation held on 24/01/2024 recognised that there are significant viability issues arising in respect of the HIE elements of the Cherrywood Planning Scheme. This is welcomed.

HCDF make the following comments on aspects that may be addressed in the forthcoming Planning Scheme Amendment. The following comments are not necessarily related to any specific proposals or intentions but are to provide the flexibility to consider enquiries for their lands plots should they arise.

2.1 HIE Plots vs Town Centre HIE Allocations

HCDF feels that the interpretation of the Planning Scheme would benefit if there was a distinction made between commercial / employment uses in the Town Centre and what might be referred to as “HIE” plots proper.

HCDF supports the need to change in the employment typologies and the overall range of uses to reflect a commercial office market that necessitates a rethinking of the land use assumptions underpinning the original CPS. Therefore, the HIE category should be replaced with a more flexible “mixed use/ employment” category facilitating a wide range of non-residential uses.

2.2 Residential / Residential Institution/ Student Accommodation

The delivery of these plots would be assisted if residential use was open for consideration as part of a new “Mixed Use” zoning. Such an approach would be consistent with the approach taken in, for example, the Sandyford Urban Framework Plan (SUFP) and within Z14/ SDRAs sites in the Dublin City Development Plan. HIE5, in particular, is immediately adjacent to the M1 Residential plot and close to the Town Centre Core on TC1B.

Aside from residential use, HCDF submits that there are types of quasi-residential uses that may have a role to play. For example, noting that Hotel/ Motel is permitted, “Residential Institution” (eg. Retirement / Nursing Home) and “Aparthotel” could be added to the list.

Another type of use which could have a complementary relationship to employment type uses would be “*Student Accommodation*”. This would be relevant, for example, in the event that some of the large floor plate office buildings began to operate for educational or healthcare uses. For this reason we request that student accommodation is considered as a permitted use.

2.3 Retail Use

The Appendix A matrix is unhelpful in relation to considering some forms of “shops” or retail development within HIE plots. While not proposing to undermine the primacy of TC or VC plots from a retail perspective, it would be useful if the matrix was more open to considering appropriate forms of retail floorspace within mixed use commercial plots on the edge of the Town Centre.

If *Retail warehousing* is to remain prohibited based on its lower density character and parking requirements, a change could be allowed in the HIE zone to enable certain niche retail/ showroom type users. For example, a ground floor unit on a commercial block could be suitable for a public facing retail showroom selling high end kitchens or even electric cars. These are not traditional or typical retail formats but they are the type of enquiries that are arising with greater frequency and the use matrix should be open to accommodating them on a case-by-case basis. The County Development Plan matrices have a category entitled ***shop-specialist*** which would be appropriate and which could cover some limited forms of “retail” that are not suited to the “high street”.

2.3 HIE Matrix (Appendix A)

On reviewing Appendix A of the Planning Scheme, there are uses in Town Centre that are “Not permitted” in HIE. If it is intended to retain the Appendix A Matrix, we submit that the uses listed below could be changed to “permitted in principle” in the HIE zone (or even “open for consideration” should the council wish to introduce such an intermediate category into appendix A).

- *Fire Station*
- *Funeral Home*
- *Health Centre*
- *Industrial – Light*
- *Nightclub*
- *Off-License*

- *Public House*
- *Take Away*

Other uses in the Commercial matrix which could be included as “permitted in principle” on HIE plots include:

- *Motor Sales Outlet,*
- *Veterinary Surgery*
- *Wholesale Outlet.*

None of the above uses are likely to feature prominently within the HIE4 and HIE5 plots, however, it is possible that uses in the above categories could form part of a future scenario and therefore, the CPS should allow for the possibility.

As part of the consideration of uses within the HIE plots we have also undertaken a review of the recently adopted *Dun Laoghaire Rathdown County Development Plan 2022-2028*. The most directly comparable zoning objective to HIE in the County Development Plan is “*E - to provide for economic development and employment*”. Most of the use categories are covered by the current matrix and the above but a case can be made for inclusion of :

- *Childcare Service*

In the event that a different approach to the matrix is proposed, HCDF has no objection in principle if it were to be removed as long as the approach provides the desired flexibility.

2.4 Building Height and Density

As shown in the CPS extract below (Fig 1), the HIE4 and HIE5 plots are limited to plot ratios of 1.7 and 1.2 respectively which is low by comparison with what would be possible in other comparable locations.

Amendment No. 8 included changes in relation to

- HIE4 Proposed Additional Floors (Map 2.3) 1 floor
- HIE5 Proposed Additional Floors (Map 2.3) 1 to 2 floors

However, no changes were made in relation to the plot ratio parameters for any of the 4 plots.

Noting that it is not within the intended scope of the current review to reconsider the density and building height provisions of the HIE plots, it is not intended to make a specific request in relation to these parameters but if there is an intention to reconsider this position, particularly in the context of a more towards more flexible “Mixed Use” designation, HCDF is not averse to increasing the current maximum plot ratios or building heights.

A more procedural point which was included in submissions on Amendment 8 was that it would be appropriate if the following bullet point was added at Section 2.9 (Building Heights) of the Planning Scheme

- *In cases where buildings do not follow the normal pattern of floors/ storeys, consideration can be given to such uses based on the equivalent building height in metres*

This is important to include in the Planning Scheme based on feasibility studies undertaken and queries from prospective end users regarding the interpretation of the building height parameters in the Planning Scheme. These end users were in the Life Sciences industry and floor to ceiling heights of greater than 4.5 metres are commonplace within this sector

Section 6.7: Development Area 7 Macnebury

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Proposed Amended table 6.7.1: Development Type and Quantum for Development Area 7 Macnebury, Sub-Headings, Non-Residential Development, Commercial Uses and Residential Development.

NON-RESIDENTIAL DEVELOPMENT	
HIGH INTENSITY EMPLOYMENT	
High Intensity Employment Lands HA	4.95
Max Quantum Sq.m	74,000
BREAKDOWN FOR SITE HIE 4	
Area HA	3.4
Max Quantum Sq.m	58,000
Plot Ratio	Max
	1: 1.7
Building Height in Storeys	Max
	5.6
BREAKDOWN FOR SITE HIE 5	
Area HA	1.55
Max Quantum Sq.m	19,000
Plot Ratio	Max
	1:1.2
Building Height in Storeys	Max
	4.6

Fig. 1: Current CPS HIE4 and HIE5 parameters (after Amendment 8)

2.5 Connections and Permeability

There are no particular changes arising in relation to connections and permeability at this stage and HCDF is satisfied with the current provisions of the planning scheme which principally deal with identifying principal frontages. HCDF is willing to discuss any wider linkages that emerge from this review but otherwise, where such matters flow from the town centre review, they can be addressed at detailed design and planning application stage.

3.0 CONCLUSION

This preliminary submission outlines the broad principles relating to the HIE4 and HIE5 plots. HCDF welcomes any opportunity to meet with DLRCC and their consultant team to discuss and examine the above submission in more detail or any other matters that can assist in the orderly and timely development of these lands.

Please do not hesitate to contact the undersigned if you have any questions or require assistance.

Yours sincerely,



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