

# A TOWN IN THE MAKING

The Cherrywood Strategic Development Zone, nestled at the foot of the Dublin Mountains in Dún Laoghaire-Rathdown between the M50 and N11 transport corridors, is on course to become the major new town in South Dublin, and will accommodate an estimated population of around 20,000 residents.



Overlooking Dublin Bay, Cherrywood was designated a Strategic

Development Zone (SDZ) in 2008 and in, October 2016, when permission was granted by Dún Laoghaire-Rathdown County Council for major physical infrastructure, the main landowner put their contractors to work.

There are now significant changes to the site with the creation of 4.1km of new roads, junctions and upgrades to some existing ones. The most significant has been the removal of the large roundabout at the Cherrywood Business Park/Wyattville Road, a new signalised junction and the creation of three new flagship parks incorporating high quality sports and recreational facilities, all signalling the birth of Cherrywood.

The area has been transformed into a new and remarkable town – up to 8,000 homes, including a minimum of 800 social housing units, will be spread over a town centre and three smaller village centres and neighbourhoods with high quality transport links including the existing LUAS Green Line and a network of new greenways.

### SCHOOL AND COMMUNITY FACILITIES

The scheme provides for six new schools and community facilities with extensive commercial, retail and non-retail spaces, with an estimated population of 20,000 residents and huge employment opportunities, both during the construction phase and upon completion.

The investment in the extensive physical infrastructure has opened the door to development, with the Notification to Grant Permission issued by Dún Laoghaire-Rathdown County Council to the main landowner for three of the four Cherrywood Town Centre quadrants on 29 May 2018.

This permission provides for development over a gross floor area of approximately 191,115sqm to incorporate commercial, office and retail uses, with the provision for c.1269 residential units, together with high quality public spaces and space for a new library facility. It marks the first permission to issue for residential development for the SDZ.



*This is the biggest and most ambitious project of its nature in the state and is one of the largest in the entire EU.*

### LARGEST PROJECT IN EU

Cherrywood is a designated Major Urban Housing Delivery Site and has also been successful in achieving Local Infrastructure Housing Activation Funding (LIHAF) to further open up lands for much needed housing.

Cherrywood is a corporate priority for the county council and has a designated multi-disciplinary Development Agency Project Team firmly established to drive it to completion. The town centre design, which obtained planning permission, will deliver a development at the optimum location adjacent to high quality transport. This will succeed in overcoming significant site challenges.

The aim is to create a positive and welcoming urban realm and a unique and identifiable sense of place in accordance with the vision for Cherrywood. The high standard of quality architecture and variety of both the proposed buildings and the public spaces will ultimately result in an all-inclusive and distinctive new district centre. This will provide for a very vibrant mix of employment and residential uses that will serve the new community living and working in Cherrywood.

The first primary school building received its grant of permission in July 2018. This 24 classroom building, which incorporates an additional special needs unit, is to be built adjacent to Tully Park and will benefit from the many facilities this new park has to offer including ample cycle parking and pedestrian links.

Cherrywood SDZ is an area rich in heritage and unique in character and this will be captured as the development progresses.