



An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Part X (Section 175) of the Planning and Development Act 2000 (as amended)

2. Applicant:

Name of Applicant:	Dublin City Council in partnership with The Land Development Agency
Address:	Civic Offices Wood Quay Dublin 8 D08 RF3F Ireland
Telephone No:	01-9103400
Email Address (if any):	cfox@lda.ie

AN COIMISIÚN PLEANÁLA

24 SEP 2026

LTR DATED _____ FROM _____

LDG-324675-26

ACP: _____

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A
Telephone No.	N/A
Email Address (if any)	N/A

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	<i>Stephen Purcell</i> <i>Director and Head, KPMG Planning</i>
Address:	<i>1 Stokes Place, St. Stephen's Green,</i> <i>Dublin 2, Co. Dublin, Ireland</i> <i>D02 DE03</i>
Telephone No.	01-41-1000
Mobile No. (if any)	+353876344507
Email address (if any)	stephen.purcell@kpmg.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: [X] No: []

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Clare Fox, Senior Development Manager

T: +353.1.9103400 | E: cfox@lda.ie

5. Person responsible for preparation of Drawings and Plans:

Name:	Ciaran Savage and Christina Reddington
Firm / Company:	Van Dijk Architects and Conroy Crowe Kelly Architects and Urban Designers
Address:	Van Dijk Architects: Mill House, Mill St, Marshes Lower, Dundalk, Co. Louth, A91 XTF7 Conroy Crowe Kelly Architects and Urban Designers: 65 Merrion Square S, Dublin 2, D02 DT32
Telephone No:	Van Dijk Architects: (042) 935 4466 Conroy Crowe Kelly Architects and Urban Designers: (01) 661 3990
Mobile No:	
Email Address (if any):	Ciaran Savage: csavage@vandijkarchitects.com Christina Reddington: christinareddington@cck.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
Please see enclosed the Drawing Issue Register prepared by Van Dijk Architects and Conroy Crowe Kelly Architects and Urban Designers.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The subject site is located on lands at a site of c. 1.72 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 5: Barnville Site in the Park West-Cherry Orchard Local Area Plan 2019). The site is bound by Cedar Brook Way to the north, Park West Avenue to the west, Barnville Park to the east, and the Park West and Cherry Orchard railway station is located on the south of the site.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OSI Licence No. CYAL50456612 Map Sheets 3261-15, 20, 25 3262-11, 21, 16 Centre Co-ordinates: ITM 707988, 732892	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	1.72 Ha	
Site zoning in current Development Plan for the area:	The subject site is zoned 'Z14 <i>Strategic Development and Regeneration Area (SDRA)</i> '	
Existing use of the site & proposed use of the site:	Subject site is currently vacant, and not in use previously. The proposed use is for a residential-led mixed use development.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other ☒	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Proposed Development has been prepared by The Land Development Agency (LDA) on behalf of Dublin City Council (DCC) under Part X (Section 175) of the Planning and Development Act 2000 (as amended). The lands are completely owned by DCC, and the development will be carried out by the LDA.		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Dublin City Council, Office of the Assistant Chief Executive, Housing and Community Services, Block 1, Floor 3, Wood Quay, Dublin 8. Please see encl. letter of consent from Dublin City Council attached to the Cover Letter submitted with this Planning Application.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The LDA does not own any adjoining / abutting / adjacent lands. Dublin City Council as a consenting party to this application owns adjoining / abutting / adjacent lands. Please refer to the attached Site Location Plan for details on the application and ownership boundaries.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded?
Yes: [] No: [☒]
If yes, please give details e.g. year, extent:
Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes: [] No: [☒]
If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [] No: [✓] There are no previous valid planning previously made on Development Site 5: Barnville Site. However, the subject site is for Phase 3 of the overall development at Cherry Orchard Point scheme.

Details of the previously consented phases undertaken by the applicant are set out below:

- Phase 1 approved by ACP 09 July 2024 (Reg. Ref. 318607-23)
- Phase 2: Phase 2 approved by ACP 22 September 2025 (321931-25)

As part of the DART+ South West rail infrastructure upgrade works authorised under Railway Order (ACP Ref. 316119), the provision of a substation and temporary construction compound is proposed on lands within Development Site 5.

Iarnród Éireann (DART+ Programme) has provided consent to "The LDA" to include lands at Cherry Orchard Point Phase 3, Site 5 (Barnville Site) that are subject to a DART+ South West Railway Order Notice to Treat within the proposed Part X planning application for a 312-unit residential-led mixed-use development. This consent is conditional upon the DART+ South West infrastructure works, including directional drilling and ESB under-routing works, being completed prior to the commencement of the proposed development. Letter of consent and confirmation from Iarnród Éireann (Irish Rail) and ESB, respectively enclosed as part of the planning application.

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [] No: [☒]

If yes please specify

An Coimisiún Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development

The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312 no. residential apartments (c. 24556 sq.m residential GFA), across 7 apartment blocks (Core A-G) ranging in height from 4 to 10 Floors, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m non-residential GFA), and all ancillary and sundry accommodation (c. 2,416 sq.m combined GFA). The proposed development is described on a block-by-block basis as follows:

- *Core A (c. 3904 sq.m Total GFA) within a block of 3 to 6 storeys (Total 6 Floors), consists of 44no. apartments comprising 4no. studio units, 30no. one-bed units, 10no. two-bed four person, together with 3no. Local Retail and Commercial units (c. 292 sq.m GFA), and all ancillary and sundry accommodation (505 sq.m GFA).*
- *Core B (c. 3757 sq.m Total GFA) within a block of 3 to 6 storeys above car parking storey (Total 7 Floors), consists of 39no. apartments comprising 4no. studio units, 27no. one-bed units, 8no. two-bed four person, together with 2no. Local Retail and Commercial units (c. 670 sq.m GFA), and all ancillary and sundry accommodation (c. 231 sq.m GFA).*
- *Core C (c. 5791 sq.m Total GFA) within a block of 3 to 9 storeys above car parking storey (Total 10 Floors) consists of 61no. apartments comprising 3no. studio units, 23no. one-bed units, 35no. two-bed four person, together with 3no. Local Retail and Commercial units (c. 479 sq.m GFA), and all ancillary and sundry accommodation (c. 303 sq.m GFA).*
- *Core D (c. 3930 sq.m Total GFA) within a block of 6 storeys (Total 6 Floors), contains 48no. apartments comprising 27no. one-bed units, 20no. two-bed units (9no. two-bed three person, 11no. two-bed four person), and 1no. four-bed seven person, and all*

ancillary and sundry accommodation (c. 298 sq.m GFA).

- Core E (c. 5069 sq.m Total GFA) within a block of 4 to 7 storeys (Total 7 Floors), contains 60no. apartments comprising 3no. studio units, 24no. one-bed units, 33no. two-bed four person, and all ancillary and sundry accommodation (c. 407 sq.m GFA).
- Core F (c. 3682 sq.m Total GFA) within a block of 3 to 5 storeys (Total 5 Floors), contains 40no. apartments comprising 2no. studio units, 11no. one-bed units, 27no. two-bed four person, and all ancillary and sundry accommodation (c. 402 sq.m GFA).
- Core G (c. 2280 sq.m Total GFA) within a block of 4 storeys (Total 4 Floors), contains 20no. apartments comprising 4no. one-bed units, 6no. two-bed three person), 9no. three-bed five-person, 1no. four-bed seven-person), and all ancillary and sundry accommodation (c. 270 sq.m GFA).

The proposed development also includes the provision of landscaped public open spaces of c.1691 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to incorporate a community garden, seating areas, play facilities, fitness areas and associated landscaping. The private open space is also provided for all residential units. The existing boundary treatment is a retained rear boundary wall to the neighbouring back gardens and a steel fence to the railway station towards the south of the scheme.

The proposed development will include provision of 156no. car parking at undercroft (Ground level) and surface level throughout the development, of which 142 no. spaces are dedicated to residential use, 2no. car parking for local retail and commercial uses, 4no. car sharing spaces and 8no. designated accessible spaces for both public and residents. The overall car parking provision includes 78no. indicative EV parking spaces (50%), 8no. motorcycle spaces (5%) are also provided in the undercroft area to serve the development. 2no. loading bays are also provided to serve the proposed development. A total of 658 no. secured bicycle parking spaces are proposed as part of the development. 631no. of these spaces are designated for residential use including the provision of 475no. long term and 156no. short stay / visitor spaces. 27no. bicycle parking spaces are provided for the local retail and commercial units.

The main vehicular access to the proposed development will be through a new access junction via Barnville Park leading to the undercroft parking court. The proposed development includes new pedestrian and cycle link along

the northwestern end of the site, linking New Cherry Orchard Park and Park West Avenue with the train station. The scheme includes a Barnville link to the south of the site connecting Barnville Park with Park West Avenue and providing direct pedestrian access to the Park West and Cherry Orchard railway station, along with overall 4no. pedestrian crossing points connecting Park West Avenue, Barnville Park and New Cherry Orchard Park.

The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, service connections, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue roof systems, photovoltaic panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

(Note - Please refer to the Public Notices of this application for further information.)

- 10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:**

Class of Development:	Gross Floor Area in m²
Residential	24556 sq.m
Local Retail and Commercial units (non-residential)	1441 sq.m
Ancillary Accommodation including bike/bin stores and ESB substation and other sundry (combined)	2,416 sq.m
Total	28413 sq.m

- 11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	28413 sq.m
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	16	146	139	9	2	-	312
Number of car-parking spaces to be provided		Existing: N/A	Proposed: 156 no. car parking			Total: 156 no. car parking	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X <i>(In respect of application for approval under s175 of the Planning and Development Act 2000 (as amended), the proposed scheme is delivered by the LDA and includes the provision of a mix of social / affordable and cost rental units)</i>
If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act. If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is "no" by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which		

section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Majority of the lands are vacant (no existing or previous use). However, the southern portion of the site contains a Pylon and overhead lines which will be removed from the site in consultation with ESB and Irish Rail. Letter of confirmation(s) issued by ESB and Irish Rail is enclosed with the documentation.
Proposed use (or use it is proposed to retain)
The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, with 8no. local retail and commercial units
Nature and extent of any such proposed use (or use it is proposed to retain).
Proposed use is residential led mixed use development as described above

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓

Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		✓
Does the development require the preparation of a Natura Impact Statement?		✓
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	✓	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house?		✓

16. Services:

Proposed Source of Water Supply:
Existing connection: ☐ New Connection: ☒
Public Mains: ☒ Group Water Scheme: ☐ Private Well: ☐
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: ☐ New: ☒
Public Sewer: ☒ Conventional septic tank system: ☐
Other on site treatment system: ☐ Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: ☒ Soakpit: ☐
Watercourse: ☐ Other: ☐ Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
<i>Irish Daily Star – 24th Sept 2026;</i>
Copy of page(s) of relevant newspaper enclosed Yes: [☒] No: [☐]
Details of site notice, if any, - location and date of erection
<i>Site notice erected 24th Sept 2026</i>
Copy of site notice enclosed Yes: [☒] No: [☐]
Details of other forms of public notification, if appropriate e.g. website
Standalone website created which includes all the application documentation:
Part 10 Application Website: www.cherryorchardpointphase3partx.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: Please refer to the Planning Report for details relating to preapplication consultation meetings
Yes: [☒] No: [☐]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Please refer to the Cover Letter for the List of Prescribed Bodies and Letters to Prescribed Bodies prepared by KPMG Planning, submitted with this application.
Yes: [☒] No: [☐]

19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
The confirmation for the EIAR Portal dated 21 September 2026 with Portal ID 2026143 has been included as an Appendix to this Application Form.

20. Application Fee:

Fee Payable	€30,000 Summary Acknowledgement for Electronic Transfer has been included as an Appendix to this Form. Payment reference IE26091837723651
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed: (Applicant or Agent as appropriate)	 Stephen Purcell (Agent behalf of LDA and DCC)
Date:	24/09/2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendices

