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Section within KPMG: KPMG Planning, Chartered Planning and Development Consultants

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01V902

24th September 2026

Dear Sir/Madam,

Re: Section 175 Planning Application for a Residential led mixed use scheme at Cherry Orchard, Dublin 10.

Site Reference: Cherry Orchard Point Phase 3 Planning Application on Site 5: Barnville Site

Applicant: Dublin City Council in partnership with The Land Development Agency

KPMG Planning, 1 Stokes Place, St. Stephen's Green, Dublin 2 acts as planning agent on behalf of Dublin City Council and the Land Development Agency, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 (as amended), to An Coimisiún Pleanála.

The subject site (c. 1.72 ha) is located on lands at Cherry Orchard, Dublin 10 and is identified as Site 5: Barnville Site as per 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 Cherry Orchard railway station is located on the south of the site along with existing residential developments at Barnville Park. The subject site forms part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The subject site represents Phase 3 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands at Cherry Orchard Point.

The current planning application represents Phase 3 of the overall development at Cherry Orchard Point. 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 approved by ACP 22 September 2025 (Reg. Ref. 321931-25)

Ryan McCarthy • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Brian Brennan • Alan Bromell • Christopher Brown
Gareth Bryan • Patricia Carroll • James Casey • Neil Casey • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon
John Corrigan • Liam Cotter • Terence Coveney • Hubert Crehan • Killian Croke • Hazel Cryan • Camilla Cullinane
Michael Daughton • Cormac Deady • James Delahunty • Eamon Dillon • Maria Diver • Paddy Doherty • Nigel Dolman • John Doran
David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell • Jorge Fernandez Revilla • Damien Flanagan • Maria Flannery
Caroline Flynn • Andrew Gallagher • Frank Gannon • Shane Garahy • Orla Gavin • Michael Gibbons • Colm Gorman • Seamus Hand
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Jackie Hennessy • Conor Holland • Rio Howley • Brian Kane • Declan Keane
Cian Kelliher • Gillian Kelly • James Kelly • Stephen King • Owen Lewis • Cian Liddy • Carmel Logan • Olivia Lynch • Tim Lynch
Maurice McCann • Conor McCarthy • Shane McCarthy • Conor McElhinney • Tom McEvoy • Emer McGrath • John McGuckian
Caoimhe McLoughlin • Liam McNally • Brian Medjaoui • Dani Michaux • David Moran • Brian Morrissey • Philip Murphy • Niall Naughton
Sarah-Jayne Naughton • James Neill • Ian Nelson • Kate Newman • Emer O'Brien • Kieran O'Brien • Paul O'Brien • Barrie O'Connell
Cormac O'Connor • Olive O'Donoghue • Emma O'Driscoll • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Sé
Conor O'Sullivan • Jean Rea • Cristian Reyes • Glenn Reynolds • Colm Rogers • Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan
Sean Sheridan • Russell Smyth • Keith Stafford • Donal Thomas • Rory Timlin • Keith Watt • David Wilkinson • Tom Woods • Ciara Wrafter

Offices: Dublin, Belfast, Cork and Galway

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

KPMG is authorised by Chartered Accountants Ireland to carry on Investment Business.

This Planning Application is made under Section 175 of the Planning and Development Act, 2000 (as amended) (the Act'). Planning Applications where the Planning Authority, either in its own capacity or in partnership with another entity, proposes to carry out development within its functional area in which an Environmental Impact Assessment (EIA) has been prepared, are made under Section 175 of the Act. Such applications are made directly to An Coimisiún Pleanála for assessment and decision.

The development as described in the public notices is set out below:

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Coimisiún Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a 7 year approval to carry out the following proposed development on 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. 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, local retail and commercial units, landscaped public and communal open space, a new principal vehicular access via Barnville Park, Barnville link, new pedestrian and cycle infrastructure, and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was approved in September 2025 (ACP Case Ref: 321931-25). The proposed development comprises the works to be undertaken on Development Site 5: Barnville Site, which forms the subject of this planning application.

The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312no. 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 658no. 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.

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

An acknowledgement for the Electronic Fee Transfer of €30,000 (maximum fee) made to An Bord Pleanála is enclosed as part of this application.

Please also find enclosed with this Cover Letter, the following letter(s) of consent and confirmation from Dublin City Council (as owners of the subject landholdings):

1. Letter of Consent to the LDA, to lodge a Planning Application on behalf of the City Council, to An Coimisiún Pleanála under Section 175 of the Planning and Development Act 2000, as amended.
2. Letter permitting KPMG Planning, acting as the LDA's agents, to sign the Cherry Orchard Project Planning Application on the DCC Cherry Orchard lands.
3. Letter of acceptance regarding off-site CAC space provision.
4. Letter of confirmation from DCC on Part V provision.

Additionally, we also include letter of consent from Agencies in relation to the subject planning application:

- Letter of consent from Iarnród Éireann (Irish Rail) for planning application.
- Letter of confirmation from ESB for removal and underground diversion of the overhead electrical infrastructure from the subject site.

Furthermore, a copy of the planning application has been issued to the relevant prescribed bodies (set out under and Article 121 of the Planning and Development Regulations 2001, as amended, on 'Notices to certain bodies', of the Regulations) as listed below:

- An Chomhairle Ealaíon
- An Taisce – the National Trust for Ireland
- Córas Iompair Éireann (CIÉ)
- Commission for Railway Regulation (CRR)
- Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media
- Department of Housing, Local Government and Heritage
- Fáilte Ireland
- Health Service Executive (HSE)
- Irish Aviation Authority (IAA)
- Inland Fisheries Ireland
- National Transport Authority (NTA)
- South Dublin County Council
- Heritage Council
- Transport Infrastructure Ireland
- Uisce Éireann
- Waterways Ireland

The design of the proposed development has been informed by technical and environmental assessments. Please find the following drawings and documents enclosed with this application.

Requirement	Responsible Discipline
PLANNING PARTICULARS	
Cover Letter	KPMG PLANNING
Planning Application Form + appendices	KPMG PLANNING
Site Notice	KPMG PLANNING
Newspaper Notice	KPMG PLANNING
Letter of Consent for lodgement to ACP (Part X) - Appended to the Cover Letter	DCC
Letter of Consent for Agent (KPMG) - Appended to the Cover Letter	DCC
Letter of Consent (Appended to the Cover Letter)	Irish Rail
Letter of Confirmation (Appended to this Letter)	ESB
Prescribed Bodies Letters	KPMG PLANNING
Application Fee: Confirmation of Electronic Fee Transfer Acknowledgement (Appended to Application Form)	LDA
EIA Portal Confirmation (Appended to Application Form)	KPMG PLANNING
Part V Letter	DCC
Letter of Confirmation for CAC 5% provision	DCC
DRAWINGS	
Site Location Plan (@1:1000)	VDA / CCK

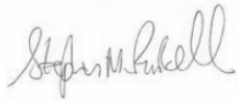
Site Layout Plan (@1:500)	VDA / CCK
Architect Drawings and Schedule	VDA / CCK
Engineering Drawings and Schedule	WM
Landscape Drawings and Schedule	MA
Taken In Charge Drawing	VDA / CCK
Public Lighting Plan	WM
REPORTS	
Planning Report	KPMG Planning
Phase 1 Parent EIAR and appendices	All
Addendum to Approved Phase 1 Parent EIAR	All
Architectural Design Statement (incl. Community Safety Strategy)	VDA/CCK
Housing Quality Assessment	VDA/CCK
Universal Design Statement	VDA/CCK
Landscape Design Report	MA
Engineering Assessment Report	WM
Daylight Sunlight and Overshadowing Assessments	Digital Dimensions
Flood Risk Assessment	WM
Traffic and Transport Assessment (includes Deliveries and Servicing Management Plan)	WM
Quality Audit (Road Safety Audit)	WM
Mobility Management Plan and Travel Plan	WM
Construction Environmental Management Plan	WM
Resource and Waste Management Plan	AWN
Operational Waste Management Plan	AWN
Construction Traffic Management Plan	WM
Community Social and Cultural Infrastructure Audit (incl Schools and Childcare Demand Assessment)	KPMG Planning
Estate & Common Area Management Plan	LDA
Appropriate Assessment Screening	Altamar
Climate Action and Energy Statement (includes District Heating Viability Study)	WM
Telecommunications Report	WM
DMURS Report and Statement of Design Consistency	WM
Surface Water Management Plan	WM
Noise Impact Assessment (as part of the EIAR)	AWN
Building Lifecycle Report	VDA / DT
Arboricultural Impact Assessment Report (incl. Tree Survey)	Abor care
Public Lighting Calculation Report and Layout	WM
Landscape and Visual Impact Assessment (LVIA)	M+A/GNET
Verified Views	GNET3D
Wind modelling	B-Fluid Ltd.

We are enclosing 1 hard copy for the application(s), and 2 soft copies as confirmed via email by ACP LAPS Section on 27/08/2026 (email enclosed).

We trust that the enclosed plans and particulars are in order and we look forward to receiving acknowledgement of this application in due course.

Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Stephen M. Purcell', is positioned above a horizontal line.

Stephen M. Purcell MIPI FSCSI FRICS
Director and Head of KPMG Planning
KPMG Planning
Email: stephen.purcell@kpmg.ie
Mobile: +353876344507

Appendix

4no. Letters of Consent from DCC.

Email Confirmation from ACP.



**Comhairle Cathrach
Bhaile Átha Cliath**
Dublin City Council

Clare Fox, Snr. Development Manager
The Land Development Agency
George's Court

54-62 Townsend Street

Dublin 2

D02 R156

16th September 2026

Without prejudice/Subject to contract

Re: Cherry Orchard Point Phase 3, Site 5: Barnville Site, Cherry Orchard, Dublin 10 – Confirmation in relation to Community, Arts and Cultural Provision under Policy Objective CUO25 of the Dublin City Development Plan 2022-2028 (as Varied)

Dear Clare,

Further to your request of 31st August 2026, Dublin City Council confirms its agreement in principle to the proposed approach to the delivery of community, arts and cultural provision associated with the Cherry Orchard Point Phase 3 planning application at Site 5: Barnville Site, Cherry Orchard, Dublin 10.

Dublin City Council acknowledges that the Cherry Orchard Point development is being delivered by The Land Development Agency in partnership with Dublin City Council as a multi-phase residential-led regeneration project within the Park West–Cherry Orchard Strategic Development and Regeneration Area. The Council further acknowledges that the Phase 3 proposal forms part of the wider planned delivery of Cherry Orchard Point, following the permitted Phase 1 and Phase 2 schemes.

The Council notes that the consented Phase 1 scheme includes a substantial quantum of community, arts and cultural provision, including internal and external flexible community, arts and cultural spaces, and that the Phase 2 approach included an agreed off-site / area-based contribution towards community infrastructure within the Cherry Orchard area. The Council also notes that the Phase 3 strategy has been informed by the wider community, social and cultural infrastructure analysis undertaken for the Cherry Orchard Point project, together with engagement undertaken with the local community and relevant Council departments.

Having regard to Policy Objective CUO25 of the Dublin City Development Plan 2022–2028, the Park West-Cherry Orchard LAP, the designation of the lands within SDRA 4, and the coordinated multi-phase delivery strategy for Cherry Orchard Point, Dublin City Council is satisfied that the proposed approach to Phase 3 may be appropriately addressed through an off-site / area-based delivery mechanism within the Cherry Orchard SDRA.



In particular, Dublin City Council is satisfied in principle that a ring-fenced contribution by The Land Development Agency towards the delivery of planned community, recreational, arts and cultural infrastructure within Cherry Orchard represents an acceptable and appropriate mechanism for addressing the Phase 3 community, arts and cultural provision requirement. The Council considers that this approach has the potential to deliver a meaningful and durable community benefit for both existing and future residents of Cherry Orchard, and to support the wider regeneration, integration and placemaking objectives for the area.

On this basis, and subject to the final planning application documentation clearly setting out the rationale, evidence base, delivery mechanism and proposed securing arrangements, Dublin City Council confirms that it has no objection in principle to the Phase 3 application proceeding on the basis of the above community, arts and cultural provision strategy.

The precise form, timing and mechanism for securing the agreed contribution or delivery arrangement shall be agreed between Dublin City Council and The Land Development Agency and may be addressed, as appropriate, by planning condition, undertaking, agreement, heads of terms or other mechanism acceptable to the parties and to An Coimisiún Pleanála.

For the avoidance of doubt, this letter is provided for the purposes of supporting the Cherry Orchard Point Phase 3 planning application and confirming Dublin City Council's position in principle in relation to the proposed CUO25 delivery strategy. No contract enforceable at law is created or intended to be created by this letter unless and until any separate formal agreement is executed between the relevant parties.

Yours sincerely

Anthony Flynn

Deputy Chief Executive

Planning, Property & Economic Development



**Comhairle Cathrach
Bhaile Átha Cliath**
Dublin City Council

An Roinn Tithíochta
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid,
Baile Átha Cliath 8

Housing Department
Block 1, Floor 3
Civic Offices, Wood Quay, Dublin 8

T. 01 222 2222 E. acehousing@dublincity.ie

Clare Fox
Snr. Development Manager
The Land Development Agency
George's Court
54-62 Townsend Street
Dublin 2
D02 R156

03rd September 2026

Without prejudice/Subject to contract

Re: Letter of Consent to KPMG Planning (within KPMG Ireland) signing the Cherry Orchard Project Planning Application Phase 3 for approval of residential scheme of 312 no. units together with local retail and commercial, on Site 5: Barnville site at Cherry Orchard, Dublin 10, as LDA Agents.

Dear Clare,

Further to your request of 11th August last, Dublin City Council hereby grant consent to The Land Development Agency (LDA) permitting KPMG Planning (within KPMG Ireland), acting as the LDA's agents, to sign the Cherry Orchard Point Planning Application for Phase 3 on Site 5: Barnville site at Cherry Orchard, Dublin 10.

Yours sincerely,

Mick Mulhern
Assistant Chief Executive
Housing



Clare Fox
Snr. Development Manager
The Land Development Agency
George's Court
54-62 Townsend Street
Dublin 2
D02 R156

03rd September 2026

Without prejudice/Subject to contract

Re: Letter of Consent to facilitate the lodgement of a Part X Planning Application to An Coimisiún Pleanála in relation to the Cherry Orchard Point Project Phase 3 on Site 5: Barnville site at Cherry Orchard, Dublin 10

Dear Clare,

Further to your request of 11th August last for a letter of consent under Section 175 of the Planning & Development Act 2000, as amended, we can confirm that we have considered this.

We acknowledge that The Land Development Agency (LDA) has engaged collaboratively with Dublin City Council (DCC) in progressing both the consented Phase 1 and Phase 2 at Cherry Orchard Point. DCC has identified Phase 3 of the Cherry Orchard Point project on Site 5: Barnville site, as suitable for development by DCC pursuant to the local authority development framework as set out in Section 175 and Part 10 of the Planning and Development Regulations 2001 as amended (Part 10).

To that end, we wish to confirm that in respect of the Cherry Orchard Point project DCC will work in partnership with the LDA to seek approval pursuant to Part 10 to develop the Cherry Orchard Project lands.

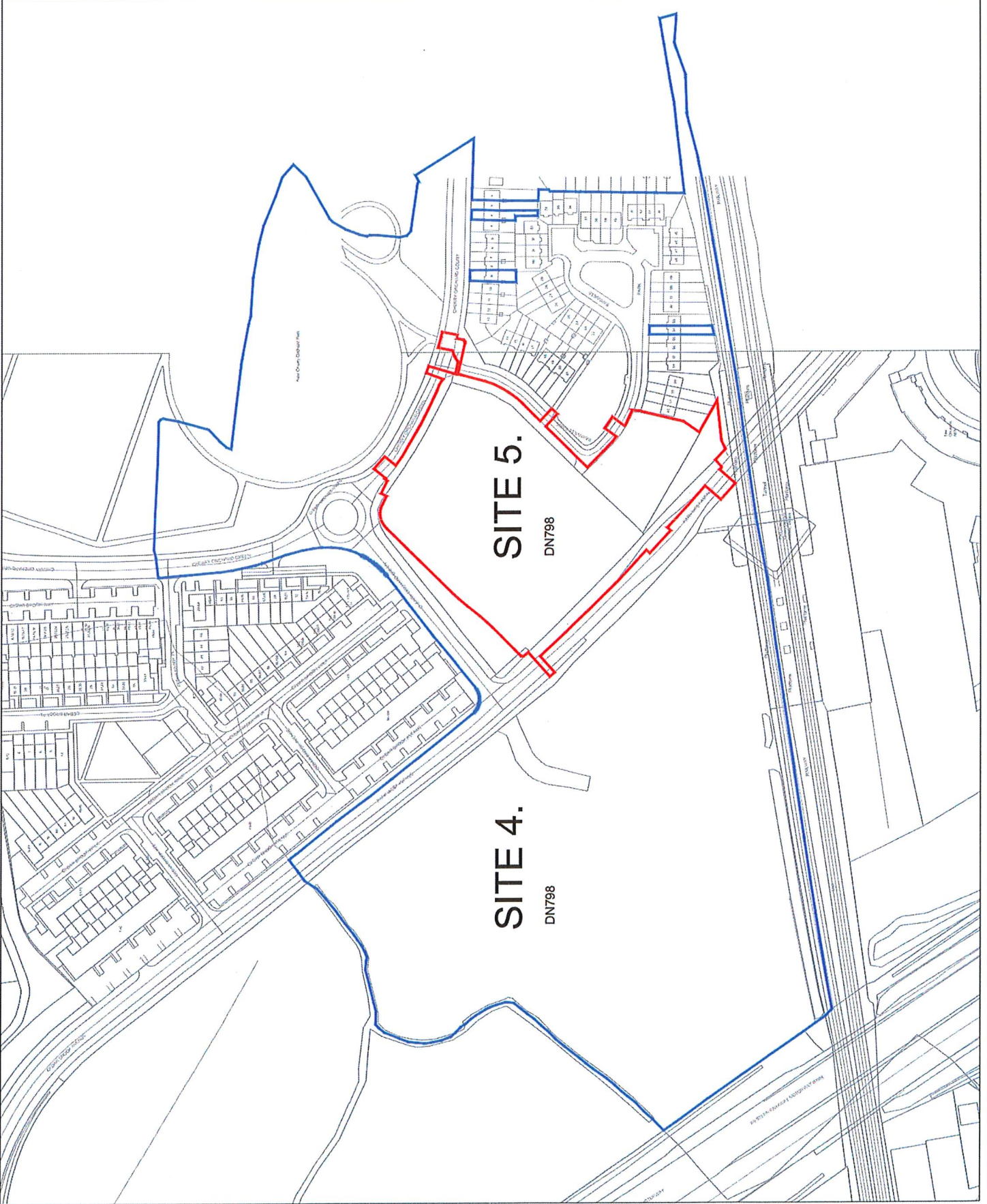
Phase 3 of the Cherry Orchard Project application site is outlined in red, and the extent of the relevant Folio boundary (Folio No. DN798) is outlined in blue, comprises lands within the ownership/control of Dublin City Council (DCC), and is also illustrated on the enclosed Folio Map (Drawing No. 2539-PA-004).

It should be noted that all cost and expenses associated with the application in this matter are the sole responsibility of the party making the application for approval.

No contract enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Yours sincerely,

Mick Mulhern
Assistant Chief Executive,
Housing



SEE ADDRESS - PARALLEL AVENUE, CENRO CENTRAL, DUBLIN

Key:

Planning Application Site outlined in Red.
The red outline indicates the site of the proposed development, as shown on the map.

Folio no. DN798 outlined in Blue.
The blue outline indicates the site of the proposed development, as shown on the map.

Property no. 1, Cherry Orchard Road, Dublin 12, Co. Dublin, Ireland.
The property is situated in the area of the proposed development, as shown on the map.

City of Dublin, Ireland.
The city of Dublin is the location of the proposed development, as shown on the map.

City of Dublin, Ireland.
The city of Dublin is the location of the proposed development, as shown on the map.

City of Dublin, Ireland.
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The city of Dublin is the location of the proposed development, as shown on the map.

City of Dublin, Ireland.
The city of Dublin is the location of the proposed development, as shown on the map.



CONROY CROWE KELLY
Architects & Urban Designers

Revision			
Rev.	1	2	3
Date	10/01/2024	10/01/2024	10/01/2024
By	CONROY CROWE KELLY	CONROY CROWE KELLY	CONROY CROWE KELLY
Check	CONROY CROWE KELLY	CONROY CROWE KELLY	CONROY CROWE KELLY
Scale	1:1000	1:1000	1:1000
Sheet	1	2	3
Folio Map			



Clare Fox
Snr. Development Manager
The Land Development Agency
George's Court
54-62 Townsend Street
Dublin 2
D02 R156

03rd September 2026

Without prejudice/Subject to contract

Re: The proposed Cherry Orchard Point Project Phase 3 on Site 5: Barnville site at Cherry Orchard, Dublin 10, Letter of Confirmation re. Part V.

Dear Clare,

Further to your request of 11th August last, Dublin City Council confirm that the level of provision of social housing in the proposed Cherry Orchard Project Phase 3 on Site 5: Barnville site, is as agreed and set out below.

The scheme of 312 units is to be split in tenure as follows:

Social 68 units (22%)

Cost Rental 244 units (78%)

This fully meets the requirements of Part V of the Planning & Development Act 2000, as amended.

Yours sincerely,

Mick Mulhern
Assistant Chief Executive
Housing



LAPS <laps@pleanala.ie>

To Zaidi, Abis



You replied to this message on 27/08/2026 13:40.

If there are problems with how this message is displayed, click here to view it in a web browser.

We could not verify the identity of the sender. Click here to learn more.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on

Hi Abis,

Can you provide 1 hard copy for the application(s), and 2 soft copies please.

Kind regards,
Óran

From: Zaidi, Abis <syedabis.razazaidi@kpmg.ie>

Sent: 07 August 2026 16:24

To: LAPS <laps@pleanala.ie>

Cc: Purcell, Stephen <stephen.purcell@kpmg.ie>

Subject: RE: Part 10 Proposal – Clarification on Statutory Notice Requirements

You don't often get email from syedabis.razazaidi@kpmg.ie. [Learn why this is important](#)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Óran

Thanks for the clarification.

Can you please also confirm the planning application requirements outlined below:

1. 3no.hard copies of the Part 10 Application (including the EIAR) under Section 175 of the Planning and Development Act 2000 (as amended).
2. Whether the Commission also requires an electronic copy of the application documentation.

Your confirmation on the above would be greatly appreciated.

Kind regards,

Abis

Syed Abis Raza Zaidi | Senior Consultant | KPMG Planning
KPMG Ireland | Infrastructure Advisory - Sustainability | Infrastructure | Planning
Mobile: +353 868260631 | Email: syedabis.razazaidi@kpmg.ie