

Iarnród Éireann
DART+ Programme
DART+ Building
Inchicore, Dublin 8, D08 K8Y3

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

2nd September 2026

Without prejudice /Subject to contract

Re: Cherry Orchard Point Phase 3, Site 5: Barnville Site, Cherry Orchard, Dublin 10 – Letter of Consent to The Land Development Agency acting on behalf of Dublin City Council as landowners in relation to lodgement of a Part X planning application on lands subject to the DART+ South West Railway Order CIE reference 'DSW.18830.T.3(DH)'.

Dear Clare,

We acknowledge your request of 23rd July 2026 seeking Córas Iompair Éireann's consent to The Land Development Agency (LDA) including lands which are the subject of a Notice to Treat under the DART+ SOUTH WEST ELECTRIFIED HEAVY RAILWAY ORDER 2023 in a Part X planning application for the proposed development which will consist of the construction of a residential led mixed use scheme containing 312no. residential apartments, local retail and commercial units, landscaped public and communal open space. The proposed development represents Phase 3 of the overall planned development for Development Sites 4 and 5 of the Local Area Plan lands.

The proposed development involves construction of residential apartments. The proposed development will also involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces and motorbike spaces throughout the development. The development will also provide for all associated ancillary site development infrastructure.

The lands subject to the planning application are known as 'Site 5 Barnville Site' at Cherry Orchard, Dublin 10 are currently subject to a Notice to Treat under the DART+ South West Electrified Heavy Railway Order 2023 and shown on the attached map referenced as '2539-PA-001-Site Location Map' outlined in red. In addition, the Site 5 lands subject to the Railway Order as shown on the attached Notice to Treat Plan Reference 'DSW.18830.T.3(DH)' identifies the in-site lands subject to the Railway Order Notice to Treat.

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Córas Iompair Éireann consent to the inclusion of the aforementioned lands the subject of the Notice to Treat in the LDA's Part X planning application strictly subject to there existing a condition that the DART+ South West scheme works at the location are completed first in time and prior to the LDA's commencement of works under the Part X planning application, should they be approved.

The aforementioned lands that are the subject of the Notice to Treat are required for the DART+ South West scheme to facilitate the directional drilling works necessary to under-route ESB infrastructure. While proposals are currently being progressed with an adjacent Developer and the LDA to complete these under-routing works in advance of the main scheme, the requirement for the subject lands will only cease if such works are fully completed prior to the commencement of the DART+ South West scheme.

Accordingly, we have no difficulty consenting to the inclusion of the lands which are subject to the Notice to Treat in the circumstances outlined above and such consent is subject to the condition requiring the LDA to continue to engage and co-operate with Iarnród Éireann/DART+ South West Team in relation to the delivery of the under-routing works and, in the event that those works are not completed in advance of the scheme proceeding, to make the subject lands available to facilitate the directional drilling and any associated works required for the DART+ South West project.

Yours sincerely,



RICARDO SANTOS

DART+ Programme Manager

