



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

An Taisce,
Tailors' Hall, Back Lane
Dublin 8,
D08 X2A3

Email: planningreferrals@antaisce.org

24 September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to An Taisce having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

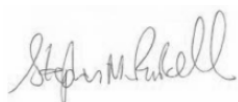
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

An Chomhairle Ealaíon,
70 Merrion Square S,
Dublin 2,
D02 NY52

Email: planning@artscouncil.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to An Chomhairle Ealaíon, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

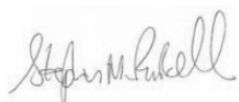
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Córas Iompair Éireann (CIE),
CIÉ Group Property Department,
Curzon House, 35 Lower Abbey Street,
Dublin 1

Email: property@cie.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Córas Iompair Éireann, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

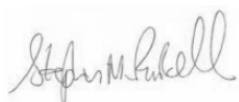
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Commission for Railway Regulation,
Temple House
Temple Road,
Blackrock
Co. Dublin
A94 Y5W5

Email: planning@crr.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Commission for Railway Regulation, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

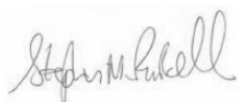
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Fáilte Ireland,
88 - 95 Amiens Street
Dublin 1
D01 WR86

Email: Planning.applications@failteireland.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Fáilte Ireland, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

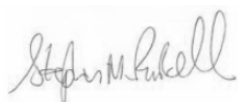
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24
Ireland

Email: info@fisheriesireland.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Inland Fisheries Ireland, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

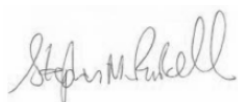
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

The Heritage Council,
Áras na hOidhreacht Church Lane
Kilkenny R95 X264

Email: mail@heritagecouncil.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Heritage Council, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

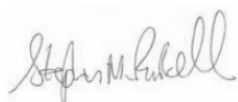
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

The Department of Housing Local Government and Heritage,
Custom House, Custom House Quay,
Dublin 1
D01 W6X0

Email: gcsofficer@housing.gov.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Department of Housing Local Government and Heritage, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

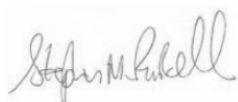
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Health Service Executive (HSE),
Dr. Steeven's Hospital
Steeven's lane
Dublin 8
D08 W2A8

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Health Service Executive (HSE), having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

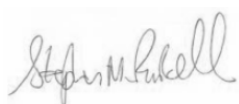
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2,
D02 T449

Email: planning@iaa.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Irish Aviation Authority, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Delahunt • 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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

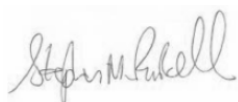
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

National Transport Authority,
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

Email: info@nationaltransport.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to National Transport Authority, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Delahunt • 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 • Connor 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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

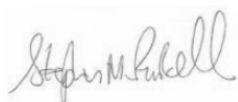
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

South Dublin County Council,
County Hall, Tallaght Dublin 24,
D24 A3XC

Email: planningdept@sdublincoco.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to South Dublin County Council, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

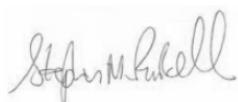
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

The Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media,
23 Kildare Street,
Dublin 2,
D02 TD30

Email: press.office@tcagsm.gov.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

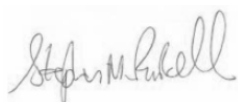
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Transport Infrastructure Ireland (TII),
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10,
Ireland.

Email: landuseplanning@tii.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Transport Infrastructure Ireland (TII), having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

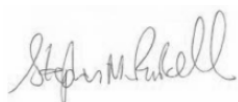
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Uisce Eireann
Colvill House,
24-26 Talbot St
Dublin 1

Email: planning@water.ie

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Uisce Eireann, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

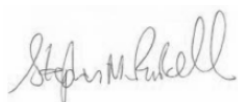
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

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

Waterways Ireland
Floor 2 Block C
Ashtowngate
Navan Road
Dublin 15
D15 Y3EK

Email: corporate@waterwaysireland.org

24th September 2026

Dear Sir / Madam,

Subject: Section 175(4) 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

Pursuant to Section 175(4)(b) of the Planning and Development Act 2000, as amended, and Article 121 of the Planning and Development Regulations 2001, as amended, Dublin City Council, in partnership with the Land Development Agency, hereby gives notice to the prescribed authorities of its intention to make an application for approval to An Coimisiún Pleanála in respect of the Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

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 in respect of the application. The application is being notified to Waterways Ireland, having regard to its prescribed functions and the potential relevance of the proposed development to those functions.

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.

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 Delahunt • 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 Medjaou • 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.

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

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.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application represents Phase 3 of the overall planned development at Cherry Orchard Point scheme on Site 5 and is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the Approved Phase 1 Parent EIAR.

The application documentation including the Phase 1 Environmental Impact Assessment Report (EIAR) and the Environmental Report: Addendum to Approved Phase 1 Parent EIAR may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 24th September 2026 to 6th November 2026** at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00am – 4.30pm, Monday to Friday);

The application (including EIAR and Environmental Report: Addendum to Approved Phase 1 Parent EIAR) may also be viewed/downloaded on the following website www.cherryorchardpointphase3partx.ie.

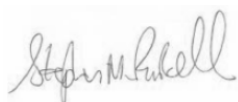
Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period. The link for information on observations is: [Observation on a SID application | An Coimisiún Pleanála](#) - Submissions or observations may also be made through the Commission's online portal at the following address <https://online.pleanala.ie/en-ie/sid/observation> to be received on or before 5.30pm on the **6th November 2026** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

The consultation period and closing date are the same as those specified in the published newspaper and site notices.

If you experience any difficulty accessing the application documentation, or require a hard copy, please contact the undersigned.

Yours faithfully,



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