Our Case Number: ACP-324675-26

An Coimisiún Pleanála

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

Date: 23 October 2026

Re: Proposed development of a residential mixed-use scheme at Cherry Orchard, Dublin 10
Barnville Site, Cherry Orchard, Dublin 10

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter, please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Óran Holland
Executive Officer
Direct Line: 01-8049342

JA03

AN COIMISIÚN PLEANÁLA
LDG- 090791-26
ACP- 326675
02 OCT 2026
Fee: € Type:
Time: 9:15 By: RGG POST

AN COIMISIÚN UM RIALÁIL IARNRÓID
COMMISSION FOR RAILWAY REGULATION

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

30th September 2026

Re: Section 175(4) Planning Application for a Residential led mixed use scheme at Cherry Orchard, Dublin 10.

A chara,

With reference to the proposed project the Commission for Railway Regulation (CRR) makes the following observations for your consideration for the project;

1. Notification of your decision is required to the railway undertaking, namely Iarnród Éireann.

2. Iarnród Éireann should be consulted to ensure that risks associated with railway trespass are not increased near the project either during the works or when the works are complete.

3. The party undertaking the construction should ensure future works which may affect the safe operation of the railway are undertaken with the consultation of Iarnród Éireann and in accordance with CRR Guideline RSC-G-010-A (Third Party Guidance on Railway Risk Volume 1 Planning and Development – available on the CRR website).

4. Observations or issues raised by Iarnród Éireann should be addressed.

5. If permission is granted, the party undertaking the work should consult with Iarnród Éireann regarding road-rail interfaces on access routes which may have increased flow or abnormal loads during the construction phase and upon completion of the project.

Is mise le meas,

Ray Duff
Inspector
Commission for Railway Regulation

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