Our Case Number: ACP-324675-26

An Coimisiún Pleanála

Development Applications Unit
The Manager
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 09 November 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

Teil **Tel** (01) 858 8100
Glao Áitiúil **LoCall** 1800 275 175
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64 Sráid Maoilbhríde
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64 Marlborough Street
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Outlook

ACP-324675-26 Section 175 Cherry Orchard Point Phase 3

From Housing Manager DAU <Manager.DAU@npws.gov.ie>
Date Fri 06/11/2026 09:34
To LAPS <laps@pleanala.ie>

1 attachment (207 KB)
ACP-324675-26.pdf;

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

Good morning,

Please find attached heritage-related observations and recommendations of this Department for the above-mentioned consultation. Please acknowledge receipt of same.

Kind regards,
Amy

Amy Thornton
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Your Ref: ACP-324675-26
Our Ref: Section 175 Cherry Orchard Point Phase 3
(Please quote in all related correspondence)

6 November 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to: laps@pleanala.ie

Re: Notification under the Planning and Development Act, 2000, as amended.

Proposed Development: The Cherry Orchard Point Phase 3 development at Development Site 5, Barnville Site, Cherry Orchard, Dublin 10.

A chara

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated headings.

Nature Conservation

Having reviewed the documentation concerning the application, the Department of Housing, Local Government and Heritage (the Department) notes that as part of the landscaping of the proposed development, it is intended to sow commercially sourced wildflower seed mixtures to establish wildflower meadow areas. Such an approach to the landscaping of the proposed development would not conform to good practice, as the planting of commercially available 'wildflower' seeds, even of Irish origin, in an area such as Cherry Orchard, where various wildflower species are already present, could threaten local biodiversity through the cross-pollination of adult plants grown up from the sown seeds with populations of flowers of the same species already occurring in the vicinity. Various wildflower species, such as bird's-foot trefoil, black medick, cowslip and yarrow, were recorded in the habitat survey of Site 5, as set out in the biodiversity chapter of the Addendum Environmental Impact Assessment

Report (EIAR) submitted in support of the present application. Pyramidal orchid and a *Dactylorhiza* species orchid were also recorded circa 250 metres west of Site 5 on Site 4 near the m50 during surveys carried out in connection with the application for Cherry Orchard Point Phase 1 on the latter site and part of Site 5 (see biodiversity chapter of main EIAR). More diverse wildflower communities may be expected to occur along the Dublin-Kildare railway line approximately 100 metres south of Site 5 and particularly in the Grand Canal proposed Natural Heritage Area (Site Code: 002104) some 650 metres to the south.

In this context it should be noted the All-Ireland Pollinator Plan advises against planting wildflower seed outside a garden setting. To clarify, the following points are taken from the Position Paper by the Dublin Naturalists' Field Club entitled 'The case against 'Wildflower' seed mixtures' which is endorsed by the All-Ireland Pollinator Plan and reproduced on their website.

- Seeds of non-local origin – even if the species are native – introduce new genetic strains which may displace or compromise the local, naturally-occurring flora.
- Local, native species do not need to be sown. Native plants colonise suitable habitats by natural means.
- Seeds which are commercially produced and deliberately sown cannot, by definition, be wild and introducing them to the natural environmental does not contribute to addressing biodiversity loss.

The genetic integrity of what remains of our rare and ecologically significant native species is therefore threatened by the introduction of seed from external sources. Pollen from these geographical insertions and intrusions cannot be prevented from fertilising the local native stock of the same species or causing hybridisation with other closely related species.

It is noted as well, that amongst the wildflower species included in the seed mixture it is proposed to sow with the landscaping of Site 5 according to the planting strategy set out on page 24 of the Landscape Planning Report for Phase 3, are a number of traditional cereal field weed species, including corn spurry, corncockle, cornflower and corn marigold, and bluebell and red campion, which are typically woodland plants. These species could not be expected to survive in the long term in areas managed as meadow grassland.

Any wildflower meadows to be incorporated in the landscaping of the proposed development should therefore be established either by allowing the areas where the meadows are to be established to be colonised naturally by wildflowers originating from the soil seedbank and/or by dispersal, or by sowing locally harvested wild plant seeds. Whichever method is used to

establish wildflower meadows within the proposed development these meadows may only be maintained in the long term if subjected to an appropriate mowing regime.

Recommendations

In the light of the above it is therefore recommended that the following condition should be attached to any planning permission granted in response to the current application.

1. That prior to the commencement of any works commencing on the development site, modified landscaping proposals for the proposed development omitting the planting of commercially sourced wildflower seeds, should be submitted to the Planning Authority for its written agreement; any wildflower meadows to be included in the landscaping Cherry Orchard Point Phase 3 to be either allowed to develop from Site 5's soil seed bank or natural dispersal under an appropriate management regime, or to be sown with locally harvested wildflower seeds.

Reason: To conserve biodiversity by preserving the genetic integrity of locally occurring populations of wildflower species.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Amy Thornton

Amy Thornton
Development Applications Unit
Administration