



Cherry Orchard Point

Newsletter | April 2026

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Progress at Cherry Orchard Point

The Land Development Agency (LDA), in partnership with Dublin City Council (DCC), are progressing plans for the development of lands beside Park West Avenue and the Park West Cherry Orchard Railway Station in Dublin 10.

The overall plan for this project will deliver a mixed-use residential development with public amenity, community, retail and commercial uses. This ambitious development will be delivered across a number of different phases. SISK have been appointed as the main contractor for Phase 1A to deliver an initial 389 new homes and have started work on site. Phase 1B and 1C will deliver a further 319 homes and will follow in due course.

Phase 2: Construction of 137 affordable for sale homes in the northern end of the site is due to start later this year with the appointment of a Development Partner.

Phase 3: Pre-Planning design work is currently underway on Phase 3 for which the LDA will carry out a public consultation and engagement stage on this in the coming months.

Phase 1:

- Site Setup has been completed with four tower cranes erected
- Ground Stabilization has been completed
- Foundations and Drainage works are ongoing
- Superstructure for specific blocks commenced in January 26

Onsite Activity

- Precast Wall install ongoing
- Concrete Slab pours ongoing
- Deep Drainage ongoing
- Cedar Brook Way road alignment works
- Removing spoil offsite

Upcoming activity

- Cedar Brook Way road realignment works
- New drainage works in Parkwest Avenue
- Building Frames
- Phase 2 site clearance works
- Foundations works for blocks 1 & 3.



Phase 1 overall site map

Phase 1 key facts



708 Dwellings



291 (1 bed)



368 (2 bed)



49 (3 bed)



Creche with capacity for **100** children



2,000 sqm retail unit



576 sqm of complementary retail space



New civic plaza and public bicycle parking



Bio-diverse, natural open spaces



Community garden



Active' open space for kick-about and ball games



Children's playgrounds.



Road layout adjustments

The road from the roundabout on Cedar Brook Way to Park West Avenue junction will undergo a slight re-alignment to assist traffic flow as per the planning approval requirements.

This will improve footpaths, public transport stops and add new landscaping to the side of Cedarbrook Apartments.

Images indicate location and approved new road layout.



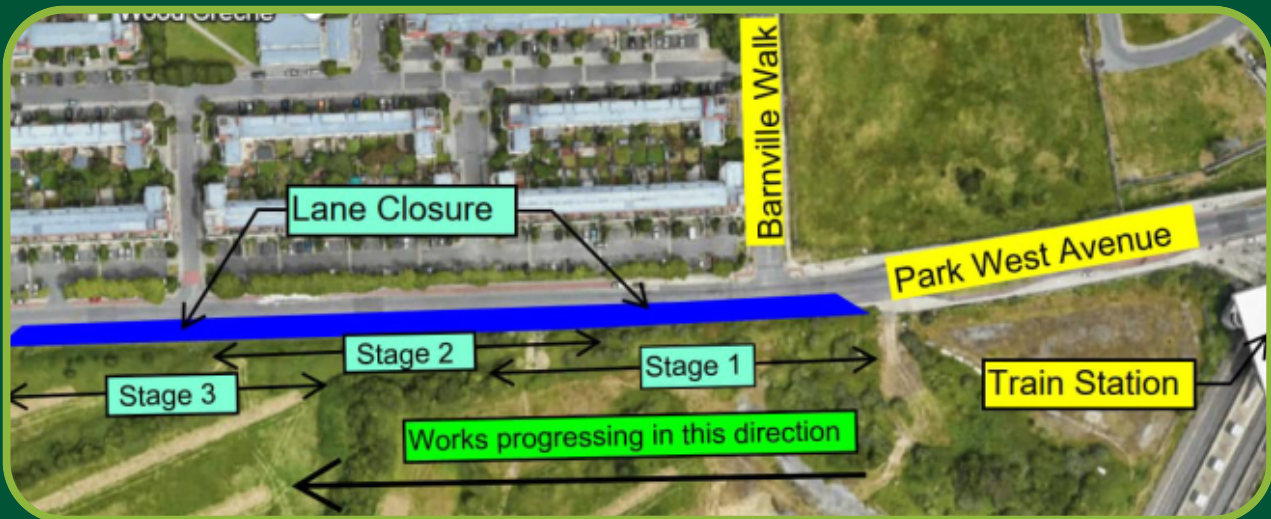
Park West Avenue - Upcoming Roadworks

Road layout adjustments

As part of the Cherry Orchard residential development, deep drainage and services are to be installed at several locations in the existing carriageway of Park West Avenue. The next phase of these works is currently planned to commence from the 13th of April.

Lane Closures - From Monday 13th April expected until Friday 5th June.

Following engagement with DCC, essential drainage works are planned to commence along Park West Avenue at the below location.



1 lane remains open to traffic at all times. The lane that is open will have traffic management on a stop/go lights system, to ensure traffic can travel in both directions, however it will be at a reduced traffic flow during this period of works.

These essential deep drainage & services installation works are planned to commence on the 13th of April and currently planned to last 8 weeks. Reduced traffic flow is expected with 1 operational lane.

Progress photos



How will these works affect you?

Construction traffic is now mostly for steel reinforcing, concrete, precast concrete slabs/panel deliveries and spoil removal. SISK have traffic management in place to control the level of construction traffic movements, and this will vary over the course of the construction project.

The site logistics managers are scheduling deliveries to avoid the peak hours to minimise additional traffic. There is a security guard present at both entrances and a traffic marshal to assist when construction traffic is entering/exiting the site.

Working hours

Monday - Friday: 7 am to 7 pm

Saturday: 8 am to 2 pm

Sunday/Bank Holiday: Site closed

Derogations

Derogations are special exemptions granted from the local authority to allow specific and necessary construction works take place out of the normal hours of work. These are being arranged as required and are approved following an application to DCC.

We understand that these may at times be inconvenient however it is necessary to complete critical tasks on site and we will aim to give prior notice for these activities.

The next planned works to facilitate progress on key aspects of the site are:

Thursday 02/04/2026 from 7 pm to 11 pm

Wednesday 15/04/2026 from 7 pm to 11 pm

Wednesday 22/04/26 from 7 pm to 11 pm

Thursday 30/04/2026 from 7 pm to 11 pm

Please note these are subject to DCC approval and weather permitting. Further planned derogations subject to approval.

Ongoing communication

We appreciate your patience and ongoing interaction with the project. If there are any issues, concerns that anyone has regarding the project, we are open to discussing and reviewing them. Please contact us to register for the newsletter and visit <https://lda.ie/projects/cherry-orchard> for the latest project updates.

Communication

Should you have any questions or would like to contact us for any reason, please do so via the following:

Email: cherryorchard@lda.ie

Office hours phone no: 01 409 1500

Out of hours phone no: 0818273274

Website: <https://lda.ie/projects/cherry-orchard>

Yours faithfully,
The Land Development Agency & Dublin City Council