

Cherry Orchard Point Phase 3



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The Land Development Agency (LDA) in partnership with Dublin City Council (DCC) is investing in long-term community growth through sustainable development and provision of essential amenities.

Foreword




Phelim O'Neill
Director of Property
The Land Development Agency

Richard Shakespeare
The Chief Executive
Dublin City Council

A key aim of the Project is to provide quality Cost Rental & Social Homes incorporating the principles of sustainability, with an emphasis on active mobility and access to quality open spaces, all with the flexibility to adapt over time to changing circumstances.

We sincerely thank our partners and all those who have engaged and supported the earlier project phases and delivery to date. We are hopeful that the local community will continue to support this plan, which will complete this important development

in Cherry Orchard and provide the public facilities and services that were planned for the current and future residents.

Enhanced Accessibility

Improved pedestrian access and public transport connections across the site.



Community-Focused Living

Design updates to the bus ramp and public realm to support accessibility and local use.



Sustainable Living

Measures to improve energy efficiency and overall environmental performance.

Introduction

Who we are

The Land Development Agency (LDA) is the State's affordable housing delivery body. Its main role is to acquire and develop State and other land to deliver affordable homes to address the country's housing need.

The Agency seeks to maximise the supply of affordable homes in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The LDA aims to improve the way the housing sector functions by:

- Acquiring and developing land from State bodies and Local Authorities to boost the supply of sustainable, affordable housing.
- Provide Cost-Rental housing for long-term affordable rent.
- Provide Affordable Purchase homes to be made available through the Local Authority Affordable Purchase Scheme and the First Homes Scheme (FHS).
- Investing in research and innovation to identify new and better ways to deliver new homes and to lead the housing sector.

What is Cost Rental?

Cost Rental is a new housing tenure that was created under the Affordable Housing Act 2021. It offers a long-term, secure rental option. The rents on these homes are at least 25% below market rates, and are based on the cost of building, managing, and maintaining the homes.

Cost Rental Housing is available to people with a net household income below €66,000 in Dublin. Full details of current LDA schemes are available on the LDA website.

The rents on these homes are at least 25% below market rates, and are based on the cost of building, managing, and maintaining the homes.



< €66k

Cost Rental housing is available to people with a net household income below €66,000 in Dublin.

Cherry Orchard Point

History of Development Process to Date & Phasing:

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.

Phase 1

Cherry Orchard Point's first phase will deliver 708 new homes overall — 547 cost rental and 161 social homes. Construction on this phase began in November

2025. It will also feature amenities and facilities, including commercial/retail units, internal and external community and cultural spaces, a creche and new public park.

John Sisk & Son (Holdings) Ltd. has been appointed as the Main Contractor for Cherry Orchard Point Phase 1A and has commenced on site. The first homes for Phase 1A are expected to be complete in Q2 2028.

Phase 2

This phase will deliver 137 affordable purchase homes, comprising 13 two-bed houses, 88 three-bed houses, 18 two-bed duplexes, and 18 three-bed duplexes.

A Development Partner has been appointment and is expecting to commence on site shortly, the first homes for Phase 2 are expected to be complete in Q4 2027.

Phase 3

The LDA are now launching public consultation on Phase 3. Phase 3 will comprise 312 cost rental and social apartments along with retail and commercial ground floor uses. The plan form consists of perimeter apartment blocks with an enclosed and secure courtyard for residents' use. Building edges address the public street on all four sides with an active frontage and high levels of passive surveillance.

The form, mass and heights have been considered in terms of urban legibility (landmark corners), street width and desired enclosure, aspect and difference to the existing 2-storey houses on Barnville Place, as in line with the LAP and SDRA 4.


The landscape strategy is consistent with the earlier phases and maintains the key pedestrian and cycle path route linking Phases 1 & 2 with New Cherry Orchard Park.

708



Phase 1: 547 Cost Rental and 161 social housing apartment

137




Phase 2: 137 affordable purchase homes

312



Phase 3: 312 cost rental and social apartments along with retail and commercial

Creche



Creche with capacity for 100 children



Cherry Orchard Point

Key Facts

Phase 3 forms part of the overall Cherry Orchard Point Development – delivering sustainable mixed tenure new homes to complement and serve the existing community.

Phasing Context

- Phase 1
Under construction
- Phase 2
Planning permission granted (Ref no. ABP-321931-25)
- Phase 3
Current Phase
- Phase 4
Future Phase



Site Area

Net development density of 187.5 units/ha. Net development site area of c.1.6 hectares (c.3.95 acres).

1.6 ha



Universal Design

30 Fully accessible apartments.



Retail Unit

1,100 sqm retail unit



Housing Mix

Sustainable mixed tenure new homes, forming part of the larger Cherry Orchard Point Development.

312 homes

68 | social

244 | cost rental



New Civic Plaza

612 bicycle parking spaces. Public bicycle parking for the community



Car Parking

158 parking spaces. An additional circa 10 no. spaces will be reserved for non-residential use.



Pocket Park

A new pocket park with both passive and active play space at the heart of the neighbourhood.



Community, Arts and Culture

LDA & DCC are working to provide an appropriate provision for Phase 3 that supports the wider community



Site Location & Context

Cherry Orchard (Irish: Gort na Silíní) is a suburb and townland within West Dublin, in the Dublin City Council jurisdiction.

Originally a largely rural area, Dublin City Council developed social housing in the Ballyfermot and Cherry Orchard areas from the mid-20th century. One of the first large developments in the area, Cherry Orchard Hospital, opened in 1953.

Overall the subject lands are approximately 1.6 hectares (c.3.95 acres) in size, and are located on the western edge of Dublin City Council's jurisdictional area.

They are bounded by the M50 motorway along the west side, the Dublin southwestern railway line along the south side, the Park West Avenue fly over to the north and the existing residential developments of Cedar Brook and Barnville to the east.

The Park West - Cherry Orchard railway station is located on the southwest corner of the site which includes a large landscaped plaza and pedestrian access to The Crescent Building, a large apartment development, and Park West Business Park. Cloverhill and Wheatfield prisons are located to the north of the site, on the far side of the Cherry Orchard Equine Centre.

Focusing in on Phase 3, Cedar Brook development is on the Northern boundary of the site, Cherry Orchard Park is to the East and Barnville development is to the south and Cherry Orchard Point Phase 1 and 2 are to the west.



1.6 ha

The Phase 3 project consists of combined sites of approximately

Neighbouring Developments

Cherry Orchard Point

Phase 1



Cherry Orchard Point's first phase will deliver 708 new homes overall consisting of 547 cost rental and 161 social homes. Construction on this phase began in November 2025. It will also feature amenities and facilities, including commercial/retail units, internal and external community and cultural spaces, a creche and new public park. John Sisk & Son (Holdings) Ltd. has been appointed as the Main Contractor for Cherry Orchard Point Phase 1A and has commenced on site. The first homes for Phase 1A are expected to be complete in Q2 2028.

Phase 2



This phase will deliver 137 affordable purchase homes, comprising 13 two-bed houses, 88 three-bed houses, 18 two-bed duplexes, and 18 three-bed duplexes. A Development Partner has been appointment and is expecting to commence on site shortly, the first homes for Phase 2 are expected to be complete in Q4 2027.

Main Proposed Design (Phase 3)

The proposal consists of circa 312 new homes, consisting of 244 Cost Rental and 68 Social.

These homes will be sustainable BER A-Rated, with an allocation universally designed homes located minutes from public transport and public amenities.





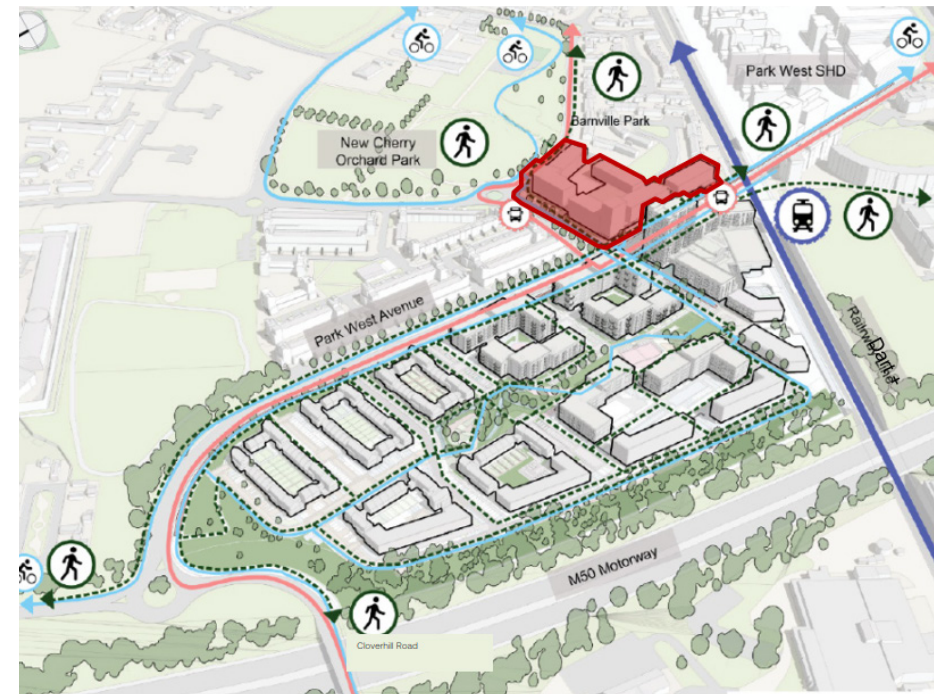
Connections

Public Transport Accessibility

The subject site is well located to avail of a range of existing bus and train services. The site is served by Phase 4 of the BusConnects network operated by Dublin Bus.

A stop for Dublin Bus Route G1 (Red Cow to New Wapping Street) is located on Park West Avenue at the southern end of the site with a frequency of 15 minutes at peak times. There is a second stop serving the site on the northern boundary of the smaller site.

Route 60 (From the Red Cow to Rogersons Quay) travels along Cloverhill road and turns down Park West Avenue with a bus stop ideally located on this road mid way down the larger sites eastern boundary. Additionally, there is another stop just at the northern boundary of the smaller site. This route has a 60min frequency.



Connectivity Routes:

- - - - - Key Pedestrian Routes
- Cycle Routes
- Bus Routes

Community Gain and Mixed Uses

The LDA are committed to supporting the creation of thriving communities and delivering ongoing positive social impact.

These developments across multiple phases will be focused on delivering and upgrading much need public facilities including: The various phases of development are intended to be fully interconnected thus creating a new sustainable community in the Cherry Orchard area. The dispersion of the cultural / arts throughout a number of blocks at ground floor level have deliberately been targeted towards the centre of the Phase 1 lands to facilitate ease of access to residents of future phases of development and establishing a central focal point for the overall development. Phase 1 will deliver 1,157m² of community space.

Furthermore, DCC supported by the LDA, are committed to delivering athletics running track within the existing Cherry Orchard Park to serve the proposed development and the wider community (Phase 2 provision). Provision for Phase 3 is presently being considered and is envisaged to support the wider development.



Environment & Sustainability

The Project will align with the LDA’s Sustainable Development Strategy (SDS) and its key objectives:

- Reduce Carbon (Embodied and Operational)
- Promote Water Stewardship
- Optimise Sustainable Land-Use & Mobility
- Enhance Biodiversity & Climate Resilience
- Promote Circularity
- Support the Creation of Social Value

In the medium term,

- Mitigating our embodied impact, and;
- Focusing on the potential for Biodiversity Net Gain (BNG)

The homes will be certified under the Irish Green Building Council’s Home Performance Index. This means that a range of sustainability criteria are being considered and implemented in the design and construction of the homes, which aim to ensure quality, healthy homes are built in a resource efficient manner, minimising waste and harm to the environment.

Provision will be made for extensive cycle & scooter storage, as well as car sharing facilities to facilitate those who choose active travel.

Nature based solutions such as sustainable urban drainage systems will be incorporated within the streets and green spaces, where possible. These will help protect against surface water flooding and will also increase the attractiveness of new amenity spaces.



Emerging Views



Consultation & Next Steps

Our Approach To Engagement

In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme.

The LDA supports proactive engagement processes, aiming to provide opportunities to hear the views of communities at key stages. The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities.

The views of stakeholders vary and are diverse – the LDA is committed to finding

resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable housing developments. We will also communicate clearly and explain clearly the wider benefits of the re-development to interested parties in the area.

The Agency adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific.

The LDA is providing this public information in advance of making a planning application.

Drop In Clinic Dates

Monday June 8th 4–7pm

Cherry Orchard Community Centre, Cherry Orchard Grove, Dublin 10

Get Involved

Email us at
cherryorchard@lda.ie

Write to us at
The Land Development Agency, George's Court, 54-62 Townsend Street, Dublin 2, D02 R156

Call us at
+353 (01) 410 2420

Visit the website
www.lda.ie/projects/cherry-orchard for all updates



Next steps



May-June'26
Public Consultation



Sept'26
Part 10 Planning Lodgement



Q1 2027
Planning Decision



Q4
Construction Tender Issue



2028
Contractor Appointment

The Land Development Agency

Cherry Orchard Point

Public Information Document

