



Cherry Orchard Point

Newsletter | Feb 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
- Block 6 Floor slab nearing completion

Onsite Activity

- Precast Wall install ongoing
- Wide Slab Install ongoing
- Deep Drainage ongoing
- Enabling works for Cedar Brook Way road alignment works
- Removing spoil offsite

Upcoming activity

- Cedar Brook Way road realignment works
- New drainage works in Parkwest Avenue
- Building Frame
- Phase 2 site clearance work will start in due course
- Excavate foundations for Supermarket and certain blocks



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.



Progress photos



How will these works affect you?

Construction traffic is now mostly for steel reinforcing, concrete and precast concrete slabs/panel deliveries. 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:

Monday 23/02/2026 from 7pm to 11pm

Monday 02/03/2026 from 7pm to 11pm

Friday 06/03/2026 from 7pm to 11pm

Wednesday 18/03/2026 from 7pm to 11pm

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://bluebellwaterways.ie> 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