

Comhairle Contae South Dublin
Átha Cliath Theas County Council

COUNTY ARCHITECTS REPORT

Proposed demolition of the existing traveller accommodation site known as 'Rock Road Mansions', Lucan, Co. Dublin and the proposed development of a new traveller accommodation group housing scheme on a site to be known as 'Lock Road', Grange Castle West, Lucan, Co. Dublin.

Process under PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED).

Consultation Process stage.

This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.

29.01.2026

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed demolition of the existing traveller accommodation site known as 'Rock Road Mansions', Lucan, Co. Dublin and the proposed development of a new traveller accommodation group housing scheme on a site to be known as 'Lock Road', Grange Castle West, Lucan, Co. Dublin.
County Architect: Senior Architect: Architects:	Cian Harte MRIAI Therese Pender MRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.</i></p> <p><i>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</i></p> <p><u><i>Development by a Local Authority: 'Part 8'</i></u></p> <p><i>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</i></p> <p><i>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</i></p> <p><i>Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.</i></p> <p><i>Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf</i></p>

of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 (as amended) sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 (as amended) provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours and via the SDCC online consultation portal. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the Council – (Roads, Water, and Drainage).

In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. (There are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8.

At the end of the period for observations/submissions, the proposing Department completes a report on the public display for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development’ – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended).

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.

The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts and Regulations set out the requirements in full.

Public Notice:

PART 8 PUBLIC NOTICE

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)
NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY**

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:

Proposed demolition of the existing traveller accommodation site known as 'Rock Road Mansions', Lucan, Co. Dublin and the proposed development of a new traveller accommodation group housing scheme on a site to be known as 'Lock Road', Grange Castle West, Lucan, co. Dublin.

Works to comprise of:

1. Demolition of the existing Traveller Accommodation Site (Area 0.81 hectares) known as 'Rock Road Mansions'.
2. Development of a new Traveller Accommodation group housing scheme (Area 1.56 hectares) to be know as 'Lock Road'. The proposed development will include;
 - i. New single story detached house with 2 No. car parking spaces.
 - ii. 3 No. new halting site bays, each with a single story day unit, an adjacent mobile unit and 2 No. car parking spaces.
 - iii. New single story homework club.
 - iv. New play area and hard standing.
 - v. New enterprise area.
 - vi. 2 no. storage sheds.
 - vii. New external bin store.
 - viii. New Irish Water pumping station.
 - ix. Installation of new external site lighting.
 - x. Reconfiguring of the existing entrance to the site to provide pedestrian & vehicle access.
 - xi. All associated roadways, paths and boundary fencing.
 - xii. All hard and soft landscaping to include a Berm to the West and South of the proposed development.
 - xiii. All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies.

The proposal has undergone Screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and Screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

(a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.

(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

Any person may, within 4 weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the council's public consultation portal website (<http://consult.sdublincoco.ie>) during the period from **29th January 2026 to 13th of March 2026**.

Printed plans and particulars of the proposed development are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24, during office hours from **29th January 2026 to 27th February 2026**.

Submissions:

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to **13th of March 2026** and may be submitted as follows;

- On South Dublin County Council's public consultation portal website <http://consult.sdublincoco.ie>, under Consultation by **11:59pm on 13th of March 2026**.

Or

- In writing addressed to the Senior Executive Officer, Traveller Accommodation Unit, Housing Directorate, South Dublin County Council, County Hall, Tallaght, Dublin 24, to be received on or before **5.00pm on 13th of March 2026**. Submission should be labelled "**Lock Road, Traveller Accommodation, Grange Castle West, Lucan, Co. Dublin**"

NOTE: Please make your submission by one medium only. Only submissions received by **13th of March 2026** and addressed as set out above will be considered. Submissions should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent. Only submissions received as set out above will be

	<p>considered. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.</p> <p>The council's personal data privacy statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.</p> <p>Signed: Director of Housing, South Dublin County Council.</p> <p>Website: www.sdcc.ie</p>
<p>1.0 – Description of Site Context:</p>	<p>The proposed development comprises two areas totalling approximately 2.37 hectares (ha).</p> <ol style="list-style-type: none"> 01. The south-western part of the proposed development 'Rock Road Mansions' (comprising 0.81 ha) is an existing halting site proposed for demolition. 02. The north-east part of the proposed development, Lock Road, comprises a 1.56 ha greenfield site in SDCC's ownership, with an existing access path and hardstanding <p>The site is located 1.5km northwest of Grange Castle Business Park South, and parallel to R120 Adamstown Road.</p> <p>The lands adjoining and adjacent to the site consist of a mix of uses including:</p> <ul style="list-style-type: none"> • EdgeConneX Data Centre to the North. • Grange Castle Business Park to the South & West • The R120 to the East. <p>The proposed development can be accessed by the R120 to the east of the proposed development site. The wider road network includes the R134 to the south (c. 260 m). The M50 is located approximately 5.2 km to the east and can be accessed through the N4 to the north of the site. Existing transport services serving the area include Bus Stops 3413 on the 68 route on the R134.</p> <p>The proposed development site is set back from the R120 to allow for an existing 110kV Circuit & wayleave.</p> <p>There is an existing boundary wall and fences along its roadway frontages to the East. See general views below. Please refer to existing site plan and constraints drawing and further detail on site constraints below.</p>



View 1.1 – View from Adamstown Rd (R120) towards entrance to the site of proposed new Traveller Accommodation group housing scheme. (Google Extract).



View 1.2 – View from Adamstown Rd (R120) towards entrance to existing site for demolition (Google Extract).

Traveller Accommodation Programme 2025-2029:

Within the South Dublin County, there are currently two emergency/temporary facilities for Traveller households. The Council is dedicated to relocating these sites in consultation with the residents by providing safe, fully serviced, high quality accommodation during the lifetime of this programme. The sites in question are located at Lock Road, Lucan, Co. Dublin and Whitestown Way, Tallaght, Dublin 24.

Site Constraints

There is a wayleave adjacent to the site associated with a 110kV circuit running parallel with the R120, as marked on the constraints drawing.

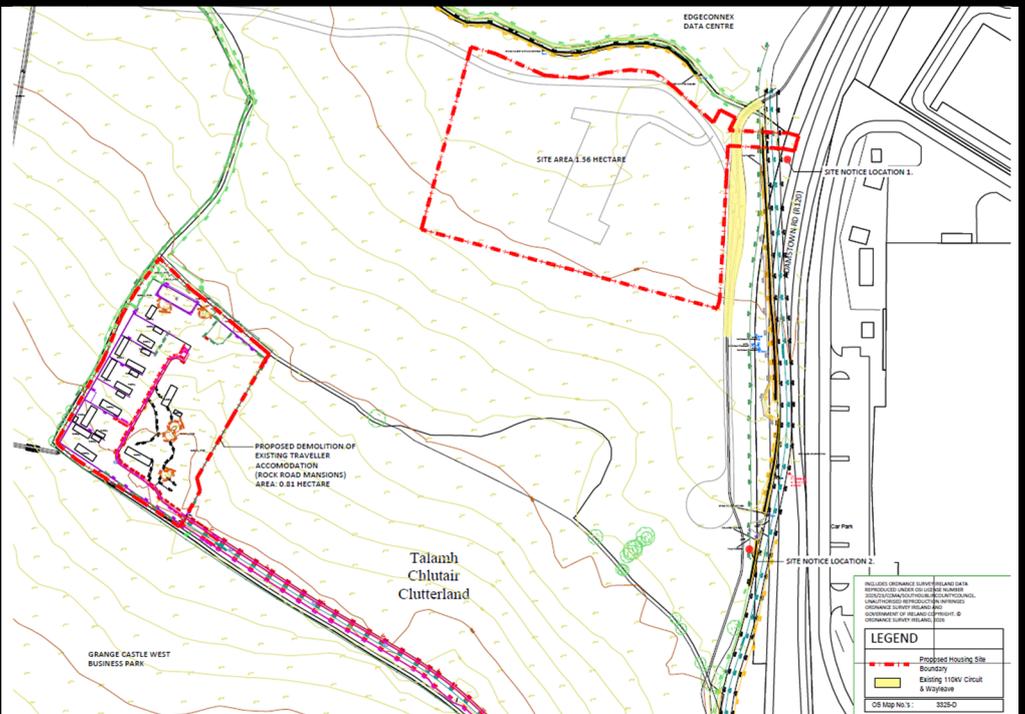


Fig 1.3 – Extract from Site Constraints Drawing – Not to Scale

2.0 - Planning Context

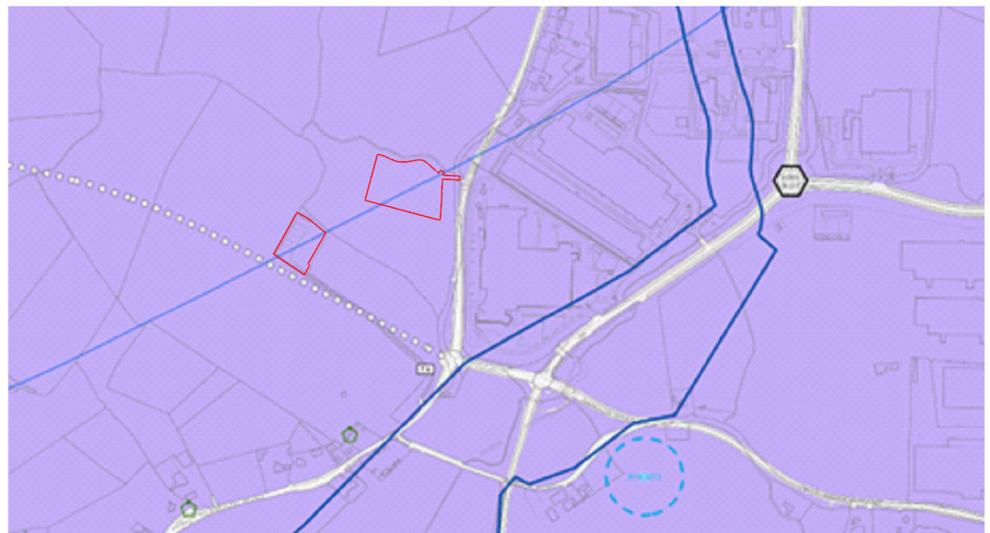


Fig 2.1 - Zoning Map extract from SDCC County Development Plan 2022-2028. Subject site outlined in red – Not to Scale

Land Use Zoning

Under the “South Dublin County Council Development Plan 2022 – 2028”, the lands are zoned as ‘Objective EE’ with an objective ‘To provide for enterprise and employment related uses’.

Traveller Accommodation is a Permitted in Principle Use under the EE Zoning. There is an existing Halting Site located to the south-west of the application site (which is proposed to be demolished), therefore the principle of development has already been established at this location.

There are several policies and objectives within the County Development Plan which support the continued development of Traveller Accommodation across the County. These include:

- *Policy H4: Traveller Accommodation: Implement the South Dublin County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.*
- *H4 Objective 2: To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs, shops, playgrounds and sports clubs.*
- *H4 Objective 3: To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.*
- *H4 Objective 4: To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.*
- *H4 Objective 5: To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, that is, access to schools, GPs, shops, playgrounds and sports clubs.*

Compliance with Planning Policy

The proposed design has been developed with regard to a comprehensive range of local and national planning policy and guidance.

Traveller Accommodation is acceptable in principle under the ‘EE Zoning’ and can be facilitated on the site.

It is considered that the proposed development is consistent with the planning policies and objectives pertaining to the site and is in line with the zoning provisions, policies and objectives of the South Dublin County Development Plan 2022-2028.

A Seveso site was established at Microsoft Grange Castle. (as per planning reg. ref. SD23A/0039) As the proposed development is located in excess of 300m from the Seveso Site, we are not required to consult with the HSA for technical advice.

3.0 – Project Description and Assessment

Proposed Design – General

The proposed works to comprise of:

1. Demolition of the existing Traveller Accommodation Site (Area 0.81 hectares) known as ‘Rock Road Mansions’.
2. Development of a new Traveller Accommodation group housing scheme (Area 1.56 hectares) to be know as ‘Lock Road’. The proposed development will include;
 - xiv. New single story detached house with 2 No. car parking spaces.
 - xv. 3 No. new halting site bays, each with a single story day unit, an adjacent mobile unit and 2 No. car parking spaces.

- xvi. New single story homework club.
- xvii. New play area and hard standing.
- xviii. New enterprise area.
- xix. 2 no. storage sheds.
- xx. New external bin store.
- xxi. New Irish Water pumping station.
- xxii. Installation of new external site lighting.
- xxiii. Reconfiguring of the existing entrance to the site to provide pedestrian & vehicle access.
- xxiv. All associated roadways, paths and boundary fencing.
- xxv. All hard and soft landscaping to include a Berm to the West and South of the proposed development.
- xxvi. All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies.

Proposed Development – Masterplanning & Site Layout

The proposed development comprises two areas totalling approximately 2.37 hectares (ha).

The south-western part of the proposed development ‘Rock Road Mansions’ (comprising 0.81 ha) is an existing halting site proposed for demolition.

The north-east part of the proposed development, Lock Road, comprises a 1.56 ha greenfield site in SDCC’s ownership, with an existing access path and hardstanding.

The site boundary is set back from the R120 to allow for the existing 110kV circuit and wayleave.

The overall approach is to create a series of single storey buildings which are set back from, but roughly aligning with the Adamstown Avenue.

The bungalow and day units provide an active street frontage overlooking the homework club, play area and open space to the East of the site.

To the rear of these buildings is another open space for equestrian use, accessed from the rear of the halting bays and via the vehicular & pedestrian route established to the North of the site.

Proposed Development – Residential Amenity

The retention of the existing berm along with the addition of the new screening berms will aid with the creation of an attractive and intimate residential area, which is particularly important within the receiving environment which is large-scale industrial warehouse type buildings.

Proposed Development – Materials

The proposed design utilises a limited palette of high-quality, low-maintenance materials to include brick to all elevations, composite (aluclad or similar quality) windows to selected neutral colours, slated roof finishes with powder coated metal rainwater goods to neutral colours to match window finish.

4.0 - Screening for Appropriate Assessment & Screening for Environmental Impact Assessment	<p>The proposal has undergone Screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and Screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.</p> <p>In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:</p> <p>(a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.</p> <p>(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).</p>
5.0 - Landscape / Site	<p>The site is currently grassland with an existing access path and hardstanding. There is an existing, recently established, berm located to the East & South of the proposed development site. The berm to the East of the site is to be retained. There are no significant established hedgerows located within the red line boundary for the site. There is an established hedgerow to the north of the proposed development site. The existing northern boundary is to be protected with stout fencing during and post construction.</p> <p>At detailed design stage a comprehensive landscape plan will be developed for inclusion in the tender and construction documentation and in consultation with SDCC Public Realm Section based on the strategy indicated at part 8 stage.</p>
6.0 - Site / Services Constraints	<p>All major existing services runs have been identified for the design in so far as practicable.</p>
7.0 - Internal Comments	<p>Will be reported at final stage of Part 8.</p>
8.0 - Flood	<p>Please refer to the Flood Risk Assessment report prepared by McCrae Consulting Engineers.</p>
9.0 - Surface Water & Attenuation and Foul Drainage	<p>Please refer to the Infrastructure Service report prepared by McCrae Consulting Engineers.</p>
10.0 - Water Supply	<p>Mains water supply is available to the site. An Uisce Éireann pre-application has been submitted.</p>
11.0 - Roads and Roads Access	<p>Please refer to Site Entrance and Sight Lines drawings prepared by McCrae Consulting Engineers.</p>
12.0 - Other	<p>This Report contains a summary of the nature and extent of the proposed development and the principal features thereof. This report must be the</p>

	read in conjunction with all other Part 8 drawings and reports including the site location map, site layout plan and all other plans and drawings issued for public consultation which illustrate the proposed development.
January 2026	Cian Harte MRIAI County Architect