

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)**

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

PART 8 PUBLIC NOTICE

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 Social and Affordable Mixed Tenure Housing Development on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

The proposed development is comprised of 29 homes and all associated open spaces and all site and development works necessary to facilitate the proposed development and will include:

- i. Construction of 8 No. three-storey, three-bedroom houses in two terraced buildings.
- ii. Construction of 4 No. two-bedroom apartments in a two-storey building.
- iii. Construction of a two and three-storey apartment building which will comprise: 1 No. studio apartment, 8 No. one-bedroom apartments, 4 No. two-bedroom apartments and 4 No. three-bedroom apartments.
- iv. New boundary treatment to adjoining properties and roads. Associated upgrading of roadways and paths, provision of car and cycle parking spaces. All hard and soft landscape works, lighting, boundary structures and all associated ancillary buildings, infrastructure to include a pumping station, and all site and development works necessary to facilitate the proposed development.

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 **5th of March 2026 to 21st of April 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 **5th of March 2026 to 7th of April 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 **21st of April 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 21st of April 2026**.

Or

- In writing addressed to the Senior Executive Officer, Housing Directorate, South Dublin County Council, County Hall, Tallaght, Dublin 24, to be received on or before **5.00pm on 21st of April 2026**. Submission should be labelled "**29 no. new homes at Castlefield Avenue, Old Knocklyon Road, Dublin 16**".

NOTE: Please make your submission by one medium only. Only submissions received by **21st of April 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 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.

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.

Signed:
Director of Housing, South Dublin County Council.

Web: www.sdcc.ie

