

20 apartments on market €5.75m

A NEW investment opportunity worth almost €6m has arisen in Clondalkin as an apartment complex has been brought to the market, reports James Roulston Mooney.

The fully occupied Chaplains Terrace in Neilstown, Clondalkin has been made available to purchase for €5.75m.

Chaplains Terrace is a high-quality residential scheme originally constructed in 2007 accessed via Neilstown Road. The location is a fully occupied development with 20 own-door duplexes and houses featuring three bedrooms and one bathroom.

There is a range of neighbourhood facilities on its doorstep with Liffey Valley Shopping Centre and Retail Park approximately 1km to the north, Park West and Cherry Orchard railway station situated 1.6km from the property

and the Red Cow Park and Ride (Luas Red Line) located further south approximately 5.4km from the development.

Clondalkin is a popular residential location due to its accessibility to and from Dublin, as well as the extensive local amenities and leisure facilities on offer. There are numerous bus routes at the nearby stop which is within walking distance. The adjacent M50 motorway provides access to all main national roads to and from Dublin.

The overall size of the site is 23,816 sq ft and the units are 1,150 sq ft in size, with BER ratings ranging from D2 to C1.

The 100 per cent occupied location provides a gross income of €461,928 per annum which equates to an average rent of €1,925.



INVESTMENT:
Chaplains Terrace

SDCC

South Dublin County Council

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:

- Construction of 8 No. three-storey, three-bedroom houses in two terraced buildings.
- Construction of 4 No. two-bedroom apartments in a two-storey building.
- 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.
- 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:

- 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.
- 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.sdblincoco.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.sdblincoco.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



Two historic cottages 'rot in broad daylight'



CONCERNS - Workers clearing the ground around the cottages

New owners commence work on TJ Burns cottages

By Ellen Gough

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THERE are calls for urgent repairs to the roofs of two historic cottages in Tallaght, before they "rot in broad daylight".

The pair of semi-detached, derelict cottages – 10 and 11 Old Bawn Road – were sold in August 2025 on the private market "well in excess" of their asking price of €595,000.

The new owners have commenced some works as heavy ground clearing machines were present on the site in February 2026.

There has been major concern regarding the condition and ownership of the cottages, also known as Goose Park & TJ Burns cottages in recent years, as they have lain unoccupied for over five years and fallen further into disrepair.

The previous owners bought the cottages in 2020, for €575,000, while a petition calling on South Dublin County Council to purchase the two historical cottages to preserve and develop them as a heritage centre and tearooms gained over 600 signatures in June that year.

A motion was supposedly agreed by the council to create a new Architectural Conservation Area (ACA) in Tallaght to

include Goose Park & TJ Burns cottages on the Old Bawn Road, in 2022, however the cottages are not listed as such.

Tallaght Community Council are now calling on the new owners to work quickly to repair the cottages, particularly the roofs.

"The focus has been on ground clearing to the rear of the pair of cottages and surprisingly not repairing the large section of missing tiles that is exposing the whole roof structure to the weather, damaging them every day," a statement from TCC said.

"We expect the owner would move quickly to repair the roof and make the historical structures watertight as soon as possible."

Noting that no application has been yet submitted for "any work at these two cottages to date" TCC questioned whether the owners are "allowing them rot in broad daylight flying in the face of the planning laws and conservation of our built heritage".

"We fervently hope the owners will honour their obligations to preserve this pair of cottages as an important landmark and nod to Tallaght's rural heritage," they stated.

Bus routes cancelled due to anti-social behaviour

BUS services into Jobstown were cancelled on Tuesday evening due to "anti-social behaviour" along a major route, reports Ellen Gough.

Dublin Bus issued a statement at approximately 8pm on Tuesday, March 3, advising that "due to anti-social behaviour Route 27 is unable to serve Jobstown, Fortunestown Way and Brookfield Road and Cheeverstown Road for the remainder of the night".

"Buses will use the N81 and terminate at Killinarden," they said.

Up to 11 services towards Jobstown, between 8pm and 11pm, were cancelled as a result.

This is the second time in recent weeks that services on the 27 route,

which operates from Jobstown to the city centre and onwards to Clare Hall in Dublin 13, have been suspended at night due to anti-social behaviour.

On February 11, buses serving Cheeverstown and Jobstown were redirected from approximately 7pm onwards, operating along the N81 "in both directions to and from the terminus" instead.

Several incidents of youths throwing stones, bottles and other projectiles at buses travelling the 27 route have also been reported by drivers at recent meetings of the West Tallaght Local Transport Forum, particularly along Fortunestown Way and Brookfield Road.