

County Architects Report

Proposed development consisting of the construction of a 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.

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.



Issued March 2026

County Architects Report – Part 8 Display/Consultation	
Project Title:	Proposed Social and Affordable Mixed Tenure Housing Development of 29 homes and all associated open spaces and all site and development works at Castlefield Avenue, Old Knocklyon Road, Dublin 16.
County Architect:	Cian Harte MRIAI
Purpose of Report	<p>The purpose of this report is to set out the planning, development and statutory context underlying the proposed housing development which it is proposed to progress using the Part 8 process at the above site.</p> <p>This report provides additional information and a suitable description of the nature, extent and characteristics of the proposal to be read in conjunction with the associated plans and particulars on public display. Anyone may make a submission to comment, query or seek further clarification on any aspect of the Part 8 proposal through the public consultation process as outlined in detail below.</p>
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p>Part 8 (Public Consultation Schemes)</p> <p>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 submissions received along with a summary of the points made by them and the Local Authority's response.</p> <p>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.</p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p>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.</p> <p>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.</p>

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.

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.

Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf 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 – (Inter Alia Roads, Water, and Drainage).

	<p>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.</p> <p>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.</p> <p>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 4(b) of the Planning and Development Act 2000 (as amended).</p> <p>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.</p> <p>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.</p>
<p>Public Notice:</p>	<p style="text-align: center;">Planning and Development Act 2000 (As Amended) Planning and Development Regulations, 2001 (As Amended) Notice of Proposed Development by a Local Authority <u>Part 8 Public Notice</u></p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:</p> <p style="text-align: center;">Proposed Social and Affordable Mixed Tenure Housing Development on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16.</p> <p>The proposed development is comprised of 29 homes and all associated open spaces and all site and development works</p>

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**.

	<p><u>Submissions:</u></p> <p>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;</p> <ul style="list-style-type: none"> • On South Dublin County Council’s public consultation portal website http://consult.sdublincoco.ie, under Consultation by 11:59pm on 21st of April 2026. <p>Or</p> <ul style="list-style-type: none"> • 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 “29no. new homes at Castlefield Avenue, Knocklyon, Dublin 16” <p>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.</p> <p>Signed: Director of Housing, South Dublin County Council.</p> <p>Website: www.sdcc.ie</p>
<p>Overall Context:</p>	<p>The proposed development is located on lands at Castlefield Avenue, Old Knocklyon Road, Dublin 16. The site has an overall area of 0.80ha and consists of two roughly triangular-shaped sites consisting of areas of residentially zoned, undeveloped lands in SDCC ownership. The subject lands are bisected by the Old Knocklyon Road running east-west through the centre of the site. The western and northern boundaries of the northern section of the site adjoin Old Knocklyon Road. The eastern section of the site is bordered by the M50 at high level and the southern area is bounded by Castlefield Avenue.</p> <p>The northern portion of the site is currently partially fenced-off, enclosed by walls and overburden and not readily accessible. The northern portion of the site is relatively flat. The site currently consists of rank grassland and scrub and is bordered by treelines and</p>

walls to the west and south and by M50 inclines, walls and noise amelioration barriers to the east.

The southern portion of the site is fenced off to the north, bounded by neighbouring properties to the west and is only accessible from the south at Castlefield Avenue. The southern portion of the site falls approximately 7 meters in level from south to north. Existing 1, 2 and 3 storey (2 storey with habitable roof space) detached dwellings are located to the western boundary of the site.

The site is adjacent to existing ESB, surface water and mains water services, with foul services running in an open green space to the west of the site. The eastern portion of the site, bounding the M50, is constrained by an existing 1.5m wide underground culvert with a 10m associated wayleave to either side. This effectively means that the land available for development is limited to the western portion of the site.



Site Location – not to scale.

Site subject of current Part 8 outlined in solid red line. Extent of wayleave associated with culvert shown by dotted red line.



Aerial view – not to scale (source Google maps)

Site subject of current Part 8 outlined in solid red line. Extent of wayleave associated with culvert shown by dotted red line.



View of the southern portion of the site looking North. Wall and screen to M50 Boundary can be seen to the right and existing 2 / 3 storey dwelling on the left. (Image courtesy of Google Maps)



View of the southern portion of the site looking south. M50 Boundary can be seen to the left.



View of the Old Knocklyon Road looking east at centre of site. M50 Boundary is directly ahead and existing fencing blocking off access to the site can be seen to the left and right.



View of the Old Knocklyon Road looking east towards the centre of the site.



View from the Old Knocklyon Road Showing existing western boundary of northern portion of site.



View from Old Knocklyon Road at northern edge of Site. Looking South.

Land Zoning and Planning Context:



Zoning Map extract from SDCC County Development Plan 2022-2028. Subject site outlined in red – Not to Scale. Yellow area indicates Zoning Objective ‘RES’ - with an objective to ‘protect and/or improve residential amenity.’

	<p>The land subject of the current Part 8 process has a Zoning Objective in the South Dublin County Council County Development Plan 2022-2028 as follows:</p> <p>1 - Zoning Objective ‘RES’ - with an objective to ‘protect and/or improve residential amenity.’ The entirety of the site is covered by this designation.</p> <p>The land use zoning table (table 12.2 below) from the SDCC County Development Plan 2022-2028 indicates that the proposed land use as Residential is ‘Permitted in Principle’ under Zoning Objective ‘RES’ and therefore acceptable subject to assessment.</p> <p>Table 12.2: Zoning Objective ‘RES’: ‘To protect and / or improve residential amenity’</p> <table border="1" data-bbox="421 678 1401 842"> <thead> <tr> <th colspan="2" data-bbox="421 678 1401 723">Use Classes Related to Zoning Objective</th> </tr> </thead> <tbody> <tr> <td data-bbox="421 723 647 842">Permitted in Principle</td> <td data-bbox="647 723 1401 842">Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.</td> </tr> </tbody> </table>	Use Classes Related to Zoning Objective		Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
Use Classes Related to Zoning Objective					
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.				
Land ownership	The lands are in the ownership of South Dublin County Council.				
Housing Need and Housing Strategy	<p>There is an identified need for suitable Social and Affordable housing in the county. This site has many of the qualities that are recognised as desirable for housing and is in an established suburban area. The site is located close to a range of shops, services and other amenities in both Firhouse and Knocklyon which are within a 15-minute walk (generally corresponding to a radius of 1k or less). This distance is a well-established urban design concept used as an indicator of sustainable and liveable neighbourhoods. Both Tallaght and Templeogue villages are well connected to the site by road and public transport.</p> <p>The Site is well served by public transport. Bus route S6 (The Square, Tallaght to Blackrock Station via UCD) is available to the north on Firhouse Road, approximately 300m – 500m from the site and operates every 15mins throughout the day. Bus routes F1 (The Square, Tallaght to Ikea Ballymun via O’Connell Street) and 65B (Poolbeg St to Citywest) are available to the west on Ballycullen Road, approximately 250m from the site. A further bus route 15 (Harristown to Grange Castle) is available to the east, across the M50 via an existing pedestrian bridge, on Scholarstown Road, approximately 750m (or 10 min walk) from the site.</p> <p>Other routes are available further from the site. The 15 route and the S8 Route (Kingswood to Dun Laoghaire via Sandyford are available on St Columcille’s Road to the south approximately 1.1k from the site.</p>				

	<p>The provision of a mixed tenure development on this zoned and serviced site is considered an appropriate use of the land resource available and in keeping with the principles of proper planning and sustainable development as set out in relevant policies and guidelines described in more detail below.</p> <p>Along with the recently completed SDCC homes at Homeville to the immediately adjacent to the north on this site, this current proposal will create suitable, high-quality homes and a residential environment for future residents, enhance the residential amenity of existing and future residents and will effectively integrate with existing development on adjacent sites as part of an established residential community.</p> <p>The development of new homes within the built footprint of existing settlements is an important principle of compact growth and sustainable development and is in line with policies NO7 and NO8 contained in the National Planning Framework 2025 and policy RSO 2 of Eastern and Midland Regional Spatial and Economic Strategy 2019-2031.</p> <p>The proposed development is in-line with the policies and objectives for sustainable housing included in the County Development Plan 2022-2028, and County Housing Strategy.</p>
<p>Masterplanning Approach</p>	<p>The proposed development has been designed to respond to the specific nature and character of the site itself and the wider context. The design approach has considered requirements for pedestrian and vehicular movement, permeability, provision of quality open space and landscape, appropriate built form, placing of infrastructure, maintenance of existing open space and green networks and the height, massing and orientation of the new buildings.</p> <p>Development options explored sought to deliver SDCC Housing’s objectives through the efficient development of a zoned and serviced parcel of residential land without diminishing or compromising the residential amenity of the adjoining lands and properties.</p> <p>The proposed design responds to the particular conditions, constraints and opportunities that this site presents. Constraints include the existing culvert and it’s associated wayleave, the unusual shape of the site, the sloping topography and the need to integrate within an established residential area with a variety of typologies, house types, densities, heights and boundary conditions.</p> <p>The presence of the culvert along the eastern boundary limits the developable area to the western side of the site, and results in the</p>

site being effectively divided in two by the Old Knocklyon Road. The northern half of the site, being flat, allows for the development of traditional house typologies and facilitates vehicular access and parking withing curtilage and on-street.

The southern half of the site is constrained by sloping topography and plot shape which limits options for vehicular access and circulation. This part of the site lends itself better to development in the form of both apartment and duplex typologies, appropriate to take account of the changes in level across the site.

The proximity of two detached dwellings close to the western boundary in the southern part of the site has influenced the design response, massing, fenestration and height of the duplex and apartment buildings. This is described in more detail in the project description and assessment below.

A network of green open spaces are provided across the site and the placing of development on the western side of the site has allowed for the creation of a continuous, open green corridor creating a linear park which facilitates permeability and pedestrian linkages and also acts as a buffer between the proposed development and the M50. A landscape and green infrastructure strategy and associated report are included as part of the Part 8 information.

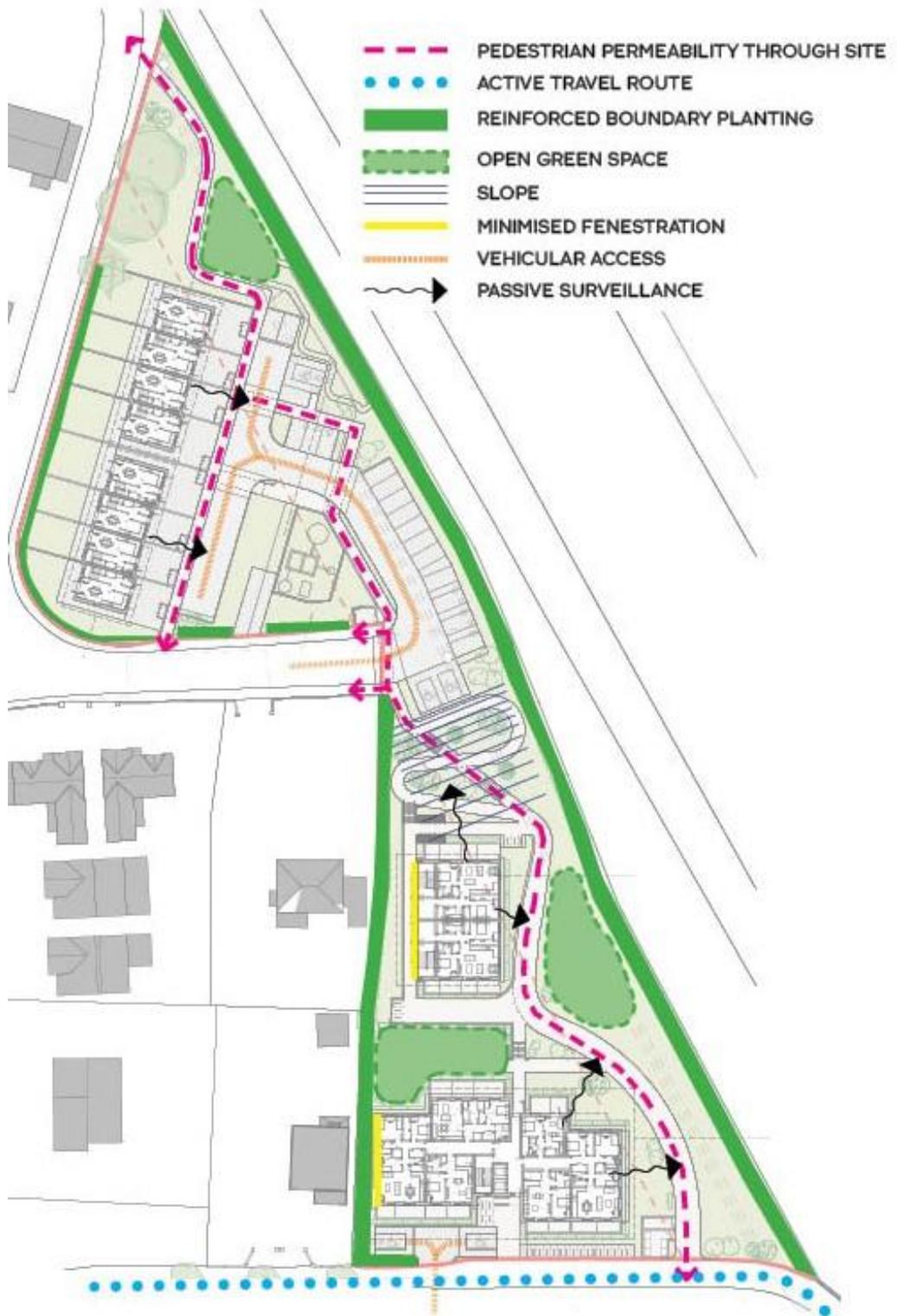
A new, footpath winds right through the site, providing enhanced amenity and improved permeability for the locality. The route and geometry of the path has been designed to comply with Part m requirements for access and approach to dwellings. This route is capable of facilitating public access on foot and bike and serves to connect to existing pedestrian permeability through the Homeville site to the north and connects to the existing Active Travel route along Castlefield Avenue to the south and connecting to the M50 pedestrian bridge. The proposed route plays an important role in improving permeability networks and integrating the proposed development into an existing residential neighbourhood.

Masterplan Diagram

The masterplan diagram below sets out the main principles which have informed the site layout.

The development has been designed to respond to the existing natural topography of the site, minimising the need for cut-and-fill and invasive site engineering.

The overall approach is to create 3 no. residential buildings, varying the development strategy, massing, height and dwelling type as appropriate to respond to the differing site and boundary conditions, working with the natural fall across the site. By working with the existing site conditions, the proposal sits comfortably within the overall landscape and represents an efficient, balanced and considered approach to development of the site.



<p>Project Description and assessment.</p>	<p>The proposed Social and Affordable Mixed Tenure Housing Development consists of 29 homes including:</p> <ul style="list-style-type: none"> - 8 x three-storey, three-bedroom houses in two terraced buildings and one semi-detached building. - 4 x two-bedroom apartments in a two-storey building. - A two and three-storey apartment building which will comprise: 1 x studio apartment, 8 x one-bedroom apartments, 4 x two-bedroom apartments and 4 x three-bedroom apartments. <p>For a number of reasons, including an existing underground culvert on the eastern (M50) side of the site, the proposed buildings are located to the west of the site. The main apartment building addressing Castlefield Avenue is 3 storeys in height, stepping down to 2 storeys where it adjoins an existing 2 storey dwelling with habitable roof space known as ‘Mimosa’ on Castlefield Avenue. The western gable of this proposed building is blank and forms a gable-to-gable condition with the adjoining existing dwelling. The footprint of the proposed building has also been considered so that front and back building lines broadly follow those established by existing development.</p> <p>The smaller apartment building is 2 storeys in height with a monopitch roof which falls towards the western boundary adjoining a single store dwelling ‘Hillside’ Old Knocklyon Road. The western elevation of this building contains no habitable rooms with minimal fenestration to circulation spaces only in order to reduce overlooking and the perception of overlooking. The distance from this proposed building to the site boundary is 5.5m at the narrowest point and this is consistent with the distance of the main side gable of ‘Hillside’ from the same boundary providing approximately 11m of separation. The proposed provision of structure planting along the western boundary of the site will serve to further protect and maintain existing and future residential amenity.</p> <p>The proposed 3 storey houses on the northern portion of the site have no immediate neighbouring properties, being separated from the mainly 1 and 2 storey neighbouring dwellings by the Old Knocklyon Road. The neighbouring dwellings consist of a mix of detached, semi-detached and terraced housing. There is no back-to-back conditions created between the new building and existing dwellings and the separation distances provided are sufficient to protect and maintain existing and future residential amenity.</p>
---	---

Linking the three proposed buildings and integrating the development into its context will be a linear network of open spaces running along the eastern boundary from north to south and allowing pedestrian access throughout the site as described above. The proposed routes through this space can facilitate public foot and cycle movements and link into existing pedestrian circulation networks at both Homeville and Castlefield Drive.

The proposed homes are carefully orientated to provide good passive surveillance of this new route and the proposed network of open spaces. The existing adjoining dwelling houses (only 2 existing properties have gable walls facing the site) offer little or no passive surveillance of the site currently.

The site will also benefit from a network of nature-based SUDS features which will treat surface water at source and slow down surface water discharge from the site. SUDS features, together with proposed play spaces / elements, active and passive open spaces and proposed structure and feature planting will serve to create a high-quality setting for the proposed development and enhance, protect and maintain existing and future residential amenity.



Artist's impression of view to 8 no. three storey homes from south-east.



Artist's impression of view of duplex building – Block B – from north.



Artist's impression of view to the main apartment building – block A - from south on Castlefield Avenue.

Proposed Development Density

Table 3.1 of the *Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024* (SRDCSG) identifies three 'area types' for the larger cities based on their accessibility to existing services and their proximity to high-capacity transport corridors etc. Each of the three area types has their own preferred density ranges.

The area types are as follows:

1. City-Centre,
2. City-Urban Neighbourhoods and
3. City-Suburban/Urban Extension.

	<p>The subject site is type 3, a <i>City-Suburban/Urban Extension</i> site.</p> <p>The area of the subject site is 0.80 ha. The net site area for this development has been calculated in accordance with Appendix B of these guidelines. Taking in to account the undevelopable 10m wide wayleave for the culvert along the eastern boundary of the site (as per Table 1) the net site area for this development is 0.43ha.</p> <p>The current proposal for 29 dwellings on this site represents a density of 67 dwellings/hectare - within the acceptable density range for a site of this type, according to the guidelines.</p>
<p>Separation Distances</p>	<p>The location for development on this site is limited to its western side, due to the presence of the culvert and associated wayleave along the eastern boundary.</p> <p>To mitigate the risk of overlooking of the adjacent dwellings to the west, the following approach has been adopted:</p> <p>Houses: The houses are separated from the neighbouring dwellings by a road, and the distance between the rear facing windows and adjacent dwellings exceeds the requirements of SPPR 1 of the <i>Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024</i>.</p> <p>Apartment Buildings: Block D is limited to 2 storeys. Block E is predominantly 3 storey but steps down to 2 storey at the boundary with the neighbouring property on Castlefield Avenue.</p> <p>The distances between all opposing windows of habitable rooms above ground floor level exceed the requirements of SPPR 1 of the <i>Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024</i>.</p>
<p>Availability of Services</p>	<p>All major existing services runs have been identified insofar as practicable during the Design Development process. Further investigations and surveys will be carried out as part of post-planning detailed design and prior to Tender stage to establish precise underground service locations. There are no known services located traversing the development footprint on the subject site.</p> <p>Foul drainage will be designed in compliance with Uisce Éireann standards and will be fully scoped to ensure capacity of the existing</p>

	<p>network. An Uisce Éireann COF letter has been received indicating that sufficient capacity exists to serve the development. A full application will be submitted at the appropriate stage of the project development.</p> <p>There are currently no known diversions required.</p> <p>The proposed development includes a surface water drainage strategy to include SUDS measures and adopting nature-based solutions in accordance with <i>SDCC Sustainable Drainage Explanatory Design & Evaluation Guide (2022)</i>. All surface water drainage will be subject to SDCC review and detailed design and evaluation by a suitably qualified and competent engineer and based on appropriate site, ground and flood-risk investigations.</p>
<p>Proposed Development Materials</p>	<p>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 or tiled roof finishes to housing and suitable proprietary membrane finishes to the apartments. Powder coated metal rainwater goods to neutral colours to match window finish. Materials to boundary walls, and any ancillary structures such as bin stores, bicycle storage areas, gates or screens will consist of stone (to tie in with existing boundary walls), brick and/or painted or powder coated metal railings. The palette of materials will be further developed at detail design and tender stage and will be subject to funding approval by Department of Housing.</p>
<p>Flood Risk Assessment</p>	<p>A small portion of the northern part of the site is located within Flood Zone B as identified in the Strategic Flood Risk Assessment of the SDCC Development Plan 2022-2028 – meaning that <i>“the probability of flooding from rivers is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100”</i></p> <p>A Flood Risk Assessment (FRA) study was commissioned and carried out by JBA consultants to inform the development of designs for the site as it relates to flood risk and is included in the Part 8 consultation material. It identifies and quantifies the risk of flooding to land, property and people and the measures that would be recommended to manage the risk.</p> <p>The objectives of this FRA were to:</p> <ul style="list-style-type: none"> • Identify potential sources of flood risk. • Confirm the level of flood risk and identify key hydraulic features. • Assess the impact that the proposed development has on flood risk.

	<ul style="list-style-type: none"> • Develop an appropriate flood risk mitigation and management measures which will allow for the long-term development of the site. <p>Recommendations for development were provided in the context of the 2009 OPW / DECLG planning guidance, "The Planning System and Flood Risk Management". A review of the likely effects of climate change and the long-term impacts this may have on any development was also undertaken.</p> <p>The FRA confirmed that the site is a low risk of fluvial flooding, and the residual risk is managed by the proposed stormwater and surface water drainage strategy. The site was visited by SDCC staff on January 28th 2026 following storm Chandra and no evidence was apparent of any flooding or standing water on the site.</p>
<p>Screening for Appropriate Assessment</p>	<p>A screening for Appropriate Assessment (AA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.</p>
<p>Screening for Environmental Impact Assessment</p>	<p>A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.</p>
<p>Universal Design Statement</p>	<p>Universal Design has informed the design of the site layout, building access, circulation, and dwellings in this development.</p> <p>Universal Design principles have been incorporated into the proposed development to ensure that it is accessible, inclusive, and adaptable for people of all ages and abilities, in accordance with:</p> <ul style="list-style-type: none"> • Building Regulations Part M – Access and Use • Centre for Excellence in Universal Design <i>Universal Design Guidelines for Homes in Ireland</i> • South Dublin County Development Plan <p>The development has been designed to:</p> <ul style="list-style-type: none"> • Provide step-free access where practicable throughout the site • Ensure safe, legible and intuitive movement for pedestrians • Provide accessible and adaptable dwellings capable of meeting changing needs • Create inclusive public and communal spaces <p>The proposed development comprises a total of 29 residential units. Of these, 9 units (approx. 31%) are designed as Universal Design (UD) dwellings, in accordance with the principles of Building Regulations Part M and the Building for Everyone guidance.</p> <p>The Universal Design units comprise:</p> <ul style="list-style-type: none"> • 6 no. one-bedroom units, and

	<ul style="list-style-type: none"> • 3 no. two-bedroom, three-person units <p>These units are distributed within the development to ensure ease of access and integration with the overall scheme.</p> <p>The Universal Design units provide:</p> <ul style="list-style-type: none"> • Step-free access from the site and building entrances • Accessible internal circulation and layouts • Bathrooms designed to accommodate future adaptation • Accessible door widths, controls, and fittings <p>The remaining dwellings are designed to comply with Part M.</p>
<p>Noise Assessment</p>	<p>The site is bounded to the east by the M50 motorway, which is a major arterial route with high traffic volumes.</p> <p>A solid masonry wall and screen currently runs along the M50 boundary of the site. This wall provides the primary, significant acoustic shielding for the development site.</p> <p>SDCC have previous recent experience of implementing residential development in proximity to the M50. The experience of successful noise mitigation measures taken in the siting, design and construction of the recently completed development at Homeville to the immediate north of the subject site have informed the strategy and approach to the current proposal. The Homeville project is very similar in terms of proximity to the M50, and the current proposal is consistent with Homeville in terms of separation distance from the M50 and consistent with the established pattern of other development along the corridor such as the wider Castlefield estates, and White Pines to the south off Stocking Avenue.</p> <p>To ensure an acceptable acoustic environment for future residents, the following mitigation measures are proposed:</p> <ul style="list-style-type: none"> • The existing masonry wall along the M50 boundary is retained. • Dense planting (trees and shrubs) will be installed along the wall to enhance the acoustic performance of the boundary as well as improving visual amenity. • Triple-glazed, sound-reducing windows will be installed to the houses and apartments to minimize internal noise levels. • Acoustic attenuating sound reducing wall vents to be installed • Any other measures identified during the detailed design process <p>Post-occupancy assessments of the Homeville development indicate that internal noise levels for residents are acceptable. The same approach will be applied in this development.</p>
<p>Housing Quality Assessment</p>	<p>The proposed development has been evaluated against relevant qualitative housing standards, including:</p>

- Quality Housing for Sustainable Communities (2007)
- Sustainable Urban Housing: Design Standards for New Apartments (2020) (DSfNA)
- South Dublin County Development Plan (2016–2022),
- Universal Design principles and Building Regulations Part M

Unit Mix

The development comprises 29 residential units:

Unit Type	No. of Units	Percentage	UD
Studio	1	3%	
1 Bedroom	9	31%	6
2 Bedroom	8	28%	3
3 Bedroom	12	41%	
Total	29		9 (31%)

Unit Floor Areas

All units meet or exceed the minimum floor areas required by DSfNA and the Development Plan.

Unit Type	No. Units	Unit Sizes (m ²)	Total Area (m ²)
Studio	1	39.3	39.3
1B	6	51	306
1B	2	48.4	96.8
2B3P	3	71.6	214.8
2B4P	4	82	328
2B4P	1	76.7	76.7
3B5P	4	96.4	385.6
Total	21		1,447.2

The total area is +136 m² / 10.3% over minimum requirements.

Minimum room sizes and storage standards are met in all units. In very limited cases, a variation of 5% has been applied to room areas and widths as allowed under DSfNA
All balconies and terraces are minimum 1.5m wide.

Private Amenity

All units comply with private amenity space requirements, with direct access from main living areas.

Balconies, terraces, or gardens meet DSfNA standards.

Dual Aspect & Orientation

The site is classified as a Suburban Area, where a minimum of 50% dual aspect is required.

Aspect Type	No. of Units	Percentage	Orientation Details
Fully Dual Aspect	17	59%	

Partial Dual Aspect	9	31%	3 units predominantly South / partial West; 3 units predominantly North / partial East; 3 units predominantly North / partial West & East
Single Aspect	3	10%	All units face South

The development exceeds the minimum dual aspect requirement.

Communal Open Space

The requirement for Communal Open Space applies to the apartments only, in accordance with the Development Plan.

Dwelling Type	No. of Units	Requirement per Unit	Area Required (m ²)
Studio	1	4 m ²	4
1 Bed	8	5 m ²	40
2 Bed (3P)	3	6 m ²	18
2 Bed (4P)	5	7 m ²	35
3 Bed	4	9 m ²	36
Total Required			133 m ²
Area Provided			~175 m²

Public Open Space

The Public Open Space is provided in two general open space areas - one located in the northern portion of the site and one in the southern portion. This figure excludes boundary and privacy strips adjacent to dwellings and includes footpaths that traverse the open space areas.

Total Site Area	~8,000 m ²
Public Open Space Required (by population)	~1,860 m ²
Public Open Space Provided	~2,230 m ²
Percentage of Site Area Provided	~28%

Bicycle Parking

The Development Plan Residential Standards require a minimum of 1 long-stay bicycle space per bedroom, and 1 short-stay space for every two apartments.

- The houses have large back gardens and front curtilage areas to accommodate bicycle parking.
- The apartments require 37 long stay spaces and 11 short stay spaces - a total of 48 spaces.
- A total of 50 bicycle spaces are provided.

	<p>Car Parking</p> <p>The maximum allowable number of car parking spaces in this development under the Development Plan is 41 spaces.</p> <ul style="list-style-type: none"> • 32 spaces are provided – 10 in-curtilage spaces to the houses, and 21 on-street spaces. • 5 of the on-street spaces are accessible spaces.
Ancillary Works to Project	<p>Protection of existing underground and overground services where required. Re-routing of existing services as required. Removal of existing boundary treatments in line with recommendations of arboriculture report and provision of new boundary treatments to include both hard and soft landscaping elements. Provision of any ancillary structures such as storage or utilities enclosures as required. Connection to all necessary utilities and all works in connection with same on site and/ or adjacent lands.</p>
Site / Services Constraints	<p>All major existing services runs have been identified for the design in so far as practicable. Local alterations to layout are likely when on site investigations establish precise underground service locations.</p>
Surface Water & Attenuation	<p>A nature-based SuDS strategy to comply with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022 has been development by McMahan Associates as part of the design process. Surface water will be collected, treated, and stored onsite by a number of SuDS features such as raingardens, permeable paving, filter drain, swales and tree pits. The drainage strategy will utilise infiltration where possible and restrict the runoff rate from the development to match the pre development runoff rate so as not to have a detrimental impact of flooding downstream of the development. The discharge from the site will connect to an adjacent culvert which is within the site boundary. The strategy has been integrated into the proposed site layout and will be further developed at detailed design stage to be in compliance with the SDCC SuDS Design Guide and the Greater Dublin Regional Code of Practice for Drainage Works.</p>
Foul drainage	<p>The proposed foul drainage network will be designed to comply with Uisce Eireann Code of Practice. Uisce Eireann have confirmed there is available capacity in the surrounding network to accommodate the foul flows from the development. To deal with the existing levels on site a foul pumping station has been proposed to connect to the UE network on the nearby Ballycullen Road. The pumping station will be designed to comply with the Uisce Eireann Code of Practice and has</p>

	<p>been located on the site to comply with all the necessary offsets required by Uisce Eireann.</p>
Water Supply	<p>The water supply to the site will be taken from the existing Uisce Eireann watermain network in Castlefield Avenue and the Old Knocklyon Road. Uisce Eireann have confirmed there is sufficient capacity in the surrounding network to accommodate the demand associated with the development.</p>
Roads and Roads Access	<p>Roads access and capacity are within acceptable and safe limits. Roads will be to SDCC taking in charge standards [TIC] and DMURS criteria. A swept-path analysis of the proposed layout has been carried out indicating no issues.</p> <p>The location of the proposed entrance to the development has been considered as part of the masterplan development of the subject site. Requirements for safe pedestrian and cycle access have been considered and will be improved where possible through the design of the public realm in conjunction with the Active Travel Section, Parks Department and any other relevant sections of SDCC.</p>
Ecology and Biodiversity	<p>The proposed development includes a nature-based SuDS proposal including the use of biodiversity planting and substantial boundary planting of mixed native species and pollinator friendly species to mitigate any potential impact on the environment and biodiversity during the operational phase of the project. These areas will represent a significant element of biodiversity enhancement on the site. During the construction phase further mitigation measures are proposed including:</p> <p>Carrying out of site clearance to minimise any potential impacts on bird breeding or where unavoidable during the breeding season the appointment of a suitably qualified and experienced person to examine and supervise vegetation removal and to perform pre-works surveys for mammals and birds.</p> <p>Any lighting proposals will be designed to minimise potential impacts on any bat species. If identified as a requirement, bat boxes will be provided within areas of biodiversity enhancement with locations to be selected by a suitably qualified and experienced ecologist.</p> <p>Any further surveys or investigations required at detailed design and construction stage will be carried out by a suitably qualified and experienced ecologist.</p>

<p>Other Consultations</p>	<p>The proposed development has been circulated and reviewed internally by relevant sections of SDCC to include Roads, Heritage, Parks, Planning, Drainage and Housing and any recommendations have been incorporated into the proposed design. The proposed development has also been subject of internal preplanning meetings in SDCC.</p>
<p>Overall Compliance with Planning Policy</p>	<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 read in conjunction with all other Part 8 drawings and reports including but not limited to the site location map, site layout plan and all other plans and drawings issued for public consultation which illustrate the proposed development.</p> <p>The current proposal has been developed having regard to a comprehensive range of local and national planning policy and guidance and taking a context drive approach. The main sources of national and local planning policies and objectives and guidance referred to in the design of the current proposal are included in Appendix I to this report.</p> <p>The proposed development has been developed in consultation with relevant sections of SDCC and overall, the proposed development of social and affordable housing and associated works on this site is considered acceptable when assessed against the principles of proper planning and sustainable development, and the relevant zoning provisions, policies, objectives and standards set out in the SDCC County Development Plan 2022- 2028.</p> <p>In my opinion the proposed development does not represent a material contravention of the Development Plan</p>
<p>Timescale and Contract:</p>	<p>It is intended to proceed to tender in Q2 2026 and to commence works on site in Q4 2026 subject to obtaining necessary consents.</p> <p>The project will be carried out under The Capital Works Management Framework (CWMF) using the appropriate GCCC form of Public Works Contract. A performance bond will be retained to appropriate level as required under the contract.</p>
<p>Other</p>	<p>Any alterations as required to meet Housing Department, housing allocations, medical conditions, to address specific issues raised or to address site conditions, Building Regulation and other statutory or technical requirements are deemed to be approved.</p>

Notification to Certain Bodies	SDCC will send notice of the housing development to any relevant body or bodies in accordance with Article 82 of the Planning & Development Regulations 2001 (as amended).
Project Partners	SDCC Architects Department SDCC Housing and Community Development Directorate Department of Housing, Planning and Local Government
Signed	Cian Harte MRIAI County Architect SDCC
Date	March 2026

Appendix I - National and Regional Policy Documents of Relevance

National and Regional Policy:

National Planning Framework – First Revision, Government of Ireland, (April 2025).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Spatial & Economic Strategy 2019-2031, Eastern & Midland Regional Assembly, 2019.

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage, 2024

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023).

Design Manual for Quality Housing DHLGH 2022

Quality Housing for Sustainable Communities Best Practice Guidelines (2007).

Delivering Homes, Building Communities 2025-2030, Department of Housing, Local Government and Heritage, 2021.

Urban Development and Building Heights – Guidelines for Planning Authorities (2019)

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, (2008).

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

National Cycle Manual, National Transport Authority (2023).

Relevant Policies in South Dublin County Development Plan 2022 – 2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH1 Overarching
Policy NCBH2 Biodiversity
Policy NCBH3 Natura 2000 Sites
Policy NCBH4 Proposed Natural Heritage Areas
Policy NCBH5 Protection of Habitats and Species Outside of Designated Areas
Policy NCBH10: Invasive Species

Chapter 4 Green Infrastructure

Policy GI1 Overarching
Policy GI2 Biodiversity
Policy GI3 Sustainable Water Management
Policy GI4 Sustainable Drainage Systems
Policy GI5 Climate Resilience
Policy GI6 Human Health and Wellbeing
Policy GI7 Landscape, Natural, Cultural and Built Heritage

Chapter 5 Quality Design and Healthy Placemaking

Policy QDP1 Successful and Sustainable Neighbourhoods
QDP1 Objective 5: The Plan Approach
Policy QDP 2 Overarching – The Plan Approach
QDP2 Objective 1: The Plan Approach
Policy QDP3 Neighbourhood Context
Policy QDP4: Healthy Placemaking
Policy QDP5: Connected Neighbourhoods
Policy QDP7: High Quality Design – Development General Policy
QDP8 Building Height and density Guide.
Policy QDP9: High Quality Design - Building Height and Density
Policy QDP11: Materials, Colours and Textures

Chapter 6 Housing

Policy H1 Housing Strategy and Interim Housing Need and Demand Assessment Policy
H2 Supply of Housing
H2 Objective 6
Policy H7 Residential Design and Layout
Policy H8 Public Open Space
Policy H9 Private and Semi-Private Open Space
Policy H10 Internal Residential Accommodation
Policy H11 Privacy and Security

Chapter 7 Sustainable Movement

Policy SM1 Overarching – Transport and Movement
Policy SM2 Walking and Cycling
Policy SM3 Public Transport
Policy SM5 Street and Road Design
Policy SM6 Traffic and Transport Management
Policy SM7 Car Parking and EV Charging
Chapter 8 Community Infrastructure and Open Space
Policy COS1: Social Inclusion and Community Development

Policy COS2: Social / Community Infrastructure
Policy COS5 Parks and Public Open Space – Overarching
Policy COS11: Arts and Cultural Facilities
Section 8.7.3 Quantity of Public Open Space
Table 8.2 Public Open Space Standards
Section 8.7.4 Contributions in Lieu
Section 8.7.5 Quality of Public Open Space
Section 8.7.6 Play Facilities

Chapter 12 Implementation

Appendix 4 Green Infrastructure Local Objectives and Case Studies

Appendix 10 Building Height and Density Guide

Other:

SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022

Greater Dublin Regional Code of Practice for Drainage Works