

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 Mixed Tenure Housing Development on South Dublin County Council lands at Oldcastle Park, Clondalkin, Dublin 22.

The proposed development consists of:

- i. 140 social and affordable units (38 no. 1 bed apartments, 18 no. 2 bed apartments, 8 no. 3 bed apartments, 34 no. 2-bed houses, 36 no. 3-bed houses, 6 no. 4-bed houses).
- ii. 20 No. 3-bed single storey houses to accommodate existing traveller families living on the site.
- iii. New vehicular entrance to site off Grange Castle Road / R136.
- iv. All associated modifications and provision of boundary treatment to adjoining properties and roads. All associated upgrading of roadways, bike paths and paths, provision of all associated car and cycle parking spaces.
- v. All hard and soft landscape works, lighting, boundary structures and all associated ancillary buildings, infrastructure and all demolition site and development works on and within the vicinity of the site 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 **24th September 2026 to 6th November 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 and Clondalkin Civic Offices, Clondalkin, Dublin 22, during office hours from **24th September 2026 to 22nd October 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 6th November 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 6th November 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 6th November 2026**. Submission should be labelled **"Oldcastle Park Part 8"**.

NOTE: Please make your submission by one medium only. Only submissions received by **6th November 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

