

County Architects Report

Proposed Mixed Tenure Housing Development at Oldcastle Park, Clondalkin, Dublin 22. The proposed development is comprised of 140 social and affordable units and 20 No. single storey houses to accommodate existing traveller families living on the site. A New vehicular entrance to the site off Grange Castle Road / R136, and all associated 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 September 2026

County Architects Report – Part 8 Display/Consultation	
Project Title:	Proposed Mixed Tenure Housing Development at Oldcastle Park, Clondalkin, Dublin 22
County Architect:	Cian Harte MRIAI
Purpose of Report	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. 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.
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	Part 8 (Public Consultation Schemes) 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. 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. <u>Development by a Local Authority: 'Part 8'</u> 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. 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.

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).

	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 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:	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> Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme 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.

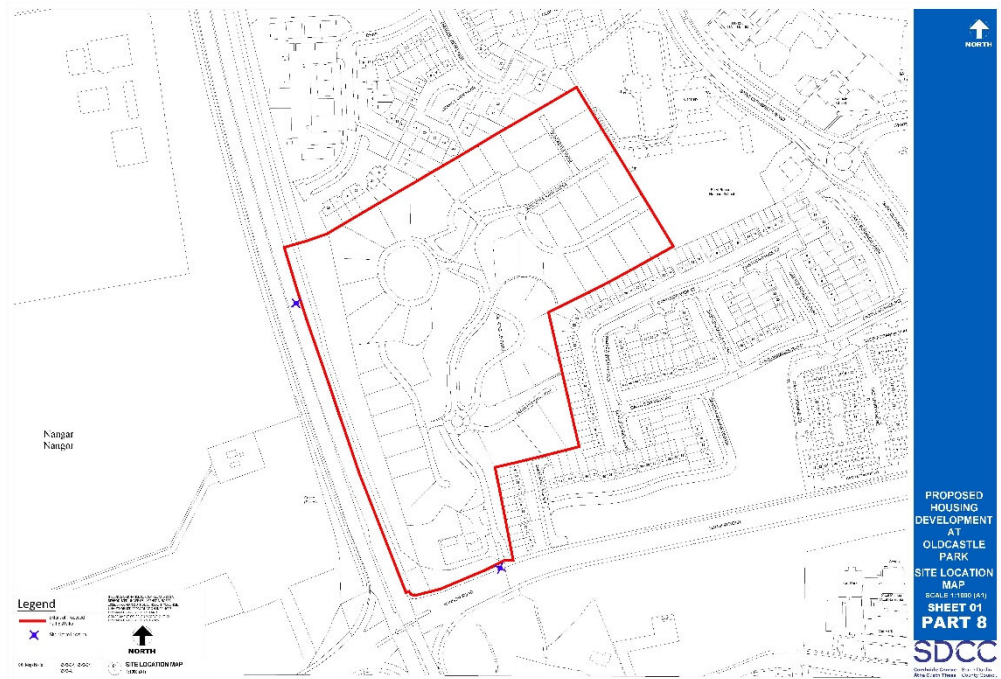
(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact 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. Website: www.sdcc.ie Date of Public Notice: 24/09/2026
Overall Context:	The proposed development is located on lands at Oldcastle Park at the junctions of New Nangor Road & Grange Castle Road, Dublin 22. The site has an overall area of 6.74ha and consists of a partially occupied traveller accommodation site. The lands consist of residentially zoned, serviced lands in SDCC ownership and are not developed at present in an efficient or sustainable fashion. The lands adjoining and adjacent to the site consist of a mix of uses including existing residential developments including Grange View housing to the north and Castlegrange estate to the south and east. St Ronan's National School lies to the to the East. Grange Castle golf club lies to the southwest of the site with Nangor Industrial Business Park and other industrial uses the west and north west.

The site is part of a wider developing residential community in this part of the county and along the Grange Castle Road which includes Kilcarbery to the south and Clonburris to the north. The recently opened Kishogue railway station provides access to Dublin Commuter train service on the Dublin-Kildare railway and is located 1.6km north of the site.



Site Location – not to scale.

Lands subject of current Part 8 outlined in solid red line.



Aerial view – not to scale (source Google maps)
Site subject of current Part 8 outlined in solid red line.



View of the west of the site looking North. Wall and screen to Grange castle Road /R136 can be seen to the right. Proposed location of new entrance road (Image courtesy of Google Maps)

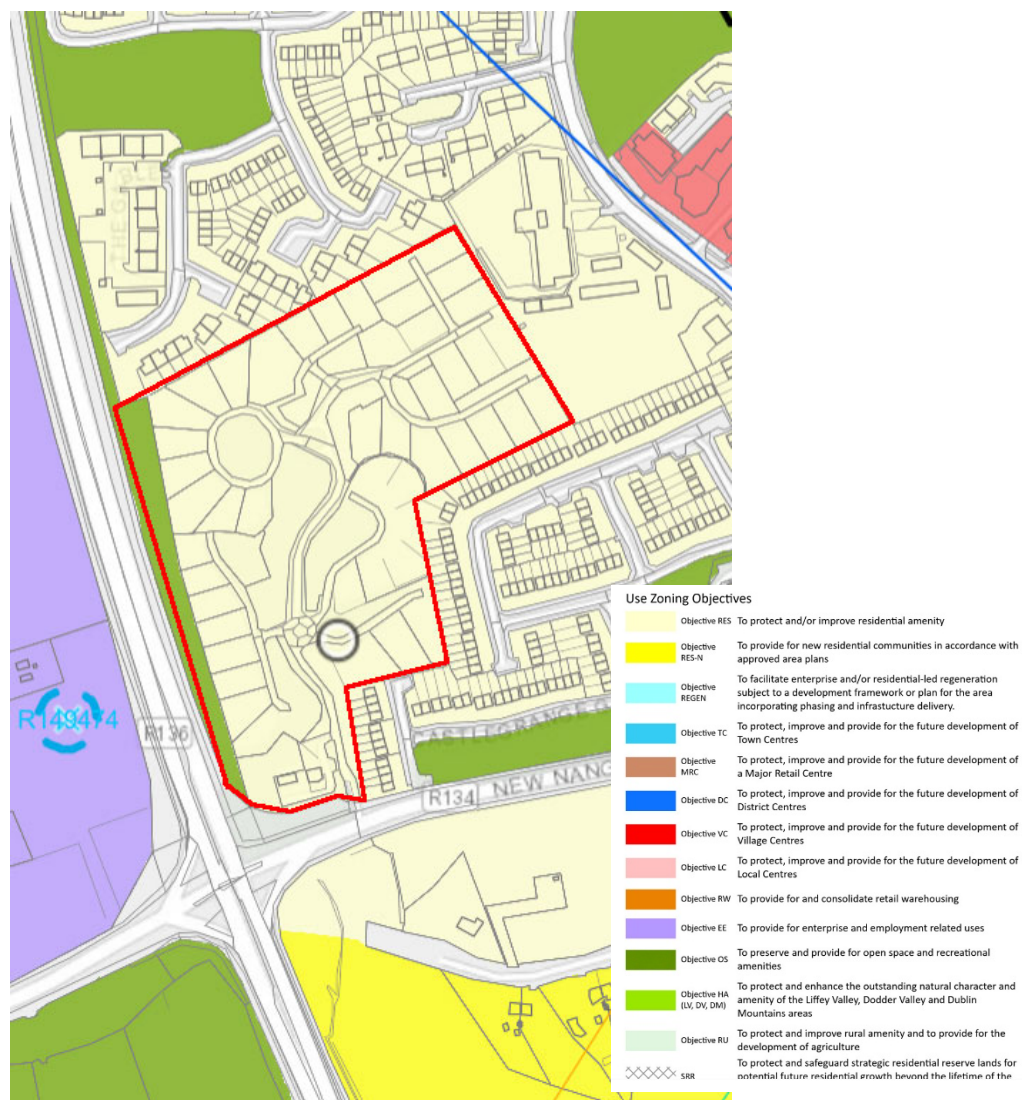


View of the southern portion of the site New Nangor Road looking east.



View of the existing site entrance to the south of the site on new Nangor Road.

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.

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:

1 - Zoning Objective ‘RES’ - with an objective to ‘protect and/or improve residential amenity.’ The entirety of the site is covered by this designation.

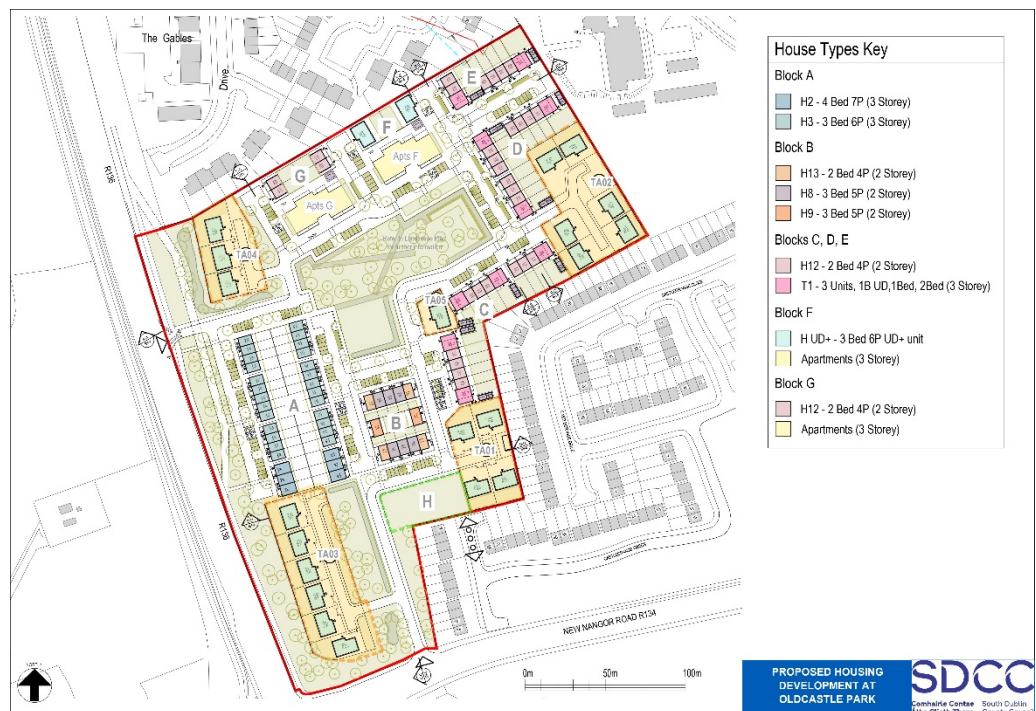
The land use zoning table (table 12.2 below) from the SDCC County Development Plan 2022-2028 indicates that the proposed land use as Residential is ‘Permitted in Principle’ under Zoning Objective ‘RES’ and therefore acceptable subject to assessment.

	Table 12.2: Zoning Objective 'RES': 'To protect and / or improve residential amenity' <table border="1"> <tr> <th colspan="2">Use Classes Related to Zoning Objective</th></tr> <tr> <td>Permitted in Principle</td><td>Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.</td></tr> </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	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 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 Clondalkin and Lucan villages are well connected to the site by road and public transport and by a network of pedestrian and active travel routes. The Site is well served by public transport. Bus route 13 (runs between the city centre and Grange Castle via Clondalkin) is available a short walk, approximately 300m – 500m from the site and operates every 15mins throughout the day. The nearby Kishogue railway station provides commuter rail services to Dublin Heuston and western destinations. 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. 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.				
Masterplanning Approach	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, connected neighbourhoods, 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.

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.

The proposed design responds to the conditions, constraints and opportunities that this site presents.



Proposed Overall Masterplan – not to scale.

There are a significant number of existing underground service ducts and utilities from existing layout of the primarily disused bays including un-used buildings, hard standings and boundary walls that will need to be removed or amended.

A network of green open spaces are proposed across the site and the placing of development on the Grange Castle Road addresses the street scape, allowing for the creation of a continuous, open green corridor creating linear SuDS features and sound amelioration which facilitates permeability and pedestrian linkages. This will also act as a buffer between the proposed development and the Grange Castle Road. A landscape and green infrastructure strategy and associated report are included as part of the Part 8 information.

	New footpaths wind throughout the site, providing enhanced amenity and improved permeability for the locality. The route and geometry of the path have been designed to comply with Part M requirements for access and approach to dwellings. The network of paths facilitates public access on foot and bike throughout the development area. A proposed pedestrian link at the southern end of the site seeks to facilitate enhanced permeability and linkage between new and existing residential areas in line with Development Plan Policy QDP5 which seeks to encourage better connected neighbourhoods. The existing Active Travel route along Grangecastle Road to the west is maintained with minor modifications at the proposed new entrance junction at Grange Castle Road. These proposed routes play an important role in improving permeability networks and integrating the proposed development into the receiving environment. Part of the site at Block H on the application drawings has been identified as a site suitable for and with potential to accommodate community uses including creche facilities. Any development of community buildings and facilities will be subject to separate assessment of needs, funding and a separate application for planning consent. 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. 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.
Project Description and assessment.	The Proposed Mixed Tenure Housing Development consists of: 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) and 20 No. 3-bed single storey houses to accommodate existing traveller families living on the site. Building heights are modest in response to the specific context of the proposed development. Proposed heights consist generally of 2 or 3 storeys with some single storey development (small element of UD + units and all 20 proposed traveller homes are single storey). The housing addressing Grangecastle Road is 3 storeys in height to provide a strong built 'street' elevation to address and enclose the route. Proposed apartment buildings are three storey as are ends of

	terraces which act as strong ‘bookends’ enclosing and defining streets, open spaces and turning corners. Linking the proposed buildings and integrating the development into its context will create a linear network of open spaces allowing pedestrian access throughout the site as described above. The proposed routes through this space will facilitate public foot and cycle movements and link into existing pedestrian circulation network. The proposed homes are carefully orientated to provide passive surveillance of this new route and the proposed network of open spaces. 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. The proposal will be required to comply with the requirements of the SDCC Play Policy 2025 which seeks the provision of a range of play spaces and items of equipment proportional to the number of homes proposed. The proposed landscape strategy proposes that nature-based play equipment will be provided throughout the proposed open spaces in-line with the policy. Detailed design of these spaces and elements will be carried out at detailed design and tender stage.
Proposed Development Density	Table 3.1 of the <i>Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024</i> (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. The subject site is type 3, a <i>City-Suburban/Urban Extension</i> site.

	The area of the subject site is 6.74 ha. The net site area for this development has been calculated in accordance with Appendix B of these guidelines. The current proposal for 140 dwellings on this site represents a density of 30 dwellings/hectare – which is within the acceptable density range for a site of this type, according to the guidelines. The proposed density, mix of unit types and tenures is considered an appropriate response to the context of the receiving environment. The scale and density strike a balance between respecting the residential amenity of existing single and two storey development and the efficient and sustainable development of a zoned and serviced site.
Separation Distances	All units are separated from the neighbouring dwellings to the south by a boundary wall, 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>. 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>.
Availability of Services	All major existing services runs have been identified insofar as practicable during the Design Development process from limited surveys and record drawings available. 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. Foul drainage will be designed in compliance with Uisce Éireann standards and will be fully scoped to ensure capacity of the existing network. A full application will be submitted to Uisce Éireann at the appropriate stage of the project development. There are currently no known diversions required. It is proposed that the existing foul and surface water connections can be maintained to facilitate the proposed development however the existing piped network and all other utilities serving the existing units on site will be replaced and upgraded to facilitate the new development. The proposed development includes a foul and surface water drainage strategy prepared by McCloys consulting engineers to

	include SUDS measures and adopting nature-based solutions in accordance with <i>SDCC Sustainable Drainage Explanatory Design & Evaluation Guide</i> (2022). All surface water and foul drainage will be subject to detailed evaluation and design at detailed design and tender stage.
Proposed Development Materials	The proposed design will utilise a selected palette of high-quality, low-maintenance materials to include clay brick, 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 in 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 include 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.
Flood Risk Assessment	The site is not located within a flood risk zone as per the Strategic Flood Risk Assessment of the SDCC Development Plan 2022-2028
Screening for Appropriate Assessment	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.
Screening for Environmental Impact Assessment	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.
Universal Design Statement	Universal Design has informed the design of the site layout, building access, circulation, and dwellings in this development. 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: • 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 The development has been designed to: • 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

	The proposed development is comprised of 140 units of these units , 22 units (approx. 15%) are designed as Universal Design (UD) dwellings, in accordance with the principles of Building Regulations Part M and the Building for Everyone guidance. The Universal Design units comprise: • 14 no. one-bedroom units • 6 no. two-bedroom units • 2 no. three-bedroom UD Plus units These units are distributed within the development to ensure ease of access and integration with the overall scheme. The Universal Design units provide: • 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 The remaining dwellings are designed to comply with Part M.
Noise Assessment	The site is bounded to the west by the Grangecastle Road, and to the south the new Nangor road. A solid masonry wall and screen currently runs along the Grangecastle boundary of the site. It is proposed that this wall will be retained where practicable and partially modified to facilitate the proposed development and to allow for the creation of a ‘public face’ for the new development with three storey homes addressing the Grange Castle Road. The proposed approach is in-line with the approach taken at the Kilcarbery site to the south and the proposed landscape treatment, boundary treatment and set-back distances will be similar in nature. SDCC have extensive experience of implementing residential development in proximity to main roads. The experience of successful noise mitigation measures taken in the siting, design and construction of the recently completed developments will be incorporated into this proposal. To ensure an acceptable acoustic environment for future residents, the following mitigation measures are proposed (non exhaustive list): • 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

	Post-occupancy assessments of previous developments indicate that internal noise levels for residents are acceptable. The same approach will be applied in this development. As part of the detailed design and tender preparation process it is anticipated that an independent Noise Impact Assessment (NIA) will be conducted which will establish: • baseline noise levels at the site • assess compliance with relevant standards and guidance, including inter alia TII Guidelines (2012), Environmental Noise Regulations (2018), BS 8233 / ProPG (industry standards). • Identify specific mitigation measures required to achieve acceptable internal and external noise conditions SDCC will ensure that any relevant recommendations and/or mitigation measures identified are incorporated into the developed design and that noise issues are addressed on an ongoing basis as part of the detailed design and tender preparation process. It will be up to the contractor and their design team – as part of a Design and Build process - to design the scheme to achieve the standards required and it is not appropriate at this stage to limit what specific site level and building level measures are required to achieve satisfactory acoustic performance for the development.																								
Housing Quality Assessment	The proposed development has been evaluated against relevant qualitative housing standards, including: • Quality Housing for Sustainable Communities (2007) • Sustainable Urban Housing: Design Standards for New Apartments (2020) (DSfNA) • South Dublin County Development Plan (2022–2028), • Universal Design principles and Building Regulations Part M Unit Mix The development comprises 140 residential units: <table><tr><th>Unit Type</th><th>No. of Units</th><th>Percentage</th><th>UD</th></tr><tr><td>1 Bedroom</td><td>38</td><td>27%</td><td>14 no</td></tr><tr><td>2 Bedroom</td><td>52</td><td>37%</td><td>6 no</td></tr><tr><td>3 Bedroom</td><td>44</td><td>31%</td><td>2 no</td></tr><tr><td>4 Bedroom</td><td>6</td><td>4%</td><td>-</td></tr><tr><td>Total</td><td>140</td><td></td><td></td></tr></table> Unit Floor Areas All units meet or exceed the minimum floor areas required by DSfNA and the SDCC Development Plan. Please read this section in conjunction with part 8 drawings. Minimum room sizes and storage standards are met in all units. All balconies and terraces are minimum 1.5m wide.	Unit Type	No. of Units	Percentage	UD	1 Bedroom	38	27%	14 no	2 Bedroom	52	37%	6 no	3 Bedroom	44	31%	2 no	4 Bedroom	6	4%	-	Total	140		
Unit Type	No. of Units	Percentage	UD																						
1 Bedroom	38	27%	14 no																						
2 Bedroom	52	37%	6 no																						
3 Bedroom	44	31%	2 no																						
4 Bedroom	6	4%	-																						
Total	140																								

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	116	83%	
Partial Dual Aspect	18	13%	9 units Block G&F (apartment blocks) are partial dual aspect
Single Aspect	6	4%	3 units Block G&F (apartment blocks) are single aspect

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 SDCC Development Plan.

Dwelling Type	No. of Units	Requirement per Unit	Area Required (m ²)
1 Bed	38	5 m ²	190
2 Bed (3P)	16	6 m ²	96
2 Bed (4P)	2	7 m ²	14
3 Bed	8	9 m ²	72
Total Required			372 m ²
Area Provided			~1332 m²

Public Open Space

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

Net Site Area	~ 45938m²
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	Public Open Space Required (by population)	~7330 m ²
	Public Open Space Provided	~7674 m ²
	Percentage of Site Area Provided	16%
	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 & triplex units require 98 long stay spaces and 32 short stay spaces - a total of 130 spaces. This level of provision is in compliance with the standards set out in the SDCC Development Plan. A total of 128no. bicycle spaces and are provided across the site. Car Parking The maximum allowable number of car parking spaces in this development under the Development Plan is 162 spaces. 10 of the on-street spaces are standard accessible spaces. 3 of the on-street spaces are Accessible Elec charging spaces to ZEV standard.	
Ancillary Works to Project	All associated demolition and removals required. Protection and upgrading of existing underground and overground services where required. Removal of existing services and provision of new services as required. Removal of existing boundary treatments 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. Any other works associated with the construction of the proposed development.	
Site / Services Constraints	All major existing services runs have been identified for the design in so far as practicable through limited surveys and record drawings available. Local alterations to layout are likely when on site investigations establish precise underground service locations.	
Surface Water & Attenuation	A nature-based SuDS strategy to comply with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022 has been developed by McCloys Consulting Engineers as part of the design	

	process. Surface water will be collected, treated, and stored onsite by a number of SuDS features such as but not limited to 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 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.
Foul drainage	The proposed foul drainage network will be designed to comply with the Uisce Eireann Code of Practice. The site is currently served by an existing foul water connection. Any further applications for connections will be submitted to Uisce Éireann at the appropriate stage of the project development
Water Supply	The site is currently served with an existing water connection. Any further applications for connections will be submitted to Uisce Éireann at the appropriate stage of the project development
Roads and Roads Access	Roads access and capacity are within acceptable and safe limits. Roads will be to SDCC taking in charge standards [TIC] and DMURS criteria. The location of the proposed entrances to the development have been considered as part of the masterplan development of the subject site. The design of the proposed new entrance off Grange Castle Road has been designed in conjunction with McCloy's civil engineers and are within acceptable and safe limits. A swept-path analysis of the proposed layout has been carried out indicating no issues. Detailed engineering design and verification of all roads and junctions will be carried out at detailed design and tender stage. 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.
Ecology and Biodiversity	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: Carrying out of site clearance at an appropriate time in order to minimise any potential impacts on bird breeding or where unavoidable during the breeding season. A suitably qualified and experienced person will be appointed to examine and supervise vegetation removal and to perform pre-works surveys for mammals and birds. 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. Any further surveys or investigations required at detailed design and construction stage will be carried out by a suitably qualified and experienced consultant.
Other Consultations	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.
Overall Compliance with Planning Policy	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. 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. 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.

	In my opinion the proposed development does not represent a material contravention of the Development Plan
Timescale and Contract:	It is intended to proceed to tender in Q2 2027 and to commence works on site in Q4 2027 subject to obtaining necessary consents. 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.
Other	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.
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	September 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