

Proposed Development

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

Proposed Social Housing Development comprising 25 residential homes on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

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 social housing development comprising 25 residential homes and all associated works on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

The proposed development shall consist of:

- i. 25 No. residential units comprising of 11 No. 1-bed units, 5 no. 2-bed units and 9 No. 3-bed units.
- ii. The proposed units are arranged in three terraced buildings consisting of three and two storey development and a mixture of duplex apartments and house types. All units are 'own door' units.
- iii. All associated site works to include hard and soft landscaping, removal of existing boundary structures and provision of new boundary treatments, all vehicular and pedestrian entrances and circulation, car and bicycle parking spaces, any ancillary storage or services structures, lighting, signage and all associated site and development works necessary to facilitate the development.
- iv. Any associated ancillary site works as may be required to facilitate the development in adjacent lands to include but not limited to – foul and surface water drainage and utility connections

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the council's public consultation portal website (<http://consult.sdblincoco.ie>) during the period from **31st July 2025 to 12th September 2025**.

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 **31st July 2025 to 29th August 2025**.

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 **Friday 12th September 2025** and may be submitted as follows;

- On South Dublin County Council's public consultation portal website <http://consult.sdblincoco.ie>, under Consultation by **11:59pm on Friday 12th September 2025**.
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 Friday 12th September 2025**. Submission should be labelled "**25no. new homes at Stocking Avenue, Dublin 16**"

NOTE: Please make your submission by **one medium only**. Only submissions received by **Friday 12th September 2025** 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, County Hall, Tallaght, Dublin 24

Website: www.sdcc.ie