

Headed Item No. 17

**Report on Part 8 Public Consultation for Proposed
Development of 118 Social Homes
at land off Lynch's Lane to the east of the R136 Outer Ring
Road and south of Thomas Omer Way**

**Meeting of South Dublin County Council
11th November 2024**

Context



- Policy commitment to increase use of PPPs for social housing delivery
- Partnership between DHLGH, Local Authorities, NDFA & SPV
- 2.3-hectare site proposed by SDCC in Clonburriss SDZ (near Kishoge Station, bounded by Lynch's Lane to north/west, Kishoge Community College & rail line Site included in proposed PPP sites & Council approved s.85 agreement with Dublin City Council for Programme in Feb 2023
- To mitigate risk from North Link Street, PPP project board has decided to include site within Bundle 6

Proposed Development

Mix of home types/sizes, including houses, apartments & duplexes, to meet social housing needs & SDZ density requirements as follows

26 x one-bed apartments

- 42 x two-bed apartments
- 21 x three-bed apartment
- 23 x three-bed houses
- 6 x four-bed houses



Public Consultation Process

- Plans on public display from 25th July to 23rd August 2024 with submissions invited up to 6th September 2024
- Five submissions received in total from:
Irish Aviation Authority / Commission for Railway Regulation / Uisce Éireann / Iarnród Éireann / Dept. of Housing, Local Government & Heritage
- Submissions addressed in CE report

Recommendation & Next Steps

Recommendation to Council “to proceed with the proposed development as the proposal is in accordance with the proper planning and sustainable development of the area”.

Next Steps if Approved:

- PPP company proceeds to design, finance & build homes and also required to maintain & manage the development for 25 years
- Bundle 6 due to start on site approx. Jan 2027 with completion by June 2028

