

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**



Comhairle Contae South Dublin
Átha Cliath Theas County Council



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 13th October 2025

HEADED ITEM NO. 11

Chief Executive's Report on 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.



1. Introduction and Legislative Background

In accordance with the requirements of Part XI Planning and Development Act, 2000 (as amended) (the Act) and Part 8 of the Planning and Development Regulations, 2001 (as amended) (the Regulations), The council is seeking planning consent to carry out a proposed social housing development comprising of 25 residential homes and all associated works on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

Section 179 (3) (b) of the Act requires that the Chief Executive shall, after the end of the public consultation period, prepare a written report in relation to the proposed development and submit the report to the Elected Members of the council.

Section 179 (3) (b) of the Act outlines that a report shall—

1. Describe the nature and extent of the proposed development and the principal features thereof and shall include an appropriate plan of the development and appropriate map of the relevant area.
2. Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Development Plan and giving the reasons and the considerations for the evaluation.
3. Include the screening determination on why an environmental impact assessment is not required and specify the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might have otherwise been significant adverse effects on the environment of the development.
4. List the persons or bodies who made submissions or observations with respect to the proposed development.
5. Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Chief Executive thereto; and,
6. Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

Under Section 179(4) of the Act, the Elected Members shall, within six (6) weeks of receipt of the report of the Chief Executive, consider the proposed development and the report of the Chief Executive. Following the consideration of the Chief Executive's report, the proposed development may be carried out as recommended in the Chief Executive's report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's report, or decides not to proceed with the development. A resolution must be passed not later than six (6) weeks after receipt of the Chief Executive's report.

The purpose of this Chief Executive's Report is to present the outcome of the

consultation programme carried out on the proposed development, to respond to the submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

2. Site Description:

The proposed site is located at the urban edge of the county at Stocking Lane and Stocking Avenue, Rathfarnham Dublin 16 on undeveloped lands. The site area is enclosed by the red-line boundary on the location plan comprises an area of 0.59 ha. The site is generally an undeveloped greenfield land but does contain a number of existing underground services including an existing Uisce Éireann water main and associated infrastructure. The site is enclosed by existing boundary walls and fences along its roadway frontages to the north and east. The location is well served by public transport and local facilities.

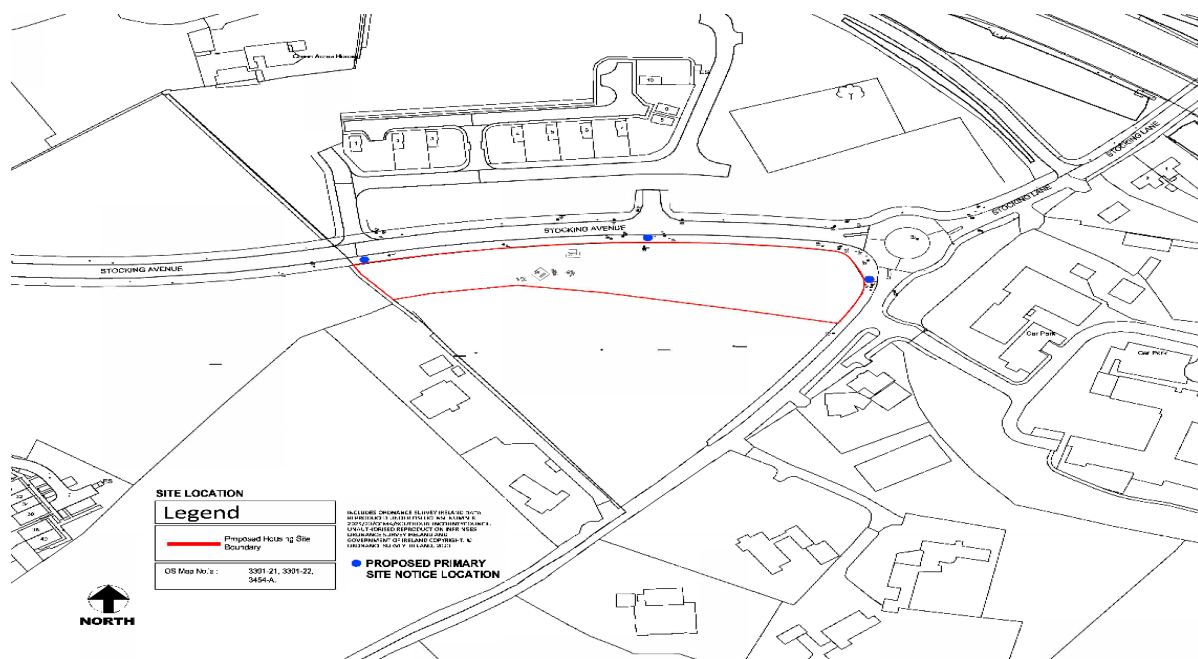


Fig. 1.1 Site Location - not to scale



Fig. 1.2 - Aerial view of area (Google map extract)

3. Description of the Proposed Development

On the 31st July 2025, South Dublin County Council (SDCC) gave notice that it had prepared a Part 8 for the proposed development of a social housing development comprising of 25 residential homes and all associated works on undeveloped lands located off Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

The proposed development would consist of the following:

- i. 25 No. residential homes 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 homes 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



Figure 3.1 – Proposed Site Plan – not to scale

Detailed plans, drawings, and reports in relation to the proposed development are available at the following links:

[Stocking Lane Part 8 Information](#)

[01 – Site Notice](#)

[02 – Newspaper Notice Text](#)

[03 – Copy of Newspaper Notice](#)

[04 – County Architects Report](#)

[04a – County Architects Recommendation Report](#)

[05 – Site Location Plan](#)

[06 – General Arrangement Drawings](#)

[07 – AA Screening Report](#)

[08 – AA Screening Determination](#)

[09 – EIA Screening Report](#)

[10 – EIA Screening Determination](#)

[11 – Surface Water and SuDS Proposals](#)

[12 – Outline Specification of Materials and Finishes](#)

4. Public Consultation

The public consultation period took place from the 31st July to 12th September 2025 inclusive (a period of 6 weeks) during which time information on the proposed Part 8 Development and environmental reports were disseminated to the public and submissions were invited.

The public consultation on the proposed development included the following statutory and non-statutory elements:

- Newspaper Notice in The Echo
- Site Notices (3no. erected)
- SDCC Online Consultation Portal <https://consult.sdublincoco.ie>
- Emails notifying relevant prescribed bodies

Plans and particulars of the proposed scheme were available for inspection or purchase at the Planning Department counter in the offices of SDCC, County Hall, Tallaght, Dublin 24 during the consultation period.

5. Environmental Impact Assessment and Appropriate Assessment

The proposal has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC). SDCC has determined that the implementation of the proposed development would not be likely to have significant adverse effects on the integrity or conservation objectives of any Natura 2000 network of sites.

The proposal has also undergone Environmental Impact Assessment (EIA) Screening under the EIA Directive 2014/52/EU. SDCC has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required.

6. Outcome of Public Consultation Programme

The number of submissions and observations that were received during the public consultation period came to four in total – three submissions received through public consultation and one submission on foot of notice issued to prescribed bodies. All four submissions were read, analysed and summarised. A list of all the persons /bodies that made submissions within the public consultation period is provided in Table 1 below:

Person	Company / Organisation (if Applicable)	Link
1 Simon Murray and Alvin Price	Residents	Submission No 1

2 Grainne Bolger	Residents	Submission No 2
3 Angela O'Donoghue	Director Ballyboden Tidy Towns clg	Submission No 3
4 Dermot Phelan	Connections Delivery Manager Uisce Éireann (Submission by Prescribed Body)	Submission No 4

Table 1: List of Persons /Bodies that made Submissions

An outline of the issues raised in the submissions are provided in the Table 2 below.

No.	Category of Submission	Count
1.	Public Realm / Open Space	1
2.	Roads / Traffic / Parking / Waste / Drainage	2
3.	Design / Density / Site Location	3
4.	Environmental Concerns	2
5.	Statutory Bodies Submission	1
6.	Miscellaneous	3

Table 2: Breakdown of issues raised in submissions received

7. Summary of Issues Raised and Chief Executive's Response

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive. The responses and recommendations of the Chief Executive have been framed in a manner that takes account of proper planning and sustainable development of the area to which the development relates while having regard to the provisions of the County Development Plan, and the relevant guidelines.

7.1 Issues raised in relation to Public Realm / Open Space
Lack of passive surveillance to planned open space
Chief Executive's Response: The development includes a mix of communal and public open spaces. The main communal area for residents is centrally located at the junction of two terraces and benefits from direct overlooking on both sides, ensuring good passive surveillance. A secondary public open space is positioned between two terraces, with the gable ends of the homes facing it. To strengthen natural supervision, large window openings from habitable rooms such as kitchens and living areas have been provided along these elevations. However, because of the site's challenging topography, existing utilities, and the narrow shape of the land, it is not feasible to provide a traditional arrangement where open spaces are fully enclosed and overlooked on all sides by dwellings.

Chief Executive's Recommendation: It is recommended that no variation or modification be made to the proposed development.

7.2 Issues raised in relation to Roads / Traffic / Parking / Water / Drainage

- Location of pedestrian entrance to Stocking Lane
- No supply confirmation from Uisce Éireann
- Refusal of previous Part 8 on this site

Chief Executive's Response: The design prioritises Universal Design standards and accessibility, with all 14 homes given their own front door at ground level. This ensures compliance with building regulations, allows nine units to fully meet UD standards, and creates active street frontage with better passive surveillance. Providing direct access to Stocking Avenue and Stocking Lane is seen as safer and more appropriate than inward-facing layouts that create isolation. The scheme also includes pedestrian routes linking to the wider network, with all homes accessible from internal roads and parking areas, which will handle resident, visitor, and delivery traffic. Therefore, the entrances are not expected to cause traffic or safety problems.

Confirmation of feasibility, pre-connection agreements and connection agreements will be made with Uisce Éireann at the appropriate stages of the development and prior to commencement on site.

There have been no previous Part 8 applications on the current site. There was a previous Part 8 submission made on lands to the north of the current site. Reg Ref: SD078/0003. This Part 8 was approved by the council in June 2007. This Part 8 has not been acted upon.

Chief Executive's Recommendation: It is recommended that no variation or modification be made to the proposed development.

7.3 Issues raised in relation to Design / Density / Site Location

- Objection to removal of granite wall
- Architectural quality of design
- Breach of the Ballycullen-Oldcourt Local Area Plan in relation to building height and provision of community amenities and facilities

Chief Executive's Response: The proposed boundary treatment of brick walls with railings is intended to provide a durable, high-quality finish that complements the homes, improves visual amenity compared to existing poor-quality fencing, and creates a more open frontage. While granite walls exist near the Stocking Lane junction, the proposed materials balance consistency with existing treatments and enhance the streetscape.

The scheme has been designed with careful regard to the site's characteristics and constraints, achieving an appropriate balance of density, housing mix, compliance with standards, and architectural quality. Although the Ballycullen-Oldcourt Local Area Plan (BOLAP) has expired, its relevant provisions have

been carried forward into the South Dublin County Development Plan (SDCC CDP) 2022–2028 as Specific Local Objectives. These, alongside Ministerial Guidelines such as the 2024 Compact Settlements Guidelines, have directly informed the design.

The masterplan adopts a site-specific, context-driven approach, with stepped building forms responding to topography, sensitive height transitions, active street edges, strong permeability, well-overlooked open spaces, nature-based drainage, and reinforcement of green infrastructure.

Having regard to zoning, development policies, ministerial guidance, and the surrounding context, the proposal represents a balanced, sensitive, and compliant response. The principle of residential development on this zoned and serviced site is consistent with the SDCC CDP, ministerial guidelines, and the intent of the former BOLAP objectives now embedded in the current plan.

Chief Executive's Recommendation: It is recommended that the proposed design be modified to allow for the provision of granite walling in lieu of the proposed brick finish in the locations on the site boundary where granite finishes already exist.

7.4 Issues raised in relation to Environmental Concerns

- Aquifer vulnerability, proximity to unauthorised landfills, and an unmapped watercourse
- Breaches of EU law, absence of required assessments, and non-compliance with the precautionary principle and Aarhus Convention

Chief Executive's Response: Extensive surveys and mapping by independent specialists found no evidence of a watercourse, wetland habitat, or unauthorised landfill on or near the site. The referenced IFI, OPW, and SDCC documents are not directly relevant to this proposal but refer to larger housing developments that are separated from this proposed scheme by substantial development and infrastructure.

Screening reports confirm no ecological pathways to sensitive receptors, and further detailed investigations will be undertaken during design and construction stages to ensure compliance with all environmental standards. All works will be subject to Uisce Éireann requirements, with safeguards in place to protect groundwater and public water sources. SDCC will continue to monitor and incorporate any necessary mitigation to address environmental considerations throughout the project.

AA and EIA screening undertaken for the Part 8 concluded that neither a Stage 2 AA nor an EIA is required. The AA screening found no pathways or likely significant effects on European sites, while the EIA screening confirmed the project is well below mandatory thresholds and that no sub-threshold impacts are likely.

Public notices allowed for referral to An Coimisiún Pleanála for a screening determination, but none was made. The scale of the development also falls below the thresholds requiring a traffic impact assessment.

The screening reports provide a robust, science-based assessment of the site, and no omissions or errors have been identified. The Part 8 documentation accurately sets out the nature and extent of the proposal in line with planning regulations.

Chief Executive's Recommendation:

It is recommended that no variation or modification be made to the proposed development.

7.5 Statutory Bodies Submission

- Uisce Éireann submission outlining standard requirements for connection agreements, wayleaves, and compliance with their Standards, Codes, and Practices

Chief Executive's Response: Submission from Uisce Éireann provided technical guidance on connection agreements, separation distances from public infrastructure, protection of existing wayleaves, and compliance with their Standards, Codes & Practices; the council acknowledges this and will ensure all recommendations are implemented during detailed design.

Chief Executive's Recommendation:

It is recommended that no variation or modification be made to the proposed development.

7.6 Miscellaneous issues raised

- Shared boundary treatment
- Incorrect reference to vehicle entrances on Stocking Lane on AA screening report
- SuDS report mistakenly refers to 133 dwellings instead of 25

Chief Executive's Response: In considering this submission SDCC are satisfied to that there is some merit in modifying the proposals to provide a walled boundary. The extent of any shared boundary between the observer's property and subject development site - as outlined by the red-line on the Part 8 drawings - is to be assessed and identified, and where any such boundary exists a suitable rendered and capped blockwork boundary wall is to be constructed in consultation with the resident of the property in question.

All vehicular access is from Stocking Avenue, as shown in the Part 8 and AA screening report drawings. The consultant has confirmed that the street naming is in error in the report. They also confirm that the information contained within the report remains valid and relates solely to the scheme drawings as presented in the Part 8 application.

The SuDS report and associated drawings relate to the current site and proposal for 25 homes. McCloy Consulting have acknowledged that figure contained in their report is in error, however this does not undermine the technical information contained therein and relates solely to the scheme of 25 units as presented in the Part 8 application.

Chief Executive's Recommendation:

It is recommended that the proposal be modified to provide a walled boundary to a design to be agreed where any shared boundary exists following assessment of existing conditions on the ground.

Chief Executive's Recommendation

Following detailed consideration of the issues highlighted and noting the view that the issues raised in submissions will be satisfactorily addressed as outlined in the foregoing report, two modifications of the proposal are recommended as follows:

- That the proposed design be modified to allow for the provision of granite walling in lieu of the proposed brick finish in the locations on the site boundary where granite finishes already exist.
- That the proposal be modified to provide a walled boundary to a design to be agreed where any shared boundary exists following assessment of existing conditions on the ground.

Having regard to the nature and extent of the proposed development, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and is consistent with the South Dublin County Development Plan and its objectives.

It is therefore recommended that the council adopt the following motion:

"That this council approves of the 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, it being in accordance with the proper planning and sustainable development of the area."

Colm Ward

Chief Executive

Date 13th October 2025