



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

# Draft Part 8 proposal

## Development of Social and Affordable Homes at Castlefield, Old Knocklyon Road, Dublin 16

Meeting of Rathfarnham, Templeogue, Firhouse and Bohernabreena Area Committee  
10<sup>th</sup> February 2026

## Introduction

### Part 8 Planning Process

In accordance with the Planning and Development Act 2000 (as amended) (the Act) and Part 8 of the Planning and Development Regulations, 2001 (as amended) (the Regulations), South Dublin County Council will now proceed to detail design to seek planning consent for a social and affordable mixed tenure housing development at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

The proposed development consists of 29 units in total (8 no. 3-bed houses and 9 no. 1-bed apartments, 8 no. 2-bed apartments and 4 no. 3-bed apartments) with all necessary associated works on the site comprising 0.8 hectares.

# Zoning, Site Location and Aerial View



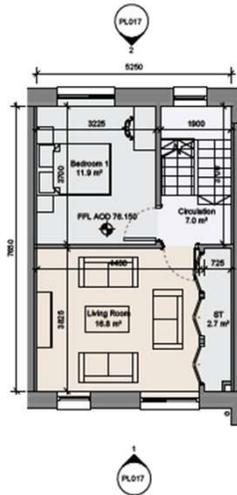
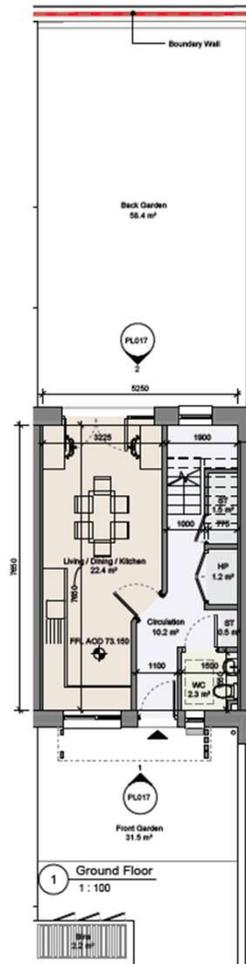


# Proposed 3 Storey 3-Bed Houses

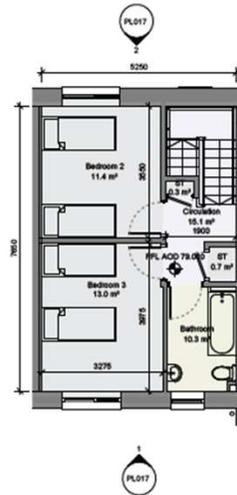
Unit Type H3A - 3BHP Terrace House (Unit is largely adopted from GMS/CL - Unit Type H3)					
Relevant Area	Proposed Unit		Equivalent Dept. Guidelines		Net UD Unit Comparison of Floor Area (%)
	Width (m)	Area (sq ft)	Min. Width (m)	Min. Area (sq ft)	
Bedroom 1	3.225	11.9	2.8	11.4	104
Bedroom 2	3.275	11.4	2.8	11.4	100
Bedroom 3	3.275	13	2.8	13	100
Living Room	3.825	18.8	3.8	15	112
Total Living / Kitchen / Dining		39.2		37	106
Total Storage		5.7		6	95
Private Amenity*	58.4 - Back Garden 31.5 - Front Garden/Parking 89 - Total		90 (As per SDCC Dev Plan - generally to be behind the house)		97 (Rear Garden only)
Gross Internal Area		120.5		110	109.5

\*Private Amenity Area values per unit based on location. This unit reflects a generally worst-case mid terrace location

Unit Compliance Table - H3A  
1 : 100



1st Floor  
1 : 100



2nd Floor  
1 : 100



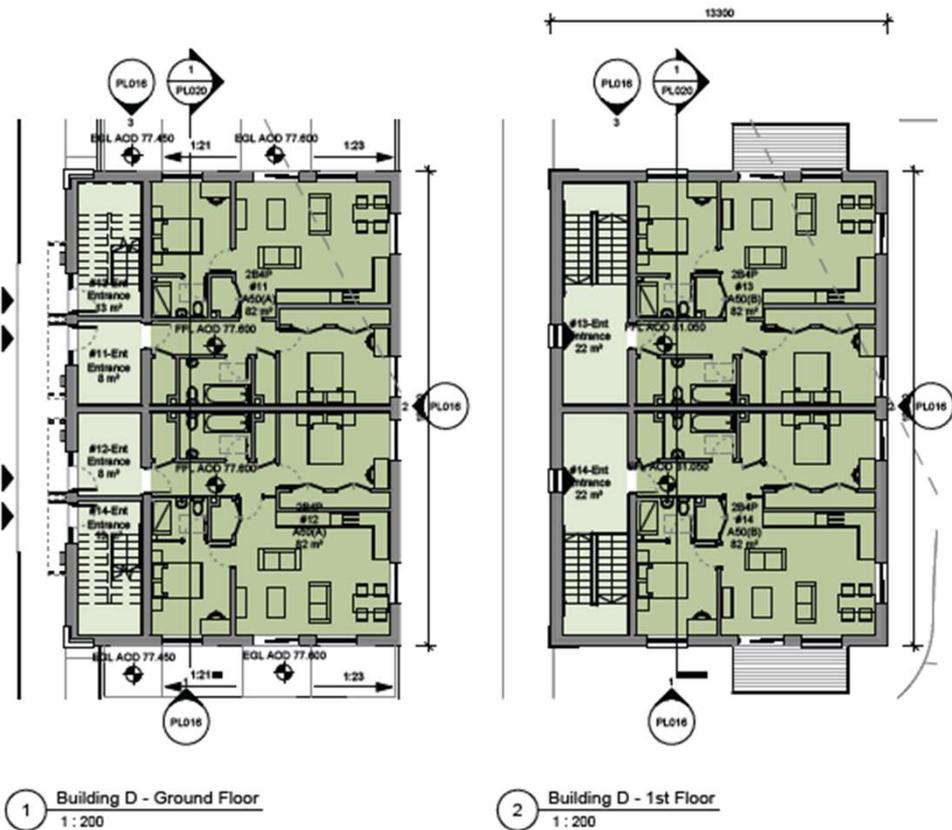
Houses - West Facing Elevation  
1 : 200



Houses - East Facing Elevation  
1 : 200

# Proposed Apartment Block D

SDCC



# Proposed Apartment Block E

SDCC



# 3D Views

Apartment Block B –  
South View



# 3D Views

Apartment Block E –  
North View



# Part 8 Next Steps

- Presented to Rathfarnham, Templeogue, Firhouse, Bohernabreena Area Committee
- Advertised in the local newspaper in early March 2026, followed by 6-week consultation period
- Chief Executives Report to full Council June 2026



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# Thank you