

Part 8 Report on Proposed Mixed-Tenure Housing Development at Castlefield Avenue, Dublin 16

Meeting of South Dublin County Council
8 June 2026

Background and Policy Context

County Development Plan

Housing Policy 1: Housing Strategy

H1 Objective 6: To provide social & affordable housing to meet forecast future housing need as identified in the Housing Strategy & interim HNDA

H1 Objective 13: To support the provision of a mix of tenure types

Housing Policy 2: Supply of housing

H2 Objective 6: To ensure an adequate and appropriate provision of social housing across the county

H2 Objective 7: To promote integration of all tenure types within communities

Delivering Homes, Building Communities

Priority 6: Support additional social housing delivery

Priority 7: Increase affordable homeownership

Housing Delivery Action Plan

Commitment to high-quality, mixed typology social housing & achieving increased social integration

Utilising opportunities from existing zoned lands & encouraging social housing in mixed-tenure

Promoting high-quality living environments & lifetime housing standards

Castlefield Site History

- 8 November 2021 – Section 183- Proposed disposal of site not approved by elected members in favour of utilising site for housing by the local authority
- 25 July 2024 – Advertised under Section 179A of Planning & Development Act, subject of Judicial Review Proceedings



Proposed Development

29 social & affordable homes
(including 9 universally accessible)

8 x 3-bed, 3 storey houses (in terraces)

4 x 2-bedroom apartments in 2-storey building

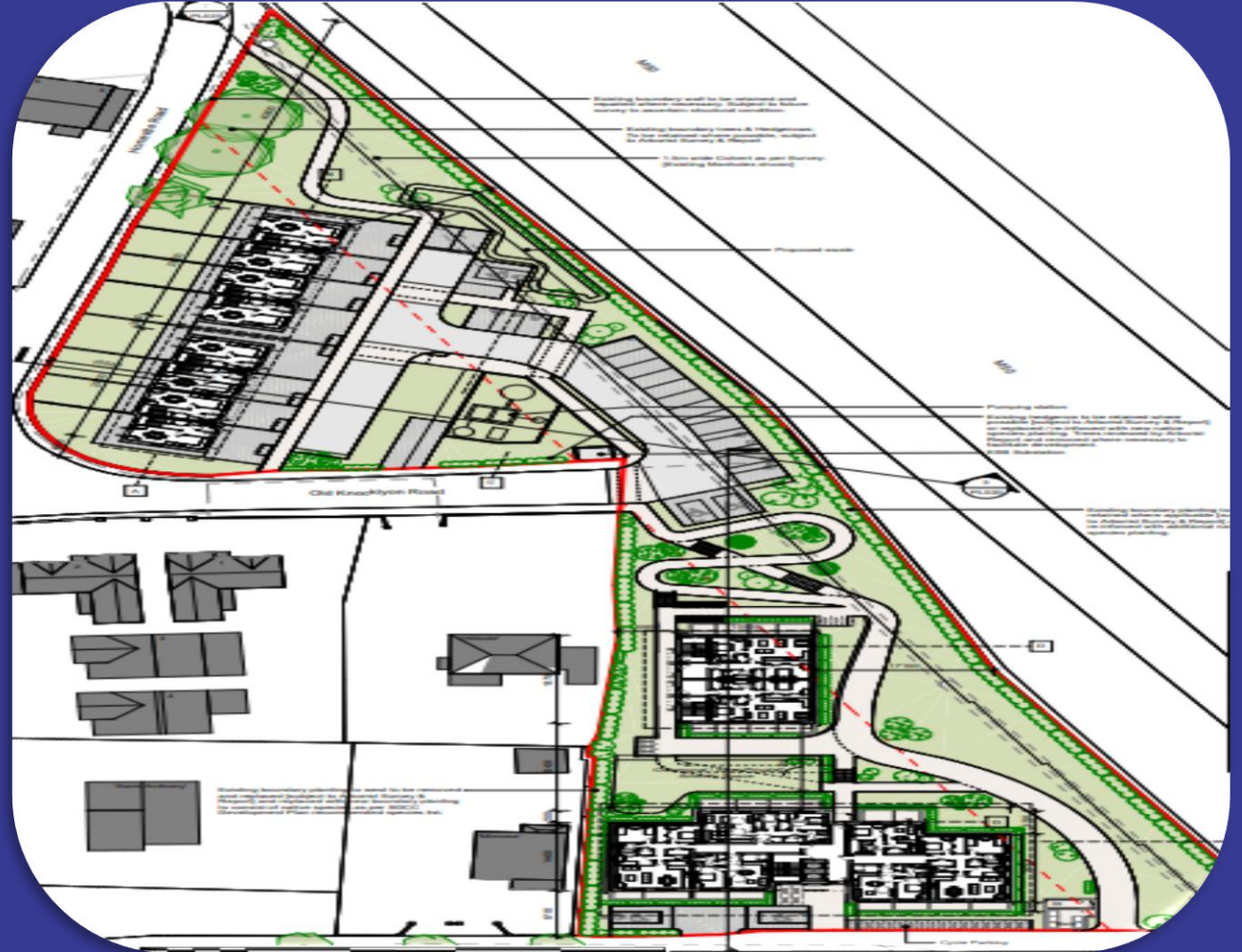
17 apartments in 2/3 storey building comprising:

- 1 x studio apartment
- 8 x 1-bed apartments
- 4 x 2-bed apartments
- 4 x 3-bed apartments

31 car-parking spaces (including accessible spaces & EV charging)

Private & communal open space

Landscaping & all associated works



Public Consultation

Briefings for RTFB Area Committee in Feb & for all elected members on 4 June
6-week formal public consultation period 5 March– 21 April

35 submissions received:

- Public realm & open space provision
- Roads, traffic, parking, water supply & wastewater infrastructure
- Development design, density & site location
- Environmental & biodiversity impacts
- Capacity & impact on local amenities & community services
- Noise impact
- Potential for increased anti-social behaviour
- Effects on local property values
- Flood risk

All submissions fully addressed in CE Report

Amendments

Independent Noise Impact Assessment (NIA)

If required, mitigation measures proposed as a result of ongoing ecological survey work during the detail design & construction

Recommendation

Having regard to proper planning & sustainable development, it is recommended that the proposed development should proceed in line with the CE report

Next steps if approved

Provision for this development has been made in the current three-year capital programme

Develop detailed design & tender for contractor for projected construction start in mid-2027

Funding applications to DHLGH under Social Housing Investment Programme & Affordable Housing Fund



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Thank you