

Land Use, Planning & Transportation Department  
 South Dublin County Council  
 County Hall,  
 Tallaght,  
 Dublin 24,  
 D24 A3XC

July 2025

Our Ref.

23.120

Att: Ms Aisling Kelly  
 Mr Eoin Burke

Your Ref.

LRD25A/0003W

**Re: ADDITIONAL INFORMATION**

**with respect to a planning application for 502 no. residential units**

**(108no. 1-bed, 170no. 2-bed, 162 no. 3-bed; 62 no. 4-bed) comprising 197no. 2 storey houses (terraced/semi-detached/detached) (19no. 2-bed, 116no. 3-bed; 62no. 4-bed) and 28no. 3 and 4 storey simplex/duplex apartment blocks providing 305no. apartments (108no. 1-bed apartments, 151no. 2-bed apartments, 46no. 3-bed apartments). The proposed development also includes a creche (c.475sq.m), public open space, car parking (surface/undercroft), bicycle parking, bicycle storage structures and lockers, bin stores, and 8no. ESB substations. Vehicular access to be provided from the existing spur road connection to Stocking Avenue to the west of the site, and via Stocking Wood Drive to the east of the site (with relocation of existing ESB substation and associated works to the existing hammerhead). Additional pedestrian only routes will be provided into Abbot's Grove Park and Stocking Wood Copse with future connections provided for into Stocking Wood Manor, White Pines Park and the future school site to the north of the application site. The proposed development includes all associated site development works (including site reprofiling, retaining structures and downing of ESB overhead lines), landscaping, boundary treatments and services provision the lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue, south of Stocking Avenue and Stocking Wood estate and west of White Pines Park.**

Dear Ms Kelly & Mr Burke,

On behalf of our client, Lagan Homes Ballycullen Limited, of Block 10, 4 Blanchardstown Corporate Park, Dublin 15, we submit below a response to the request for Additional Information received with respect to the planning application above.

Yours sincerely,

*Claire McManus*

Claire McManus BArch MRIAI MBA  
 Director  
 JFOC ARCHITECTS