

**DUBLIN**

5th Floor, The Glass House  
11 Coke Lane, Smithfield,  
Dublin 7.  
D07 WNP2

**LIMERICK**

11 The Crescent  
Limerick,  
V94 V2VW



South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

30<sup>th</sup> August 2022

**RE: PROPOSED RESIDENTIAL DEVELOPMENT OF 42 UNITS AND ASSOCIATED INFRASTRUCTURE AND WORKS AT A 2.9 HECTARE SITE TO THE EAST OF STONEY HILL ROAD, RATHCOOLE, INCLUDING PART OF STONEY HILL ROAD AND THE ROADWAY AT THE EASTERN SIDE OF RATHCOOLE PARK**

Dear Sir/Madam,

**1.0 Introduction**

1.1 On behalf of the applicant, Romeville Developments Limited, we wish to submit a planning application in respect of a proposed residential development at the above referenced site.

**2.0 Applicant**

2.1 The applicant details are as follows:

*Romeville Developments Ltd  
Century House  
Harold's Cross Road.  
Dublin 6w  
D6W P993*

**3.0 Enclosures**

3.1 The following documents herewith are submitted with this planning application:

- Planning Application Fee;
- Completed Planning Application Form;

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- Copy of Site Notice;
- Original Copy of Newspaper Notice;
- 6 no. copies of a letter of consent from Bittermill Ltd;
- 6 no. copies of a Part V Proposal
- 6 No. Copies of Planning Statement, by Virtus Project Management;
- 6 no. Copies of Architectural Drawings and Drawings Issue Sheet, by Adrian Hill Architects;
- 6 no. Copies of Schedule of Accommodation and Housing Quality Assessment, by Adrian Hill Architects;
- 6 no. Copies of Architectural Design Statement, by Adrian Hill Architects;
- 6 no. Copies of Engineering, Public Lighting and Traffic Drawings and drawing schedule, by Aecom
- 6 no. Copies of the following reports, by Aecom:
  - Infrastructure Report;
  - Strategic Flood Risk Assessment;
  - Traffic and Transport Assessment;
  - Outline Construction & Demolition Waste Management, and
  - Public Lighting Report;
- 6 no. Copies of Landscape Drawings and Document Register, by Doyle & O' Troithigh;
- 6 no. copies of Landscape Design Report, by Doyle & O' Troithigh;
- 6 no. Copies of Landscape and Visual Impact Assessment, by Kennett Consulting
- 6 no. Copies of the Preliminary Energy Report, by MandE Consulting Engineers;
- 6 no. Copies of the Utilities & Telecommunications Report by MandE Consulting Engineers;
- 6 no. Copies of Verified Views and Computer Generated Images Booklet, by 3D Design Bureau;
- 6 no. Copies of Construction Environmental Management Plan, by DCON Safety Consultants;
- 6 no. Copies of Construction Management Plan, by DCON Safety Consultants;
- 6 no. Copies of the Appropriate Assessment Screening Report, by Enviroguide Consulting;
- 6 no. Copies of the Ecological Impact Assessment Report, by Enviroguide Consulting;
- 6 no. Copies of Environmental Impact Assessment Screening Report, by Malone O' Regan;
- 6 no. Copies of Archaeological Desk Study / Development Impact Statement, by Edmond O' Donovan & Associates;

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- 6 no. Copies of Tree Constraints Plan, Tree Protection Plan and Drawing Register, by Arborist Associates Limited;
- 6 no. Copies of An Arboricultural Assessment of Tree and Hedge Vegetation, by Arborist Associates Limited; and
- 6 no. Copies of Aeronautical Assessment Report, by O' Dwyer & Jones Design Partnership.

#### **4.0 Summary of the Proposed Development**

4.1 The proposed development will consist of the following elements:

- Demolition of 1 no. residential property and 1 no. ancillary outbuilding;
- Proposed development of 42 no. residential dwellings, including a proposed gross external area of 5,622 sqm;
- Proposed 42 no. dwellings to comprise of 3 no. bed units, in a terraced typology;
- 21 no. two storey dwellings (Typology L);
- 21 no. two storey dwellings, plus front dormer windows and rear rooflights (Typology F);
- 84 no. in curtilage surface car parking spaces;
- Circa 3,281 sq.m. usable public open space, 23.15% of the net site area, including play equipment;
- Parkland to the south of the site;
- Private domestic gardens;
- New vehicular entrance from Stoney Hill Road;
- New internal road network, including footpath / cycleways;
- 3 no. refuse / bin stores;

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- Public lighting, landscaping and boundary treatments, and
- Engineering works and all other associated and ancillary development / works.

4.2 The development as proposed will develop a sequential residentially zoned greenfield site on the edge of Rathcoole town centre. Therefore, an appropriate underutilised site will be transformed to a new residential neighbourhood with the provision of a high quality housing and associated facilities and services.

**5.0 Conclusion**

5.1 Should you require any information relating to this planning application and proposed development, please don't hesitate to contact the undersigned.

Yours faithfully,

*Robert Keran*

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**Robert Keran, BSc Spatial Planning, BA (Law), LLB, MIPI, MPMI**

**Virtus Project Management**

5th Floor,  
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Smithfield,  
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