

Planning Department,
South Dublin County Council
County Hall,
Belgard Square,
Dublin 24

Land Use Planning & Transportation

05 OCT 2022

South Dublin County Council

1st October 2022

RE: Planning Reference: SD22A/0347

Dear Sir/Madam,

I would like to submit this observation in response to the above planning application in respect of the proposed development

The proposed development is in material contravention of the Res-N zoning and represents ad-hoc and piecemeal development, and has the potential to materially impact and enable the connectivity, permeability and integration of the Western Dublin Orbital Route.

Development would be premature pending the adoption of an Adopted and agreed Area Plan.

Traffic and Mobility

Rathcoole Main Street is still the only access in and out of the village and this road is servicing, two primary schools, a secondary school, a number of creches and all of the residential estates

Currently the traffic is winding up Stoney Lane, past the proposed development on a daily basis with cars exiting from Peyton and cars cutting across from Kilterteel road from the other side of the village and

joining this traffic to get onto the main street, down Stoney lane and onto the main street which is already gridlocked.

Local roads are already at full capacity, which is compounded by the industrial traffic driving to and from Greenogue Industrial Estate. Greenogue is expanding at a rapid pace and there are plans for another Industrial estate in Baldonnell and again the current access road is the only route in to these two industrial estates.

Urban Character and Services

The historic village of Rathcoole has a population of close to 5000 recorded in the 2016 Census already places it at the upper limits of the RPG definition of small town status. Since 2016 there has been a significant amount of recent residential development for example, the expansion of Broadfield, Rathmill Manor, Blackchurch, Aubrey Manor, Forrest Hills and Crooksling. Another residential development especially of this scale would place unnecessary strain on the already limited public transport provision in Rathcoole. The proposed development would also place strain on social and educational services.

Sewerage Upgrade

Tay Lane pumping station is already at full capacity and must be upgraded before any further residential development can be considered, there are currently several new estates in the area working off temporary 24 sewerage tanks that feed into the Tay Lane pumping station only when there is capacity for them to do so, this is not acceptable and upgrade works must be carried out.

Judicial Review

There is presently a Judicial Review going through the courts regarding 2020 application on these lands; Ref No, SHDF3ABP-307698-20. I believe this Judicial Review should follow due process and be decided upon before any subsequent application is considered. The court decision is due in 2023.

I confirm that I have submitted our payment of €20 and would be grateful if you could please acknowledge receipt.

Your sincerely,

Michael Bohand

Name Michael Bohand.

Address 3 Rathcoole PK Rathcoole

Email _____

Telephone Number [REDACTED]

Mr. Michael Boland
3 Rathcoole Park,
Rathcoole,
Co. Dublin.

Date: 07-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0347
Development: Demolition of 1 residential property and 1 ancillary outbuilding. Construction of a residential development of 42 three-bedroom dwellings in a mix of terraced and semi-detached units. The proposed will comprise of 2 typologies: typology F (21 dwellings) and typology L (21 dwellings) both 2 storey with typology F having a 2nd floor loft accommodation with front dormer windows. Total residential gross floorspace is 5622sqm. Development includes 84 in curtilage surface car parking spaces (3281sqm). Public open spaces in an eastern park and a western park (including proposed play equipment), an additional large parkland to the south of the site (11797sqm) comprising the first phase of linear park. Private domestic gardens. A new vehicular, pedestrian and cycle entrance from Stoney Hill road. An internal road network, including footpaths/cycleways. 3 refuse/bin stores, public lighting, landscaping, boundary treatments, drainage and engineering works and all other associated and ancillary development works.

Location: 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin
Applicant: Romeville Developments Limited
Application Type: Permission
Date Rec'd: 01-Sep-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Crowley

for Senior Planner