

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

Rathcoole Woodlands Supporters Submission
c/o Susan Healy
73 Coolamber Drive,
Rathcoole
County Dublin

Date 2nd October 2022

Rathcoole Woodlands Supporters Submission

With reference to:

SD22A/0347

Romeville Developments Limited

2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin

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.

We, as per attached and signed, are very concerned with a recent planning application SD22A/0347 because:


This is phase 1 of a 4 phase development on Stoney Hill Lane. If the 4 phases are developed, there is a likelihood the combined phases will adversely affect Rathcoole Woodlands. Phase 1 is the gateway development for the other 3 phases.

There is no consideration of, or determination on, the likely impacts this phase and the future phases could have on Rathcoole Woodlands, an alluvial priority annex habitat particularly on the hydrology.

We also consider that all reports would be better addressing the development of the entire landholding to ensure both good planning and good outcomes for the environment, in particular our beloved Rathcoole Woodlands.

We believe the Judicial Review, which the Four Districts Woodland Group are party to because they want to ensure the protection of Rathcoole Woodlands, should be completed before any consideration is given to further planning applications for the land concerned. The outcome of the Judicial Review could have important implications for subsequent planning applications for the entire site.

This submission is made by Susan Healy on behalf of the supporters of Rathcoole Woodlands, whose names and addresses are attached.

Signed 

Date 2/10/22

Land Use Planning & Transportation

04 OCT 2022

South Dublin County Council

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective known as Supporters of Rathcoole Woodlands.

Name:

JOHN McDAID

Address:

13 CORBALLY AVE

WESTBROOK LAWNS

SAGGART D24A375

Date:

2/10/22

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South Dublin County Council
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Name: GRAHAM PROLE

Address: 10 ELMCASTLE PARK

KINNAMANAGY

DUBLIN D24 KT24

Date: 02/10/2022

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective knows as Supporters of Rathcoole Woodlands.

Name: Breda Loane

Address: 33 Drury Mills
Saggart

Date: 2/Oct/2022

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective known as Supporters of Rathcoole Woodlands.

Name: GERARD CRAVEN

Address: 15 BROADFIELD COURT

RATHCOOLE

CO. DUBLIN

Date: 02/10/2022

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Name: JULIE PRENDERVILLE

Address: 13 Beltry Crescent,
Citywest, Dublin 24.

Date: 2/10/2022.

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Name: NEVILL GRIFFIN

Address: 70 BEECHWOOD LANE

RATHCOOLE B85 2043926

D24 N439

Date: 2/10/2022

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Name:

Rachel Ryan

Address:

16 Greenogue Drive
Rathcoole.

Date:

02 Oct 22.

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Name: Olivia O'Kelly

Address: 81 Beechwood Lane

Rathcoole

Date: 2nd Oct '22

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Name:

Alicia & Alan Zembra

Address:

Chelmsford, Celbridge
Ulster

Date:

2-9-22

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Name:

Eineach Byrne

Address:

24 Carrig Court
Citywest

Date:

2/10/22

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Name:

Conor Byrne

Address:

24 CARRIG COURT

CITYWEST

D. 24

Date:

2/10/22

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Name: Colm De Bruin

Address: 99 Forest Hills,

RATHCOOLE,

Co Dublin.

Date: 2nd October 2022.

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Name:

Robert Heary

Address:

COOLAMBER DRIVE

RATHCOOLE

COUNTY DUBLIN

Date:

2nd October 2022

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Name:

Jade Roxanne Tinkler.

Address:

Commonstown house

Commonstown lane

Rathcoole, Co. Dublin

Date:

Jade R Tinkler.

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Name:

Martin Jones

Address:

4 Beechwood Lawn
Rathcoole

Date:

2/10/22

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Name: GRANAM MANNING

Address: 46 SAGGART LODGE COURT

Date: 2/10/22

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective knows as Supporters of Rathcoole Woodlands.

Name: POVICAS STOSKOS

Address: 43 ARDREY MILLS SAGGART

Date: 02/10/22

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Name: STEPHEN + SARAH WALLACE

Address: 12 DENVILLE COURT

KILLINEY

Co. DUBLIN.

Date: _____

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Name:

DUNCAN ABBOTT

Address:

50 SLADE CASTLE WALK

SAGGAR

Date:

2/OCT. 22

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Name:

ABBA S - SADI

Address:

23 Ellasborough Drive, Kittiper Rd. D.24

Date:

~~21/10/2022~~ / 2nd / 10 / 2022.

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin

Romeville Developments Limited

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.

I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective knows as Supporters of Rathcoole Woodlands.

Name:

Debbie, Terjus & Annmaria GUARACCI

Address:

24 Colymba rd

Rathcoole

Co Dublin

Date:

02/10/22

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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Name:

IDA ABREU ALCA

Address:

2 BROWKFIELD ROAD TALLAGHT

P24KCHS

Date:

SAT OCT 2 2022

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin

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Name:

Aidan Andrew Clark

Address:

Crookshane.

Miltel Ross, Crookshane.

Rathcoole.

Date:

2/10/2022.

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective known as Supporters of Rathcoole Woodlands.

Name:

Georgia O'Mahony

Address:

18 Mill Road
SAGGART Co. DUBLIN

Date:

02/10/2022

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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Name:

Wlodek Gay

Address:

12. Woodlawn Pk. Ave.

D.24

Date:

2/10/22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

SD22A/0347

2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin

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Name: PHIL DONNELLAN

Address: 34 BELFRY MANOR

CITY WEST ROAD

D.24

Date: 2-10-22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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Name:

Anne McSpartan

Address:

10 Millrace Avenue

Saggart

Date:

02/10/22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

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Name:

Katie Saul

Address:

Apartment 3, Old School House, Saggart

Date:

October 2nd/2022

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

SD22A/0347

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Name:

Loonnie Lonway

Address:

61 Boolambee Drive

Rathcoole

Date:

2/10/2022

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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Name:

Joan - George Keane

Address:

Steelstown,

Rathcoole

Date:

2 - ~~10~~ 2022.

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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Name:

Oliver Cuffe

Address:

35 Millrace Ave

Tallaght,

Co. Dublin

Date:

02/10/22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

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Name: Nick Ayees

Address: 30 Beachwood Lanes

Rathcoole.

Date: 2/10/2022.

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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Name:

Stephen Daly

Address:

17 Adarstown Way

Adarstown Wood

C6 Dublin

Date:

2/10/22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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Name:

Stephen Griffin

Address:

6 STOCKING WOOD
GREEN, RATHCOOLE P.16 AH 80

Date:

02/00/22

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective known as Supporters of Rathcoole Woodlands.

Name:

Bord from 1 Letter

Address:

3 Rathcoole Drive

Wex

Date:

20 Oct 2022

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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Name:

Michael Perry

Address:

62 Starks Castle Ave

Saggart

Co. Dublin

Date:

2th / 10 / 2022

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

With respect to:

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Name:

Margaret Tully

Address:

80 Shark Castle

Ave Saggart Co. Dub

Date:

2-10-2022

The Planning Dept.

South Dublin County Council

County Hall, Tallaght,

County Dublin,

Ireland.

With respect to:

SD22A/0347

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I, a supporter of Rathcoole Woodlands, endorse this submission made on by behalf, as a member of a collective knows as Supporters of Rathcoole Woodlands.

Name:

Niam Phelan

Address:

20 EATON TERRACE

RATHCOOLE

Date:

02/10/22



Rathcoole Woodlands Supporters
c/o Susan Healy
73 Coolamber Drive,
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,