



Rathcoole Community Council CLG

Rathcoole Community Centre
Main Street, Rathcoole
Co. Dublin

January 16, 2023

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

REF. SD22A/0457

Applicant: Cape Wrath Hotel Unlimited

Location: Citywest Hotel & Convention Centre, Saggart, Co. Dublin

Development: The development will consist of a cemetery including: 8,047 No. traditional burial plots; Columbarium walls; 1 single storey reception building (214.7m² Gross Floor Area (GFA)) comprising a reception, 1 office, 1 reception store, WC, kitchenette with photovoltaic (PV) solar panels at roof level; and the provision of an ancillary maintenance shed, bin and battery storage structures; The development includes a new vehicular access road from Garters Lane to the N7 /M7 Naas Road, with 2 vehicular access points serving the proposed cemetery; 110 car parking spaces (25 spaces to the east of the reception building and 85 within overflow car park areas to the south of the development); 8 bicycle parking stands; and all associated hard and soft landscape and boundary treatment works including the reshaping of an existing lake and provision of a footbridge; provision of SUDS measures, associated lighting, associated signage, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground.



Dear Sir/Madam,

On behalf of the Rathcoole Community Council, which is a local resident's elected body for Rathcoole Town, we wish to lodge the following 3rd party observations in relation to the proposed development and information supplied as part of submission.

1. We are concerned with the loss of a major portion of our neighbourhood's designated green leisure space on the old City West hotel golf course because of this development. This proposal with its 500 person reception centre, 110 car park spaces, access roads, and overall scale of burial area is a major project of county wide significance ,and therefore does not align with the current Saggart local area plan area ,or the 2022-2028 County Development plan.
2. We are concerned that a significant amount of addition traffic congestion will result on the Saggart/Rathcoole access roads from locating a cemetery close to Saggart/ Fortunestown Lane junction. If normal burial criteria apply to the proposed plots and columbarium it would seem that the proposed cemetery could cater for up to 25,000 funerals resulting in a significant number of daily funeral processions, and associated vehicular traffic, imposing a huge burden on existing road infrastructure.
3. While we agree that additional cemetery space will be required in time for west Dublin and what is being proposed retains much of the green infrastructure of the current golf course, there is no rationale provided as to why the amount of 8047 plots was selected. Also there is no justification for not using a portion of the golf course beside the existing Saggart cemetery or why even a City West hotel location would be most suitable for a major cemetery site in the west of the county. There is already a cemetery capable of expansion in use in Newcastle, and alternative high aviation ground risk locations lands nearby, close to Casement runways, that could be reached from Junction 2 on the N7, which would be more appropriate cemetery location ,similar to Dardistown Cemetery at Dublin airport.
4. The application does not indicate what will become of the remaining portion of the golf course but given the access road design proposed and restrictions of the new proposed Cemetery, it severely limits what other leisure pursuits could occupy the remaining lands. We believe that in the interest of good urban planning and transparency that intentions about development of the full golf course lands and how it will integrate into the overall



new Saggart local area plan should be documented and agreed prior to granting change of use on any further individual portions of the lands.

5. In summary we believe this application is premature and that the new Saggart local area plan needs to be put in place prior to any additional applications with regard to the City West Hotel lands.

Regards,

Alan Fairman C. Eng.

RATHCOOLE COMMUNITY COUNCIL