

TECHNICAL NOTE



E1995, Stoney Hill Road, Rathcoole RFI Response – Item 11

Re: Housing Development at Stoney Hill Road, Rathcoole – Romeville Developments Ltd.

1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by Romeville Developments Ltd to complete a response to a Request for Further information (RFI) Item 11, received from South Dublin County Council on the 1st November 2022 (Planning reference SD22A/0347).

This technical note should be read in conjunction with the overall RFI response.

2 RFI RESPONSE

Item 11. EIA Screening

The applicant is requested to provide a supplementary note to the Environmental Impact Assessment Screening Report, which should show due consideration of the potential for a hydrological connection through or from the application site to the Rathcoole Woodlands. Additionally, the applicant should show, insofar as is possible, that the proposed development and strategy for serving that development, would not impact on the wider development of the 'RES-N' lands in such a way as to compromise environmentally sensitive receptors in the area.

- ***Potential for a hydrological connection through or from the application site to the Rathcoole Woodlands***

The Site is located within the Liffey and Dublin Bay Catchment [Catchment_ID: 09] and the Liffey_SC_090 subcatchment [Subcatchment_ID: 09_15] [10]

As per EPA Maps, the closest hydrological feature is the Crockshane Stream (Segment Code: 09_435, which is part of the Camac_020 WFD sub-catchment), which is located ca. 280m east of the Site at its closest point. The Crockshane River flows in a northerly easterly direction and drains into the Camac River. The Camac flows in a northerly directly into the River Liffey ca. 13km downstream. The River Liffey discharges into Dublin Bay.

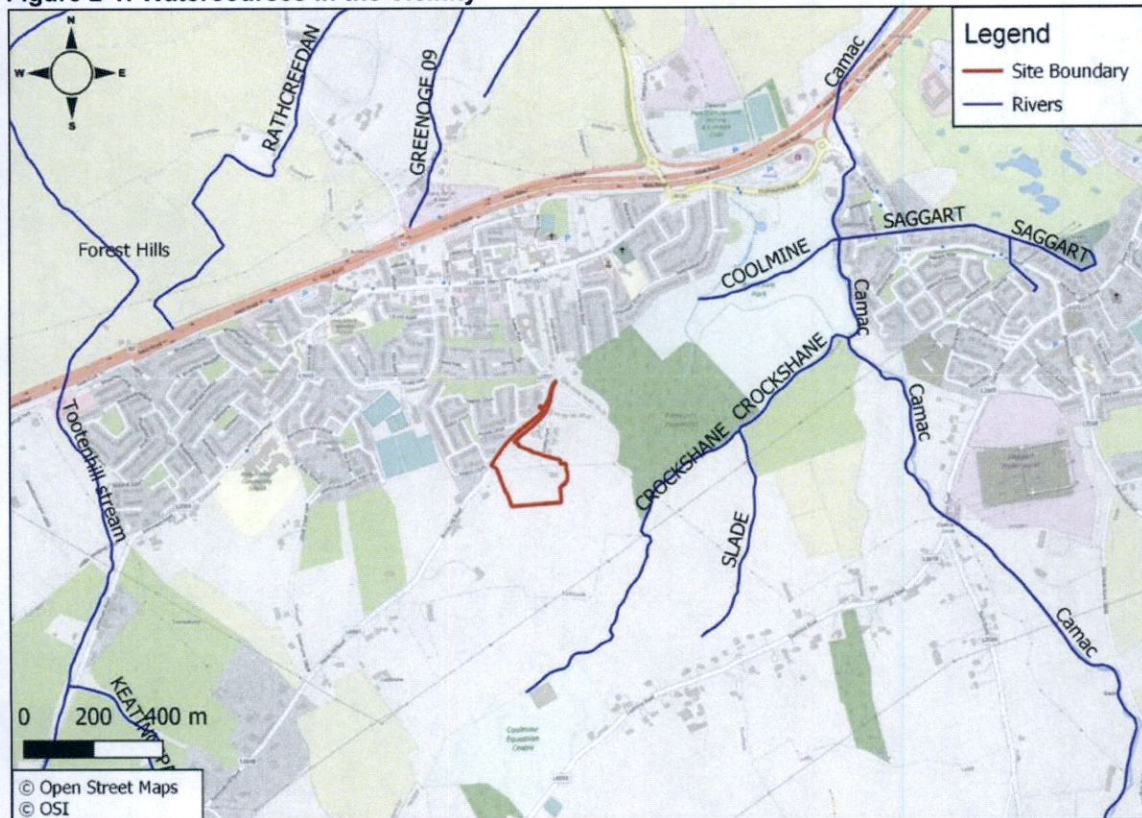
MOR would like to clarify that the Site is not in close proximity to watercourse and does not drain to it. Furthermore, as outlined in the Sustainable Urban Drainage Hydrogeological Assessment, prepared by Enviroguide Consultant as part of this planning application, there is a catchment divide between the Site and the Crockshane Stream and is therefore not considered to be hydrologically connected with the Site.

MOR would like to clarify that no hydrological connection through or from the application site to the Rathcoole woods was identified. It is not proposed to traverse the area of the Rathcoole woodland as part of the construction or operational phase of the Proposed development.

In addition, as outlined in the Sustainable Urban Drainage Hydrogeological Assessment, prepared by Enviroguide Consultant, it was concluded that the drainage channels identified within Rathcoole Woodland flow to the east and ultimately discharge to the Camac sub-basin and not the Liffey sub-basin and therefore is within a difference sub-basin or catchment than the Site.

Given the absence of any impact pathways, it is considered that the Proposed Development will not have any hydrological connection with the Rathcoole Woodland. Refer to Figure 2-1 below.

Figure 2-1: Watercourses in the Vicinity



- **RES-N' lands**

The future development is zoned within RU and RES-N lands within the County Development Plan [1] and is surrounded by lands with the same objectives. These lands are zoned as “to protect and improve rural amenity” to the south of the Site and “to provide for the development of agriculture and to provide for new residential communities in accordance with approved area plans” in the southern portion of the Site.

The Proposed Development will not have a negative impact on surrounding lands, as the Proposed Development will be carried out in line with relevant best practice and legislation.

The use of natural resources for the Proposed Development is deemed to be modest, and therefore will not have a significant effect on resources for further development of agriculture and residential communities in the area. The potential increase in population associated with the Proposed Development may assist with new residential communities. The Proposed Development will not negatively impact surrounding lands zoned to protect and improve rural amenity.

Yours sincerely,

for Malone O'Regan

K. Broderick

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