An Rannóg Talamhúsáide, Pleanáta agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Comhairles Atha ellath me ConSouth Dublin County Council Atha Cliath Theas South Dublin County Council

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

Date: 26-Jul-2023

Dear Sir/Madam.

in a mix of terraced and semi-detached units. The proposed will conf 2 typologies: typology F (21 dwellings) and typology L (21 dw both 2 storey with typology F having a 2nd floor loft accommodate front dormer windows. Total residential gross floorspace is 5622s Development includes 84 in curtilage surface car parking spaces (3281sqm). Public open spaces in an eastern park and a western p (including proposed play equipment), an additional large parkland south of the site (11797sqm) comprising the first phase of linear p Private domestic gardens. A new vehicular, pedestrian and cycle of from Stoney Hill road. An internal road network, including footpaths/cycleways. 3 refuse/bin stores, public lighting, landscap boundary treatments, drainage and engineering works and all other associated and ancillary development works.	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
Location: Applicant: App. Type: Date Rec'd:	associated and ancillary development works. 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin Romeville Developments Limited Permission 28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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Yours faithfully,

<u>M. Growley</u> for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department		Comhairle Contae Átha Cliath The Sounty Council Átha Cliath Theas
Telephone: 01 4149000 Fax: 01	4149104 Email: <u>planningdept@sdublincoco.ie</u>	South Dublin County Council
Peyton Residen c/o B.O'Neill Stoney Lane 47 Peyton Close Rathcoole Dublin D24 N934		Date: 26-Jul-2023
Dear Sir/Madam	,	
Register Ref. N Development:	 SD22A/0347 Demolition of 1 residential property and Construction of a residential development in a mix of terraced and semi-detached up of 2 typologies: typology F (21 dwellings both 2 storey with typology F having a 22 front dormer windows. Total residential g Development includes 84 in curtilage sur (3281 sqm). Public open spaces in an east (including proposed play equipment), an south of the site (11797sqm) comprising Private domestic gardens. A new vehicul from Stoney Hill road. An internal road r footpaths/cycleways. 3 refuse/bin stores, boundary treatments, drainage and engin associated and ancillary development wor 	nt of 42 three-bedroom dwellings inits. The proposed will comprise s) and typology L (21 dwellings) nd floor loft accommodation with gross floorspace is 5622sqm. rface car parking spaces tern park and a western park additional large parkland to the the first phase of linear park. lar, pedestrian and cycle entrance network, including public lighting, landscaping, heering works and all other orks.

	associated and anomaly development works.
Location:	2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin
Applicant:	Romeville Developments Limited
App. Type:	Permission
Date Rec'd:	28-Jun-2023

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South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

Fón - Tel: +353 1 414 9000 Rphost - Email: info@sdublincoco.ie Idirlíon - Web: athcliaththeas.ie - sdcc.ie deisighdoshráid.ie - fixyourstreet.ie Council's decision *within 4 weeks* beginning on (and including) the date of the Council's decision. Interested parties are advised to consult An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

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M. Crowley for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.je

Comhairie Contae Átha Cliath The Cor**South Bublin County Council** Átha Cliath Theas South Dublin County Council

Ann Ha	rnetto O'Connor & John O'Connor
18 Rath	coole Park
Rathcoo	le
Co. Dub	lin

Date: 26-Jul-2023

Dear Sir/Madam,

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Location: Applicant: App. Type: Date Rec'd:	 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin Romeville Developments Limited Permission 28-Jun-2023

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M. Crowley for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: <u>planningdept@sdublincoco.ie</u>

Comhairle Contac Atha Clieth The Cor**South Dublic County Council** Atha Clieth Theas South Dublin County Council

Mr. Michael Kelly
Parkview House
Rathcoole Park
Rathcoole
Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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 can 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. 2.9 bectare site. Fast of Stoney Hill Road. Rathcoole. Dublin	
Location:	2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin	
Applicant:	Romeville Developments Limited	
Арр. Туре:	Permission	
Date Rec'd:	28-Jun-2023	

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M. Growley for Senior Planner

An	Rannóg	Falam búsá	ide, Pl	eanála ag	us Iompair	
Lai	id Use, P	lanning &	Trans	portation	Department	

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Comhaide Geot Atha Cale CorSoutheDublin County Council Atha_Cliath Theas South Dublin County Council

Mr. Graham Cullen 14 Rathcoole Park Rathcoole Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

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An Rannóg Talamhúsáide, Pleanála agus Iompair Comhairle Conta Atha Allath Me Land Use, Planning & Transportation Department ConSouth Dublin County Council Atha Cliath Theas Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie South Dublin County Council

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

> > Date: 26-Jul-2023

Dear Sir/Madam,

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Applicant:	Romeville Developments Limited
App. Type:	Permission
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An Rannóg Talamhús	sáide, Pleanála agus Iompair	Comhairle Contag
	2 Transportation Department	Atha
Canu Ose, i failing o	t Transportation Department	ConSoutheDublia County Council
	and the second se	Atha Cliath Theas
Telephone: 01 4149000	Fax: 01 4149104 Email: <u>planningdept@sdublincoco.ie</u>	South Dublin County Council

Mr. Ciaran McMullan 6 Rathcoole Park. Rathcoole. Co. Dublin.

Date: 26-Jul-2023

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Comhairle Co An Rannóg Talamhúsáide, Pteanála agus Iompair Atha chath hea Land Use, Planning & Transportation Department Co: South Dublin County Council Átha Cliath Theas Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie South Dublin County Council Mr. Tom Heffernan **1 Rathcoole Park** Rathcoole Co. Dublin. Date: 26-Jul-2023 Dear Sir/Madam, SD22A/0347 **Register Ref. No: Development:** Demolition of 1 residential property and 1 ancillary outbuilding. Construction of a residential development of 42 three-bedroom dwellings

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South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

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M. Crowley for Senior Planner

An	Rannóg	Talamhúsá	iide, Pl	eanála ag	us Iompair	
Eai	nd Use, l	Planning &	Trans	portation	Department	t

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie



Mr. Matt Louergan 21A Rathcoole Park Rathcoole Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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M. Growley for Senior Planner

An Rannóg Talamhúsáíde, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Ms. Frances McCarthy 19 Rathcoole Park Rathcoole Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	 SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, D24YNN5

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

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M. Crowley for Senior Planner

An Rannóg Talamhúsáide , Pleaná la ag us Iompair	
Land Use, Planning & Transportation Departmen	t

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie



Mr. Brian Keegan **5 Rathcoole Park** Rathcoole Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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: Applicant: App. Type: Date Rec'd:	 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin Romeville Developments Limited Permission 28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

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M. Growley for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Comhaide Athe Clath Nee CorSouth Dublin County Council Atha Cliath Theas South Dublin County Council

Mr. Michael Blake **16 Rathcoole Park** Rathcoole **Co. Dublin**

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

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M. Growley for Senior Planner

An Rannóg Talamhúsáíde, Pleanála agus Iompair Comhairle Atha Atha Land Use, Planning & Transportation Department ConSouth Bublis County Council Átha Cliath Theas Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie South Dublin County Council Mr. Tomás Malone 7 Rathcoole Park, Rathcoole. Co. Dublin.

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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.
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Applicant:	Romeville Developments Limited
App. Type:	Permission
Date Rec'd:	28-Jun-2023

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M. Growley for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Comhairle Atha Cliath Mea CorSouth Dublin County Council Atha Cliath Theas South Dublin County Council

Ms. Mary O'Shea 20 Rathcoole Park Rathcoole Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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: Applicant: App. Type: Date Rec'd:	 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin Romeville Developments Limited Permission 28-Jun-2023

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Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhiacht, Baile Átha Cliath 24, D24YNN5

South Dublin County Council, | County Hall, Tallaght, Dublin 24, D24YNN5

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Yours faithfully,

<u>M. Crowley</u> for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Comhairle Cool Atha Chath She Land Use, Planning & Transportation Department CorSouth-Dublin County Council Atha_Cliath Theas Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie South Dublin County Council **Ms. Kitty Drummond** 2 Rathcoole Park, Rathcoole. Co. Dublin. Date: 26-Jul-2023 Dear Sir/Madam, SD22A/0347 **Register Ref. No: 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. 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin Location: **Romeville Developments Limited Applicant:** App. Type: Permission Date Rec'd: 28-Jun-2023

> I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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M. <u>Growley</u> for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie



Four Districts Woodland Habitat Group c/o Deirdre Tierney, Chairperson 47 Coolamber Drive Rathcoole Co. Dublin.

Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of \notin 9.00 in respect of each entry. Alternatively, the information can be accessed on-line at <u>www.sdublincoco.ie</u> by selecting *"Planning Applications"* and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

It should be noted that any person who made a submission within 5 weeks of the date of receipt of the application by the Planning Authority and which was accompanied by the appropriate fee of $\notin 20.00$ may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision *within 4 weeks* beginning on (and including) the date of the Council's decision.

In cases where the Planning Authority is notified of an appeal having been lodged, this information is published on a weekly basis on the Council's website <u>www.sdublincoco.ie</u>, under the heading *"Weekly Lists"*.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1 (Tel. 8588100 – LoCall: 1890 275 175).

Any appeal made to An Bord Pleanala will be invalid unless it is fully complete and the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is $\in 1,500$; unauthorised commercial development is $\in 4,500$; other unauthorised development $\in 660$; any other appeal is $\in 220$.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of \in 50 and must be received within four weeks from and including the date of the receipt of the appeal by An Bord Pleanala.

M. Crowley for Senior Planner

An Rannóg Talamhúsáide, Pleanála agus Iompair Comhairie Go Atha Call Land Use, Planning & Transportation Department ConSouth Dublin County Council Áŧha Cliath Theas Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie South Dublin County Council

> **Ms. Roseleen Pemrose 15 Rathcoole Park** Rathcoole Co. Dublin

> > Date: 26-Jul-2023

Dear Sir/Madam,

Register Ref. No: Development:	SD22A/0347 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
App. Type:	Permission
Date Rec'd:	28-Jun-2023

I wish to inform you that by Order dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. - 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively, the information can be accessed on-line at www.sdublincoco.ie by selecting "Planning Applications" and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

It should be noted that any person who made a submission within 5 weeks of the date of receipt of the application by the Planning Authority and which was accompanied by the appropriate fee of €20.00 may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within 4 weeks beginning on (and including) the date of the Council's decision.

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

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In cases where the Planning Authority is notified of an appeal having been lodged, this information is published on a weekly basis on the Council's website <u>www.sdublincoco.ie</u>, under the heading *"Weekly Lists"*.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1 (Tel. 8588100 – LoCall: 1890 275 175).

Any appeal made to An Bord Pleanala will be invalid unless it is fully complete and the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is $\in 1,500$; unauthorised commercial development is $\in 4,500$; other unauthorised development $\in 660$; any other appeal is $\in 220$.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of \in 50 and must be received within four weeks from and including the date of the receipt of the appeal by An Bord Pleanala.

M. Crowley for Senior Planner

Comhairle Contae Átha Cliath Theas South Dublin County Council

Cllr T Gilligan South Dublin County Council County Hall Tallaght Dublin 24

Date: 26-Jul-2023

Dear Sir/Madam,

Register Reference:	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
App. Type :	Permission
Date Rec'd :	28-Jun-2023

I wish to inform you that by Order No. 0854 dated 25-Jul-2023 it was decided to REFUSE **PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000 (as amended).

This Register may be inspected during office hours 9.00 a.m. - 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively, the information can be accessed on-line at www.sdublincoco.ie by selecting "Planning Applications" and conducting a search using available information such as the Planning Application Number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, D24YNN5

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24YNN5

Fón - Tel: +353 1 414 9000 Rphost - Email: info@sdublincoco.ie Idirlíon - Web: athcliaththeas.ie - sdcc.ie deisighdoshráid.ie - fixyourstreet.ie It should be noted that any person who made a submission within 5 weeks of the date of receipt of the application by the Planning Authority and which was accompanied by the appropriate fee of \notin 20.00, may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision *within 4 weeks* beginning on the date of the Council's decision. Interested parties are advised to consult An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1 (Tel. 8588100 – LoCall: 1890 275175).

Any appeal made to An Bord Pleanála will be invalid unless it is fully complete and the correct fee is received by An Bord Pleanála within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is $\in 1,500$; unauthorised commercial development is $\in 4,500$; other unauthorised development $\in 660$; any other appeal is $\notin 220$.

Submissions or observations made to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of \in 50 and must be received within four weeks from the receipt of the appeal by An Bord Pleanála.

Yours faithfully,

<u>M. Growley</u> for Senior Planner