

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

**Date:** 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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 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.

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

**Peyton Residents Association**  
c/o B.O'Neill  
Stoney Lane  
47 Peyton Close,  
Rathcoole  
Dublin  
D24 N934

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

**Ann Harnetto O'Connor & John O'Connor**  
18 Rathcoole Park  
Rathcoole  
Co. Dublin

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*M. Crowley*  
**for Senior Planner**

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

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*M. Crowley*  
**for Senior Planner**



Mr. Graham Cullen  
14 Rathcoole Park  
Rathcoole  
Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

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*M. Crowley*  
**for Senior Planner**

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

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*M. Crowley*  
**for Senior Planner**

Mr. Ciaran McMullan  
6 Rathcoole Park,  
Rathcoole,  
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**for Senior Planner**

Mr. Tom Heffernan  
1 Rathcoole Park  
Rathcoole  
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*M. Crowley*  
**for Senior Planner**



Mr. Matt Louergan  
21A Rathcoole Park  
Rathcoole  
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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

Ms. Frances McCarthy  
19 Rathcoole Park  
Rathcoole  
Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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 dated 25-Jul-2023 it was decided to **REFUSE PERMISSION** for the above proposal.

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

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

**Date:** 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

Mr. Michael Blake  
16 Rathcoole Park  
Rathcoole  
Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**



Mr. Tomás Malone  
7 Rathcoole Park,  
Rathcoole,  
Co. Dublin.

Date: 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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  
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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

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

Date: 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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  
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**App. Type:** Permission  
**Date Rec'd:** 28-Jun-2023

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

Ms. Kitty Drummond  
2 Rathcoole Park,  
Rathcoole,  
Co. Dublin.

Date: 26-Jul-2023

Dear Sir/Madam,

**Register Ref. No:** 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

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Yours faithfully,

*M. Crowley*  
**for Senior Planner**

**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:** SD22A/0347  
**Development:** Demolition of 1 residential property and 1 ancillary outbuilding.  
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**Location:** 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin  
**Applicant:** Romeville Developments Limited  
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Yours faithfully,

*M. Crowley*  
**for Senior Planner**



Ms. Roseleen Pemrose  
15 Rathcoole Park  
Rathcoole  
Co. Dublin

Date: 26-Jul-2023

Dear Sir/Madam,

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**Development:** Demolition of 1 residential property and 1 ancillary outbuilding.  
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**Applicant:** Romeville Developments Limited  
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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 €50 and must be received within four weeks from and including the date of the receipt of the appeal by An Bord Pleanala.

Yours faithfully,

*M. Cronley*  
**for Senior Planner**

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

**Date:** 26-Jul-2023

Dear Sir/Madam,

<b>Register Reference:</b>	SD22A/0347
<b>Development:</b>	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.
<b>Location:</b>	2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin
<b>Applicant:</b>	Romeville Developments Limited
<b>App. Type :</b>	Permission
<b>Date Rec'd :</b>	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](http://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 Pleanála 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 Pleanála 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 €1,500; unauthorised commercial development is €4,500; other unauthorised development €660; any other appeal is €220.

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Yours faithfully,

*M. Crowley*  
for **Senior Planner**