SDCC Rathcoole Housing Development

Environmental Impact Assessment Report (EIAR)
Volume 02 - Appendices
Appendix 1-2 Statutory Consultation Responses

South Dublin County Council (SDCC)

October 2026

Quality information

Prepared by	Checked by	Verified by	Approved by
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Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	28/08/2026	Draft	Y	RO'C	Project Director
1	07/10/2026	Final	Y	RO'C	Project Director

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Appendix 1-2 Statutory Consultation Responses

Table 1: Consultation Responses – Summary Tracker

Consultee and Contact Details	Date Consulted	Response Date	Nature of Response	Applicant Response (and how the Consultee's comments have been addressed in the EIAR)
Irish Aviation Authority info@iaa.ie ansdinfo@iaa.ie	26/03/2026	N/A	N/A	N/A
An Taisce - The National Trust for Ireland advocacyqueries@antaisce.org info@antaisce.org	26/03/2026	N/A	N/A	N/A
Environmental Protection Agency (EPA) info@epa.ie	26/03/2026	N/A	N/A	N/A
Geological Survey of Ireland (GSI) GSIPlanning@gsi.ie	26/03/2026	06/05/2025	The consultee encouraged the use of and reference to their datasets where relevant, for which they provided a list. They also noted that they would appreciate being provided a copy of reports detailing any site investigation carried out, should development go ahead, to add this into GSI's national database of site investigation boreholes.	GSI datasets were used in preparation of the EIAR where relevant.
Health and Safety Authority (HSA) contactus@hsa.ie consultation@hsa.ie LandUsePlanning@hsa.ie	26/03/2026	N/A	N/A	N/A
Health Service Executive (HSE) consumeraffairs.hsedne@hse.ie	26/03/2026	30/03/2026	The consultee acknowledged receipt of the consultation letter and forwarded it to the relevant department. No further comment was received.	N/A
Uisce Éireann (formerly Irish Water) planning@water.ie	26/03/2026	15/06/2026	The consultee denoted aspects of water and wastewater services that should be addressed in the scope of the EIAR and in the planning proposals, including Tay Lane Pumping Station, which is currently operating at capacity and will require upgrade projects	The water and wastewater matters raised by Uisce Éireann have been considered in the EIAR. Following the scoping consultation, Uisce Éireann issued a

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			to support future development growth in the Rathcoole area. UE requested that the location of all existing UE infrastructure within the site and the adjoining wider site area is clearly identified in all associated engineering and site layout drawings. UE also requires that the engineering and site layout drawings demonstrate the required separation distances to public water services infrastructure can be achieved, in accordance with UE Standards, Codes and Practices.	project-specific Confirmation of Feasibility in August 2026, confirming that a water connection is feasible without infrastructure upgrades to the public water network and that a wastewater connection is feasible subject to specified network upgrades and conditions. The updated position has been considered in Chapter 16: Material Assets (Utilities).
Minister for Environment, Climate and Communications planningadvisory@decc.gov.ie customer.service@decc.gov.ie	26/03/2026	N/A	N/A	N/A
Minister for Culture, Heritage and the Gaeltacht ministers.office@tcagsm.gov.ie diary@tcagsm.gov.ie	26/03/2026	N/A	N/A	N/A
Minister for Housing, Planning and Local Government minister@housing.gov.ie ministerofstate@housing.gov.ie qcsofficer@housing.gov.ie	26/03/2026	N/A	N/A	N/A
Office of Public Works (OPW) info@opw.ie	26/03/2026	N/A	N/A	N/A
The Heritage Council mail@heritagecouncil.ie	26/03/2026	N/A	N/A	N/A
Transport Infrastructure Ireland (TII) landuseplanning@tii.ie aie@tii.ie	26/03/2026	11/05/2026	The consultee recommended that a Traffic and Transport Assessment (TTA) is carried out in accordance with relevant guidelines, including TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045), subject to meeting the appropriate thresholds and criteria. The TTA would note traffic volumes and traffic routes to/from the Site, with reference to the impacts on the national road network and junctions of lower category roads with national roads. The	The Material Assets (Traffic) chapter includes a traffic and transport assessment, and has considered the relevant guidelines.

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			designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required. TII advises that consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.	
Department of Transport info@transport.gov.ie	26/03/2026	13/05/2026	The Department of Transport notes that the inclusion of Active Travel infrastructure is welcome in the Proposed Development's design. In addition to this, the provision of safe, secure bicycle parking is critical, and therefore it is important that the proposed design includes secure bike parking spaces for future residents.	Secure bicycle parking has been included in the design.
Bord Gais Energy helpme@bordgais.ie	26/03/2026	N/A	N/A	N/A
ESB networks esbnetworks@esb.ie	26/03/2026	N/A	N/A	N/A
Eir Grid Plc info@eirgrid.com	26/03/2026	N/A	N/A	N/A
Failte Ireland – The National Tourism Development Authority communications@failteireland.ie planning.applications@failteireland.ie	26/03/2026	07/04/2026	The consultee acknowledged receipt of the consultation letter, but no comment was provided.	N/A
An Comhairle Ealaion – The Arts Council of Ireland reception@artscouncil.ie	27/03/2026	N/A	N/A	N/A
Department of Agriculture, Food and Marine info@agriculture.gov.ie Environmental_Co-ordination@agriculture.gov.ie	26/03/2026	N/A	N/A	N/A
National Transport Authority aie@nationaltransport.ie	26/03/2026	N/A	N/A	N/A
Sustainable Energy Authority of Ireland (SEAI)	26/03/2026	N/A	N/A	N/A

Consultee and Contact Details	Date Consulted	Response Date	Nature of Response	Applicant Response (and how the Consultee's comments have been addressed in the EIAR)
info@seai.ie				
Badger Watch Ireland bernadettembarrett@gmail.com	26/03/2026	N/A	N/A	N/A
BirdWatch Ireland info@birdwatchireland.ie	26/03/2026	N/A	N/A	N/A
Bat Conservation Ireland info@batconservationireland.org	26/03/2026	N/A	N/A	N/A
Butterfly Conservation Ireland conservation.butterfly@gmail.com	26/03/2026	14/04/2026	The consultee's response focused on the importance of the species and habitats onsite and in the wider surrounding area, three of which are listed on Annex I of the E. U. Habitats Directive. BCI suggest that SDCC designate a nature reserve under Section 15 of the Wildlife Act 1976, which they recommend as a suitable action in alignment with SDCC's Biodiversity Action Plan 2026-2031.	The design has been adapted to reduce encroachment on Annex I habitats, and includes a detailed Landscape Mitigation Plan.
Irish Wildlife Trust info@iwt.ie	26/03/2026	N/A	N/A	N/A
Inland Fisheries Ireland info@fisheriesireland.ie	26/03/2026	03/04/2026	Inland Fisheries Ireland (IFI) recommends that a full-time, suitably experienced, and qualified ecological clerk of works is appointed prior to the commencement of construction, to ensure the implementation and compliance with all agreed measures to protect the environment. IFI indicates that the presence of water bodies within the site boundary poses a significant risk to the receiving aquatic environment, with the importance of appropriate construction environmental management procedures and practical mitigation measures being implemented.	The Water chapter and the Outline Construction Environmental Management Plan have considered the issues identified.
Department of Housing, Local Government and Heritage Development Applications Unit/National Parks and Wildlife Service (NPWS) manager.dau@npws.gov.ie manager.dau@housing.gov.ie	26/03/2026	20/05/2026	The Department advises that an Archaeological Impact Assessment is scoped into the proposed EIA process, and should be carried out by a suitably qualified Consultant Archaeologist. They recommend that the methodology should incorporate desk-based research, site inspections, and consultation with the public and relevant stakeholders.	During preparation of the Archaeology and Cultural Heritage chapter, recommendations from the consultee were considered, and implemented where practical.

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Eastern & Midlands Regional Assembly info@emra.ie	26/03/2026	N/A	N/A	N/A
AirNav Ireland info@airnav.ie	26/03/2026	N/A	N/A	N/A
Dublin Bus communications@dublinbus.ie	26/03/2026	N/A	N/A	N/A
Iarnród Eireann oireachtasliaison@irishrail.ie	26/03/2026	N/A	N/A	N/A
National Monuments / Architecture nationalmonuments@housing.gov.ie	26/03/2026	N/A	N/A	N/A
Gas Networks Ireland networksinfo@gasnetworks.ie dig@gasnetworks.ie	26/03/2026	N/A	N/A	N/A
Met Éireann enquiries@met.ie	26/03/2026	N/A	N/A	N/A
Commission for Regulation of Utilities (CRU) info@cru.ie	26/03/2026	N/A	N/A	N/A
Department of Defence info@defence.ie	01/04/2026	N/A	N/A	N/A