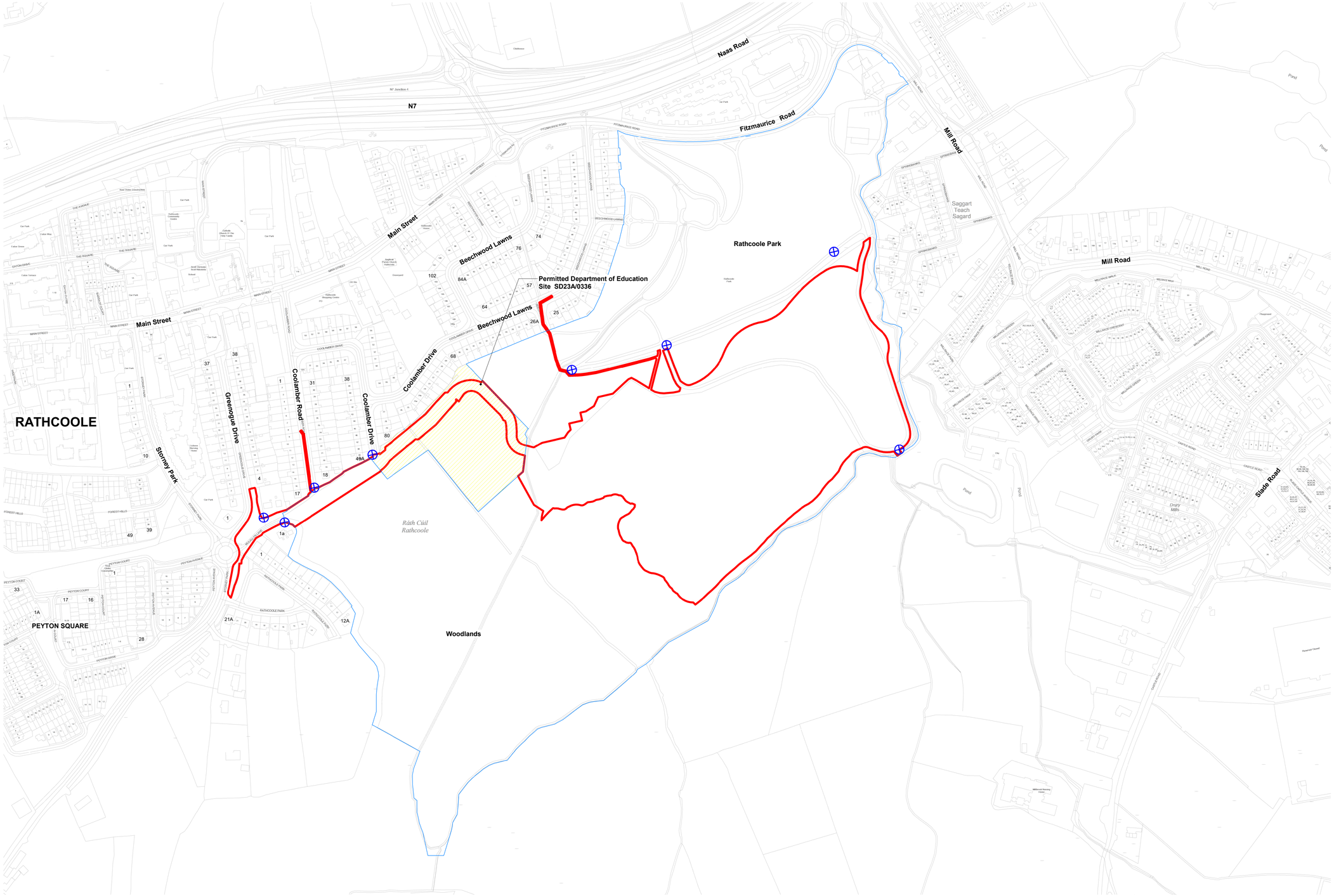


Site Location Map

1 : 2500

PLANNING

0 50m 100m 150m 200m 250m

1:2500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

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South Dublin County Council

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Legends

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

OSi Sheet Reference Number(s):
3388-D, 3388-18, 3388-19, 3388-24, 3388-25

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Application Site Boundary
Site notice Location
SDCC Owned Lands

N

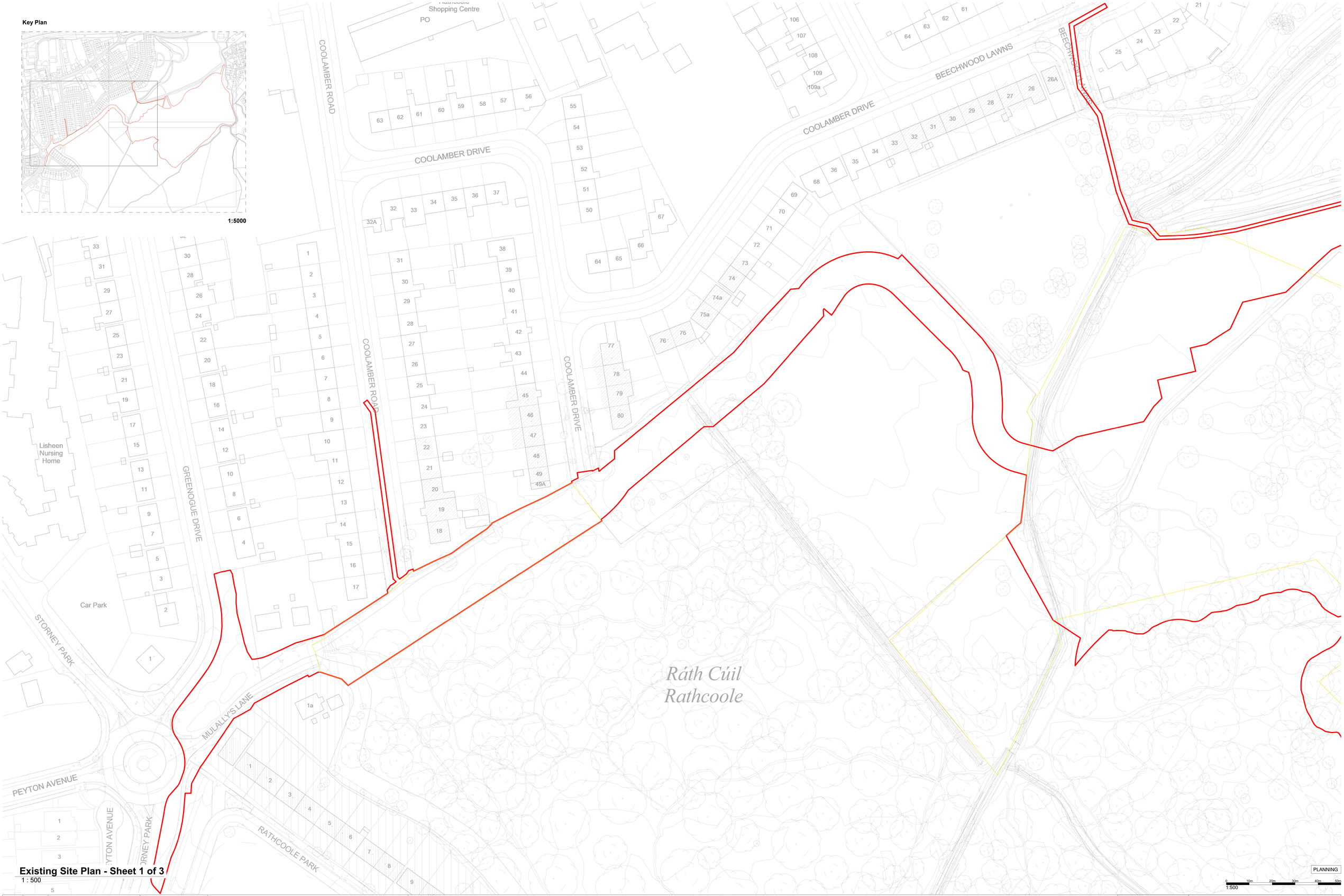
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00 353 (0)1 531 4889
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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Site Location Map
Date:	08/10/2026
Scale:	1 : 2500 @ A1
Drawn By:	KJ, MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 081000

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Key Plan

1:5000



Existing Site Plan - Sheet 1 of 3

1 : 500

PLANNING

0 10m 20m 30m 40m 50m

1:500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legend

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3388-D, 3388-18, 3388-19, 3388-24, 3388-25

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Application Site Boundary

Res-N zoned lands

Sheet view

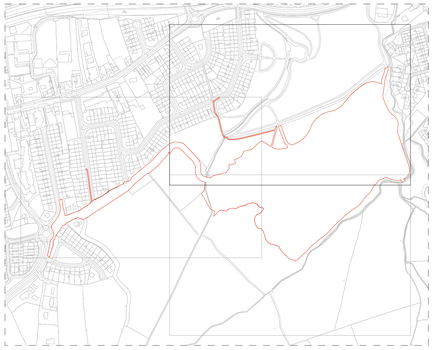
N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Existing Site Plan - Sheet 1 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	KJ, MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 081001

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Key Plan



1:5000

Existing Site Plan - Sheet 2 of 3

1 : 500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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OSi Sheet Reference Number(s):
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Application Site Boundary

Res-N zoned lands

Sheet view

N

PLANNING

0 10m 20m 30m 40m 50m
1:500

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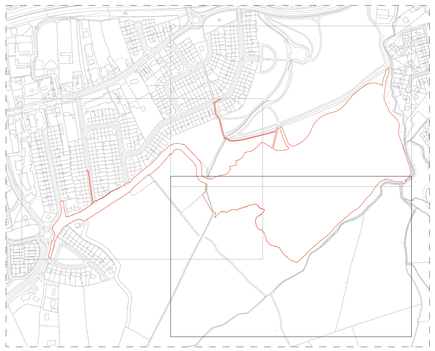
Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Existing Site Plan - Sheet 2 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	KJ, MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 081002

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Existing Site Plan - Sheet 3 of 3

1 : 500

Key Plan



1:5000

PLANNING

0 10m 20m 30m 40m 50m

1:500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Projection / Spatial Reference:
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OSi Sheet Reference Number(s):
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Application Site Boundary

Res-N zoned lands

Sheet view

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Existing Site Plan - Sheet 3 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	KJ, MK Checked By: RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 081003

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Key Plan



1:5000

Proposed Masterplan - Ground Floor Sheet 2 of 3

1 : 500

Permitted Department of Education Site SD23A/0336

Rathcoole Park

BEECHWOOD LAWNS

SPRINGF

PLANNING

0 10m 20m 30m 40m 50m

1:500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

N

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www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Ground Floor Sheet 2 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 101101

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Proposed Masterplan - Ground Floor Sheet 3 of 3

1 : 500

Key Plan



1:5000

PLANNING

1:500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

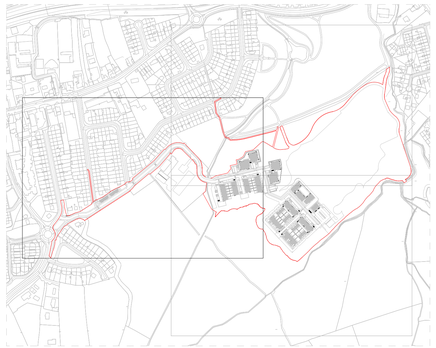
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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Ground Floor Sheet 3 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 101102

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Key Plan



1:5000

Permitted Department of Education Site SD23A/0336

Ráth Cúil
Rathcoole

Proposed Masterplan - Roof Plan Sheet 1 of 3

1 : 500

PLANNING

1:500

Revision	Date	Description
P00	06/10/2026	Issued For Planning

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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

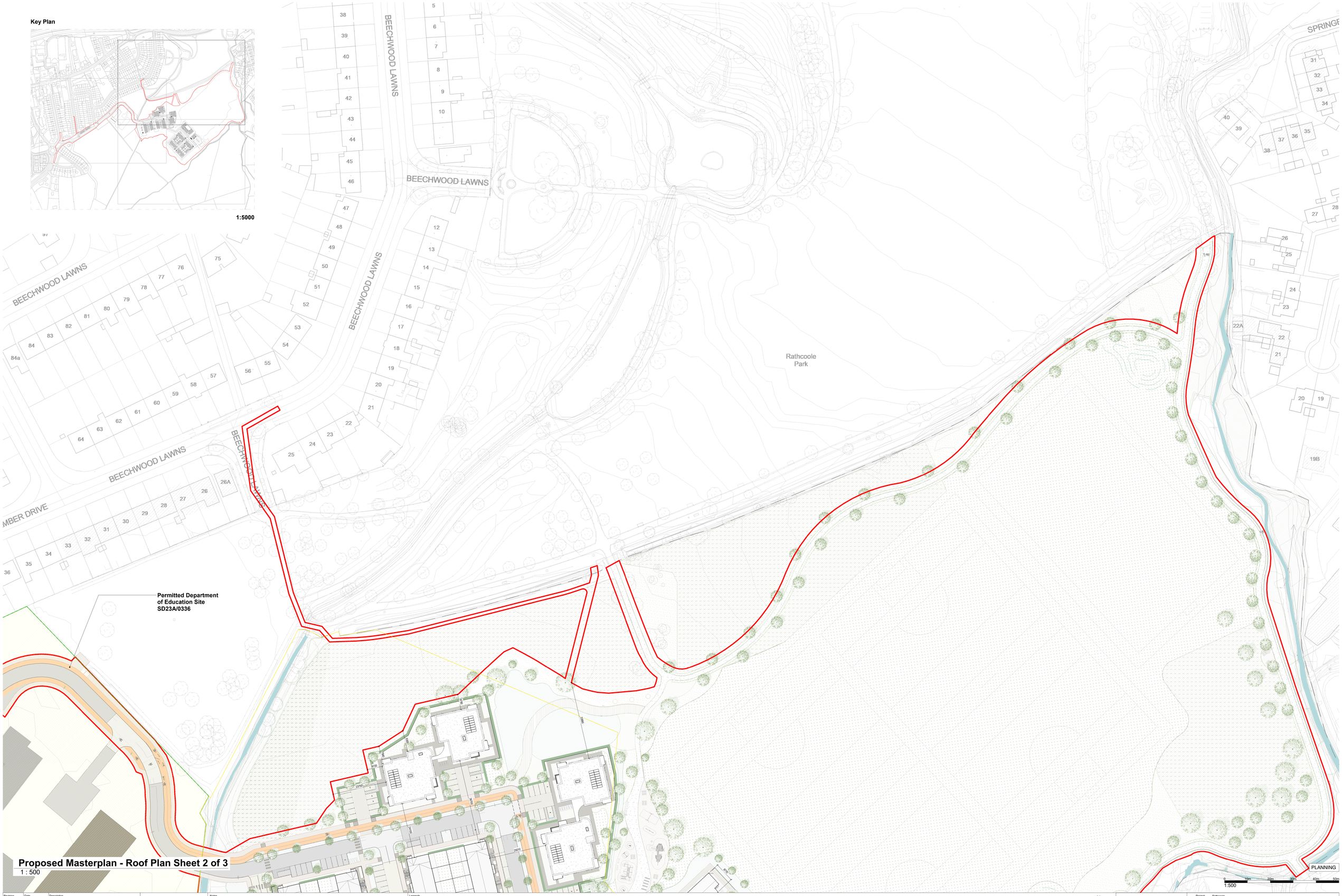
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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Roof Plan Sheet 1 of 3
Date:	06/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - DR - A - 101105

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Key Plan

1:5000



Proposed Masterplan - Roof Plan Sheet 2 of 3

1 : 500

PLANNING

1:500

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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Roof Plan Sheet 2 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - DR - A - 101106

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Proposed Masterplan - Roof Plan Sheet 3 of 3

1 : 500

Key Plan



1:5000

PLANNING

1:500

Revision	Date	Description
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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Roof Plan Sheet 3 of 3
Date:	06/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - DR - A - 101107

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Proposed Typologies Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

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Legends

- **HT1 -** AGE FRIENDLY BUNGALOW_**SR_UD**
- **HT2 -** 3 BED TERRACED HOUSE_**AF/SR**
- **HT2B -** 3 BED TERRACED HOUSE_**AF/SR**
- **HT3 -** 3 BED TERRACED HOUSE_**SR_UD+**
- **HT4 -** 4 BED TERRACED HOUSE_**SR_UD+**
- **HT5 -** 3 BED TERRACED HOUSE_**AF/SR**
- **HT5B -** 3 BED TERRACED HOUSE_**AF**
- **UT01/AT02 -** AGE FRIENDLY _**SR**
- **UT03/04 -** DUPLEX _**AF/SR**
- **UT05/06/07/08/09 -** APARTMENT _**AF/SR**
- **AFC -** AGE FRIENDLY CONSULT ROOM
- **GAA pavilion**
- Application Site Boundary
- Res-N zoned lands

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Typologies Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101108

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Proposed Tenure Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legends

INDICATIVE TENURE

- SOCIAL, AGE FRIENDLY & TAU
- AFF PURCHASE
- GAA CHANGING PAVILION

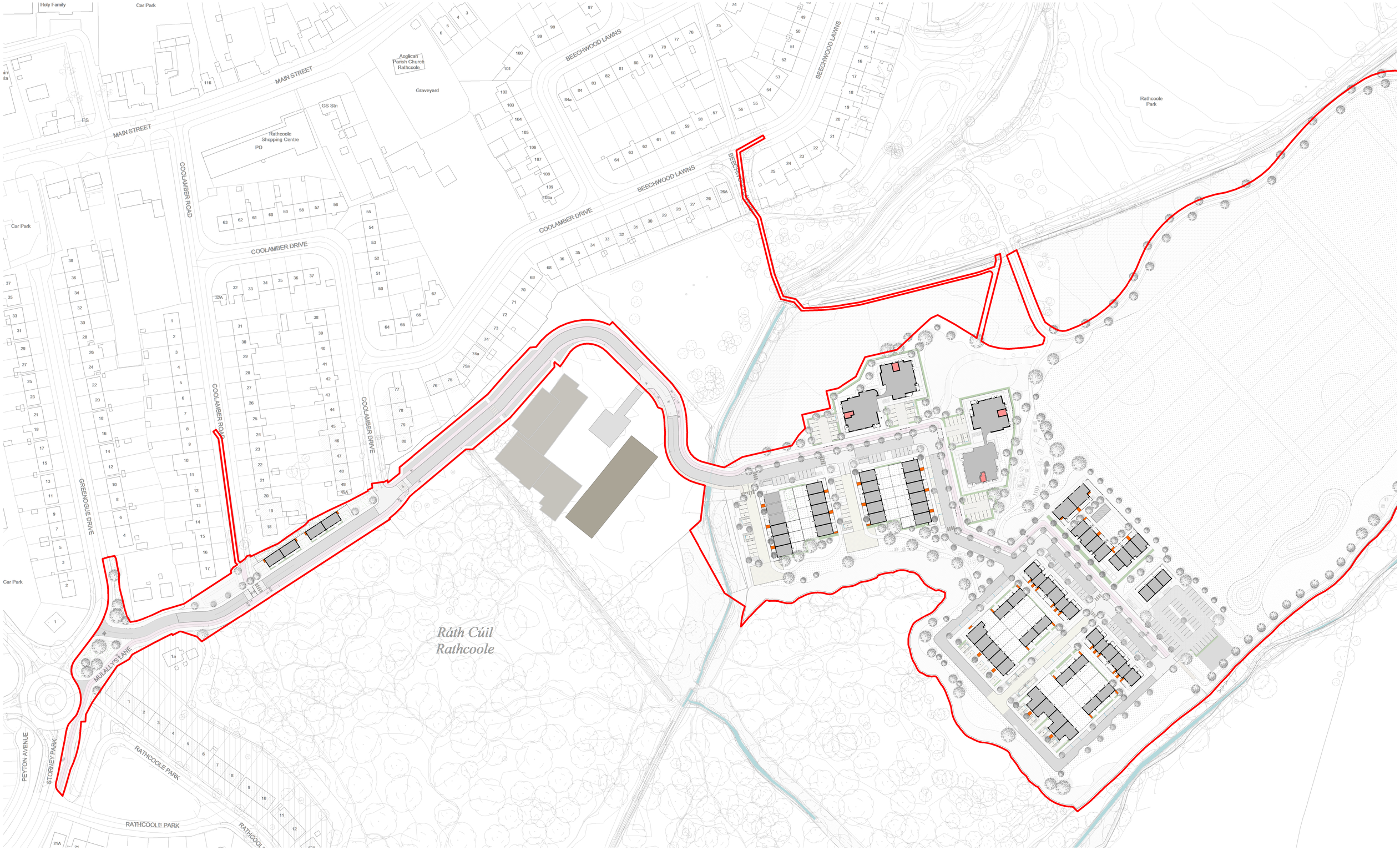
- Application Site Boundary
- Res-N zoned lands

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Tenure Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101109

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, CR – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PIM Authorisation (Information Exchanges 1-3), S6 - Suitable for AIM Authorisation (Information Exchange 6)



Proposed Refuse and Bins Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

Comhairle Contae Átha Cliath Theas
South Dublin County Council

Notes

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Legends

Key

- Bins
- Communal Bins
- Proposed Units

Application Site Boundary

N

Metropolitan Workshop
Architecture + Urbanism
Tower 1, Fumbally Court, Fumbally Lane, Dublin
D08 PX95
00 353 (0)1 531 4889
www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Refuse and Bins Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC Checked By: RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101110

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, CR – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PIM Authorisation (Information Exchanges 1-3), S6 – Suitable for AIM Authorisation (Information Exchange 6)

Proposed Building Heights Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

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Legends

Key

- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey

Application Site Boundary

Res-N zoned lands

N

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www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Building Heights Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC Checked By: RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101111

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Proposed Plots Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

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Legends

Key

- Plot A
- Plot B
- Plot C
- Plot D
- Plot E

Application Site Boundary

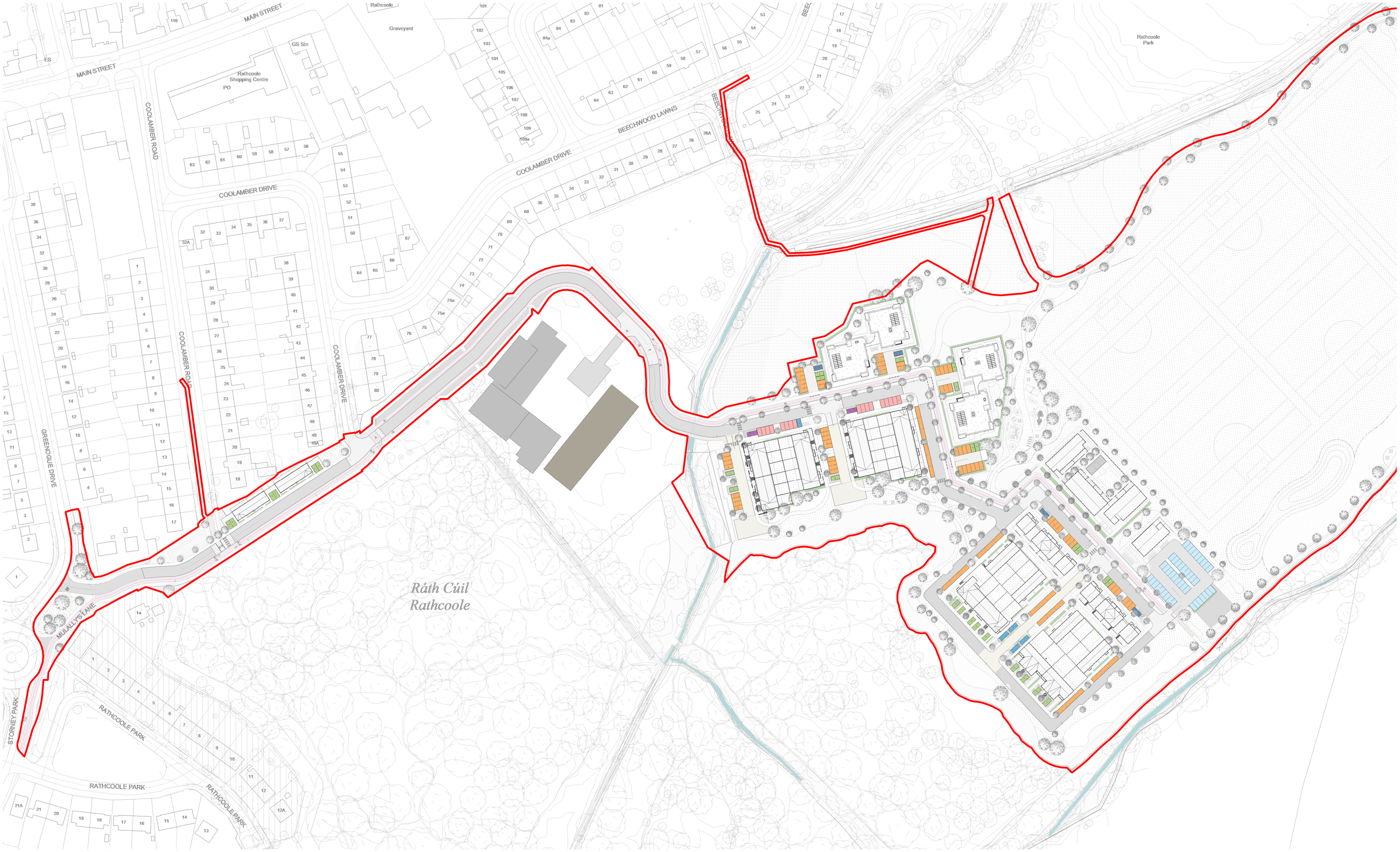
Res-N zoned lands

N

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www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Plots Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101112

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Proposed Parking Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

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Legends

Key

- Allocated Accessible Parking
- GAA Parking
- Allocated Accessible Parking
- On Street Parking
- On Street Accessible Parking
- Allocated Parking
- Allocated EV Parking

Total no. of Resident / Visitor parking provided : **143 no.**

Total no. of GAA parking provided : **43 no.**

Application Site Boundary

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Parking Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	RC
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101113

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, CR – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PIM Authorisation (Information Exchanges 1-3), S6 – Suitable for AIM Authorisation (Information Exchange 6)



Public and Communal Open Space Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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South Dublin County Council

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Legends

Net Residential Area Boundary	**37640m2 / 3.76ha**	Additional Green Areas / Incidental OS	**2121m2 / 0.21ha**
Public Open Space (POS)- RU & OS Zoned land	**7250m2 / 0.72ha**	Communal Open Space	**1040m2 / 0.10ha**
Public Open Space (POS)- Res N Zoned land	**4513m2 / 0.45ha**		
Excluded Open Space (EOS)	**3814m2 / 0.38ha**		

Application Site Boundary
Res-N zoned lands

N

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www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Public and Communal Open Space Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A0
Drawn By:	MK Checked By: RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101114

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, C/R – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PIM Authorisation (Information Exchanges 1-3), S6 – Suitable for AIM Authorisation (Information Exchange 6)

Proposed Net Area Calculation Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legends

Site Boundary Area	**114425m2 / 11.4ha**	GAA Pitches + Assoc. landscaping / Infra.	**60994m2 / 6.09ha**	RU Zoned Lands	**3870m2 / 0.38ha**
Res-N zoned Area	**42784m2 / 4.27ha**	Riparian Buffer	**1332m2 / 0.13ha**		
Services	**754m2 / 0.075ha**	Hedgerows	**1506m2 / 0.15ha**		
Access Road (External)	**8329m2 / 0.83ha**	Net Residential Area	**37640m2 / 3.76ha**		

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Net Area Calculation Masterplan
Date:	06/10/2026
Scale:	1 : 1000 @ A0
Drawn By:	MK Checked By: RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 10115

B01192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, CR – As Construction Record documentation, D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for FIM Authorisation (Information Exchanges 1-3), S6 – Suitable for AM Authorisation (Information Exchange 4)

Proposed Zoning Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	06/10/2026	Issued For Planning

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Legends

Residential Area - RES-N	**33219m2**
OS Zoning	**70355m2**
RU Zoning	**3735m2**

Application Site Boundary

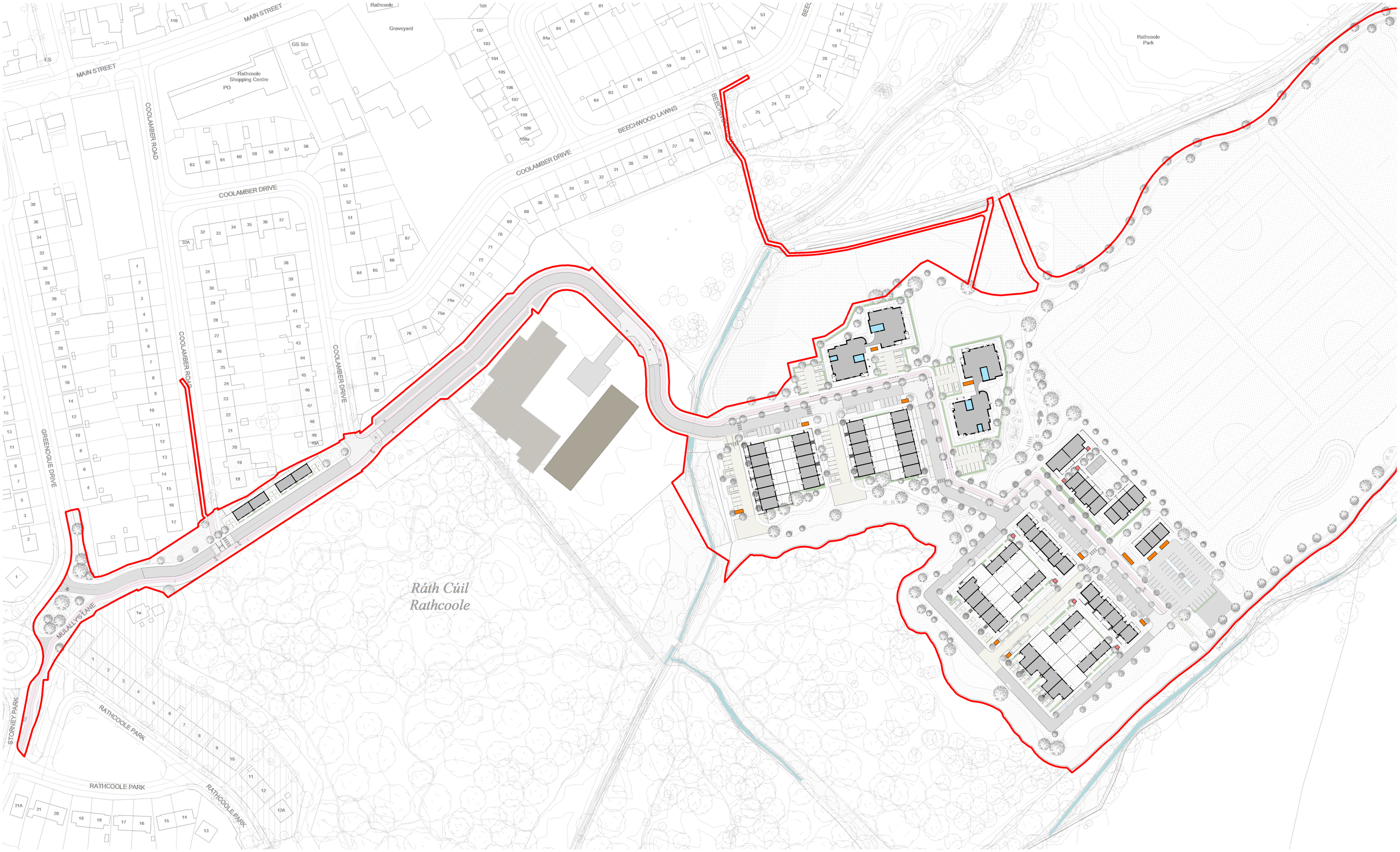
Res-N zoned lands

N

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00 353 (0)1 531 4889
www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Zoning Masterplan
Date:	06/10/2026
Scale:	1 : 1000 @ A0
Drawn By:	RC
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - DR - A - 101116

BS1192 Suitability Codes: A1, A2, An, etc. – Approved and accepted as Stage Complete, B1, B2, Bn, etc. – Partially signed-off, C/R – As Construction Record documentation; D1 – Suitable for Costing, D2 – Suitable for Tender, D3 – Suitable for Contractor Design, D4 – Suitable for Manufacture/Procurement, S0 - Initial status or WIP, S1 - Suitable for Co-ordination, S2 - Suitable for Information, S3 - Suitable for Review & Comment, S4 - Suitable for Stage Approval, S6 – Suitable for PM Authorisation (Information Exchanges 1-3), S6 – Suitable for ASI Authorisation (Information Exchange 4)



Proposed Bike Parking Masterplan

1 : 1000

PLANNING

0 20m 40m 60m 80m 100m

1:1000

Revision	Date	Description
P00	08/10/2026	Issued For Planning

Client Logo

Comhairle Contae Átha Cliath Theas
South Dublin County Council

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Legends

Key

- On Street Bicycle Parking
- Resident Outdoor Bicycle Parking (Communal)
- Resident Indoor Bicycle Parking (Communal)
- Proposed Units

Total no. of bicycle parking provided : **181 no.**

Application Site Boundary

N

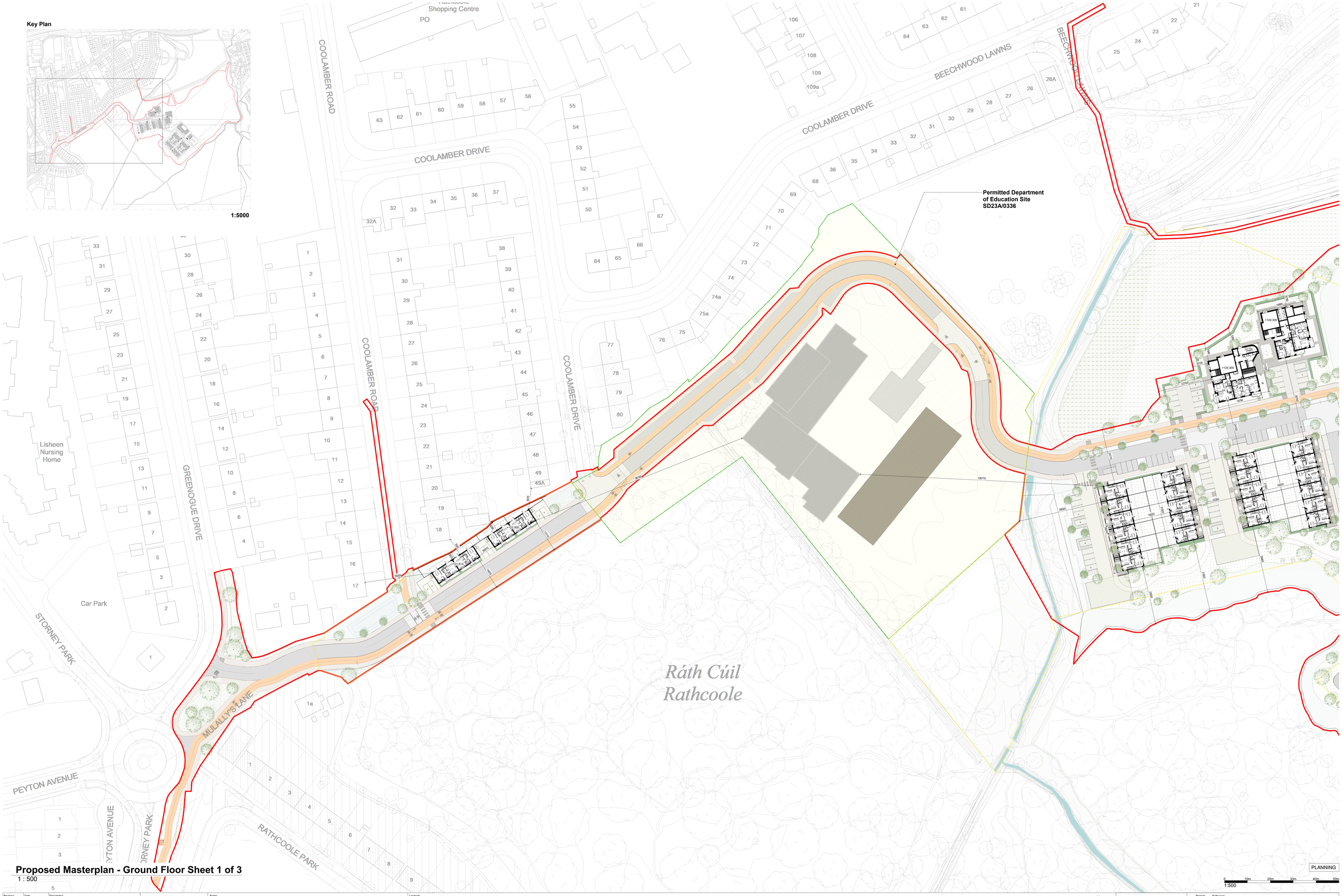
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D08 PX95
00 353 (0)1 531 4889
www.metwork.ie

Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Bike Parking Masterplan
Date:	08/10/2026
Scale:	1 : 1000 @ A1
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - ZZ - DR - A - 101118

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Key Plan

1:5000



Proposed Masterplan - Ground Floor Sheet 1 of 3

1 : 500

PLANNING

0 10m 20m 30m 40m 50m

1:500

Revision	Date	Description
P00	08/10/2026	Issued For Planning

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Legends

- Application Site Boundary
- Res-N zoned lands
- Permitted Department of Education Site - SD23A/0336
- Sheet view

N

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Project:	Rathcoole
Client:	South Dublin County Council
Location:	Rathcoole, Co. Dublin
Title:	Proposed Masterplan - Ground Floor Sheet 1 of 3
Date:	08/10/2026
Scale:	1 : 500 @ A0
Drawn By:	MK
Checked By:	RC
Drawing Number:	RATH - MET - ZZ - 00 - DR - A - 101100

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