Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	**Section 175 of the Planning and Development Act 2000**

2. Applicant:

Name of Applicant:	**South Dublin County Council**
Address:	**South Dublin County Council,** **County Hall,** **Tallaght,** **Dublin 24,** **Co. Dublin**
Telephone No:	**01 4149000**
Email Address (if any):	**info@sdublincoco.ie**

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	**N/A**
Registered Address (of company)	**N/A**
Company Registration No.	**N/A**
Telephone No.	**N/A**
Email Address (if any)	**N/A**

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	**Jerry Barnes**
Address:	**20 Fitzwilliam Place, Dublin 2, D02YV58**
Telephone No.	**(01) 6762594**
Mobile No. (if any)	**N/A**
Email address (if any)	**jbarnes@mdb.ie**

Should all correspondence be sent to the above address? (Please tick appropriate box) (Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)
Yes: [**X**] No:[ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate: **Therese Pender** **(01) 41490000**

5. Person responsible for preparation of Drawings and Plans:

Name:	**Roisin Connolly/Denise Murray**
Firm / Company:	**Metropolitan Workshop**
Address:	**The Liberties,** **Dublin 8,** **D08 PX95**
Telephone No:	**(01) 531 4889**
Mobile No:	**N/A**
Email Address (if any):	**N/A**
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. **Please see enclosed Schedule of Documents**	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	**The application site is situated to the south-west of Rathcoole Park. The River Camac forms the eastern boundary of the site, while Coolamber Drive, Coolamber Road and Greenogue Drive bound the site to the north. To the west, Rathcoole Woodlands extends towards residential estates in the vicinity of Mullally's Lane Roundabout. Agricultural lands are located to the south and south-west of the site. Part of the approved Department of Education school development (Reg. Ref. SD23A/0336) and Mullally's Lane also form part of the application site.**
Ordnance Survey Map Ref No. (and the Grid Reference where available)	**Projection / Spatial Reference:** **Projection= IRENET95_Irish_Transverse_Mercator** **Osi Sheet Reference Number(s):** **3388-D, 3388-18, 3388-19, 3388-24, 3388-25**
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares	**11.4 ha**
Site zoning in current Development Plan for the area:	**The central portion of the site is zoned Objective New Residential (RES-N) 'To provide for new residential communities in accordance with approved area plans'** **The eastern portion of the site is zoned Objective Open Space (OS) 'to preserve and provide for open space and recreational amenities'** **A small amount of the site to the south-west, adjacent Rathcoole Woodlands, is zoned Objective Rural and Agriculture (RU) 'to protect and improve rural amenity and to provide for the development of agriculture'**

Existing use of the site & proposed use of the site:	**Existing: Greenfield lands comprising open grassland, scrub, hedgerows, woodland and stream with an existing informal junior GAA pitch and pedestrian routes through Rathcoole Park. Parts of the existing road network are within the site boundary.** **Proposed: Residential (including Social, Affordable, Age-Friendly and Traveller Accommodation), 2no. senior and 1no. junior GAA Pitches and Pavilion, Public Open Space, Communal Open Space, Access and Active Travel Infrastructure and associated services and landscaping.**
Name of the Planning Authority(s) in whose functional area the site is situated:	**South Dublin County Council**

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner **X**	Occupier
	Other **X**	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The application boundary incorporates lands in the ownership of the Department of Education and Youth (DoEY), through which the access road to the site is proposed. **Third party lands required to facilitate widening works along Mullally's Lane will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation.**		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Department of Education and Youth, **Marlborough Street,** **North City,** **Dublin 1,** **D01 RC96** **A Letter of Consent from the DoEY is enclosed (see Schedule 8).** **Other required rights in relation to third party lands will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation.**		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
The applicant is South Dublin County Council (SDCC) who owns various landholdings throughout its functional area. These include lands adjoining the application site at Rathcoole Park, Rathcoole Woodland and the public roads and footpaths bounding and leading to the site.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [ ] No: [**X**]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No:[**X**]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [X] No: [ ]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	**Nature of Proposed Development**	**Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála**
SDCC Reg. Ref. SD068/0001	**Part 8 application by South Dublin County Council for the proposed Rathcoole / Saggart Distributor Road, extending from Fitzmaurice Road to the Keatings Park N7 junction and onwards to Boherboy Road, elements of which were proposed through part of the subject lands.**	**Part 8 approved, not implemented.**
SDCC Reg. Ref. SD08A/0153	**Development of a GAA sports facility on a c. 10.82 ha site. The permitted development comprised 4 no. floodlit GAA pitches, 2 no. speed training areas, 8 no. ball stop nets, a scoreboard, a hurling training alley, a perimeter walking track, a stand-alone indoor pitch facility (c. 1,000 sqm, 10.15m high), a single storey maintenance building (c. 137 sqm) and a 3 storey clubhouse (c. 2,310 sqm) incorporating 10 no. changing rooms, a gym, medical and ancillary facilities and a stand.**	**Application granted, expired and not implemented.**

SDCC Reg. Ref. SD23A/0336 & ACP Ref. 321696-25	**New primary school (Roll No. 20549P) of 20 classrooms, with a gross floor area of 3,449 sqm over 3 storeys, on lands south of Coolamber Drive which form part of the subject landbank.**	**Application granted by SDCC, appealed to An Bord Pleanála and granted with revised conditions.**

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [ ] No:[**X**]

If yes please specify

An Coimisiún Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	In accordance with **Section 175 of the Planning and Development Act 2000 (as amended), South Dublin County Council** gives notice of its intention to apply to An Coimisiún Pleanála for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**. The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive**, **Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site. The proposed development will consist of: • **130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 agefriendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix. • **Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand. • **Car and bicycle parking**, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access. • **A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the

	delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream. • **Associated site services**, including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground. • In addition to the above playing facilities **landscaping works**, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments. An Environmental Impact Assessment Report (**EIAR**) has been prepared in respect of the proposed development.

10. In the case of mixed development (e.g. residential, commercial, industrial, etc.), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
Residential (including age-friendly units and ancillary residential facilities)	**10,620.29 m2**
GAA pavilion	**137.26 m2**
Age-friendly consultation room	**37.9 m2**
External plant	**233.2 m2**

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m^2	**0m 2**
Gross floor space of proposed works in m^2	**11,028.65 m2**
Gross floor space of work to be retained in m^2 (if appropriate)	**0 m2**
Gross floor space of any demolition in m^2 (if appropriate)	**0 m2**

12. In the case of residential development please provide breakdown of residential mix:

Number of	**Studio**	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**	**4 + Bed**	**Total**
Houses	-	7	-	39	4	-	50
Apartments	-	27	45	8	-	-	80

Number of car-parking spaces to be provided	Existing: **0**	Proposed: **143**	Total: **143**

13. Social Housing:

Please tick appropriate box:	**Yes**	**No**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?		**X** **(see Schedule 7)**

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is "no" by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which

section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
See response to Q.6 sub-section 'Existing use of the site & proposed use of the site' above.
Proposed use (or use it is proposed to retain)
See response to Q.6 sub-section 'Existing use of the site & proposed use of the site' above.
Nature and extent of any such proposed use (or use it is proposed to retain).
See response to Q.9 above.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services: awaiting response from civils

Proposed Source of Water Supply:
Existing connection: [ ] New Connection: [**X**] Public Mains: [**X**] Group Water Scheme: [ ] Private Well:[ ] Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: [ ] New: [**X**] Public Sewer: [**X**] Conventional septic tank system: [ ] Other on site treatment system: [ ] Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain:[ ] Soakpit:[ ] Watercourse: [**X**] Other: [ ] Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [**X**] No:[ ] Date of publication: 5th November 2026 in The Echo. See enclosed a copy of the newspaper notice.
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [**X**] No:[ ] Date of erection: 5th November 2026. See enclosed site notice and refer to the Site Location Plan for the locations of the notices.
Details of other forms of public notification, if appropriate e.g. website
Website: https://consult.sdublincoco.ie/en/browse

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: **Please refer to *Schedule 1 Pre-Application Consultations and Prescribed Bodies* for full details relating to other pre-application consultations inclusive of public consultations.** Yes: [**X**] No:[ ] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed: **See Schedule 1 for a list of the prescribed bodies to whom notification of the making of the application has been sent. Schedule 2 contains a sample copy of such notification. Schedule 3 contains copies of each notification sent to the prescribed bodies listed in Schedule 1.** Yes: [**X**] No:[ ]

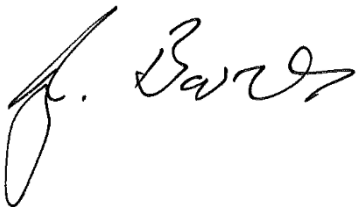
19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. **Please refer to schedule 4.**

20. Application Fee:

Fee Payable	**€30,000**

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 **(Agent: Jerry Barnes, MacCabe Durney Barnes)**
Date:	**9th November 2026**

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

SCHEDULE 1 - PRE-APPLICATION CONSULTATIONS AND PRESCRIBED BODIES

A. Prescribed Bodies

- **Minister for Housing, Local Government and Heritage** - Article 121(1)(c), 121(1)(n) and 121(1)(u)(iii)
- **The Heritage Council** — Article 121(1)(c) and 121(1)(n)
- **An Taisce – The National Trust for Ireland** — Article 121(1)(c) and 121(1)(n)
- **An Chomhairle Ealaíon – The Arts Council of Ireland** — Article 121(1)(c)(ii)
- **Fáilte Ireland** — Article 121(1)(c)(ii)
- **Irish Aviation Authority** — Article 121(1)(h)
- **Inland Fisheries Ireland** — Article 121(1)(g)(iii)
- **Transport Infrastructure Ireland** — Article 121(1)(k)(ii)
- **National Transport Authority** — Article 121(1)(l)
- **Uisce Éireann** — Article 121(1)(v)

B. Consultations within South Dublin County Council

Date	Format	Department	Description
27/11/2025	Draft presentation slides (online)	**SDCC departments**	Circulation of draft Council Meeting presentation slides with South Dublin County Council departments.
16/12/2025	Presentation (online and in person)	**SDCC elected members (Corporate Policy Group)**	Presentation of the proposals to the Corporate Policy Group of SDCC.
17/12/2025	Presentation (online and in person)	**SDCC elected members (full council)**	Internal SDCC full council meeting to review proposals with relevant departments (Roads, Drainage, Public Realm, Heritage etc.).

C. Public / Community Consultation (Non-Statutory)

Date	Format	Department	Description
13/05/2026	In person		Youth public consultation took place with TY students in Holy Family community school Rathcoole. Cara dem, Metropolitan workshop and SDCC presented to students and had a workshop on the proposed development where feedback was recorded.

Date	Format	Department	Description
20/07/2026	Online		Cara dem facilitated an online focus group with a number of Rathcoole residents. Metropolitan presented the proposed development, following which residents had the opportunity to share their views and ask questions regarding the scheme. SDCC representatives were also in attendance to respond to any questions relating to the wider project and planning process.

D. Consultations Statutory / Technical Consultees

Date	Format	Department	Description
26/03/2026	Email	**Irish Aviation Authority**	Consultation letter issued; no response received to date.
26/03/2026	Email	**An Taisce - The National Trust for Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Environmental Protection Agency (EPA)**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Geological Survey of Ireland (GSI)**	Responded 06/05/2025: encouraged use of/reference to GSI datasets (list provided) and requested a copy of any site investigation reports for inclusion in GSI's national database of site investigation boreholes. GSI datasets were used in preparation of the EIAR where relevant.
26/03/2026	Email	**Health and Safety Authority (HSA)**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Health Service Executive (HSE)**	Responded 30/03/2026: acknowledged receipt and forwarded to the relevant department; no further comment received.
26/03/2026	Email	**Uisce Éireann (formerly Irish Water)**	Responded 15/06/2026: identified water/wastewater considerations including capacity constraints at Tay Lane Pumping Station, and requested clear identification of existing UE infrastructure and confirmation of required separation distances in engineering/site layout drawings. These aspects were considered in the Water chapter.
26/03/2026	Email	**Minister for Environment,**	Consultation letter issued; no response received to date.

Date	Format	Department	Description
		Climate and Communications	
26/03/2026	Email	**Minister for Culture, Heritage and the Gaeltacht**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Minister for Housing, Planning and Local Government**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Office of Public Works (OPW)**	Consultation letter issued; no response received to date.
26/03/2026	Email	**The Heritage Council**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Transport Infrastructure Ireland (TII)**	Responded 11/05/2026: recommended a Traffic and Transport Assessment (TTA) in accordance with TII Publication No. PE-PDV-02045, consideration of whether a Road Safety Audit is required, and consultation with the relevant Local Authority/National Roads Design Office. Addressed in the Material Assets (Traffic) chapter.
26/03/2026	Email	**Department of Transport**	Responded 13/05/2026: welcomed the inclusion of Active Travel infrastructure and highlighted the importance of secure bicycle parking. Secure bicycle parking has been included in the design.
26/03/2026	Email	**Bord Gáis Energy**	Consultation letter issued; no response received to date.
26/03/2026	Email	**ESB Networks**	Consultation letter issued; no response received to date.
26/03/2026	Email	**EirGrid Plc**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Fáilte Ireland – The National Tourism Development Authority**	Responded 07/04/2026: acknowledged receipt of the consultation letter; no comment provided.

Date	Format	Department	Description
27/03/2026	Email	**An Chomhairle Ealaíon – The Arts Council of Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Department of Agriculture, Food and Marine**	Consultation letter issued; no response received to date.
26/03/2026	Email	**National Transport Authority**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Sustainable Energy Authority of Ireland (SEAI)**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Badger Watch Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**BirdWatch Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Bat Conservation Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Butterfly Conservation Ireland**	Responded 14/04/2026: highlighted the importance of on-site and surrounding habitats, including habitats listed on Annex I of the EU Habitats Directive, and suggested SDCC consider designating a nature reserve under s.15 of the Wildlife Act 1976. The design has been adapted to reduce encroachment on Annex I habitats and includes a detailed Landscape Mitigation Plan.
26/03/2026	Email	**Irish Wildlife Trust**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Inland Fisheries Ireland**	Responded 03/04/2026: recommended appointment of a full-time, suitably experienced and qualified ecological clerk of works prior to construction, and highlighted risks to the receiving aquatic environment from on-site water bodies. Addressed in the Water chapter and the Outline Construction Environmental Management Plan.
26/03/2026	Email	**Department of Housing, Local**	Responded 20/05/2026: advised that an Archaeological Impact Assessment be scoped into the EIA process,

Date	Format	Department	Description
		Government and Heritage – Development Applications Unit / National Parks and Wildlife Service (NPWS)	carried out by a suitably qualified Consultant Archaeologist incorporating desk-based research, site inspection and stakeholder consultation. Recommendations considered and implemented where practical in the Archaeology and Cultural Heritage chapter.
26/03/2026	Email	**Eastern & Midland Regional Assembly**	Consultation letter issued; no response received to date.
26/03/2026	Email	**AirNav Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Dublin Bus**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Iarnród Éireann**	Consultation letter issued; no response received to date.
26/03/2026	Email	**National Monuments / Architecture (Dept. of Housing, Local Government and Heritage)**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Gas Networks Ireland**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Met Éireann**	Consultation letter issued; no response received to date.
26/03/2026	Email	**Commission for Regulation of Utilities (CRU)**	Consultation letter issued; no response received to date.
01/04/2026	Email	**Department of Defence**	Consultation letter issued; no response received to date.

SCHEDULE 2 – PRESCRIBED BODIES NOTIFICATION TEMPLATE LETTER

Our Ref: Rathcoole Residential Development

[Type the recipient name]
[Type the recipient address]

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (asamended)) for residential and pitch development at a site of 11.4ha to the southeast ofRathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

The development as described in the public notices is set out below:

> *In accordance with **Section 175 of the Planning and Development Act 2000 (as amended)**, **South Dublin County Council** gives notice of its intention to apply to **An Coimisiún Pleanála** for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*
>
> *The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound*

the site to the north. To the west, ***Rathcoole Woodlands*** *extends towards residential estates in the vicinity of* ***Mullally's Lane Roundabout****. Agricultural lands are located to the south and south-west of the site. Part of the approved* ***Department of Education school development*** *(Reg. Ref.* ***SD23A/0336****) and* ***Mullally's Lane*** *also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes****, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*
- ***Playing pitches and open space amenity*** *comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*
- ***Car and bicycle parking****, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*
- ***A new vehicular entrance, access road and active travel infrastructure****, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*
- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*
- *In addition to the above playing facilities* ***landscaping works****, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

*An Environmental Impact Assessment Report **(EIAR)** has been prepared in respect of the proposed development.*

*The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from the **16th November 2026 to the 11th January 2027** (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:*

- *The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;*
- *Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24, Co. Dublin between the hours of 10.00hrs to 12:00hrs and 14:00hrs to 16.00hrs.*

*The plans and particulars of the development and the EIAR may also be viewed at or downloaded from the following website https://consult.sdublincoco.ie/en/browse. Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address https://www.pleanala.ie/en-ie/home) to be received on or before 5.30pm on the **11th January 2027** relating to:*

(i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
(ii) the likely effects on the environment of the proposed development.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Coimisiún Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie.

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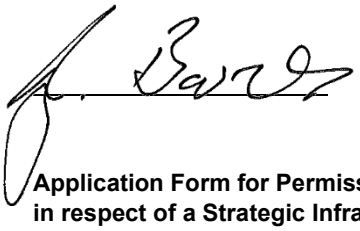
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(i) the likely effects on the environment of the proposed development; and
(ii) the implications of the proposed development for proper planning and sustainable development in the area concerned.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



Jerry Barnes
Director
MACCABE DURNEY BARNES

SCHEDULE 3 – PRESCRIBED BODIES NOTIFICATION LETTERS

20 Fitzwilliam Place
Dublin 2
D02 YV58

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f: + 353 1 6762310
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w: www.mdb.ie

MACCABE DURNEY BARNES
PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: Rathcoole Residential Development

Minister James Browne TD
Department of Housing, Local Government and Heritage
Custom House
Custom House Quay
Dublin 1
D01 W6X0

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Minister,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

MacCabe Durney Barnes Ltd, trading as MacCabe Durney Barnes
Registered in Ireland No.574100
Directors: J. Barnes, R. Hamilton, M. McCarthy. Associate: S. Berne

The development as described in the public notices is set out below:

*In accordance with **Section 175 of the Planning and Development Act 2000 (as amended)**, **South Dublin County Council** gives notice of its intention to apply to **An Coimisiún Pleanála** for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

- ***Car and bicycle parking**, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*

- ***A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the*

approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.

- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*

- *In addition to the above playing facilities* ***landscaping works****, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

An Environmental Impact Assessment Report ***(EIAR)*** *has been prepared in respect of the proposed development.*

The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from the ***16th November 2026 to the 11th January 2027*** *(inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:*

- *The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;*

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i. *the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*

ii. *the likely effects on the environment of the proposed development.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Coimisiún Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of

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The Planning Application includes an Environmental Impact Assessment Report (EIAR).

Information regarding the proposed development is available online at: https://consult.sdublincoco.ie/en/browse. Details of the project are also available online through the EIA portal. A digital copy of the application and EIAR are enclosed.

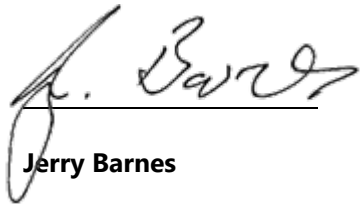
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



Jerry Barnes

Director

MacCabe Durney Barnes

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w: www.mdb.ie

MACCABE DURNEY BARNES
PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: Rathcoole Residential Development

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

The development as described in the public notices is set out below:

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Registered in Ireland No.574100
Directors: J. Barnes, R. Hamilton, M. McCarthy. Associate: S. Berne

*In accordance with **Section 175 of the Planning and Development Act 2000 (as amended)**, **South Dublin County Council** gives notice of its intention to apply to **An Coimisiún Pleanála** for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

- ***Car and bicycle parking**, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*

- ***A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*

- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*

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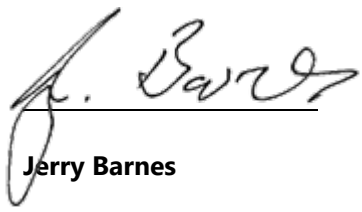
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Yours sincerely



Jerry Barnes

Director

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MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

Development Planning
Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

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*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

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- *In addition to the above playing facilities* ***landscaping works****, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

An Environmental Impact Assessment Report ***(EIAR)*** *has been prepared in respect of the proposed development.*

The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from the ***16th November 2026 to the 11th January 2027*** *(inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:*

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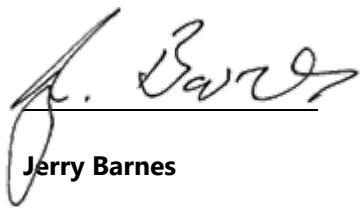
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



Jerry Barnes

Director

MacCabe Durney Barnes

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D02 YV58

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w: www.mdb.ie

MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

National Transport Authority
Haymarket House
Smithfield
Dublin 7
D07 CF98

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

The development as described in the public notices is set out below:

MacCabe Durney Barnes Ltd, trading as MacCabe Durney Barnes
Registered in Ireland No.574100
Directors: J. Barnes, R. Hamilton, M. McCarthy. Associate: S. Berne

*In accordance with **Section 175 of the Planning and Development Act 2000 (as amended)**, **South Dublin County Council** gives notice of its intention to apply to **An Coimisiún Pleanála** for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

- ***Car and bicycle parking**, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*

- ***A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*

- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*

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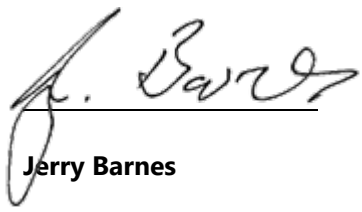
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MACCABE DURNEY BARNES
PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: Rathcoole Residential Development

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24 CK66

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

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*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

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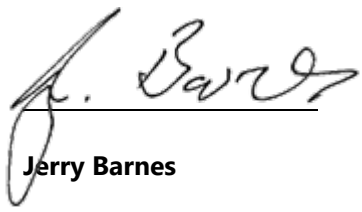
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MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

9th November 2026

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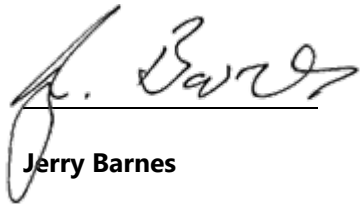
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i. the likely effects on the environment of the proposed development; and

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



Jerry Barnes

Director

MacCabe Durney Barnes

20 Fitzwilliam Place
Dublin 2
D02 YV58

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MACCABE DURNEY BARNES
PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: Rathcoole Residential Development

Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2
D02 T449

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

The development as described in the public notices is set out below:

*In accordance with **Section 175 of the Planning and Development Act 2000 (as amended)**, **South Dublin County Council** gives notice of its intention to apply to **An Coimisiún Pleanála** for approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

- ***Car and bicycle parking**, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*

- ***A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*

- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*

- *In addition to the above playing facilities* ***landscaping works****, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

An Environmental Impact Assessment Report ***(EIAR)*** *has been prepared in respect of the proposed development.*

The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from the ***16th November 2026 to the 11th January 2027*** *(inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:*

- *The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;*

- *Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24, Co. Dublin between the hours of 10.00hrs to 12:00hrs and 14:00hrs to 16.00hrs.*

The plans and particulars of the development and the EIAR may also be viewed at or downloaded from the following website https://consult.sdublincoco.ie/en/browse. Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address https://www.pleanala.ie/en-ie/home) to be received on or before 5.30pm on the ***11th January 2027*** *relating to:*

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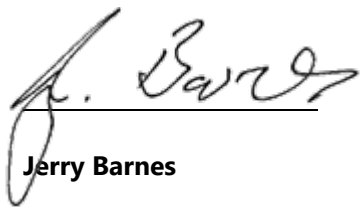
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MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

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In accordance with ***Section 175 of the Planning and Development Act 2000 (as amended)****,* ***South Dublin County Council*** *gives notice of its intention to apply to* ***An Coimisiún Pleanála*** *for*

*approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity** comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

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- ***A new vehicular entrance, access road and active travel infrastructure**, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*

- ***Associated site services,** including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station,*

Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.

- *In addition to the above playing facilities **landscaping works**, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

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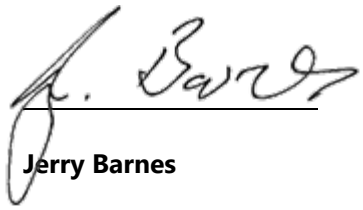
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MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

Fáilte Ireland,
88/95 Amiens Street,
Dublin 1
D01 WR86

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

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*approval under **Section 175(3) of the Planning and Development Act 2000 (as amended)** for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.*

*The application site is situated to the south-west of **Rathcoole Park**. The **River Camac** forms the eastern boundary of the site, while **Coolamber Drive, Coolamber Road** and **Greenogue Drive** bound the site to the north. To the west, **Rathcoole Woodlands** extends towards residential estates in the vicinity of **Mullally's Lane Roundabout**. Agricultural lands are located to the south and south-west of the site. Part of the approved **Department of Education school development** (Reg. Ref. **SD23A/0336**) and **Mullally's Lane** also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes**, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

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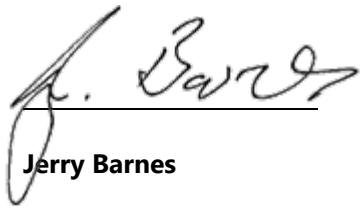
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Yours sincerely



Jerry Barnes

Director

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MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: Rathcoole Residential Development

An Taisce
5 Foster Place,
Temple Bar
Dublin 2
D02 V0P9

9th November 2026

Re: Part 10 Planning Application (Section 175 of the Planning and Development Act, 2000 (as amended)) for residential and pitch development at a site of 11.4ha to the southeast of Rathcoole Village, County Dublin.

Dear Madam/Sir,

MacCabe Durney Barnes act on behalf of South Dublin County Council to prepare and submit a Planning Application under Section 175 of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of 130no. social and affordable residential units, inclusive of age friendly and traveller accommodation units, vehicular, active travel provision and parking, services and ancillary site development works. Landscaping works will be undertaken to facilitate both the residential development and the development of pitches (2no. senior and 1no. junior) along with the provision of a GAA changing pavilion

The subject site is located to the southwest of Rathcoole Park. The River Camac forms the eastern boundary of the site, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the site to the north. To the west, Rathcoole Woodlands extends to residential estates proximate Mullally's Lane Roundabout. Agricultural lands are located to the southwest and south of the site. Part of the approved Department of Education school development (SDCC Ref. SD23A/0336) and Mullally's Lane forms part of the subject site.

This Planning Application is made under Part X, Section 175 of the Planning and Development Act, 2000 (as amended), as the Planning Authority (South Dublin County Council) proposes to carry out development within its functional area in which an Environmental Impact Assessment Report (EIAR) has been prepared. Such applications are made directly to An Coimisiún Pleanála (ACP) for assessment and decision.

The development as described in the public notices is set out below:

MacCabe Durney Barnes Ltd, trading as MacCabe Durney Barnes
Registered in Ireland No.574100
Directors: J. Barnes, R. Hamilton, M. McCarthy. Associate: S. Berne

In accordance with ***Section 175 of the Planning and Development Act 2000 (as amended)****,* ***South Dublin County Council*** *gives notice of its intention to apply to* ***An Coimisiún Pleanála*** *for approval under* ***Section 175(3) of the Planning and Development Act 2000 (as amended)*** *for mixed tenure social and affordable housing with pitch and community amenity development on a site of approximately 11.4 hectares located to the south-east of* ***Rathcoole Village, County Dublin****.*

The application site is situated to the south-west of ***Rathcoole Park****. The* ***River Camac*** *forms the eastern boundary of the site, while* ***Coolamber Drive, Coolamber Road*** *and* ***Greenogue Drive*** *bound the site to the north. To the west,* ***Rathcoole Woodlands*** *extends towards residential estates in the vicinity of* ***Mullally's Lane Roundabout****. Agricultural lands are located to the south and south-west of the site. Part of the approved* ***Department of Education school development*** *(Reg. Ref.* ***SD23A/0336****) and* ***Mullally's Lane*** *also form part of the application site.*

The proposed development will consist of:

- ***130 residential homes****, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 Traveller Accommodation units are included within the proposed unit mix.*

- ***Playing pitches and open space amenity*** *comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.*

- ***Car and bicycle parking****, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.*

- ***A new vehicular entrance, access road and active travel infrastructure****, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.*

- ***Associated site services,*** *including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.*

- *In addition to the above playing facilities* ***landscaping works****, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.*

An Environmental Impact Assessment Report ***(EIAR)*** *has been prepared in respect of the proposed development.*

The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from the ***16th November 2026 to the 11th January 2027*** *(inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:*

- *The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;*

- *Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24, Co. Dublin between the hours of 10.00hrs to 12:00hrs and 14:00hrs to 16.00hrs.*

The plans and particulars of the development and the EIAR may also be viewed at or downloaded from the following website https://consult.sdublincoco.ie/en/browse. Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address https://www.pleanala.ie/en-ie/home) to be received on or before 5.30pm on the ***11th January 2027*** *relating to:*

i. *the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and*

ii. *the likely effects on the environment of the proposed development.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Coimisiún Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An

Coimisiún Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie.

The Planning Application includes an Environmental Impact Assessment Report (EIAR).

Information regarding the proposed development is available online at: https://consult.sdublincoco.ie/en/browse. Details of the project are also available online through the EIA portal. A digital copy of the application and EIAR are enclosed.

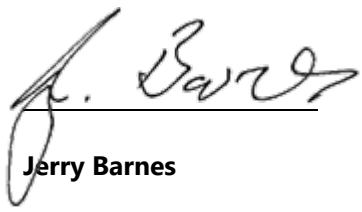
Submissions or observations may be made in writing to the An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, during the period referred to in the Notice above, in respect of—

i. the likely effects on the environment of the proposed development; and

ii. the implications of the proposed development for proper planning and sustainable development in the area concerned.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



Jerry Barnes

Director

MacCabe Durney Barnes

SCHEDULE 4 - EIA PORTAL CONFIRMATION NOTICE

Jerry Barnes

Subject: FW: EIA Confirmation Number 2026154

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: 12 October 2026 16:37
To: tpender@sdublincoco.ie
Cc: Braga, Leticia <leticia.braga@aecom.com>
Subject: EIA Confirmation Number 2026154

Dear Sir/Madam,

An EIA Portal notification was received on 12/10/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 12/10/2026 under EIA Portal ID number 2026154 and is available to view at https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da

Portal ID: 2026154

Competent Authority: An Coimisiún Pleanála

Applicant Name: South Dublin County Council

Location: Located to the south-east of Rathcoole Village, County Dublin.

Description: SDCC Rathcoole Housing Development: mixed tenure social and affordable housing with pitch and community amenity development on a site of 11.4 hectares. Includes car and bike parking, new vehicular entrance, site services, including ESB substation.

Linear Development: No

Date Uploaded to Portal: 12/10/2026

Regards,
Emmet

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing

SCHEDULE 5 – EFT PAYMENT CONFIRMATION

Outlook

Fw: Fw: Rathcoole Housing- Part 10 fee to An Coimisiun Pleanala

From Sybil Berne <sberne@mdb.ie>
Date Fri 6 Nov 2026 15:31
To Sybil Berne <sberne@mdb.ie>

From: Valerie Ennis
Sent: Thursday, October 15, 2026 12:43
To: Therese Pender; Anna Rosinskasenkow
Cc: HOU - Construction
Subject: Fw: Fw: Rathcoole Housing- Part 10 fee to An Coimisiun Pleanala

Hi Therese and Anna,
Confirming funds for Part 10 application will be paid to ABP tomorrow, Friday 16th October.
Screenshot below for info.
Thanks
Valerie

AP Query inv paid against PO

Selection criteria

OrderNo like 400488199
Company like L1

A - Unapproved Invoices ☑
B - Open Items ☑
C - Historical Items ☑

Results

Search | Detail level | All levels | Copy to clipboard

#	T	OrderNo	SuppID	InvoiceNo	S	Acc element	Curr. amount	Rest curr.amnt.	TransNo	PM	Text	Pay date
1	C	400488199	5866	400488199	N	35000	-30,000.00	0.00	31445104	IP	INTP53465 no invoice	10/16/2026
Σ							-30,000.00	0.00				

Time executed 10/15/2026 12:41:28 PM Number of rows 1

From: Therese Pender <tpender@SDUBLINCOCO.ie>
Sent: Monday 5 October 2026 15:11
To: HOU - Construction <construction@SDUBLINCOCO.ie>
Cc: Vivienne Hartnett <VHartnett@SDUBLINCOCO.ie>; Anna Rosinskasenkow <ARosinskasenkow@SDUBLINCOCO.ie>
Subject: Re: Rathcoole Housing- Part 10 fee to An Coimisiun Pleanala

Good afternoon

Can I please get an update on this.

We would like to be in a position to say the EFT is pending when we lodge our application next week

Kind Regards

Therese Pender

Ailtire Sinsearach
Senior Architect

SDCC
Comhairle Contae Átha Cliath Theas South Dublin County Council

0866055589
tpender@sdublincoco.ie
www.sdcc.ie
D24 A3XC

From: Therese Pender <tpender@SDUBLINCOCO.ie>
Sent: Thursday 24 September 2026 17:11
To: HOU - Construction <construction@SDUBLINCOCO.ie>
Cc: Vivienne Hartnett <VHartnett@SDUBLINCOCO.ie>; Anna Rosinskasenkow <ARosinskasenkow@SDUBLINCOCO.ie>
Subject: Rathcoole Housing- Part 10 fee to An Coimisiun Pleanala

Good evening,

Please find attached the recommendation for the fees to lodge our Part 10 application.
We would appreciate if payment could be arranged at your earliest convenience.

Kind Regards

Therese Pender

Ailtire Sinsearach
Senior Architect

Comhairle Contae Átha Cliath Theas South Dublin County Council

0866055589
tpender@sdublincoco.ie
www.sdcc.ie
D24 A3XC

RIAI Registered Architect 2025 PSDP Accreditation P

SCHEDULE 6 – DIRECTOR OF SERVICES LIBRARY LETTER

SDCC Comhairle Contae Átha Cliath Theas South Dublin County Council

+353 1 414 9000
info@sdublincoco.ie
sdcc.ie

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

9th October 2026

The Secretary,
An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902.

RE: PART 10 PLANNING FOR DEVELOPMENT OF A MIXED TENURE SOCIAL AND AFFORDABLE HOUSING WITH PITCH AND COMMUNITY AMENITY ON A SITE OF APPROXIMATELY 11.4 HECTARES LOCATED TO THE SOUTH-EAST OF RATHCOOLE VILLAGE, COUNTY DUBLIN
Objective CS10 SLO 1:

Dear Sir / Madam,

In accordance with the requirements of **Objective CS10 SLO 1** of the South Dublin County Development Plan 2022-2028, which seeks;

> *To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of GI7 SLO2.*

SDCC intends to progress the above Part 10 Planning Application for the development of the above GAA pitches, associated pavilion, access road and open space provision alongside the proposed residential development at this site. In tandem with this application the delivery of a library for Rathcoole is being advanced.

The Old Courthouse, Main street, Rathcoole has been identified for use as a library hub facility. This proposed location is in line with the objectives of *Policy **CS10: Rathcoole** Support the sustainable long-term growth of Rathcoole by focusing development growth along the main street based on local demand and the ability of local services to cater for sustainable growth levels.*

In addition to delivering core library services, the library hub will provide an important community facility, supporting literacy, lifelong learning, cultural participation, and social inclusion. The hub will host a diverse programme of events and activities, including reading initiatives, cultural events, educational workshops, digital learning opportunities, and community-based programming.

SDCC Comhairle Contae Átha Cliath Theas South Dublin County Council

+353 1 414 9000
info@sdublincoco.ie
sdcc.ie

The provision of a library hub in Rathcoole represents a significant enhancement to community infrastructure in the area. The project is proceeding through the necessary design and fit-out development stages and will be brought forward for consideration under the Part 8 process in the coming months.

Is mise, le meas

Signed _____

Director of Services- Community.

On behalf of South Dublin County Council

SCHEDULE 7 – PART V LETTER

SDCC Comhairle Contae Átha Cliath Theas South Dublin County Council

+353 1 414 9000
info@sdublincoco.ie
sdcc.ie

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

RE: PART 10 PLANNING FOR DEVELOPMENT OF A MIXED TENURE SOCIAL AND AFFORDABLE HOUSING WITH PITCH AND COMMUNITY AMENITY ON A SITE OF APPROXIMATELY 11.4 HECTARES LOCATED TO THE SOUTH-EAST OF RATHCOOLE VILLAGE, COUNTY DUBLIN
PART V PROVISION.

Date: 9th October 2026

Dear Sir / Madam,

Section 96(13) of the Planning and Development Act states that

"This section shall not apply to applications for permission for— (a) development consisting of the provision of cost rental housing or houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992, for the provision of housing F468[required for households assessed under section 20 of the Housing (Miscellaneous Provisions) Act 2009 as being qualified for social housing support], where such houses are to be made available for letting or sale,"

The proposed development provides a mix which includes an indicative tenure of 50% social housing units and 50% affordable units and as such the provisions of Section 96(13) apply.

The Housing Department at South Dublin County Council has reviewed the proposed scheme and is satisfied that it is meeting Part V requirements in accordance with the relevant section of the act as stated above.

Is mise, le meas

Signed _____
On behalf of South Dublin County Council

SCHEDULE 8 – DEPARTMENT OF EDUCATION LETTER OF CONSENT

An Roinn Oideachais
agus Óige
Department of
Education and Youth

Ms Theresa Pender
Senior Architect
South Dublin County Council,
County Hall, Belgard Square N,
Tallaght, Dublin 24
D24 A3XC

Date: 8th of October 2026.

.WITHOUT PREJUDICE SUBJECT TO CONTRACT/CONTRACT DENIED

Re: Grant of Consent relating to a proposed Residential Development at the Rathcoole Village.

Dear Sir/Madam,

I refer to your request, on behalf of South Dublin County Council, to include lands in the ownership of the Department of Education and Youth within your proposed Part 10 application for a social and affordable residential and pitch development on a site of approximately 11.4 hectares located to the south-east of **Rathcoole Village, County Dublin**.

I now wish to confirm that the Department of Education and Youth hereby grants its consent to include lands outlined in red and hatched in yellow on drawing RATH-MET-00-DR-A-08100 for the purposes outlined above.

Please note that this consent does not convey to South Dublin County Council, any interest whatsoever in the subject lands and is provided solely for the purpose of facilitating the submission of a planning application.

This consent is valid for a period of twelve months from date of this letter. The consent is conditional on no development taking place until full planning permission has been granted and the Department of Education and Youth is in a position to enter into an appropriate legal agreement with SDCC in respect of the development and use of lands.

Yours sincerely,

Justin O'Brien

Justin O'Brien
Justin O'Brien
Higher Executive Officer

Seoladh Líne 1, Seoladh Líne 2, Contae, Postchód
Address Line 1, Address Line 2, County, PostCode
T +353 1 234 5678 | name@department.gov.ie
www.department.gov.ie

SCHEDULE 9 – EIA SCREENING DETERMINATION

PD/ 220 /2026

COMHAIRLE CONTAE ÁTHA CLIATH THEAS

South Dublin County Council

Record of Executive Business and Chief Executive's Orders

Planning and Transport

Notice of Proposed Development which includes the following: • Mixed Tenure residential development of 118no. residential properties in a mix of 1-3-storey buildings, • A junior GAA pitch, two senior GAA pitches, and changing facilities, • Public open and amenity spaces with links to existing and surrounding communities, • Existing links will be retained and enhanced, • A new pedestrian and cyclist route is proposed via Coolamber Road, with vehicle access through Coolamber Drive, and • All other associated site and development works. Environmental Impact Assessment (EIA) Determination

Pursuant to the requirements of the above, South Dublin County Council (SDCC) hereby give notice of its intention to develop the above scheme on lands adjoining Rathcoole Park, Rathcoole, Co. Dublin.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Having regard to the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) and the Office of the Planning Regulator's (2021) 'OPR Practice Note PN02 Environmental Impact Assessment Screening', a 'Scoping Report' was prepared on behalf of SDCC by MacCabe Durney Barnes and Aecom Ireland Limited, with an address at One Burlington Plaza, Burlington Road, Dublin 4. The Scoping Report outlined, inter alia, a description of the nature, scale and location of the proposal, initial EIA Screening information and potential significant effects on the environment.

The proposed development is not a project of a class set out under Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended).

As the project is sub-threshold it is not subject to a mandatory EIA and the local authority has carried out a preliminary a preliminary examination of the nature, scale and location of the development and the characteristics of the potential impacts arising from the development. Based on the information summarised in the aforementioned 'Scoping Report', having regard to the nature, scale and location of the development and the characteristics of the potential impacts arising from the development on the environment, SDCC considered that there is a real likelihood of significant effects on the environment arising from the proposed development. Therefore, it was concluded that the proposed development is likely to have significant effects on the environment and an Environmental Impact Assessment Report is required in respect of the proposed development.

Acting Senior Planner

ORDER: That South Dublin County Council, informed by the information contained in the EIA Scoping Report prepared on behalf of SDCC by MacCabe Durney Barnes and Aecom Ireland Limited, having carried out a preliminary examination of the nature, scale and location of the proposed development and the characteristics of the potential impacts arising from the development makes a determination that, when viewed

individually and cumulatively with other projects in the area, the proposed development is likely to have significant effects on the environment and an Environmental Impact Assessment Report is required in respect of the proposed development to deliver housing and amenity facilities at SDCC lands adjoining Rathcoole Park.

Director Of Services

8/10/26

Date

To whom the appropriate powers have been delegated by the order number DELG2825 of the Chief Executive of South Dublin County Council