20 Fitzwilliam Place
Dublin 2
D02 YV58

t: + 353 1 6762594
f: + 353 1 6762310
e: planning@mdb.ie
w: www.mdb.ie

MacCabe Durney Barnes
Planning | Environment | Economics

Our Ref: 2300 - Rathcoole

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

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 Sir / Madam,

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

In summary, the proposed development consists of 130 residential homes, playing pitches and open space amenity, car and bicycle parking, a new vehicular entrance, access road and active travel infrastructure, associated site services and landscaping works. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The planning application should be made available for public inspection from the **16th November 2026 to 11th January 2027** (inclusive of both dates) as instructed in the public notices.

Landownership

A small area of third-party land is required to deliver the proposed development which is not within South Dublin County Council's ownership. Acquisition of the land falls under Part XIV of the Planning and Development Act 2000 (as amended), together with Section 76 of the Housing Act 1966. This will be undertaken as a separate process, to be lodged within a reasonable timeframe following the lodgement of this planning application.

Confidentiality

We bring the Commission's attention to EIAR Volume 2 – Appendices, Badgers CONFIDENTIAL – 2430-ACM-XX-XX-RE-OE-000006 – v2 and to EIAR Volume 3 - 2430-ACM-XX-XX-RE-OE-000006 - Figure A6-4 – Badgers CONFIDENTIAL. These documents are being submitted to the Commission both as a hard copy and a digital copy. Given the sensitive nature of the information contained in these documents, we request that they are not be displayed on the Commission's website. We have

provided you with a redacted version to display on the Commission's website. This documentation may be made available to view by the public upon request to the Commission.

Application Documentation

Please find enclosed:

- 1 no. hard copy of the Part 10 Application, together with 1 no. digital/electronic copy, as required.
- The CAD file of the site redline has been included only in the digital copy.
- The Planning Application Form
- A copy of the newspaper notice and of the site notice in both Irish and English.
- A schedule of the documentation RATH-MET-XX-XX-SH-T-Schedule of Documents-P0 comprised in this application has been submitted.

The payment was done via EFT, the receipt is included as an appendix to the Application Form.

The particulars of the development, including the Environmental Impact Assessment Report (EIAR), may also be viewed at or downloaded from the following website: https://consult.sdublincoco.ie/en/browse.

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Jerry Barnes
Director
MACCABE DURNEY BARNES