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SOUTH DUBLIN COUNTY COUNCIL
SITE NOTICE

SOUTH DUBLIN COUNTY COUNCIL NOTICE PURSUANT TO SECTION 175 OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED)

APPLICATION TO AN COIMISIÚN PLEANÁLA

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 of November 2026 to the 11th of 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 **11th of 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.

Signed: MacCabe Durney Barnes, 20 Fitzwilliam Place, Dublin 2, D02YV58 (Agent)

Date of Erection of Notice: 05/11/2026