SDCC Rathcoole Housing Development

Volume 02 - Appendices
Appendix 1-3: Planning Search

South Dublin County Council (SDCC)

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Quality information

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Table 1. Planning Search

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
ACP and SDCC	321696	Lands south of Coolamber Drive, Rathcoole, Co. Dublin	New primary school (Roll No. 20549P), including 20 classrooms, with a gross floor area of 3,449 sq.m over 3 storeys.	5/19/2025	0
SDCC and ABP	324071	Stoney Hill Road, Rathcoole, Co. Dublin, D24 V578	(1) Demolition of 5 no. existing dwellings and associated outbuildings on the site. (2) Construction of a 176 no. dwellings on the site to the east of Stoney Hill Road comprising 100 no. duplex units and 76 no. houses and with a mix comprising of 16 no. 1 beds, 50 no. 2 beds, 70 no. 3 beds and 40 no. 4 beds with detached, semi-detached and terraced units. The house types include two storey and three storey typologies, and the duplex units are three storeys in height. (3) A total of 245 no. surface car parking spaces for the residential development (including visitor, accessible and EV charging spaces) comprising of 152 no. for the 76 no. houses and 93 no. for the 100 no. duplex units. (4) Bicycle parking comprising of 187 no spaces in total (including 3 no. cargo bicycle spaces) in sheltered bicycle stores. (5) Open space comprising of: a) 8,725 sq.m of public open space, including the main park and pocket parks. b) 2,680 sq.m of communal open space, including 100 sq.m of play to serve the duplex units, c) 4,311 sq.m of ecological open space, including landscape buffers. (6) A new vehicular, pedestrian and cyclist access from Stoney Hill Road to the north-west of the residential development site and a secondary access for emergency vehicles only further to the south on Stoney Hill Road. (7) A 2-no. storey creche building of 639.2 sq.m plus an outdoor play area of 591 sq.m located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 no. car parking spaces and 20 no. bicycle parking spaces. The crèche development includes all associated and ancillary works. (8) Infrastructure works to serve the proposed development to include the internal road network, ESB substations/switch rooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and is submitted as part of the planning application.	02/11/2026	100
ACP and SDCC	318649	45 Coolamber Drive,	Side extension at first floor level and extension of previously approved dormer at attic floor level with all associated site works.	6/18/2024	100

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Rathcoole, Co. Dublin			
ACP	322539	Lands located adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, Co. Dublin	PROTECTED STRUCTURE: 73 units: 6 houses, 59 duplex, 8 apartments within the curtilage of protected structures. Associated and ancillary site development works.	2/10/2026	160
ACP	312501	Mill Road, Saggart, Co. Dublin.	Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works.	8/2/202	160
ACP	307698	Stoney Hill Road, Rathcoole, Co. Dublin	Demolition of buildings on site, 204 no. residential units (151 no. houses, 53 no. apartments), childcare facility and associated site works.	6/21/2023	200
ACP and SDCC	321133	Main Street, Rathcoole, Co. Dublin	Demolition of 3 derelict houses and outbuildings; erection of front boundary wall; replacement of access gates; widening and improvement works to existing vehicular access and all ancillary works.	2/25/2025	300
SDCC	SD21A/0171	Saggart, Co. Dublin	Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m3 with an average fill level of C.3.5m above existing.	2/28/22	400
ACP and SDCC	308708	20, Elm Walk, Rathcoole, Co. Dublin	Single storey extension to the front and side, new external render finish to the entire house.	4/29/2021	400
SDCC	SD25A/0266 W	Muldowney's Pub, Main Street, Rathcoole, Co. Dublin, D24 AE33	a) the part demolition of Muldowney's Pub to the rear; b) the change of use of the front portion of the pub to provide for 2no. 1-bed units; c) the construction of 8 no. own-door residential units within a single three storey block to provide 4no. 1- bed units and 4no. 2-bed units; d) enlargement of residential bin storage; reallocation of permitted car parking to the amended development; e) all ancillary hard and soft landscaping, boundary treatment, signage, engineering and site development works necessary to facilitate the development.	12/12/2025	500
SDCC	SD21A/0231	Scoil Chrónáin, Lands	Removal of all existing temporary accommodation and construction of a new 16 classroom part three storey, part two storey primary school (Roll No 19503H); including GP Hall, 2 classroom Special Educational Needs	10/12/2021	600

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Opposite Rathcoole Community Centre, Rathcoole, Dublin	Unit and all ancillary site works. The proposed project also incorporates associated staff car parking, delivery aces, drop off areas, pedestrian/bicycle access, construction of 2 external ball courts, acoustic boundary wall plus additional boundary treatments, landscaping, connection to public services and all associated site works.		
ACP and SDCC	312395	Peyton View, Peyton, Rathcoole, Co. Dublin	Construction of dwelling and all associated site works.	4/25/2022	600
ACP and SDCC	313119	Saggart, Co. Dublin	Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m3 with an average fill level of C.3.5m above existing.	5/17/2022	600
ACP and SDCC	322539	Lands located adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, Co. Dublin	73 units: 6 houses, 59 duplex, 8 apartments within the curtilage of protected structures. Associated and ancillary site development works.	2/10/2026	700
ACP and SDCC	312501	Mill Road, Saggart, Co. Dublin	Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works.	8/2/2022	700
ACP and SDCC	309617	109, Forest Hills, Rathcoole, Co. Dublin.	Removal of chimney. Construction of 2 storey dwelling.	5/26/2021	700
ACP	317989	Citywest Hotel and Convention Centre, Saggart, Co. Dublin.	The development will consist of a cemetery including: 8,047 no. traditional burial plots; columbarium walls; 1 single storey reception building and all other associated site development works.	3/9/2024	800
SDCC	SD22A/0342	Lands located to the east of Tay Lane,	Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a	6/7/2023	800

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Newcastle Road, Rathcoole, Co. Dublin	community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.		
ACP and SDCC	311938	Slade, Saggart, Co. Dublin	30 Metre communications structure with ancillary equipment.	3/21/2022	900
SDCC	SD25A/0161 W	13 Mill Road, Saggart, Co. Dublin, D24PK27	Emerald Irish Creative Ltd, intend to apply for Planning permission for the construction of 03 no. two-storey residential dwellings situated to the rear of the existing property at 13 Mill Road, Saggart, Dublin. The proposed development will consist of 01 no. detached three-bedroom house and 02 no. semi-detached three-bedroom houses with private rear garden and car parking spaces, removal of existing steel shed at the rear garden, widening of the existing vehicular entrance boundary wall with a new gate. All with associated site works, landscaping, and drainage connected to existing services.	12/8/2025	900
ACP	310688	Rathmill Manor, Tootenhill, Rathcoole, Co. Dublin	Construction of a residential development with 98 residential units consisting of 51 houses, 37 apartments and 10 duplexes.	3/4/2022	1000
ACP and SDCC	311626	Long Acre, School Road, Rathcoole, Dublin 24	Demolition of 1 dwelling and 4 out-buildings/sheds and the construction of 14 residential units, all with associated private open spaces areas in the form of balconies and gardens.	6/20/2022	1000
SDCC	SD23A/0100	Land at Citywest Hotel and Convention Centre,	Permission for development on a site of 6.7ha. The proposed development will consist of the construction of a Photovoltaic Solar development to the North of the Citywest hotel on lands formally in use as a golf course [comprising a change of use from former golf course to solar development]. The proposed development will include the installation of	2/20/2024	1000

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Saggart, Co. Dublin	solar photovoltaic (PV) panels on ground mounted frames/support structures, underground cabling and ducting, security fencing, CCTV cameras, temporary construction compound and an area of hardstanding for an electrical compound. The electrical compound will consist of two modified shipping containers, containing 3 inverters and LV Switch gear. This compound will also accommodate the Battery Energy Storage system, PV inverter and a transformer. The proposed development includes the above as well as drainage, landscaping, bio-diversity enhancement measures and all other associated site excavation, infrastructural and site development works above and below ground. While the proposed development relates to a total site area of 6.7ha, c.3.5ha of this constitutes the actual land take post development. The operational lifespan of the solar PV development will be 30 years. A Natura Impact statement (NIS) accompanies the planning application.		
ACP and SDCC	320001	Coolmine, Saggart, Co. Dublin	House; new well; waste treatment system and polishing filter; access via farm roadways, landscaping and all associated site works	12/19/2024	1100
ACP and SDCC	321950	Lands at Citywest Campus, Garters Lane, Saggart, Co. Dublin.	Primary Care Centre building which will provide HSE Services such as general primary care, mental health, disability and older person services. SuDS drainage, PV panels at roof level, signage, landscaping, boundary treatment and all associated site works and services.	7/15/2025	1100
SDCC	SD25A/0259 W	lands (c. 8.72 Ha) at Greenogue Logistics Park, Block G Greenogue Logistics Park, bounded to the north by existing development within Greenogue Logistics Park,	The development will comprise the provision of a warehouse with ancillary office and staff facilities. The warehouse will have a maximum height of 19.2 metres with a gross floor area of 34,737 sq m, including warehouse area (32,404 sq m) and ancillary office and staff facilities area (2,333 sq m). The development, which will have a total Gross Floor Area of 34,999 sq m, will also include: 1 No. multi-modal entrance to the site from Greenogue Logistics Park; 156 No. car parking spaces; HGV parking spaces and yard; 90 No. covered bike parking spaces; dock levellers; green walls, sprinkler tank and pumphouse (219 sq m); ESB substation (43 sq m); gates; hard and soft landscaping and boundary treatments; and all associated site development works above and below ground.	3/18/2026	1100

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Rathcoole, Co. Dublin			
ACP and SDCC	303572	Kilteel Road, Crockshane, Rathcoole, Co. Dublin	30 houses, new access, landscaping, boundary treatment and site development works.	6/19/2019	1200
ACP and SDCC	310688	Rathmill Manor, Tootenhill, Rathcoole, Co. Dublin	Construction of a residential development with 98 residential units consisting of 51 houses, 37 apartments and 10 duplexes.	3/4/2022	1300
SDCC	SD16A/0029 /EP	Holy Family Community School, Kilteel Road, Rathcoole, Co. Dublin	(1) Phased demolition of existing school buildings (a) Block 1: single storey main school building 3,720sq.m (b) Block 2: two storey PE hall 771sq.m (c) Block 3: single storey temporary classroom 400sq.m (d) Block 4: single storey temporary classroom 1155sq.m. (2) Phased construction of a new part three, part two and part single storey school building (10,429sq.m). (3) The refurbishment of the existing vehicular entrance and the provision of a new pedestrian entrance off Kilteel Road and the provision of a new vehicular entrance (emergency and service vehicles) off St. Anne's Terrace. (4) The provision of 97 car parking spaces. (5) The provision of a new ESB substation to the southeast of the site with access off St. Anne's Terrace. (6) Associated ancillary site works including new landscaping and hard play areas.	6/15/2021	1400
ACP and SDCC	317989	Citywest Hotel and Convention Centre, Saggart, Co. Dublin	The development will consist of a cemetery including: 8,047 no. traditional burial plots; columbarium walls; 1 single storey reception building and all other associated site development works.	9/3/2024	1400
ACP and SDCC	317990	St Mary's GAA, Pairc Mhuire, Saggart, Co. Dublin	Replace existing 16m floodlight with new 20m high structure carrying telecommunications equipment and floodlights; ground level equipment cabin and fencing.	5/28/2021	1400
SDCC	SD25A/0106 W	St Marys GFC, Pairc Mhure, Saggart, Co	The following works replacement of existing grass football pitch with a synthetic grass 3G all- weather pitch to a maximum size of 139m x 87m., reprofiling the ground level in order to achieve a more level playing surface encompassing the increase. in levels in parts of the pitch by up to 1 metre. Install perimeter weld mesh fence of varying heights 1.2m-3.0m, relocated ball-stop netting and posts behind goals. All related hard and soft	8/11/2025	1400

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
		Dublin, D24 PH31	landscape works including extended spectators' area, goal storage area and soft landscaping and all ancillary works.		
ACP and SDCC	319917	Redgap Foliage Farm, Bolger's Lane, Hillsbrook, Rathcoole, Co. Dublin	Construction of a house with car parking, private amenity space and associated wastewater treatment system, percolation area and surface water soakaway, single-storey stable structure, alterations to entrance to the south and associated site works.	11/20/2024	1500
ACP	324127	Townland of Boherboy, Saggart, Co. Dublin.	LRD: The development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. and a 2-storey creche and all associated site works. An EIAR was submitted with this application	6/25/2026	1500
ACP	308088	Garters Lane, Saggart, Co. Dublin	224 no. apartments and associated site works – SHD.	12/21/2020	1500
ACP	305563	Fortunestown Lane, Saggart, Co. Dublin	488 no. apartments, creche and associated site works. Permission granted for an additional 86no. Units under SDCC Ref. LRD24A/0006W on September 16, 2024.	2/3/2020	1500
SDCC	SD23A/0286	Greenogue Recycling, Tay Lane, Rathcreedan, Rathcoole, Co Dublin	The development will consist of a 4.42-hectare stie currently in use as Greenogue Recycling to include the following; A) Demolition of existing green recycling structures on site including office and storage shed with total area of 2,265m2. B) Construction of 7 no. warehouse units, with maximum height of 15.3 meters, all with ancillary office, staff areas, bin stores etc. Each unit has access to service yard and HGV loading / unloading area. The total floor area of the warehouse development is 16,602.2 m2, made up as follows; i) Unit 1 - gross floor area of 3,851.1 m2. ii) Unit 2 - gross floor area of 3,886.8 m2. iii) Unit 3 - gross floor area of 2,758.3 m2. iv) Unit 4 - gross floor area of 1,685.4 m2. v) Unit 5 - gross floor area of 1,062.2 m2. vi) Unit 6 - gross floor area of 1,679.2 m2. vii) Unit 7 - gross floor area of 1,679.2 m2. C) Access to be provided from existing entrance to the site via Tay Lane. New footpaths / cycle paths throughout the site including a new footpath / cycle path connection to the Greenogue Logistics Park to the north of the site. D) 170 no. car parking spaces and 100 no. secure, sheltered bicycle parking spaces to serve the warehouse units. E) All ancillary site development works to include; minor realignment of site entrance, landscaping, internal raods, drainage, utility	11/28/2024	1500

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
			services, service yards, HGV loading / unloading areas, level access goods doors, dock levellers, site lighting, boundary treatments, signage, storm water drainage network, underground water and foul servicing, green roofs on warehouse units, form part of this application.		
SDCC	SD19A/0393 /EP	Fortunestown Lane, Saggart, Co. Dublin	New educational campus of 2 new school buildings to be delivered on a phased basis including the demolition/removal of the existing 4 four storey educational/former short stay residential blocks (golf apartments) on the site; provision of 1 part three storey, 1000 pupil post primary school including 4 classroom special educational needs unit with a gross floor area of 11,331sq.m including a sports hall and all ancillary teacher and pupil facilities; 1 two storey 16 classroom primary school and 2 classroom special educational needs unit; a general purpose hall and all ancillary teacher and pupils facilities with a gross floor area of 2,820sq.m.	3/12/2026	1700
SDCC	SD25A/0211 W	16, Broadfield Lawns, Broadfield Manor, Rathcoole, Co. Dublin	Full planning permission for Construction of a two-storey dwelling with attic conversion and all associated site works in the side garden along with modifications to existing entrance.	10/28/2025	1700
ACP and SDCC	308053	Unit 612, Jordanstown Road, Greenogue Business Park, Rathcoole, Co. Dublin	Concrete Batching Plant and associated ancillary development.	3/1/2020	1900
SDCC	SD24A/0234 W	Lands on Jordanstown View, Greenogue Business Park, Rathcoole, Co. Dublin	A\(I) the provision of a waste transfer station facility for the storage and transfer of non-hazardous waste. The proposed facility includes: (a) construction of a two-storey office building with staff facilities, served by 55 no. car parking spaces (inclusive of 2 no. accessible parking spaces), and accessed via the existing entrance in the southern portion of the site, along the western site boundary. (b) provision of an internal one-way road in the central portion of the site, accessible from the existing entrance, located centrally along the western site boundary; (c) provision of waste storage areas in the central portion of the site, together with van/trailer parking spaces, 2 no. storage containers and 2 no. HVO tanks; (d) provision of waste storage area in northern portion of the site; (e) provision of an internal one-way road in the northern portion of the site comprising	2/18/2025	1900

Planning Authority	Ref. no.	Address	Summary of Development	Grant Date	Distance from Site (approx.) (m)
			a compacted permeable hardcore surface, accessed via the existing entrance at the northern end of the site, along the western site boundary. The northern internal road will also include a weighbridge and adjacent waste storage bays. The proposal is also inclusive of (ii) landscaping, boundary treatments pedestrian paths, drainage, and all associated site development and ancillary works necessary to facilitate the development at lands on Jordanstown View (to the south of the Unipharm Group Premises), Greenough Business Park, Rathcoole, Co. Dublin. This activity will be applied for with a New Waste Facility Permit Application, under the Waste Management (Facility Permit and Registration) Regulations 2007 as amended.		
SDCC and ABP	324127	Townland of Boherboy, Saggart, Co. Dublin.	The development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 and 4-5 bed, 2 and 3 storey, detached, semi-detached and terraced houses, 133 no. and a 2-storey crèche and all associated site works. An EIAR was submitted with this application. Access to the development will by via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. The proposed development includes for pedestrian and cyclist connections throughout the proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north. The proposed development provides for a total of c.2.3Ha of public open space, and c.4,750sq.m of communal open space associated with proposed development. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.	03/06/2026	2000

Source: An Coimisiún Pleanála, South Dublin County Council