SDCC

COMHAIRLE CONTAE ÁTHA CLIATH THEAS – FÓGRA DE BHUN ALT 175 DEN ACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ) – IARRATAS CHUIG AN gCOIMISIÚN PLEANÁLA

De réir **alt 175 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú)**, tugann **Comhairle Contae Átha Cliath Theas** fógra dá cuspóir iarratas a dhéanamh chuig an **gCoimisiún Pleanála** lena fhormheas faoi alt 175(3) den Acht um Pleanáil agus Forbairt, 2000 (arna leasú) le haghaidh tithíocht shóisialta agus inacmhainne tionachta measctha, a bhfuil forbairt ar pháirc imeartha agus taitneamhachtaí pobail mar chuid de ar shuíomh atá thart ar 11.4 heicteár lonnaithe ar an taobh thoir theas de **Shráidbhaile Ráth Cúil, Contae Bhaile Átha Cliath**.

Tá suíomh an iarratais lonnaithe ar an taobh thiar theas de **Pháirc Ráth Cúil**. Ritheann **Abhainn na Camóige** ar feadh theorainn thoir an tsuímh, áit a bhfuil **Céide Chúil Amra, Bóthar Chúil Amra** agus **Céide Ghrianóige** suite feadh theorainn thuaidh an tsuímh. Ar an taobh thiar, síneann Coillte Ráth Cúil i dtreo eastáit chónaithe i gceantar **Thimpeallán Lána Uí Mhaolalaidh**. Tá tailte feirmeoireachta lonnaithe ar an taobh theas agus ar an taobh thiar theas den suíomh. Tá cuid d'fhorbairt scoile fhaofa na Roinne Oideachais (Reg. Ref. **SD23A/0336**) agus **Lána Uí Mhaolalaidh** mar chuid de shuíomh an iarratais freisin.

Is éard a bheidh san fhorbairt atá beartaithe:

- **130 teach cónaithe**, comhdhéanta de: 43 teach dhá stór (39 aonad trí sheomra agus 4 aonad ceithre sheomra), arna gcur le chéile i 12 shraith tithe, 16 árasán dhá leibhéal (8 aonad seomra amháin agus 8 aonad trí sheomra) laistigh de 2 bhloc trí stór; 11 teach atá báúil d'aosaigh lena n-áirítear 4 árasán dhá stór atá báúil d'aosaigh (2 aonad aon seomra amháin agus 2 aonad dhá sheomra) laistigh de 1 bhloc dhá stór; 7 dteach aon stór atá báúil d'aosaigh agus 1 seomra comhairliúcháin atá báúil d'aosaigh; agus 60 árasán (17 n-aonad aon seomra amháin agus 43 aonad dhá sheomra) laistigh de 4 bhloc ceithre go cúig stór. Áirítear 4 aonad Lóistín don Lucht Siúil laistigh den mheascán aonad arna mholadh.
- **Páirceanna imeartha agus taitneamhacht spáis oscailte** comhdhéanta de: foirgneamh pailliúin páirce le hachar urláir comhlán de 137.26 sq.m; 2 pháirc féir de mhéid CLG sinsearach le hachar comhcheangailte de thart ar 20,800 sq.m; 1 pháirc féir de mhéid CLG sóisearach atá thart ar 6,240 sq.m; oibreacha cothromacain, athphróifílithe agus draenála suímh a bhaineann leis an bpáirc, lena n-áirítear athúsáid na mbarrithreach atá ar an suíomh cheana féin agus gaineamh a thabhairt isteach.
- **Páirceáil do chairr agus do rothair**, comhdhéanta de: 143 spás páirceála carr cónaithe, lena n-áirítear 24 spás FL, 4 spás inrochtana agus 15 spás comhcheangailte inrochtana d'fheithiclí leictreacha, 169 spás páirceála rothar cónaithe; agus 43 spás páirceála carr agus 12 spás páirceála rothar leithdháilte ar úsáid agus rochtain spáis oscailte.
- **Bealach isteach feithiclí, bóthar rochtana agus bonneagar taistil ghníomhaigh nua**, lena n-áirítear: rochtain coisithe agus rothaíochta nua ó Lána Uí Mhaolalaidh; oibreacha leathnaithe feadh Lána Uí Mhaolalaidh chun tailte i seilbh SDCC agus tailte tríú páirtí a áireamh a bheidh faoi réir próiseas reachtúil ar leithligh, lena n-áirítear úsáid ceart arna mbronnadh ar an údarás áitiúil chun tailte a shealbhú chun tacú le seachadadh tithíochta faoin reachtaíocht ábhartha; cosán rothaíochta ón mbealach isteach chuig an bhforbairt ag nascadh le lána rothaíochta atá ann cheana ag Páirc na gCloch; T-acomhal nua le rochtain feithiclí agus coisithe ó Chéide Ghrianóige agus uasghrádú lena mbaineann ar rochtain atá cheann cheana ar an timpeallán in aice láimhe lena n-áirítear uasghrádú agus coigeartú ar an timpeallán atá ann cheana chun líon na ngéag feithiclí a laghdú ó cúig go ceathair; rochtain coisithe agus rothaíochta ó Chéide Chúil Amra agus ó Bhóthar Chúil Amra; bóthar rochtana inmheánach a nascann an t-acomhal nua, an fhorbairt scoile fhaofa (Reg. Ref. SD23A/0336) agus ceantar cónaithe an tsuímh, lena n-áirítear oibreacha teorann; agus droichead a thrasnaíonn Sruth Chúil Maoine.
- **Seirbhísí suímh lena mbaineann**, lena n-áirítear fostáisiúin agus seomraí coigeartaithe BSL, soilsiú poiblí, oibreacha draenála suímh, bonneagar soláthair uisce agus draenála uisce bhréin, lena n-áirítear stáisiún pumpála, gnéithe de Chóras Inbhuanaithe Draenála Uirbigh (SuDS), agus na hoibreacha forbartha suímh uile lena mbaineann lastuas agus laistíos den talamh.
- Mar aon leis na **hoibreacha tírdhreachaithe** ar na háiseanna súgartha thuasluaite, lena-áirítear: 11,763 sq.m de spás oscailte poiblí a chuimsíonn limistéir shúgartha fhoirmeálta agus neamhfhoirmeálta; bealaí do choisithe agus do rothaithe tríd an bhforbairt arna nascadh le bealaí atá ann laistigh den pháirc agus na nascanna in aice láimhe; 1,040 sq.m de spás oscailte comhroinnte; spás oscailte príobháideach ag freastal ar na haonaid chónaithe bheartaithe, cur i bhfeidhm beart cosanta don éiceolaíocht atá ann cheana arna leagan amach sa phlean bainistithe coillte san aguisín, agus EIAR. Áireofar sa tírdhreachtú freisin plandáil athsholáthair, feabhsuithe ar chonairí bruachánacha agus gach beart cosanta agus maolaithe arna leagan amach sa mholadh agus na hoibreacha teorann lena mbaineann.

Ullmhaíodh Tuarascáil um Measúnú Tionchair Timpeallachta **(EIAR)** don fhorbairt bheartaithe.

Beidh sonraí na forbartha agus an EIAR ar fáil lena n-iniúchadh saor in aisce, nó is féidir iad a cheannach ar ócaíocht táille sonraithe (táille nach mbeidh níos mó ná an costas réasúnta a bhaineann lena leithéid de chóip a dhéanamh) ón **16 Samhain 2026 go dtí an 11 Eanáir 2027** (an dá dáta san áireamh), Luan – Aoine seachas laethanta saoire bainc ag na háiteanna seo leanas:

- Oifig an Choimisiúin Pleanála, 64 Sráid Marlborough, Baile Átha Cliath 1, D01 V902 idir 9.15am agus 5.30pm;
- An Rannóg Pleanála, Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, Co. Bhaile Átha Cliath idir na huaireanta 10.00am go 12:00pm agus 2:00pm go 4.00pm.

Beidh pleananna agus sonraí na forbartha beartaithe agus an EIAR ar fáil le breathnú orthu nó lena n-íoslódáil ón suíomh gréasáin seo a leanas https://consult.sdublincoco.ie/ga/browse. Féadfar aighneachtaí nó tuairimí a dhéanamh, ar ócaíocht na táille forordaithe de €50, i scríbhinn chuig an gCoimisiúin Pleanála, 64 Sráid Marlborough, Baile Átha Cliath 1, D01 V902 le linn na tréimhse thuasluaite (féadfar aighneachtaí nó tuairimí a dhéanamh freisin trí shuíomh gréasáin an Choimisiúin ag an seoladh seo a leanas https://www.pleanala.ie/ga-ie/home) lena bhfáil ar nó roimh 5.30pm an **11 Eanáir 2027** maidir le:

(i) iarmhairtí na forbartha beartaithe i ndáil le pleanáil chuí agus forbairt inbhuanaithe an limistéir ina mbeidh an fhorbairt bheartaithe suite, agus

(ii) na tionchair chomshaoil a mbeifí ag súil leo ón bhforbairt bheartaithe.

Féadfaidh an Coimisiún Pleanála an t-iarratas ar an bhforbairt a fhaomhadh maille le coinníollacha nó dá n-uireasa nó féadfaidh sé diúltú don iarratas ar fhorbairt. Féadfaidh duine bailíocht aon chinnidh de chuid an Choimisiúin Pleanála a cheistiú trí iarratas ar athbhreithniú breithiúnach faoi Ordú 84 de Rialacha na nUaschúirteanna (I.R. Uimh. 15 de 1986, arna leasú), de réir alt 50 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú). Féadfar rochtain a fháil ar fhaisnéis phraiticiúil ar an bpróiseas athbhreithnithe bhreithiúnaigh faoin teideal Fógraí Dlí – Fógra maidir le hAthbhreithniú Breithiúnach ar shuíomh gréasáin an Choimisiúin Pleanála www.pleanala.ie nó ar shuíomh gréasáin Faisnéis do Shaoránaigh www.citizensinformation.ie

Web: www.sdcc.ie

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 the **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