Planning Report

Part 10, Rathcoole Housing, Co. Dublin

South Dublin County Council

3rd November 2026

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1. INTRODUCTION

1.1 Background

This planning report was prepared by MacCabe Durney Barnes on behalf of South Dublin County Council, to accompany a Part 10 proposal for 130 no. units and pitch development on an application site of c. 11.4 ha, bound by Rathcoole Village, Rathcoole Park and the approved school site (SDCC Ref. SD23A/0336; ACP Ref. 321696) to the north, Rathcoole (Four Districts) Woodlands to the west, Rathcoole Park and the western residential estates of Saggart to the east, and agricultural lands to the south and south-west, Rathcoole, Co. Dublin.

Part 10 of the Planning and Development Act 2000, as amended, provides for development by local authorities which requires environmental impact assessment or appropriate assessment. Where development belonging to a class identified for the purposes of Section 176 is proposed to be carried out by a local authority, the local authority shall prepare an environmental impact assessment report in respect thereof and shall apply to An Coimisiún Pleanála for approval of the proposed development under Section 175 of the Act.

1.2 Part 10 Planning Legislation

A Part 10 application is made under Section 175 and Section 177AE of the Planning and Development Act 2000, as amended, and is submitted to An Coimisiún Pleanála. Section 175 confirms inter alia that:

> *'175.—(1) Where development belonging to a class of development, identified for the purposes of section 176, is proposed to be carried out— (a) by a local authority that is a planning authority, whether in its capacity as a planning authority or in any other capacity, or (b) by some other person on behalf of, or jointly or in partnership with, such a local authority … within the functional area of the local authority concerned (hereafter in this section referred to as "proposed development"), the local authority shall prepare, or cause to be prepared, an environmental impact assessment report in respect thereof.*
>
> *(2) Proposed development in respect of which an environmental impact assessment report has been prepared in accordance with subsection (1) shall not be carried out unless the Board has approved it with or without modifications.*
>
> *(3) Subject to subsection (3A), where an environmental impact assessment report has been prepared in accordance with subsection (1), the local authority shall apply to the Board for approval of the proposed development to which the report relates.*'

It is noted that the Planning and Development Act 2024 has now been signed into law. Regarding the changes to the Part 10 application procedure introduced by the Act, the Department's guidance note states:

> *'Section 162: Continued operation of Parts X and XAB of Act of 2000 for certain purposes. This section is a transitional provision relating to an application made to the Board by a local authority for approval to carry out its own development and which is subject to environmental assessment requirements. Where an application for approval is made under section 175 (subject to Environmental Impact Assessment) and/or section 177AE (subject to Appropriate Assessment) of the Act of 2000 before the repeal of that Act but is not yet decided by the Board, those applications continue to be dealt with under the Act of 2000.*'

Because the application includes an EIAR, it must be submitted directly to An Coimisiún Pleanála under the new Act. This process is governed by Part 4 Chapter 4 of the Planning and Development Act 2024. This section falls

under 'Block C' of the Act's transitional arrangements and, as of the time of writing, has not officially come into effect.

1.3 Part 10 Application to An Coimisiún Pleanála

The Part 10 Planning Application seeks approval for residential and pitch development by South Dublin County Council, that requires Environmental Impact Assessment.

The proposed development broadly encompasses the construction of 130 no. residential units (comprising houses, duplex units, age friendly units and apartments ranging in height from one to five storeys), 2 no. senior GAA grass pitches and 1 no. junior grass pitch served by a GAA pavilion, a new vehicular entrance, access road and active travel provision, a bridge over the Coolmine Stream, landscaping works including enhancements to riparian corridors, car and bicycle parking, ESB substations/switchrooms, lighting, site drainage works, SuDS features and all ancillary site development works above and below ground.

For a comprehensive description of the proposed development see Section 5.

1.3.1 Applicant and Land Ownership

The applicant is South Dublin County Council and details are provided below.

- Name: South Dublin County Council
- Address: County Hall Tallaght, Dublin 24, D24 A3XC

The site measures c. 11.4 ha. And is held by South Dublin County Council and the Department of Education and Youth. An Uisce Éireann easement runs along the southeastern extent of the subject lands.

1.3.2 Structure of the Planning Report & Statement of Consistency

This Planning Report & Statement of Consistency was prepared to accompany a Part 10 application for the development of 130 no. residential units and associated pitch development at a site of c. 11.4 ha to the south and southeast of Rathcoole Village, County Dublin.

The report is structured as follows:

1. **Introduction** – this section
2. **Site Location and Context** - Considers the site and surroundings in addition to transport accessibility.
3. **Relevant Planning History** – Provides a summary of proposed and permitted development in the area.
4. **Site Selection and Consideration of Alternatives** – Considers the selection of the site, housing tenure, types and design.
5. Proposed Development – Provides a description of the proposed development.
6. **Planning Policy** – Outlines the relevant policies at a National, Regional and Local Level and considers standards against which provision can be assessed.
7. **Environmental Assessments** – Summary of environmental assessments which accompany the planning application.
8. **Conclusion** – Make concluding remarks.

1.3.3 Environmental Impact Assessment

The development site is below the threshold of 20 ha for a mandatory EIAR for a project of this type. It was concluded in the EIA Screening and Scoping Report prepared by AECOM (October 2025) that there was a real likelihood of significant effects on the environment arising from this sub-threshold development and that an Environmental Impact Assessment Report (EIAR) was required. An EIA Screening Determination by the Planning Authority accompanies the application. This triggers an application under Part 10 to An Coimisiún Pleanála. An EIAR accompanies this Part 10 application.

1.3.4 Compulsory Purchase Order

The delivery of a suitable standard of vehicular, pedestrian and cyclist access to the site is dependent on works to Mullally's Lane and its junction with Greenogue Drive and the Stoney Hill Road roundabout. Mullalley's Lane is situated towards the south of Rathcoole Village and west of Saggart. It provides a link between the roundabout at Stoney Hill Road and the development site, which is a greenfield site on lands adjoining established residential areas and Rathcoole Park, which is a public park.

Currently the access to the lands via Mullally's Lane is substandard. In order to facilitate the development of the lands, SDCC have considered three options with a multi-criteria analysis utilised to ensure a balanced weighting of the potential options on the basis of which the chosen option has been justified. A small area of third-party land is required to deliver this link and junction upgrade and is not within South Dublin County Council's ownership. South Dublin County Council therefore intends to progress a Compulsory Purchase Order (CPO) in respect of this land.

The CPO is a separate legal process from the Part 10 application. Acquisition of the land comes under Part XIV of the Planning and Development Act 2000 (as amended), primarily sections 212 and 213, together with section 76 of the Housing Act 1966. This will be undertaken as a separate process and lodged in a reasonable timeframe following the lodgement of this planning application. South Dublin County **Council's Policy CS4 Objective 3** support local authorities using CPO powers to deliver enabling infrastructure once the need is identified. SDCC intends to lodge the Part 10 application before the end of 2026 and bring forward the CPO as a separate process in the months that follow. Both the permission and CPO confirmation will need to be in place before construction begins.

1.3.5 Accompanying Documentation

All accompanying documents and drawings are outlined in the Schedule of Documents enclosed with the application.

1.3.6 Planning Fee

A fee of €30,000 applies to applications of this type which has been paid by the client to An Coimisiún Pleanála prior to the lodgement of this planning application. Evidence of Electronic Fund Transfer (EFT), is appended to the accompanying application form.

1.3.7 Statutory Consultation and Prescribed Bodies

Extensive statutory and public consultation has been undertaken in the preparation of this application. This consultation has informed the preparation of both this Planning Report and the accompanying Environmental Impact Assessment Report (EIAR). A scoping consultation exercise was carried out by AECOM on behalf of the

applicant with statutory consultees and technical bodies, to inform the preparation of the EIAR. As part of this exercise, AECOM wrote to 38 statutory consultees and prescribed bodies on 26 and 27 March 2026 (with the Department of Defence contacted separately on 1 April 2026), inviting submissions on the scope of the assessment. This list is available in Appendix 1-2 of the accompanying EIAR.

In accordance with Section 175(4)(b) of the Act, and Article 121 of the Planning and Development Regulations 2001 (as amended), notice of the proposed development, together with a copy of the application and the EIAR (digital), was sent to the prescribed authorities set out below, together with an invitation to make submissions or observations relating to the likely effects on the environment and the implications of the proposed development for proper planning and sustainable development in the area.

The prescribed authorities notified in accordance with Article 121(1) of the Planning and Development Regulations 2001 (as amended) are set out below:

- 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)

1.3.8 Public Consultation

The proposed development has evolved through an iterative design process informed by successive rounds of public consultation, statutory plan-making, and stakeholder engagement over a number of years, as set out in Chapter 4 (Alternatives) of the EIAR. The statutory development plan process together with the site-specific masterplanning and land use concept work undertaken by SDCC since 2019, represent a sustained and multi-staged programme of public and stakeholder consultation informing the evolution of the proposed development.

In addition to this statutory plan-led consultation, further significant consultation has been undertaken directly with the local community throughout the design development process. Three separate consultations were undertaken within SDCC between November and December 2025. Along with this, two further public consultations were undertaken both in person and online in May and July 2026. For further information please refer to Schedule 1 of the accompanying application form (RATH-MET-ZZ-ZZ-AP-T-SID Application Form-P0).

2. SITE LOCATION AND CONTEXT

2.1 General Area

Rathcoole is located approximately 15km to the south-west of Dublin City Centre, approximately 14km north-east of Naas, County Kildare, and approximately 13km to the north of Blessington, County Wicklow. The application site comprises c.11.4ha of land to the south and south-east of Rathcoole Village. It forms part of a wider landbank extending to 17.78ha which is divided across two ownerships, comprising South Dublin County Council (c.15.93ha) and the Department of Education (c.1.85ha). The site lies wholly within the administrative area of South Dublin County Council.

Rathcoole is designated as a 'Self-Sustaining Growth Town' in the South Dublin County Development Plan 2022–2028 and, while not situated within Dublin City and its suburbs, falls within the metropolitan area identified in the Metropolitan Area Strategic Plan (MASP) of the Regional Spatial and Economic Strategy for the Eastern and Midland Region. The established settlement is characterised by a traditional development pattern, with a central Main Street accommodating local shops and facilities, surrounded by relatively low-density housing estates. The village therefore presents a compact, village-scale urban form set within a predominantly rural and agricultural hinterland to the south and west.

The site is bounded to the north-west by Rathcoole Park, which extends along that boundary and forms the principal area of public open space serving the village. Existing residential estates extend along the northern boundary, with Coolamber Drive, Coolamber Road and Greenogue Drive bounding the lands. The estate at Beechwood Lawns is separated from the site by Rathcoole Park and by the approved Department of Education school development. Saggart's western residential estates bound the site to the east, with the River Camac forming the eastern boundary. To the west, Rathcoole Woodlands extends towards residential estates in the vicinity of Mullally's Lane Roundabout. Agricultural lands are located to the south-west and south.



Figure 1: Proposed development site *(source: MDB & ArcGIS)*

2.2 Development Site

The site comprises a generally undeveloped greenfield area characterised by a combination of open grassland, scrub, hedgerows and immature woodland. Areas of Annex I alluvial woodland are present to the west of the site while Annex I hay meadow extends to the north and to the south-east of the site. An existing junior GAA pitch is located to the north-east of the site. The Coolmine Stream bisects the western portion of the site, flowing northwards through the woodland area into Rathcoole Park, while the Crockshane (Slade) Stream runs along the southern boundary. The Camac River is situated to the east of the site. The site boundaries are defined by established hedgerows, with tree cover concentrated along these hedgerows, which broadly reflect the historic field pattern of the lands as depicted on the historic Ordnance Survey mapping.



Figure 2: Historic Ordinance Survey map of the subject site *(source: Táillte Éireann)*

Pedestrian access to the site is currently via Rathcoole Park to the east and via Mullally's Lane to the west. Formal pedestrian footpaths are located within Rathcoole Park, while informal pedestrian trails are interspersed throughout the woodland and scrub to the west of the site. This portion of the site is separated from Rathcoole Park by a wooden fence. An area of Annex I Lowland Hay Meadow is situated within the northern portion of the central lands. This meadow is crossed by the existing informal pedestrian route to Rathcoole Park.

The site is bound to the north by the established residential estates at Coolamber Drive and Coolamber Road and by Rathcoole Park, which extends along the site's northwestern boundary. The residential estate at Beechwood Lawns is separated from the site by Rathcoole Park and by the lands of the approved Department of Education primary school (SDCC Ref. SD23A/0336; ACP Ref. 321696-25).



Figure 3: View of the site looking south from the existing junior pitch *(source: MDB)*

To the west, Rathcoole Woodlands extends along the site boundary towards the residential estates proximate the Mullally's Lane Roundabout. This woodland incorporates a significant area of Annex I Alluvial Woodland together with transitional woodland, from which the Coolmine Stream flows. Mullally's Lane, which is presently a cul-de-sac, forms part of the subject site.



Figure 4: View of the site from Mullally's Lane (left) and of Mullally's Lane from the site (right) *(source: MDB)*

Overall, the site slopes gently from southwest to northeast at an average gradient of approximately 1:60, with ground levels ranging from c. 126.70 mOD at the south to c. 113.00 mOD at the northeast. This topography naturally directs surface water drainage towards the northern and eastern portions of the site. A number of existing underground watermains traverse the site with associated wayleaves, including 10 m wayleaves (5 m either side of the asset) to the watermains running parallel with the Crockshane (Slade) Stream to the south and the Camac River to the east, and 16 m wayleaves (8 m either side of the asset) to the 2 no. watermains passing through the southern end of the site and to the watermain running north-south through the east of the site into Rathcoole Park. An Uisce Éireann easement additionally runs along the southeastern extent of the subject lands.

2.3 Transportation

2.3.1 Public transport

The site is located approximately 1.5km west of the Saggart Red Line Luas stop, to the east of Citywest Golf Course forming the south-western terminus of the Red Line. The Red Line provides high-frequency light rail services via Citywest, Belgard and the Red Cow interchange to Heuston Station, the city centre, Connolly Station and The Point in the Docklands, with interchange to the Green Line at Abbey Street and O'Connell Street and to Iarnród Éireann services at Heuston and Connolly. Cheeverstown Luas Stop is situated 6km from the site and provides a Park and Ride facility.

The subject site is located approximately 8.5km from Hazelhatch and Celbridge Station, which is served by frequent rail services connecting Dublin City Centre with a range of destinations including Portlaoise, Carlow, Kilkenny and Waterford. The station accommodates a Park and Ride facility providing 400 no. car parking spaces, together with 30 no. sheltered cycle parking spaces and bicycle lockers. The availability of these facilities means that rail represents a realistic and convenient commuting option for future residents of the proposed development, whether accessed by car or by bicycle.

Bus stops serving Dublin, Kildare, Maynooth and Newbridge are located along Main Street, Fitzmaurice Road and School Road within Rathcoole Village, and at the slip road to the north of the N7. The village is served by Dublin Bus Route 69, which operates between Rathcoole and Hawkins Street in the city centre via Clondalkin, together with the associated peak-hour 69X express service and by W6 serving Maynooth and the Square Tallaght. The peak hour frequency of bus services at Maple Grove (Stop ID 3439) and Fitzmaurice Road (Stop ID 3437) is 45 minutes to 1 hour for route 69 and c.30 minutes for route W6.

Route 68 and Route 68a operate on the adjoining Newcastle corridor, leaving from Greenogue Business Park at a peak hour frequency of c.30-60 minutes. In addition, the N7 interchange (Stop ID 104301 / 10385), located c.630m from the centre of the residential portion of the site, or an approximate 9 minute walk, is served by Go-Ahead Ireland Route 126, a Dublin Commuter Service operating between Dublin and Rathangan via Naas, Newbridge and Kildare. Reasonably frequent services are available at the N7 Interchange (Stop ID 104301 / 10385), located c.630m from the centre of the residential portion of the site, or an approximate 9 minute walk. Collectively, these services provide the village with direct radial access to the city centre and to the principal towns of north Kildare.

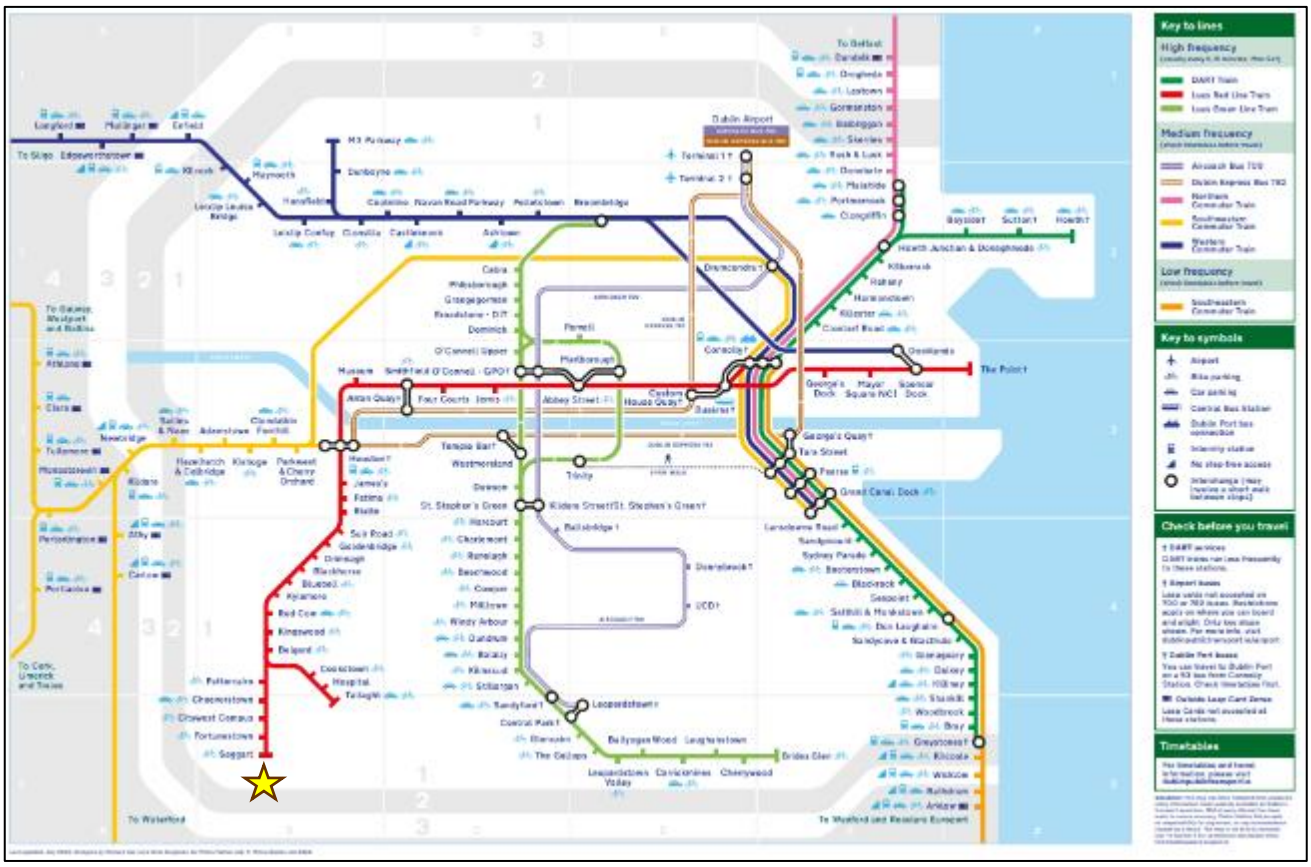


Figure 5: Dublin Luas, tram and train station map (Source: Dublin Public Transport)

2.3.2 BusConnects

The aim of BusConnects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 12 corridors, while providing enhanced walking and cycling facilities through the provision of dedicated cycle lanes that are separated from traffic as much as possible. The overall objective of the Bus Connects project is to support the development of a sustainable and integrated public transport system in the Dublin Region that enables the delivery of compact urban growth that is sustainable and supports a low carbon future.

Rathcoole is to be served by Phase 8 of the BusConnects Dublin Area Bus Network Redesign, which forms part of the wider 'D' Spine changes. Under these proposals, a new Route 58 will operate between Rathcoole and the City Centre (Mountjoy Square) at a half-hourly frequency. A new half-hourly Route 57 will operate between Greenogue and the City Centre. The two routes will combine to provide a bus every fifteen minutes. Bus route W6 will remain. Together with a new Route X58, these services will replace existing Routes 68, 68a, 69 and 69x. Phase 8 will also introduce new Routes D2, D4, and S8 in the wider area. The delivery of Phase 8 will therefore improve the frequency of bus services available to residents of the proposed development, doubling the service frequency between Rathcoole and the city centre relative to both the existing service pattern and the frequency originally proposed under the network redesign.



Figure 6: Rathcoole Area BusConnects Map *(source: NTA)*

2.3.3 Cycling and Walking

The site is situated in a highly accessible location where provision for pedestrian movement is good. Locally, footways are provided on both sides of the carriageway. Within a 15-minute walking distance of the site are a variety of services and amenities which are generally considered sufficient to serve the community, discussed in further detail in Section 4.1 below.

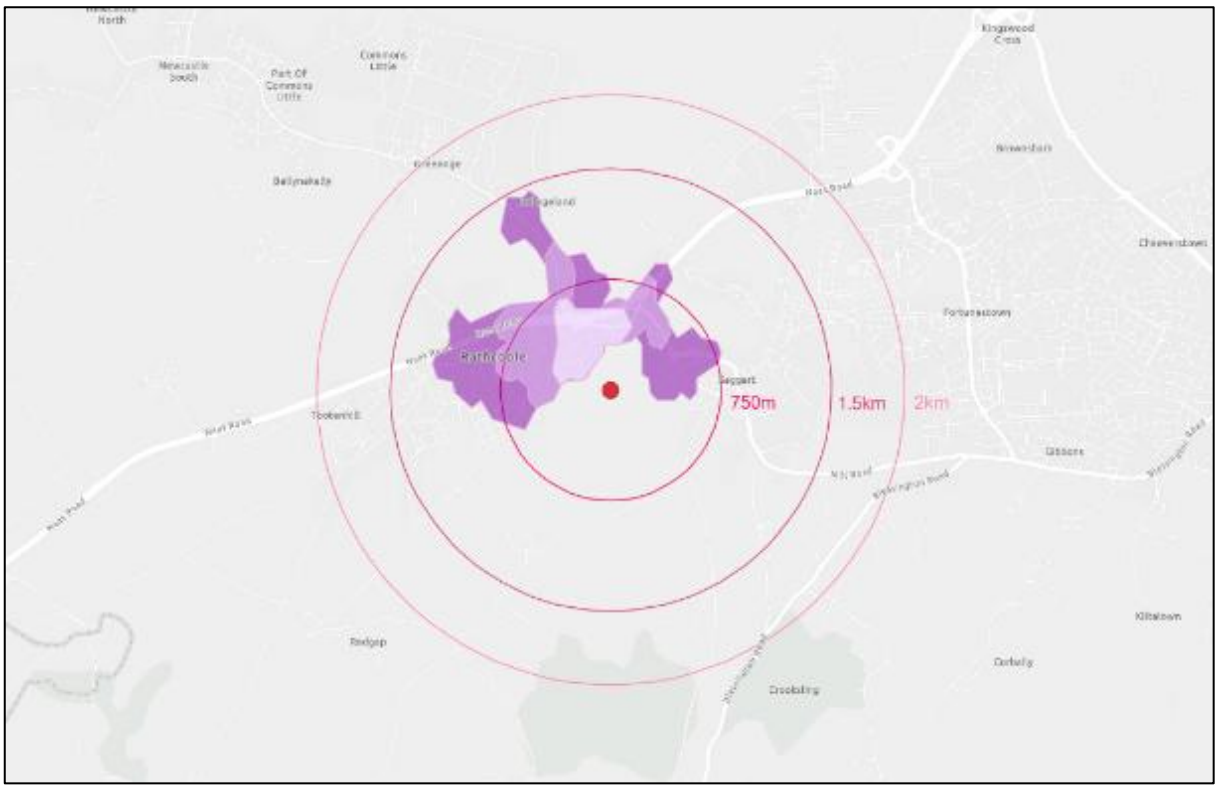


Figure 7: Walkability Patterns in 5-, 10- and 15-minute intervals

While the existing cycling infrastructure in the area is limited, inter-urban connections are proposed to be delivered through the Greater Dublin Area (GDA) Cycle Network. The Plan identifies a secondary route running between Kill, Rathcoole and Saggart and a feeder route running ro the south from Rathcoole Town. A further proposed secondary inter-urban cycle route, designated 'D5', running along the R120/Main Street through Rathcoole would provide direct cycling connections to Newcastle to the north and Kill to the south, while also linking the village into the wider Cycle Network. Figure 8 below demonstrates the possibility of accessing a wide variety of services within a 15-minute cycle from the site, which equates to approximately 3.75 km.



Figure 8: 5, 10 and 15- minute cycling catchment

3. RELEVANT PLANNING HISTORY

3.1 Subject Site

The following applications relate to the application lands. It is noted that a number of historic permissions on the lands have expired.

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. This permission has expired and was not implemented.

SDCC Reg. Ref. SD08A/0153: Development of a GAA sports facility on a c. 10.82 ha site bounded by Rathcoole Park to the north and west, the proposed Rathcoole Distributor Road to the south and agricultural lands to the east. 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 to accommodate approximately 1,018 people. The proposal also included an emergency access onto the roundabout forming part of the Rathcoole Distributor Road, a c. 0.1 km side road extension serving a new SDCC car park (65 no. spaces) with a footpath connection to Rathcoole Park, 244 no. car parking spaces, 9 no. coach spaces and a bicycle rack serving the clubhouse, together with landscaping, boundary treatments and c. 112 m of foul sewer routed through Rathcoole Park to the Coolamber Drive / Beechwood Lawns junction. The application was granted in January 2009. This permission has expired and was not implemented.

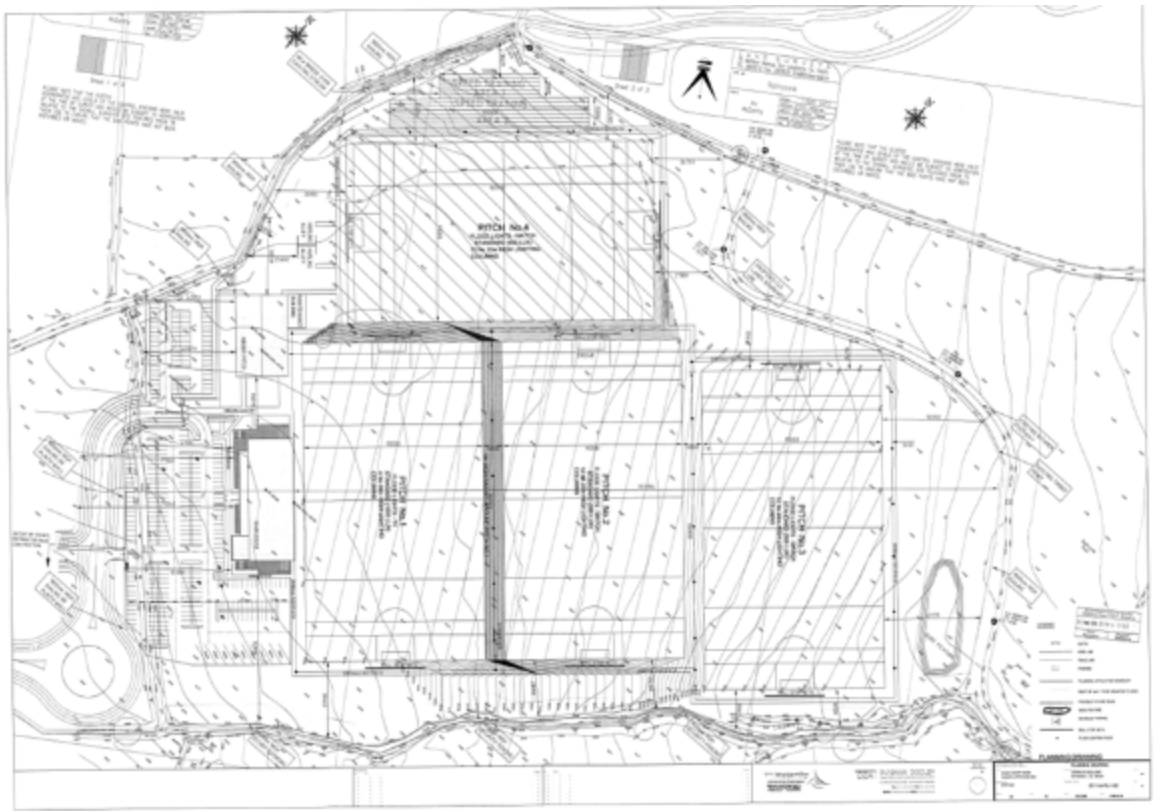


Figure 9: Site Layout of SD08A/0153 *(Source: SDCC Planning Register)*

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. The application was granted by SDCC, appealed to An Bord Pleanála on 16th January 2025 and granted on appeal with revised conditions on 19th May 2025. The principal issues raised in the third party appeals related to the potential impact on the adjoining Priority Annex 1 Alluvial Woodland (91E0) and associated Annex 2 hydrophilous tall herb communities (6430); traffic hazard and road network impacts arising from access via Coolamber Drive; the deliverability of the School Travel Plan and proposed mobility management measures; the justification of need for the new school; and compliance with the Green Space Factor.

In granting permission, the Board attached particular weight to the access and layout strategy. Vehicular access is to be provided initially via Coolamber Drive, with a condition requiring that, upon delivery of the alternative access via Mullally's Lane, the Coolamber Drive access be restricted to pedestrian and cycle use through the installation of bollards within six months, securing a more appropriate long-term access arrangement in the interests of traffic safety and residential amenity. The Board also required that the school be made available for community use outside of school hours and term time. In land use terms, the Board noted that the majority of the site is zoned RES-N, where educational facilities are permitted in principle, and that the design had been revised at Further Information stage to remove all development from lands zoned RU in order to protect the adjoining Rathcoole Woodlands in accordance with GI7 SLO2, an approach the Inspector considered the most appropriate means of safeguarding the woodland and maintaining rural amenity.



Figure 10: Site Layout of SD23A/0336 *(Source: Reddy Architecture + Urbanism)*

3.2 Surrounding Area

In terms of the planning history surrounding the site, the following applications are noted:

SDCC Reg. Ref. LRD25A/0008W & ABP Ref. 324071: Large-scale residential development comprising the demolition of 5 no. existing dwellings and the construction of 176 no. dwellings (100 no. duplex units and 76 no. houses), a creche, 245 no. car parking spaces, open space provision and associated site works on a 5.8 ha site at lands to the east of Stoney Hill Road, c. 0.1 km from the subject site. The application was refused by SDCC and permission was refused at appeal (27th May 2026).

The application was refused by SDCC for six reasons relating to ecological survey deficiencies (the absence of breeding bird, bat activity and bat emergence surveys), insufficient and fragmented green infrastructure and failure to meet the Green Space Factor, the quality of public open space and children's play provision, deficiencies in the Traffic and Transport Assessment (TTA), urban design concerns, and the potential impact on the adjoining Annex 1 woodland. ACP recommended that permission be refused on three grounds. The development fails to provide a sufficient level of green infrastructure within the site and connections to the surrounding lands, with fragmented internal corridors and inadequate mitigation of hedgerow removal, contrary to GI2 Objectives 1 and 2, that the applicant failed to demonstrate that the demolition of existing buildings would not result in significant impacts on bats, contrary to Policy NCBH5; and that the development fails to provide adequate passive surveillance of the north-south public open space corridor, contrary to QDP4 Objective 2.



Figure 11: Proposed general arrangement of LRD25A/0008W (Source: AECOM)

The Stoney Hill landbank was also the subject of the following applications:

ACP Ref. 307698: Demolition of 5 no. existing residential properties and associated outbuildings and the construction of a residential development of 204 no. units, comprising 151 no. houses (including duplexes) and 53 no. apartments, on lands to the east of Stoney Hill Road. The SHD was granted permission by An Bord Pleanála on 21st June 2023. The decision was subsequently quashed by the High Court in Four Districts Woodland Habitat Group & Ors v. An Bord Pleanála [2023] IEHC 335 (Humphreys J., 21st June 2023).

The Court held that the permission involved a material contravention of the SDCDP 2016–2022 which the Board had failed to address. First, as H8 Objective 1 of the plan required residential densities to be '*in accordance with*' the *Sustainable Residential Development in Urban Areas Guidelines (2009*), the guideline density range of 20–35 dwellings per hectare applicable to edge-of-centre sites in small towns was a requirement of the SDCDP. Therefore the proposed density of 40 units per hectare (uph) exceeded that range. Secondly, the proposed removal of c.674 m (48.9%) of hedgerows and the majority of the tagged trees on site was inconsistent with the green infrastructure objectives of the plan (G2 Objectives 1–3), and the Board had failed to consider whether this constituted a contravention or whether it was material, with the Court noting that replacement planting does not equate to the retention of mature hedgerows.



Figure 12: Site Masterplans of ACP Ref. 307698 (Source: C+W O' Brien Architects))

SDCC Reg. Ref. SD18A/0364, SD18A/0413, SD08A/0858 and SD18A/0364 for the demolition of three dwellings and construction of 99 no. units (withdrawn in 2019); **SD18A/0413** seeking permission for 93 no. units (withdrawn in 2019); and **SD08A/0858** seeking permission for 54 no. units, which was refused by An Bord Pleanála and SDCC in 2009.

SDCC Reg. Ref. SD22A/0342: Construction of a four-storey apartment block consisting of 58 no. age friendly residential units (20 no. one bedroom and 38 no. two bedroom units), a community facility, public and communal open space, 30 no. car parking spaces and 80 no. cycle parking spaces at lands to the east of Tay Lane, Newcastle Road, Rathcoole, c. 0.8 km from the subject site. Permission was granted on 7th June 2023.



Figure 13: Site Layout of SD22A/0342 *(source: PAC Studio)*

ACP Ref. 312501: Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works at Mill Road, Saggart, c. 0.7 km from the subject site. Permission was granted with conditions on 2nd August 2022 and the 'Swiftbanks' development is now inhabited.

SDCC Reg. Ref. SD24A/0092W & ACP Ref. 322539: 73 no. units comprising 6 no. houses, 59 no. duplex units and 8 no. apartments within the curtilage of protected structures at lands adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, c. 0.7 km from the subject site. SDCC granted permission subject to a condition Block C in (27 no. units) and limiting Block A to three storeys, thereby reducing the permitted scheme to 45 no. units, a response principally to surface water/SuDS concerns relating to the adjoining Mill Pond and to density, with the omission of Block C bringing the density back within the 35–50 dph range of the SRDCSG 2024. On appeal it was recommended that permission be granted for the full 73-unit scheme, reinstating Block C and retaining only the requirement that Block A be reduced to three storeys. Density above the SRDCSG range for a suburban/urban extension of a Metropolitan Town was acceptable, on the basis that Saggart adjoins the Dublin City and Suburbs boundary with good Luas and bus connectivity, that the prevailing local pattern is itself c. 45–50 dph throughout. Granted on appeal with conditions on 10th February 2026.



Figure 14: Landscape proposals site context plan SD24A/0092W (source: KFla)

SDCC Reg. Ref. SD21A/0087 & ACP Ref. 310688: Construction of a residential development of 98 no. residential units consisting of 51 no. houses, 37 no. apartments and 10 no. duplexes at Rathmill Manor, Tootenhill, Rathcoole, c. 1.3 km from the subject site. Permission was granted on appeal following refusal on the basis of elevated density and other items. Of particular relevance to the subject lands, the applicant had failed to demonstrate an acceptable impact on the Tootenhill Stream through the identification of a 10m riparian strip (to be taken from the top of the bank to any proposed urbanising development), had not provided adequate cross sections demonstrating the impact of the proposed crossing on the river, and had failed to submit correspondence from the Office of Public Works determining whether a Section 50 consent under the Arterial Drainage Act was required for the proposed bridge works over the stream, contrary to Policy IE2 of the SDCDP 2016–2022. Granted with conditions on 4th March 2022. This development is partially complete.



Figure 15: Site Layout of SD21A/0087 (source: McGrane & Partners Architects)

SDCC Reg. Ref. SD21A/0231: Removal of all existing temporary accommodation and construction of a new 16 classroom part three storey, part two storey primary school (Scoil Chronain, Roll No. 19503H), including GP Hall and 2 classroom Special Educational Needs Unit, at lands opposite Rathcoole Community Centre, c. 0.6 km from the subject site. Permission was granted on 12th October 2021.

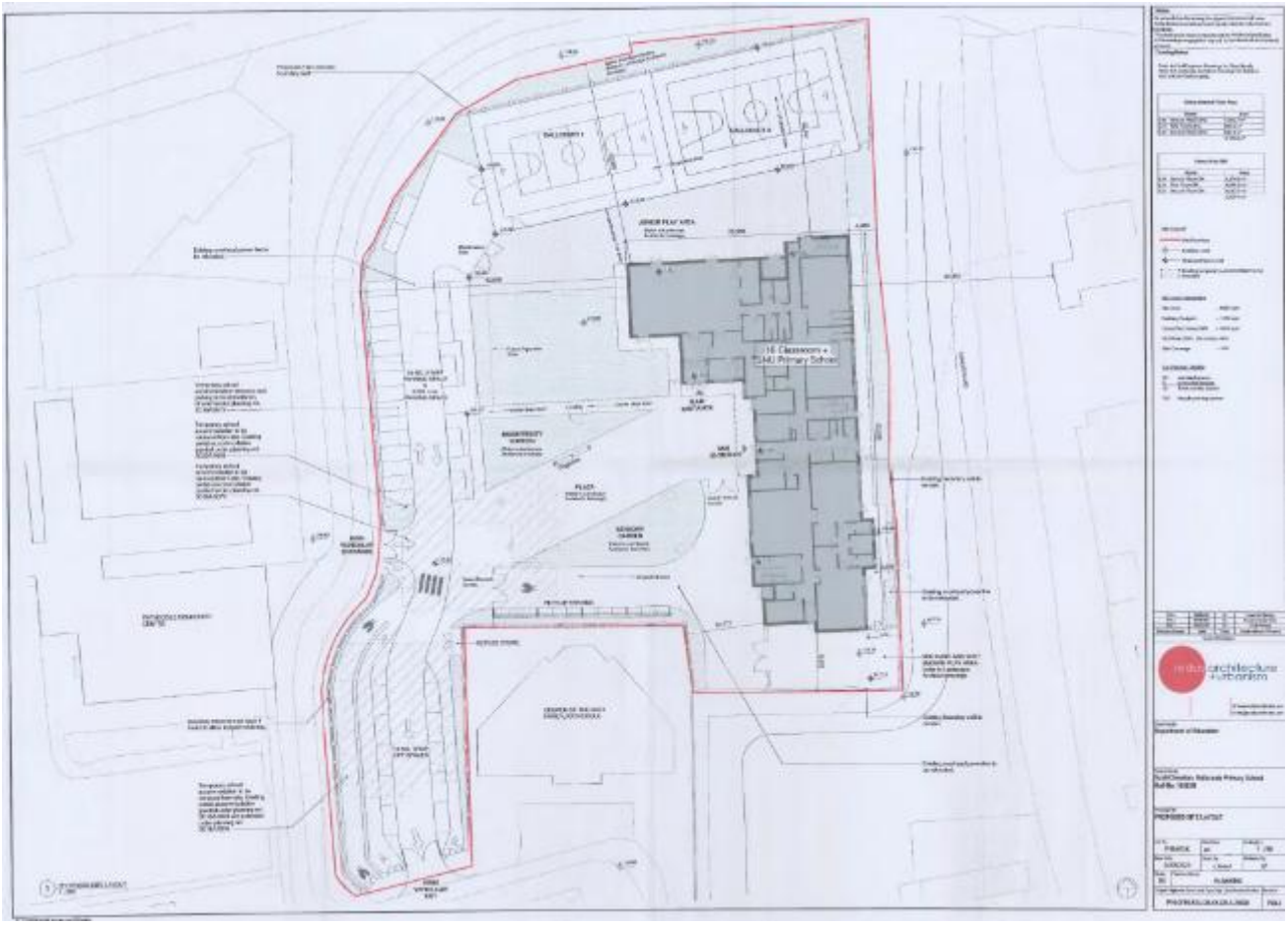


Figure 16: Site Location of SD21A/0231 *(source: Reddy Architecture and Urbanism)*

SDCC Reg. Ref. LRD25A/0012W & ABP Ref. 324127: Large-scale residential development of 611 no. dwellings, a 2-storey creche, c. 2.3 ha of public open space and the reservation of c. 1.03 ha as a future school site in the townland of Boherboy, Saggart, c. 2 km from the subject site. The Inspector's Report recommends that permission be granted and that Condition No. 30 (requiring a Section 48 financial contribution in lieu of public open space) be omitted, concluding that lands rendered undevelopable by topography, retained hedgerows, riparian buffers and open watercourses should not be counted against a scheme, either in the assessment of density or through the imposition of a contribution in lieu of public open space.

Additionally it was concluded that the scale and density of the scheme are appropriate to the RES-N zoning and its context, and that the ecological concerns raised are appropriately addressed through conditions, including a condition giving effect to the recommendations of Inland Fisheries Ireland regarding surface water outfall points to be installed behind bunded structures, single span/bottomless culvert design of watercourse crossings, delineation of riparian buffer and maintenance of SuDS. An EIAR was submitted with this application. The application was granted on appeal on June 25th 2026.

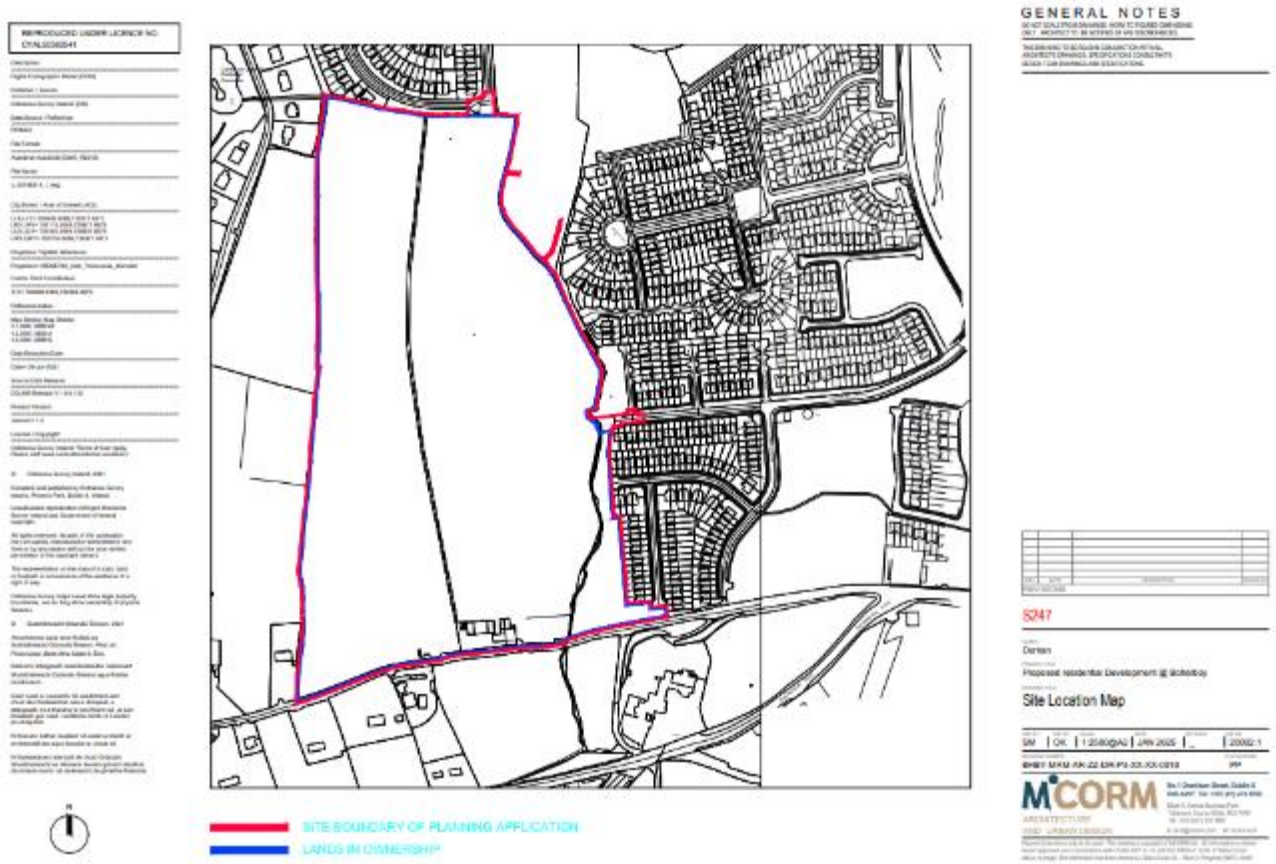


Figure 17: Site Location map of LRD25A/0012W *(Source: MCorm Architecture and Urban Design)*

A comprehensive planning history search of planning applications, granted planning applications and developments currently under construction has been undertaken within 2 km of the site, with 4 no. relevant applications for residential development identified beyond the 2 km radius additionally included. A full schedule is provided in the table below.

Table 1: Schedule of Relevant Planning Applications within the Vicinity of the Site

Reference	Status	Date	Address	Description	Distance
SDCC Ref. SD25A/0249W	Registered	17-Aug-26	Green Lane Manor, Rathcoole, Co.Dublin, D24RH2V	Retention permission for amendments carried out to a now completed residential scheme permitted under application reg. ref: SD17A/0356 & SD17A/0357.	1.3km
SDCC Ref. SD26A/0145W	Granted	10-Aug-26	Holy Family Community School, Kilteel Road, Rathcoole	Amendments to previously granted school development	1.4km
SDCC Ref. SD26A/0074	Further information requested	13-May-26	Rathcoole Community Centre, Main	Extension of the period of retention (of previously permitted development)	0.6km

Reference	Status	Date	Address	Description	Distance
			Street, Rathcoole		
SDCC Ref. SD25A/0259W	Granted	18-Mar-26	Greenogue Logistics Park, Rathcoole	Warehouse with ancillary office and staff facilities (34,999 sqm GFA)	1.1km
SDCC Ref. SD19A/0393/EP	Extension of duration granted	12-Mar-26	Fortunestown Lane, Saggart	New educational campus of 2 no. school buildings (post primary and primary)	1.7km
SDCC Ref. LRD25A/0014W	Appeal Lodged	15-Jun-26	Newcastle South, Newcastle	LRD ('Phase 4'): 113 no. dwellings and public open space	>2km
SDCC Ref. SD25A/0266W	Decision under appeal to ACP	19-June-26	Muldowney's Pub, Main Street, Rathcoole	Part demolition and change of use of pub; 10 no. residential units in total	0.5km
SDCC Ref. SD25A/0161W	Granted	8-Dec-25	13 Mill Road, Saggart	3 no. two-storey dwellings to rear of existing property	0.9km
SDCC Ref. SD25A/0211W	Granted	28-Oct-25	16 Broadfield Lawns, Broadfield Manor, Rathcoole	Two storey dwelling with attic conversion in side garden	1.7km
SDCC Ref. SD25A/0106W	Granted	11-Aug-25	St Mary's GFC, Pairc Mhuire, Saggart	Replacement of grass pitch with synthetic 3G all-weather pitch	1.4km
ACP Ref. 313145	Refused	23-Jul-25	Townland of Boherboy, Saggart Road	655 no. residential units (257 houses, 398 apartments), childcare facility and associated works. ACP Ref. 324127 granted at the same site.	>2km
SDCC Ref. SD24A/0187W; ACP Ref. 321950	Granted with revised conditions	15-Jul-25	Citywest Campus, Garters Lane, Saggart	Primary Care Centre building providing HSE services	1.1km
ACP Ref. 313814	Refused	16-Jun-25	Newcastle South, Newcastle	280 no. residential units (128 houses, 152 apartments), creche and associated works	>2km
SDCC Ref. SD23A/0336; ACP Ref. 321696	Granted on appeal with revised conditions	19-May-25	Lands south of Coolamber Drive, Rathcoole	New 20 classroom primary school (3,449 sqm, 3 storeys)	0km
SDCC Ref. SD24B/0025W; ACP Ref. 321133	Granted on appeal with conditions	25-Feb-25	Main Street, Rathcoole	Demolition of 3 derelict houses and outbuildings; boundary and access works	0.3km

Reference	Status	Date	Address	Description	Distance
SDCC Ref. SD24A/0234W	Granted	18-Feb-25	Jordanstown View, Greenogue Business Park, Rathcoole	Waste transfer station facility for non-hazardous waste	1.9km
SDCC Ref. SD24A/0074W; ACP Ref. 320001	Granted with conditions	19-Dec-24	Coolmine, Saggart	House, well, waste treatment system and associated works	1.1km
SDCC Ref. SD23A/0286	Granted	28-Nov-24	Greenogue Recycling, Tay Lane, Rathcreedan, Rathcoole	Demolition of recycling structures; 7 no. warehouse units (16,602 sqm)	1.5km
SDCC Ref. SD24A/0058; ACP Ref. 319917	Granted on appeal with conditions	20-Nov-24	Redgap Foliage Farm, Bolger's Lane, Rathcoole	Construction of a house and associated works	1.5km
ACP Ref. 317989	Granted on appeal with conditions	3-Sep-24	Citywest Hotel and Convention Centre, Saggart	Cemetery including 8,047 no. traditional burial plots	1.4km
SDCC Ref. LRD23A/0011; ABP Ref. 319500	Granted on appeal with revised conditions	31-Jul-24	Newcastle South, Newcastle	LRD: 119 no. houses, 12 no. apartments and associated works (EIAR submitted)	>2km
SDCC Ref. SD23B/0397; ACP Ref. 318649	Granted on appeal with conditions	18-Jun-24	45 Coolamber Drive, Rathcoole	Side extension at first floor level and extension of approved dormer	0.1km
SDCC Ref. SD23A/0100	Granted	20-Feb-24	Citywest Hotel and Convention Centre, Saggart	Photovoltaic solar development on former golf course lands (6.7 ha)	1km
SDCC Ref. SD21A/0206; ACP Ref. 311626	Granted with conditions	20-Jun-22	Long Acre, School Road, Rathcoole	Demolition of 1 dwelling and outbuildings; 14 no. residential units	1km
SDCC Ref. SD21A/0171; ACP Ref. 313119	Granted, leave to appeal refused	17-May-22	Saggart	Land recontouring/infilling works on c. 38,000 sqm	0.6km
SDCC Ref. SD21A/0277; ACP Ref. 312395	Granted on appeal with conditions	25-Apr-22	Peyton View, Peyton, Rathcoole	Construction of dwelling and associated site works	0.6km

Reference	Status	Date	Address	Description	Distance
SDCC Ref. SD20A/0325; ACP Ref. 311938	Granted with conditions	21-Mar-22	Slade, Saggart	30 m communications structure with ancillary equipment	0.9km
SDCC Ref. SD16A/0029/EP	Extension of duration granted	15-Jun-21	Holy Family Community School, Kilteel Road, Rathcoole	Phased demolition and construction of new school building (10,429 sqm)	1.4km
ACP Ref. 317990	Granted with revised conditions	28-May-21	St Mary's GAA, Pairc Mhuire, Saggart	Replacement 20 m floodlight structure with telecommunications equipment	1.4km
SDCC Ref. SD20B/0164; ACP Ref. 309617	Granted with conditions	26-May-21	109 Forest Hills, Rathcoole	Removal of chimney; construction of 2 storey dwelling	0.7km
SDCC Ref. SD20B/0332; ACP Ref. 308708	Granted on appeal with conditions	29-Apr-21	20 Elm Walk, Rathcoole	Single storey extension to front and side	0.4km
ACP Ref. 308088	Granted with conditions	21-Dec-20	Garters Lane, Saggart	224 no. apartments and associated site works (SHD)	1.5km
SDCC Ref. SD20A/0137; ACP Ref. 308053	Granted with conditions	1-Mar-20	Unit 612, Jordanstown Road, Greenogue Business Park	Concrete batching plant and ancillary development	1.9km
ACP Ref. 305563	Granted with conditions	3-Feb-20	Fortunestown Lane, Saggart	488 no. apartments and creche (SHD); additional 86 no. units granted under LRD24A/0006W (16 Sep 2024)	1.5km
SDCC Ref. SD18A/0242; ACP Ref. 303572	Granted with conditions	19-Jun-19	Kilteel Road, Crockshane, Rathcoole	30 no. houses, new access, landscaping and site development works	1.2km

4. SITE SELECTION AND CONSIDERATION OF ALTERNATIVES

4.1 Site Selection

The subject lands are predominantly in the ownership of South Dublin County Council (a section of the access road runs through the Department of Education lands) and can therefore be efficiently utilised to meet some of the demand for social and affordable housing arising in South Dublin County and particularly in Rathcoole. Site selection has taken a plan-led approach to development having regard to the zoning provisions of the South Dublin County Development Plan 2022-2028 (CDP), which zones the lands Objective RES-N 'to provide for new residential communities in accordance with approved area plans', Objective OS 'to preserve and provide for open space and recreational amenities' and Objective RU 'to protect and improve rural amenity and to provide for the development of agriculture'. The zoning of the lands has undergone the process of Strategic Environmental Assessment as part of the plan-making process, which considered the carrying capacity of the general area and the settlement.

Rathcoole is a designated 'Self-Sustaining Growth Town' within the CDP and is situated within the metropolitan area identified within the Regional Spatial and Economic Strategy Metropolitan Area Strategic Plan (MASP). The CDP Core Strategy identifies a total of 21.18 ha of zoned land within Rathcoole with a target of 487 no. units. The subject site is one of a minimal number of sites zoned RES-N to the west of Rathcoole Town, with the majority of sites situated further to the east. It is therefore considered that the site is key to the delivery of the Core Strategy targets for the settlement.

The lands are additionally subject to a number of Specific Local Objectives which establish a clear framework for their development, including CS10 SLO1, which seeks to ensure that the provision of a primary school, library hub, 2 no. full sized GAA pitches and 1 no. 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. A 20 classroom primary school has been permitted on the adjoining lands (SDCC Ref. SD23A/0336; ACP Ref. 321696-25) and the proposed development provides the residential element, GAA pitches, pavilion, access road and open space anticipated by this objective.

The site is located adjoining the established residential neighbourhoods of Rathcoole, in proximity to the shops and community facilities of the village core, Rathcoole Park and the approved school site, as assessed within the Social Infrastructure Assessment accompanying this application. Alternative locations have not been considered as part of the accompanying EIAR as the subject lands have been identified through successive South Dublin County Development Plans as suitable for residential, recreational and community development and form part of the planned growth framework for Rathcoole. The principle of development at this location has therefore already been established through the statutory plan-making process, including the SEA undertaken in support of the CDP. Please refer to Chapter 3 (Need for Development) and Chapter 4 (Alternatives) of the accompanying EIAR for further detail.

4.2 Consideration of Housing Tenure and Types

The provision of social and affordable housing on the site will facilitate diversity in tenure and housing mix within Rathcoole. The overall scheme will deliver 64 no. social housing units and 66 no. affordable purchase units, in accordance with H1 Objective 18 of the CDP which requires that where Local Authority public lands zoned RES-

N are used to develop housing, they are used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.
The proposed development will provide a diverse range of dwelling types including traditional two-storey terraced and wide-frontage houses; three-storey duplex/walk-up units; four and five-storey apartment buildings; single-storey age-friendly bungalows; age-friendly duplex accommodation; and Traveller Accommodation Units (TAUs) integrated within the overall residential offering. The housing mix will include one-, two-, three- and four-bedroom dwellings. Traveller Accommodation Units and Universal Design Plus (UD+) units will be incorporated within the social housing provision to support inclusive housing delivery across the development.

The South Dublin Traveller Accommodation Programme 2025-2029 identifies lands in Rathcoole for the provision of traveller accommodation units, and an objective to provide for traveller accommodation (TA) is annotated on the RES-N zoned lands at the site. The requirement for the increased provision of age-friendly units within the County is also addressed through the provision of 11 no. dedicated age-friendly units, comprising 7 no. single-storey one-bedroom bungalows and 4 no. age-friendly duplex units arranged around a central communal courtyard with a dedicated consultation/community room. The provision of this mix of tenures and typologies must therefore be considered appropriate to the area, providing for balanced and integrated housing in this part of South Dublin County.

4.3 Consideration of Design

Consideration has been given to the layout and design of the scheme with a particular focus on providing a high-quality residential development, creating a sense of place for future residents whilst responding to the significant environmental sensitivities present at the site, including areas of Annex I Alluvial Woodland and Lowland Hay Meadow, the riparian corridors of the Coolmine Stream, Crockshane (Slade) Stream and Camac River. The design of the proposed development has evolved through a number of design iterations and strategic land use concepts prepared for the Rathcoole lands since 2019, which are considered as alternatives within Chapter 4 of the accompanying EIAR and summarised below.

Masterplan 2019: The earliest comprehensive framework prepared for the Rathcoole Lands was the Draft Masterplan presented in 2019. This proposal provided for approximately 250 no. residential units (100 no. social, 100 no. affordable and 50 no. private) concentrated on the western and southern portions of the overall 17.8 ha landbank at a density of approximately 36.2 dwellings per hectare, together with a library, the zoned school site and a substantial sporting facility comprising three senior GAA pitches, one junior pitch, a pavilion and associated parking. While the Masterplan would have delivered a greater quantum of housing and community infrastructure, its layout extended into areas which were later identified as containing significant ecological constraints, including Annex I lowland hay meadow and alluvial woodland habitats, and would likely have resulted in a greater loss and fragmentation of existing habitats.

Land Use Concept 2021: In response to CS10 SLO1, South Dublin County Council commissioned a detailed review of the lands informed by ecological survey and flood risk assessment work, culminating in the Rathcoole Lands Land Use Concept and Zoning Proposals (December 2021). The concept provided for 1.9 ha of residential lands to the south of the Coolmine Stream and 1.4 ha to the north, at a density of c. 41 units per hectare, with an access corridor from Stoney Hill Road. While this approach represented a significant improvement on the 2019 Masterplan from an ecological perspective, the arrangement of development parcels on both sides of the Coolmine Stream would have resulted in greater interaction with riparian habitats, some loss of Annex I habitat and a greater degree of fragmentation of the site's ecological resources than the current proposal.

Alternative Access Route: The South Dublin County Development Plan 2010-2016 identified a proposal for a local road forming part of the Southern Relief Road for Rathcoole, extending from Stony Lane eastwards towards the lands identified for sports and recreational uses. This would have enabled vehicular access from the south-western portion of the site. However, the delivery of this road corridor would have resulted in additional land take and fragmentation of agricultural lands and natural habitats beyond the boundaries of the current development site, and the objective was omitted from later Development Plans.

'Do Nothing' Scenario: Scenarios under which no development occurs, were also considered within the EIAR. While these scenarios would retain the existing natural environment, they would represent an inefficient use of zoned and strategically located lands identified for development, would fail to deliver the housing, recreational and community infrastructure objectives established for the lands, and would not address the urgent need for housing as expressed in the National Planning Framework.

The Proposed Development: The final design seeks to balance the delivery of housing, recreational infrastructure, biodiversity protection, woodland management and active travel connectivity having regard to the environmental sensitivities and planning objectives associated with the site. The proposed development comprises 130 no. residential units arranged across five distinct residential plots on the eastern side of the Coolmine Stream, informed by a landscape-led design approach whereby residential development is arranged around existing landscape features. Significant areas of woodland, riparian habitat and ecological corridors are retained and incorporated into the design, a 10 m riparian buffer is maintained throughout the development (with a single bridge crossing of the Coolmine Stream to facilitate access), the layout protects and facilitates the maintenance of the area of Annex I lowland hay meadow, and the pitches are located outside the riparian corridors associated with the Camac River and Crockshane (Slade) Stream. It is considered that the preferred option represents the most appropriate balance between housing delivery, recreational provision and environmental protection, and the environmental effects of this alternative are considered positive in the long term when assessed against the reasonable alternatives considered.

5. PROPOSED DEVELOPMENT

5.1 Project Description as per Public Notices

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.



Figure 18: Proposed site layout *(source: Metropolitan Workshop)*

5.2 Detailed Description

A detailed description of the proposed development is outlined in this section.

Table 2: Proposed Details

Development Parameters	Summary
Parameter site proposal	11.4 ha application site c. 3.8 ha net
No. of residential units	130 no. units comprising: 60 no. apartments 20 no. duplex units (including 4 no. age friendly) 50 no. houses (including 7 no. age friendly)
Non-residential uses	2 no. senior GAA grass pitches (20,800 sqm) and 1 no. junior grass pitch (6,240 sqm) GAA pavilion (137.26 sqm) Age friendly consultation room (37.97)
Density	35 uph

Plot ratio	0.4
Site coverage	16.1%
Dual aspect	75% of apartments and 80% of duplex units are dual aspect (remainder are triple aspect) All houses are dual or triple aspect
Car parking overall	143 no. residential car parking spaces (24 no. EV, 4 no. accessible and 15 no. EV/accessible) 43 no. car parking spaces serving the GAA pitches
Bicycle parking	169 no. residential bicycle parking spaces (124 no. resident and 45 no. visitor) 12 no. bicycle parking spaces serving the GAA pitches
Height	1 to 5 storeys
Public open space	11,763 sqm
Communal open space	1,040 sqm

5.3 Residential Development

5.3.1 Unit Mix and Typologies

The proposed development comprises 130 no. residential units, together with a range of community, recreational and infrastructural facilities, on lands at Rathcoole, Co. Dublin. The scheme provides a mix of house and apartment typologies designed to accommodate a differing household types and life stages. Of the units proposed 49.2% are allocated as social housing and 50.8% as affordable purchase. The residential element consists of 43 no. two-storey houses (39 no. three-bed and 4 no. four-bed) arranged in 12 no. terraced rows; 16 no. duplex units (8 no. one-bed and 8 no. three-bed) within 2 no. three-storey blocks; and 60 no. apartments (17 no. one-bed and 43 no. two-bed) within 4 no. four/five-storey blocks. A dedicated age-friendly provision is also proposed, comprising 4 no. age-friendly duplex units (2 no. one-bed and 2 no. two-bed) within 1 no. two-storey block, 7 no. single-storey age-friendly houses, and 1 no. age-friendly consultation room to support the independent living needs of older residents.

Table 3: Unit Mix of the Proposed Development

Proposed Development:		
Dwelling Type	**No. of Units**	**% Mix of Total**
Apartments	60	46.2%
Duplexes	20	15.4%
Houses	50	38.5%
Total No. Units	**130**	**100%**
Unit Mix (Apartments)	**No. of Units**	**% Mix of Type**
1 Bed	17	28.3%
2 Bed	43	71.7%
Total No. Apartments	**60**	**100%**
Unit Mix (Duplexes)	**No. of Units**	**% Mix of Type**

1 Bed	10	50.0%
2 Bed	2	10.0%
3 Bed	8	40.0%
Total Duplexes	**20**	**100%**
Unit Mix (Houses)	**No. of Units**	**% Mix of Type**
1 Bed	7	14.0%
3 Bed	39	78.0%
4 Bed	4	8.0%
Total Houses	**50**	**100%**
Unit Mix (Total)	**No. of Units**	**% Mix of Total**
1 bed	34	26.2%
2 bed	45	34.6%
3 bed	47	36.2%
4 bed	4	3.1%
Total Units	**130**	**100%**

The breakdown of the overall residential unit type is as follows:

Table 4: Overall Breakdown of Units

Unit Type	1 bed apt	2 bed apt	1 bed duplex	2 bed duplex	3 bed duplex	1 bed house	3-bed house	4-bed house	Total
No. social units	9	23	2 (AF) 4	2 (AF)	4	7 (AF)	1 (UD) 8	4 (UD & TAU)	64
No. afford. units	8	20	4	-	4	-	30	-	66
% of mix (overall)	13.1%	33.1%	7.7%	1.5%	6.2%	5.4%	30%	3.1%	100%
% of mix (per typo)	28.3%	71.7%	30%	10%	40%	14%	78%	8%	-
Total per type (apartment/ duplex/house)	60		20			50			130
% per type	46.2%		15.4%			38.5%			100%

Further details on the residential design and layout can be found in the accompanying Architect Design Statement.

5.3.2 Density

The assessment of density at the site is not a simple calculation of homes divided by the gross site area and requires a reasoned planning interpretation of the net site available and the nature of the site. Applying the methodology contained in Appendix B of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, a net site area of c. 3.8 ha is calculated, resulting in an approximate net density of c. 35uph. This is within the density range of 35-50 dph (net) applicable to suburban and edge locations of Metropolitan Towns. The density calculation is set out in further detail in Section 6.2.3 below.

5.3.3 Public Open Space

The proposed development will be set within an extensive network of public open spaces inclusive of Rathcoole Park, areas dedicated to wildlife inclusive of the proximate Rathcoole Woods and areas of Annex I hay meadow, and recreational facilities to include the proposed junior GAA pitch and two senior GAA pitches. Approximately 11,763 sqm of the area designated for residential uses is proposed as public open space, 1,040 sqm as communal open space, and further private open spaces are provided to serve the houses, duplex and apartment units at the site.

The residential development has been arranged to maximise interaction with these open spaces through active frontages, pedestrian connections and visual links, with the residential areas connected to Rathcoole Park, Rathcoole Woodland and recreational facilities both within and beyond the residential portion of the site. Public open spaces are distributed throughout the site, with supporting recreational facilities included within the RES-N public open space inclusive of a calisthenics area and children's play area situated between the age friendly units and apartment blocks and both picnic and seating areas to be located throughout the site. Further details on the layout of open space within the development can be found in the accompanying Landscape Design Report and layouts (RATH-ACM-L-XX-XX-DR-LA-00-001000-004) prepared by AECOM.



Figure 19: Landscape Masterplan *(source: AECOM)*

5.4 Pitch Development

The proposed development incorporates a significant recreational landscape centred on the provision of both formal and informal sporting facilities. The recreational landscape includes two full-sized GAA grass pitches, each measuring 130 m x 80 m and graded to a maximum fall of 1:100, arranged side by side with a 6 m safety margin between them, and a junior grass pitch measuring 104 m x 60 m. Each pitch is provided with a 5 m runoff safety margin. An associated pavilion (137.26 sqm) and car parking (43 no. spaces) are provided adjacent to the residential element of the development to the west of the pitches, with a series of grass viewing mounds proposed to the south and east. The GAA pitches are designed having regard to the environmental sensitivities present within the site: the layout has evolved through the design process to avoid impacts on areas of Annex I Lowland Hay Meadow where possible and the pitches are located outside the riparian corridors associated with the Camac River and Crockshane (Slade) Stream.



Figure 20: Pitch General Arrangement *(source: Sports Labs)*

5.5 Access and Connectivity

The principal vehicular access route to the site is proposed via the provision of a new T-junction from Greenogue Drive to the north of the Mullally's Lane Roundabout. This will involve the removal of the existing Mullally's Lane vehicular arm and its repurposing as an active travel route. The vehicular access road will bridge the Coolmine Stream to the south of the school and the bridge has been designed to maintain the continuity of the watercourse while providing access to the site. The internal road network has been designed to provide convenient access to all residential units while maintaining low vehicle speeds through the incorporation of urban street design principles.

A new active travel route is proposed to replace the existing Mullally's Lane vehicular arm, a pedestrian and active travel link will be provided from Coolamber Drive and Coolamber Road with pedestrian access to Rathcoole Park to the south of Beechwood Lawns. A further pedestrian access route (boardwalk) to Rathcoole Park and the proposed pitches will extend between the apartment blocks, linking in with the existing pedestrian footpath at Rathcoole Park. Pedestrian and cycle connections will link directly with existing routes serving Rathcoole Village, Rathcoole Park, neighbouring residential areas and the school lands.

5.6 Car Parking

A total of 143 no. car parking spaces will be provided throughout the residential development (135 no. allocated spaces and 8 no. visitor spaces), equating to an overall parking ratio of approximately 1.1 spaces per dwelling. A total of 24 no. EV, 4 no. accessible and 15 no. EV/accessible parking spaces are included within this total.

Parking provision has been tailored to the different housing typologies and locations within the development and comprises a combination of in-curtilage parking for houses, landscaped parking courts serving apartment buildings, and on-street parking bays. Parking has been consciously located away from key landscape corridors and woodland edges to draw the landscape into the scheme. A further 43 no. car parking spaces are provided to serve the GAA pitches.

5.6.1 Bicycle Parking

Bicycle parking will comprise a combination of secure resident cycle stores and visitor bicycle parking distributed throughout the public realm. A total of 169 bicycle parking spaces are proposed to serve the residential units, comprising 124 secure, sheltered resident spaces and 45 visitor spaces, with a further 12 bicycle parking spaces proposed to serve the GAA pitches and associated facilities. The cycle parking strategy forms part of the wider active travel network and supports sustainable transport objectives by providing connections to Rathcoole Village, the proposed school lands, associated public transport services and future strategic cycle routes.

5.7 Water and Drainage

5.7.1 Surface Water Drainage

The proposed pitches will be drained via a network of 80mm perforated pipes leading to a 150mm perforated pipe with proposed outfall to the existing Coolmine Stream. The exact location will be determined and agreed with Inland Fisheries Ireland. Secondary draining will be allowed for in the form of sand slitting at 1m centres. The residential drainage network has been designed to restrict runoff rates to equivalent greenfield discharge rates, with attenuation storage provided through a single attenuation basin for Area A and four attenuation basins for Area B. The proposed drainage network will be designed to accommodate the 1-in-100-year rainfall event with an additional 20% climate change allowance. See the accompanying proposed drainage layouts for detail (Drawing No. RATH-ACM-XX-00-DR-C-000501 and RATH-ACM-XX-00-DR-C-000502).

The proposed surface water drainage strategy seeks to replicate natural greenfield drainage conditions and maintain existing overland flow paths where practicable. Surface water runoff will be managed through a dedicated gravity drainage network combined with an integrated SuDS treatment train across two separate drainage catchments: Development Area A (in the vicinity of the Mullally's Lane units) will discharge to Coolamber Road, while Development Area B (the primary residential portion of the site) will discharge to the north of the site, with an outfall pipe extending through the hay meadow and outfalling to the Coolmine Stream following attenuation and treatment.

5.7.2 Sustainable Drainage Systems (SuDS)

The SuDS strategy prioritises soft SuDS measures and incorporates bioretention rain gardens, vegetated swales, attenuation basins, permeable paving within parking areas, filter drains, tree pits and soft landscaped treatment areas, together with oil interceptors located upstream of discharge points where appropriate.

The proposed SuDS features will be designed in accordance with CIRIA C753 SuDS Manual, providing adequate interception and treatment volume on site. Refer to AECOM drawing 60739527-ACM-XX-00-DR-CE-10-0520 to 0522 for the proposed SuDS layout.

5.7.3 Foul Drainage

Foul wastewater will be collected via a dedicated foul sewer network, with Development Area A connecting to the existing foul sewer at Mullally's Lane and Development Area B connecting to the existing foul sewer at Beechwood Lawns. A wastewater pumping station is proposed, to be located adjacent the car parking for the pitches to the south of the site.

The proposed foul drainage layout for the development is shown on AECOM drawing no. RATH-ACM-XX-00-DR-C-000500.

5.7.4 Water Supply

The proposed development will be served by a new public watermain network designed in accordance with the requirements of the Uisce Éireann Code of Practice for Water Infrastructure and associated Standard Details. Water supply to the development is proposed via new 100 mm diameter watermain connections to the existing watermains at Coolamber Road and Coolamber Drive.

The proposed watermain layout for the development is shown on AECOM drawing no. 60739527-ACM-XX-00-DR-CE-10-2701

5.8 Flood Risk

There are areas of Flood Zone A and B within the overall lands. In addition, the land use zoning maps include a defined riparian corridor within the application site. Flood Zone A is confined to the riparian corridor where no development is proposed. The risk of groundwater flooding is considered low, no significant pluvial flood eisk has been identified, fluvial flooding from these watercourses is considered in the Stage 2 Flood Risk Assessment prepared by AECOM and is assessed follows:

> *'Based on the available flood risk information, the principal flood risk affecting the site is fluvial flooding associated with the Crockshane (Slade) Stream and Coolmine Stream. However, the identified flood extents are generally confined to the watercourse corridors and areas where development is not proposed. The risks associated with coastal, pluvial and groundwater flooding are considered low.'*

The layout of the proposed development has been designed to avoid the placement of vulnerable development within the identified flood zones, with these areas incorporated into the green infrastructure and riparian corridor network of the scheme. The Stage 2 Flood Risk Assessment concludes that *'the proposed development can be accommodated on the site without resulting in an unacceptable flood risk to people, property, infrastructure or the environment and will not increase flood risk elsewhere. Accordingly, the proposed development is considered to comply with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.'*

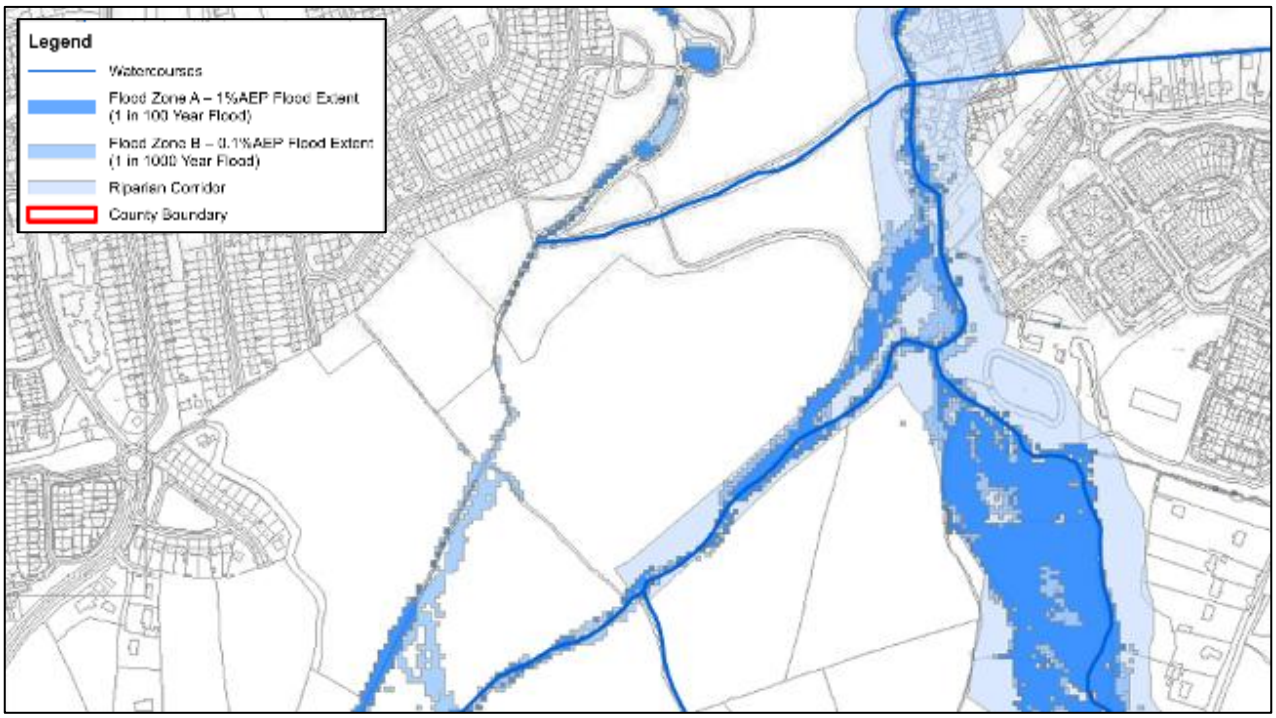


Figure 21: Flood designations and riparian corridor at the subject site *(source: SDCDP SFRA 2022-2028)*

5.9 Rationale

The design rationale for the proposed development is illustrated in the Architectural Design Statement (RATH-MET-XX-XX-RP-A-000001-Design Statement) prepared by Metropolitan Workshop and the iterative process has evolved having regard to the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024* which replace the *Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities 2009*.

The development has been designed having regard to the site's ecological, hydrological and landscape characteristics and will provide a mix of housing typologies, tenures and dwelling sizes intended to support the creation of a balanced and sustainable community. The development has been informed by a landscape-led design approach whereby residential development is arranged around existing landscape features. The residential element will be integrated with significant areas of public open space, green infrastructure, recreational facilities and active travel connections.

The character of the proposed landscape will contain natural and recreational assets in the form of three pitches, a calisthenics and natural play area, picnic areas, parkland trees and hedgerows, native woodlands, small areas of transitional woodland, and meadow areas. The protection of existing landscape features, notably the transitional and Alluvial Woodland, the riparian corridors of the Camac River, Coolmine Stream and Crockshane (Slade) Stream, lowland hay meadows and native hedgerows, is an important aspect of the overall strategy. These features provide a structure for circulation and the connection of proposed open spaces to existing green infrastructure. A woodland edge landscape is proposed at the interface between the residential and woodland areas, providing a sensitive buffer between built development and ecological features while facilitating passive recreation.
The residential areas within the site are designed as landscape-led neighbourhoods where streets, public open spaces and planting form an integral component of the urban structure. A hierarchy of streets and spaces is proposed, ranging from the primary vehicular street to local streets and shared surface areas. with street tree

planting incorporated at all levels of the road hierarchy and within parking bays where space allows. Throughout the site, the streetscape design incorporates SuDS features such as rain gardens, swales and permeable paving, contributing to surface water management while enhancing the visual and ecological quality of the streets. The proposed layout, landscape proposals and services have been designed to protect and facilitate the maintenance of the area of Annex I lowland hay meadow to the north of the proposed apartment blocks and to the north and south-east of the proposed pitches. These areas will be sensitively managed and the unavoidable placement of one surface water connection pipe has been designed to minimise impact on the meadow to the greatest possible extent.

6. PLANNING POLICY

6.1 National Policy

6.1.1 National Planning Framework 2025

The National Planning Framework (NPF) – First Revision (2025) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. The National Strategic Outcomes (NSO) are expressed as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenities and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

The Revised NPF 2025 now plans for a population of 6.1 million by 2040. The increase in population projections over the 2018 NPF effectively require nearly a doubling of households. This results in an underestimation of c. 150,000 persons (or some 60,000 dwellings) expected to reside within the Eastern and Midland Region as published in the 2018 NPF. The revised NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. Several national policy objectives (NPO) may be considered applicable to this development.

> **NPO 9: '***Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth'*.

> **NPO 11: '***Planned growth at a settlement level shall be determined at development plan-making stage and addressed within the objectives of the plan. The consideration of individual development proposals on zoned and serviced development land subject of consenting processes under the Planning and Development Act shall have regard to a broader set of considerations beyond the targets including, in particular, the receiving capacity of the environment'*.

The proposed development delivers housing units directly adjacent the settlement boundary of Rathcoole Town, on suitably zoned lands. The zoning has undergone the process of Strategic Environmental Assessment, which has considered the carrying capacity of the general area and the settlement. The projected increase in population generated as a result of the proposed development is in line with that of the South Dublin County Development Plan 2022-2028 Core Strategy, including Variation No.2.

> **NPO 12: '***Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being'*.

The development will cater for an attractive neighbourhood within Rathcoole Town. The design has been developed with a strong placemaking ambition, guided by existing landscape structure and environmental sensitivities, the relationship with Rathcoole Park, proximity to the new school campus, and the design principles set out in DMURS and the national design guidelines. The proposal includes a mix of houses, duplexes,

apartments, age-friendly units and Traveller Accommodation Units, together creating a varied and inclusive residential environment. The design has been developed with cognisance of existing landscape and urban design features inclusive of the Annex I Alluvial Woodland and Lowland Hay Meadow, the riparian corridors of the Camac River, Coolmine Stream and Crockshane (Slade) Stream, existing hedgerows, transitional woodland and Rathcoole Park. The architecture and landscape proposals contain further information, details of which can be found within the Architectural Design Report, Landscape Design Report and Drawings (Drawing No. RATH-ACM-L-XX-XX-DR-LA-00-001000 - RATH-ACM-L-XX-XX-DR-LA-00-001000).

> **NPO 20:** *"In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth."*

The proposed development will increase the population within Rathcoole Town, supporting in turn the local economy. It may also lead to the creation of new local businesses on foot of a growing population.

> **NPO 22:** *"In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth."*

The detailed guidance and standards provided by the *Sustainable Residential Development and Compact Settlements Guidelines 2024* are addressed in detail in Section 6.2 below. The *Building Height Guidelines 2018* are additionally relevant to the proposed development and are responded to within the Architectural Design Statement which accompanies this application.

> **NPO 37:** *'Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages'.*

Proposed active travel facilities including a cycle lane extending from the existing Mullally's Lane entrance through to the proposed GAA grounds are considered to increase safety and accessibility for residents of the proposed development. Pedestrian and cycle links have been integrated into the design, with access to Coolamber Drive and Coolamber Road provided for pedestrians and cyclists and Coolamber Drive restricted to this use through the installation of bollards. Pedestrian entrances and paths to Rathcoole are provided from the subject site. The active travel connection comprises a two way cycle lane extending from Stoney Park along the southern edge of Mulally's Lane, a cycle lane connecting to Coolamber Drive and Road, cycle lanes either side of the access route through the school lands and a two-way cycle lane along the primary access road through the site. This active travel provision will also serve school going children at the approved DoE development (SDCC Ref. SD23A/0336). Safe and secure cycle parking (169 no. spaces) along with children's play areas and a calisthenics area are proposed.

In addition to the active travel facilities, 3 no. GAA playing pitches (2 no. senior and 1 no. junior) and an associated changing pavilion are proposed to the east of the site.

> **NPO 41:** *'Prioritise the alignment of targeted and planned population and employment growth with investment in:*
>
> *[…]*
>
> *The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities'.*

A Social Infrastructure Audit (SIA) accompanies this application which addresses the settlement's capacity to provide for the increase in population generated by the proposed development. A planning application for a 20 classroom primary school on the adjoining lands at south of Coolamber Drive (SDCC Ref. SD23A/0336; ACP Ref. 321696-25) has been granted on appeal on 19th May 2025. Construction of this school will support the provision of primary school places for the proposed development. Please see the accompanying SIA for further information.

> **NPO 42:** *'To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040'.*

The proposed development of 130 no. apartments, duplex and housing units aligns with this policy.

> **NPO 43:** *'Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'.*

The present application meets this objective. New homes will be provided at a sustainable location which has been zoned for residential development, with access to existing services and facilities, including the shops, schools and community facilities of Rathcoole Village, Rathcoole Park, the approved primary school on the adjoining lands and existing bus services.

> **NPO 44:** *'Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time'.*

The proposal contributes to national housing supply objectives and provides a balanced mix of units suitable for a range of household types. The proposed development encompasses one, two, three and four bedroom units across a variety of tenures. Houses are designed to facilitate future adaptability, and the development incorporates both age-friendly and Traveller Accommodation units, responding to local housing need.

> **NPO 45:** *'Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development'.*

The proposed development achieves a residential density of 35 units per hectare, calculated on a net site area of 3.8ha, following the exclusion of non-developable and non-residential lands in accordance with the methodology set out in Appendix B of the *Sustainable Residential Development and Compact Settlements Guidelines*. This falls within the 35-50 units per hectare range identified for Metropolitan Towns – Suburban/Urban Extension locations and at the upper end of the settlement average (30-35 uph) identified for locations outside of Dublin City and Suburbs at Table 11 of the CDP.

The development site is constrained by various ecologically sensitive areas, inclusive of Annex I lowland hay meadows and Alluvial Woodland, the riparian corridors of three watercourses and native hedgerow. There are additional requirements for the provision of significant sporting infrastructure in the form of 3no. GAA pitches, associated pavilion and ancillary infrastructure as an element of the development. A total of 22% of the gross residential area is provided as public open space.

Considering the constraints on the area available for residential development, and the significant ecological and landscape features and community infrastructure existing / required at the site, it is considered that the proposed development meets this objective, providing the maximum possible volume quantum of residential units while maintaining high quality design standards.

> **NPO 66:** *'The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the medium and longer-term requirements of all relevant environmental and climate legislation and the sustainable management of our natural capital.'*

The proposed development has been designed within the environmental limits of the receiving environment. An EIAR and AA Screening accompany this application, and the layout has evolved through an iterative, environmentally-informed design process which retains and protects the maximum possible amount of Annex I Alluvial Woodland and Lowland Hay Meadow habitats, provides a minimum 10 m vegetated riparian buffer to all watercourses, and incorporates extensive replacement planting, woodland management and biodiversity enhancement measures. A Green Space Factor Assessment accompanies this application which concludes that while the scheme does not meet minimum GI score for the site as outlined in red, alternative GI interventions are proposed in accordance with the provisions of the South County Development Plan. The proposed development is therefore considered to accord with NPO 66.

> **NPO 78:** *'Promote sustainable development by ensuring flooding and flood risk management informs place-making by: Avoiding inappropriate development in areas at risk of flooding that do not pass the Justification Test, in accordance with the Guidelines on the Planning System and Flood Risk Management; Taking account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation.'*

Areas of Flood Zone A and B are present within the overall lands, associated with the riparian corridors of the Coolmine Stream and Crockshane (Slade) Stream. The layout of the proposed development has been designed to avoid the placement of vulnerable development within the identified flood zones, which are incorporated into the riparian corridor and green infrastructure network of the scheme. A Stage 2 Flood Risk Assessment, which takes account of the potential impacts of climate change, is enclosed within the Appendices of the EIAR. The proposed development is therefore considered to accord with NPO 78.

> **NPO 79:** *'Support the management of stormwater, rainwater and surface water flood and pollution risk through the use of naturebased solutions and sustainable drainage systems, including the retrofitting of existing environments to support nature based solutions..'*

The proposal incorporates SuDS features, attenuation measures and sustainable drainage design. Nature-based SuDS measures have been prioritised, as described in detail within the accompanying Infrastructure Report. The design responds to national climate adaptation objectives, integrating nature-based solutions into the layout. See Section 5.7.2 above and Sections 4.3 Surface Water Drainage Strategy and 5. Proposed SuDS Strategy of the accompanying Stage 2B Infrastructure Report and associated Drawing no. RATH-ACM-XX-00-DR-C-000520 - Proposed Overall SuDS Layout prepared by AECOM.

6.1.2 Climate Action Plans 2024 and 2025

The Climate Action Plan 2025 is the roadmap to deliver on Ireland's climate ambition. It takes account of the legally binding economy-wide carbon budgets and sectoral ceilings that were agreed in 2022. The plan reiterates the targets set out under the Climate Action and Low Carbon Development (Amendment) Act 2021 which seeks a reduction of 51% on GHG emissions by 2030 compared to 2018 levels and to achieve climate neutrality by 2050. The Plan should be read in conjunction with the Climate Action Plan 2024.

In relation to the decarbonisation of housing, the plan identifies Key Performance Indicators (KPI) and abatements, the former serving as a key metric. The following themes and associated KPIs are relevant:

	Theme	2025 KPI	2025 abatement (vs 2018 $MtCO_2eq$)	2030 KPI	2030 abatement (vs 2018 $MtCO_2eq$)	2031-2035
Residential Sector	Standards and Regulations	All new dwellings designed and constructed to NZEB standard. 170,000 new dwellings using a heat pump.	0.3	All new dwellings designed and constructed to NZEB standard. 280,000 new dwellings using a heat pump.	0.4	Minimum Energy Performance Standards for all dwellings

In addition, the plan considers the recommendations of the Climate Change Advisory Council which particularly note the need to shift away from car dependency through the consideration of land use and housing policy. It also considers the need to colocation or proximity with transport.

The proposed residential units will meet the applicable requirements in relation to energy efficiency. In addition, it is noted that the proposed development includes the infrastructure required to enable connection to a district heating system. This is a medium density residential development in close proximity to existing community facilities and amenities. The proposed development therefore aligns with the CAP.

The application site is within walking and cycling distance to bus services. The provision of more housing and mixed uses in this location will support the existing public transport serving the area and will make the provision of further public transport options (such as increased frequency of services) viable. The scheme prioritises pedestrian and cyclist movements which will encourage cycling and walking as a mode of transport.

Bicycle parking storage has been provided. Car parking throughout the development can accommodate electrical charge points to ensure the transition to an electrical car is a viable option for all residents. In addition, charging points are provided in accordance with the requirements of the SDCDP 2022-2028. The proposed development accords with the Climate Action Plans 2024 and 2025.

6.1.3 National Sustainable Mobility Policy

The National Sustainable Mobility Policy aims to support a modal shift towards sustainable modes of travel through infrastructure and service improvements, as well as demand management and behavioural change measures. To deliver the aim of the strategy the following measures will be supported:

- Expand walking and cycling options across the country, including greenways.
- Expand bus capacity and services through improved town bus services.
- Identifying housing delivery areas within a 1km distance of public transport stops with the best potential to grow.
- Continuing to make existing and new walking, cycling and public transport networks more accessible for all users.

The scheme aligns with the national shift towards sustainable travel by prioritising high quality active travel networks and access to a range of public transport options. It provides pedestrian and cycle links to the approved school to the north of the site, Coolamber Drive, Coolamber Road, Mullally's Lane and Greenogue Drive. Further pedestrian footpaths have been incorporated into the design, providing access between the residential element of the proposed development and Rathcoole Park to the north. Public bus stops at Fitzmaurice Road can be accessed by foot via Rathcoole Park, allowing for safe and sustainable travel routes to Dublin. High quality cycle parking and infrastructure is proposed at the site.

Based on the aims, purpose and proposed interventions and measures to support the realisation of promoting active travel and public transport and to achieve a reduction of 51% reduction in carbon emissions by the end of the decade it is considered that the proposed development accords with the policy framework.

6.2 Ministerial Guidelines

A number of national planning guidelines may be considered.

- Development Plans – Guidelines for Planning Authorities (2022)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2025)
- Design Manual for Urban Roads and Street (2019)
- Urban Development and Building Height – Guidelines for Planning Authorities (2018)
- Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)
- Urban Design Manual – A Best Practice Guide (2009)
- Guidelines for Planning Authorities on Childcare Facilities
- The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)
- NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)

6.2.1 Development Plan Guidelines for Planning Authorities 2022

Section 4.4.1 of the Development Plan Guidelines 2022 states:

> *"Should it be the case that there is a surplus of well-located zoned and fully serviced land to meet population and housing supply targets already zoned for development in any local authority area when reviewing a development plan, it is recommended best practice that a phased approach be taken to prioritise the preferred sequence of development of such sites. However, phasing should be applied where there is a sound planning rationale for doing so, based on factors such as site location, the availability or proximity of, or capacity to provide, off-site services, facilities or infrastructure.*
>
> *This should also be viewed in the context of the urgent need to increase housing supply. Phasing may not be necessary where the planning judgement is that unconstrained zoned and serviced housing sites are of broadly equivalent merit for development purposes in a particular settlement or area at the plan-making stage. In all cases, whether phasing is applied or not, development plans must build in sufficient flexibility*

to ensure that housing development not progressing on one or more sites cannot operate to prevent other suitable sites that may be developed within the life of the development plan, from coming forward."

The Development Plan Guidelines also provide guidance on the application of the sequential approach to lands zoning and management. It considers that planning authorities should adopt a sequential approach when zoning lands for development, which would extend outward from the centrally located sites.

Under the SDCC Development Plan 2022-2028 the subject site is zoned RES-N, OS and RU. The proposed residential element of the development is situated on lands zoned RES-N. The age friendly housing is situated on lands zoned OS.

6.2.2 Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 replace the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities (2009). There is a focus in the Guidelines on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth.

Section 3.3 sets out appropriate Density ranges for Metropolitan down to rural contexts. Rathcoole is a designated 'Self-Sustaining Growth Town' within the SDCC Development Plan 2022-2028, which is not considered to be situated within Dublin City and its suburbs. It is however situated within the metropolitan area identified within the Regional Spatial and Economic Strategy Metropolitan Area Strategic Plan (MASP). Currently the town has a population target of 5,690 persons (2028), an increase of 31% from 2016 figures. A total projected increase of 487no. residential units is defined for Rathcoole in the SDCC Core Strategy.

Table 3.3 - Areas and Density Ranges – Metropolitan Towns and Villages sets out the parameters for suburban/urban extension of metropolitan towns >1,500 population.

Metropolitan Towns (>1,500 population) – Suburban / Urban Extension *- Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).*

The subject site is located to the south-east of Rathcoole Town at a greenfield site adjacent existing established residential estates at Coolamber Road and Drive. The approved school development through which the road connecting the eastern and western residential development blocks runs also connects directly to the existing built fabric of Rathcoole Town. The largest portion of the development is separated from Beechwood Lawns by the existing Rathcoole Park. Lands to the south of the site are predominantly agricultural in nature, with the Coolmine Road extending on an east-west axis c.600m to the south.

The application site's context therefore aligns with the criteria of urban extension defined under the category of Metropolitan Towns (>1,500 population) where density shall generally range between 35-50 dph (net). The site

is located in a peripheral location as defined in Table 3.8 Accessibility. The peak hour frequency of bus services at Maple Grove (Stop ID 3439) and Fitzmaurice Road (Stop ID 3437) is 45 minutes to 1 hour for route 69 and c.30 minutes for route W6. Under the BusConnects scheme, a new half-hourly Route 57 will operate between Greenogue and the City Centre. Reasonably frequent services are available at the N7 Interchange (Stop ID 104301 / 10385), located c.630m from the centre of the residential portion of the site, or an approximate 9 minute walk.

> ***Policy and Objective 3.1***
>
> *'It is a policy and objective of these Guidelines that the recommended residential density ranges set out in Section 3.3 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Section 3.4 where appropriate.'*

The Guidelines state that for peripheral locations, density below the mid-density range specified should be encouraged and further guidance on measuring residential density is contained in Appendix B. The methodology in the Guidelines has been applied to the subject site to determine its net density. It is further stated that:

> *'It is also necessary to ensure that the quantum and scale of development at all locations can integrate successfully into the receiving environment. New development should respond to the receiving environment in a positive way and should not result in a significant negative impact on character (including historic character), amenity or the natural environment.'*

Sub-point (c) is particularly relevant, stating that '*Evaluation of impact on the environment and on protected habitats and species must be considered under the requirements of the Environmental Impact Assessment and Habitats Directives. Development proposals should seek to protect and enhance important natural features (habitats and species) and should avoid the degradation of ecosystems'*.

An EIAR and AA Screening have been prepared to accompany this application which address any potential impact on the environment and/or on protected species which might occur as a result of the proposed development. These assessments are discussed in Section 7 below.

Density Calculation

Due to the site's location, it can be concluded that the minimum density target for the site is 35 uph and the maximum density target 50 uph. However, due to environmental sensitivities at the site, it is considered that some areas of the site are deemed as not capable of being built upon and are therefore deducted from the net site area of the site. These areas are visible in Drawing No. 2430-MET-ZZ-XX-DR-A-101114.

Table 5: Net density exclusion criteria

Net Site Area Includes	Net Site Area Excludes
• Local Streets as defined by Section 3.2.1 DMURS. • Private and semi-private open space. • Car parking, bicycle parking and other storage areas. • Local parks such as neighbourhood and pocket parks or squares and plaza's • All areas of incidental open space and landscaping.	• Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS. • Lands used for commercial development (inc. retail, leisure and entertainment). • Lands for primary schools, churches and other community services and facilities. • Larger, Regional or District Parks, Wayleaves or rights of way. Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.

To calculate the density at the site, having regard to the site constraints, it is considered appropriate to calculate the net density of the site. The areas deemed relevant for exclusion under Appendix B of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities have been taken into consideration. The Guidelines specify that '*Lands for primary schools, churches and other community services and facilities*', *'larger, regional or District Parks, Wayleaves or rights of way'* and '*Other areas of land that cannot be developed due to environmental sensitivities, topographical constraint (i.e. steepness) and/or are subject to flooding*" may be excluded from the net site area.

The application site is not situated on unobstructed greenfield lands, but situated at a complex ecological site located on the periphery of Rathcoole Town. Located within the site boundary are areas zoned OS which have been designated for recreational use (GAA pitches), areas of Annex I Lowland Hay Meadow, Annex I Alluvial Woodland, transitional woodland and the riparian corridors of the Coolmine and Crockshane Streams, as well as the streams themselves. The corridors of the streams on site are subject to flooding (Flood Zones A and B) and there are additionally wayleaves associated with watermains to the south of the residential portion of the site. These areas are considered reasonable to exclude from the net site area considering their ecological sensitivity and general requirements for the provision of recreational and sporting facilities.

Appendix B of the SRDCSGs highlights the importance of selecting the appropriate definition of the site and development in density calculations. At a site specific level, density standards should be related to the area accommodating the development, thus 'measurement can be refined from an overall density that embraces the full range of uses down to one that includes only the residential component of an individual site'. Where non-residential uses such as major open space, such as the GAA pitches, are planned, an allowance should be made for the land occupied by such uses. On this basis, the RES-N zoned lands in addition to those zoned OS which are proposed to accommodate the age friendly units have been utilised as the baseline for density calculation.

Table 6: Net site area calculation

Required Information	Applicable Site Information
Gross Site Area	• 114,425sqm (11.4ha)

Residential Site Area	• 53,431sqm (5.3ha) – *this excludes the 60,994sqm (6.1ha) of lands proposed for pitch development, associated pavilion, car parking bays, and associated landscaping and infrastructure (other community services and facilities);*
Non-developable Areas	• 2,838sqm (0.3ha) of lands within the riparian corridor of the Coolmine Stream excluding the access road; and native hedgerow at the site (environmental sensitivities); • 8,329sqm (0.8ha) of access road; • 754sqm of lands included for services such as surface water outfall, foul water rising etc. • 3,870sqm of RU zoned lands to the west of plots A and C.
Net Site Area (non-developable and non-residential uses excluded)	• 37,640sqm (3.76ha)
Number of residential units	130
Calculation	
Site Area for density purposes = c. 3.76 ha Residential density = 130 units / 3.76 ha Net Site Density = c. 35uph	

Applying the methodology contained in the Guidelines, the net site area is c.3.76 and the resultant residential density is c.35 uph. This falls within the 35-50 uph range identified for Metropolitan Towns – Suburban/Urban Extension locations.

The net density, which is at the lower end of the range identified in the SRDCSGs, is therefore considered to be the consequence of protecting a proportion of open space well in excess of what would ordinarily be required, rather than an indication of an inefficient layout. It is considered that the proposed density of 35 uph represents a reasonable and appropriate outcome for the site, having regard to the necessary balance between the delivery of housing and the protection of the site's recognised ecological, landscape and flood risk sensitivities.

> ***Policy and Objective 4.1***
>
> *It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking.*

The principles, approaches and standards of DMURS have been an integral part of the design process. The Traffic & Transport Impact Assessment prepared by AECOM addresses the proposed layout and design in terms of DMURS in Section 6.

Section 4.4 outlines general aims of sustainable residential development, including the need to prioritise walking, cycling and public transport over the use of cars, and to provide residents with quality of life in terms of amenity, safety and convenience.

Policy and Objective 4.2

It is a policy and objective of these Guidelines that the key indicators of quality urban design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications.

Chapter 4.4 identifies the core principles of Quality Urban design and Placemaking, including **Sustainable and Efficient Movement, Mix and Distribution of Uses, Green and Blue Infrastructure and Responsive Built Form** that are required when creating places of high quality and distinct identity. Appendix D sets out a 'Design Checklist' which should be incorporated in new residential development.

Please see Section 6.2.3 below. An Architectural Design Statement responding to the 4 criteria above has been prepared and accompanies the documentation. Please refer to the Architectural Design Statement prepared by Metropolitan Workshop.

Section 28 of the Planning and Development Act 2000, as amended, provides that planning authorities and An Bord (Coimisiún) Pleanála shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines. Four SPPRs are included. These are addressed in the table below.

Table 7: Sustainable Residential Development and Compact Settlement Guidelines SPPRs

SPPR No.	Summary	Development Compliance
SPPR 1	**Separation Distances** When considering a planning application for residential development, a separation distance of at least 16m between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.	The proposed development does not give rise to any separation distance between opposing windows serving habitable rooms of less than 16m. See the Architectural Design Statement for further detail.
SPPR 2	**Minimum Private Open Space Standards for Houses** Proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m (max. 10sq.m semi-private in lieu); 2 bed house 30 sq.m (max. 15sq.m semi-private in lieu); 3 bed house 40 sq.m (max. 20 sq.m semi-private in lieu);	The Housing Quality Audit (HQA) confirms compliance with the standard. The 2 no. 3B5P HT5B units fall minorly below the minimum requirement. The remaining open space is accounted for within the communal amenity provision (high quality semi-private open space) for all units.

SPPR No.	Summary	Development Compliance
	4 bed + house 50 sq.m (max. 25sq.m semi-private in lieu) A further reduction below the minimum standard may be considered where an equivalent amount of high quality semi-private open space is provided in lieu, subject to at least 50% of the area provided as private open space.	
SPPR 3	**Car Parking** In intermediate and peripheral locations the maximum rate of car parking provision for residential development shall be 2no. spaces per dwelling. Car club, short stay-on-street EV charging spaces, accessible spaces and visitor parking are not included in this maximum provision.	The proposed development is located within a peripheral location. The maximum parking provision would equate to 260 no. spaces for the residential units. A total of 143 no. car parking spaces are proposed for the residential units (24 no. EV, 4 no. accessible and 15 no. EV/accessible spaces within this total). This translates to a ratio of approximately 1.1 spaces per residential unit. This car parking ratio is well below the maximum rate of car parking provision.
SPPR 4	**Cycle Parking and Storage** Safe and secure cycle storage facilities to meet the needs of residents and visitors. For residential units that do not have ground level open space or smaller terraces a general minimum standard of 1 cycle storage per bedroom should be applied. Visitor cycle parking should also be provided.	A total of 169 no. residential cycle parking spaces is provided, comprising 124 no. secure spaces for residents and 45 no. visitor spaces across the scheme, together with 12 no. spaces serving the GAA pitches. All houses have access to ground level open space. For the apartment blocks (103 bedrooms), secure cycle parking on the ground floor of the buildings is provided with direct access to a shared private area that links to the road. For duplex units UT04 (8 bedrooms) cycle parking will be located in a secure location behind the units. Dedicated cycle parking is not considered relevant for the age friendly apartments (6 bedrooms). Considering the total of 117no. bedrooms in units without access to ground level open space, the 124no. secure cycle parking spaces provided accords with SPPR4 and is appropriate to meet the needs of residents and visitors for the profile of this future resident community.

Policy and Objective 5.1

The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas…. In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10-15% range shall not therefore apply to new development in such areas.

Public open space is provided throughout the lands proposed for residential uses, which account for approximately 11,763 sqm (c.22% of the residential site area). While not included in the public open space calculations, it is noted that the GAA pitches and woodland areas to the east and west of the site will additionally provide significant amenity and outdoor provision to complement the public open space provided within the residential portion of the site. In the case of sites that contain significant landscape features and specific nature conservation requirements, the Guidelines note that the 10-15% range shall not apply; the quantum of public open space at the site should be considered in this context.

6.2.3 Design Checklist – Key Indicators of Quality Urban Design and Placemaking

Appendix D of the Guidelines contains a design checklist, which presents a series of questions that can be used in the consideration of individual planning applications. Responses to each item in the design checklist is noted below.

Table 8: Appendix D Design Checklist

No.	Topic	Response
1	**Sustainable and Efficient Movement**	
(i)	permeable and legible network of streets and spaces within the site	The proposed layout incorporates a permeable and legible network of streets, shared surfaces and formal trails connecting the residential plots, public open spaces, pitches, school lands and Rathcoole Park. See the Architectural Design Statement, Road Layouts (RATH-ACM-XX-00-DR-C-000600 - Proposed Site Levels) and DMURS Compliance Statement.
(ii)	connections with and between established communities, services and other uses	New pedestrian and/or cycle links are provided to Coolamber Drive, Coolamber Road, Mullally's Lane, Greenogue Drive, the approved school and Rathcoole Park, connecting the development to the established communities and services of Rathcoole Village and Saggart.
(iii)	streets designed in accordance with DMURS	Please see the accompanying DMURS Compliance Statement contained within the Traffic and Transport Assessment (RATH-ACM-XX-XX-RE-OT-000001 – TTA).
(iv)	quantum of parking been minimised	As demonstrated, the proposed scheme complies with non-specific car parking policy in the Apartment Guidelines 2025 and SPPR3 of the SRDCSGs (see 6.2.4.1 and 6.2.2 above). The proposal has sought

No.	Topic	Response
		to minimise the quantum of parking at the scheme in line with best practice for sustainable mobility.
2	**Mix of Land Uses (Vibrant Centres and Communities)**	
(i)	mix and intensity of land uses appropriate to the site	The proposed development provides a mix and intensity of uses that responds directly to the site's zoning and edge-of-town location. The residential component delivers a broad mix of 130 no. units across five typologies, 43 no. two-storey houses, 16 no. duplex units, 4 no. age-friendly duplex units, 7 no. age-friendly single-storey houses with an associated consultation room, and 60 no. apartments, in a range of one to four bedroom formats, delivered across social and affordable purchase tenures. This mix provides for the full household spectrum, from smaller and older households through to larger families. Beyond the residential use, the scheme delivers recreational and community elements sought under CS10 SLO1, two senior GAA pitches, a junior pitch and pavilion on the along with extensive public open space and the access road serving the permitted primary school (SDCC Ref. SD23A/0336), while the sensitive RU-zoned woodland is retained with the exception of a small amount on the RES-N zoned lands to accommodate the access road. The intensity of development is graduated across the site in response to context, taller apartment blocks of four to five storeys are focused where the site can best absorb height, stepping down through three-storey duplex blocks to two-storey and single-storey housing adjoining the established residential edge, with built development concentrated on the less sensitive lands east of the Coolmine Stream. The density achieved on the net developable area falls within the 35-50 uph range (35uph). The site adjoins the existing built footprint of Rathcoole Town, with its shops, schools, community facilities and bus services within walking distance and the Luas at Saggart nearby, meaning future residents can meet day-to-day needs without reliance on the private car.
(ii)	diverse and varied range of housing types	The proposed scheme includes houses, duplex units and apartments. The scheme includes: 50 no. houses (7 no. 1 bed age friendly, 39 no. 3 bed and 4 no. 4 bed) 20 no. duplex units (10 no. 1 bed, 2 no. 2 bed and 8 no. 3 bed, of which 4 no. are age friendly) 60 no. apartments (17 no. 1 bed and 43 no. 2 bed)

No.	Topic	Response
		Of these, 4 no. units are allocated for traveller accommodation, 13no. are Universal Design units and 5 no. are Universal Design Plus units. It is therefore considered that the proposed housing typology mix is diverse and variedThe proposed development complies with South Dublin County Council's Housing Strategy. Please refer to the Housing Quality Assessment for further information on the proposed mix.
(iii)	support the regeneration and revitalisation of an existing centre or neighbourhood	The proposed development will support the vitality of Rathcoole Village by increasing the critical mass of the town, supporting local services and businesses and delivering the recreational and community infrastructure (GAA pitches and pavilion) identified for the settlement under CS10 SLO1.
(iv)	enhancement of the public realm	The proposal delivers an extensive new public realm comprising c. 11,763 sqm of public open space, formal and informal play areas, a calisthenics area, tree-lined streets and formalised trails (boardwalk) connecting to Rathcoole Park, all designed to a high quality and overlooked by active frontages.
3.	**Green and Blue Infrastructure (Open Space, Landscape and Heritage)**	
(i)	positively responded to natural features & landscape character	The proposal positively responds to the natural features and landscape character at the site. The development has been sensitively designed through a landscape-led approach to retain and enhance the Annex I Alluvial Woodland and Lowland Hay Meadow to the greatest possible extent, the riparian corridors of the Coolmine Stream, Crockshane (Slade) Stream and Camac River, and existing hedgerows.
(ii)	a complementary and interconnected range of open spaces, corridors and planted/ landscaped areas	A complementary and interconnected range of open spaces has been provided at the site, green spaces interspersed within the residential portion of the site and connection provided to woodland habitats and recreational facilities. Please refer to the accompanying Landscape Design Report and drawings for planting details and landscape proposals.
(iii)	public open spaces universally accessible and designed to cater for a range of active and passive recreational uses	The public open space provision at the site includes a number of interconnected open spaces in addition to formal and informal play areas and calisthenics area. The proposed open spaces are universally accessible and will cater for a range of active and passive activities for all ages and abilities.

No.	Topic	Response
(iv)	integrated nature-based solutions for the management of urban drainage	The proposed SuDS strategy prioritises soft, nature-based measures including rain gardens and bioretention areas integrated into street verges, rainwater harvesting in semi-private and private green spaces, detention basins, swales, permeable paving and green roofs on the apartment and duplex units. This design has been generated to function collectively as a SuDS treatment train. See the accompanying Landscape Design Report and drawings as prepared by AECOM for further detail.
3.	**Responsive Built Form**	
(i)	coherent and legible urban structure in terms of block layouts and building heights	The proposed design creates a coherent and legible urban structure across five distinct residential plots while responding to the environmental constraints at the site. The proposed building heights step appropriately across the site, from single storey age friendly units to the 4/5 storey apartment buildings positioned to maximise surveillance of public spaces and maintain connections between Rathcoole Park and the wider development lands.
(ii)	buildings address streets and spaces	The scheme has been designed to ensure that buildings address the proposed streets and open spaces in order to reinforce passive surveillance, with houses arranged along the woodland edge, duplex units overlooking the GAA facilities and open spaces, and apartment buildings positioned to maximise surveillance of public spaces. Both public and private open space within the scheme are well defined.
(iii)	layout, scale and design features of new development respond to prevailing development patterns (where relevant)	The scheme design has sought to respond to the existing context of Rathcoole Town while providing an appropriate scale, density and quantum of uses at the site owing to the location of the site which will act as an urban extension to the town, within walking and cycling distance to a host of services and amenities as well as public transport services. The accompanying Social Infrastructure Assessment addresses the facilities within the surrounding area in further detail.
(iv)	coherent architectural and urban design strategy	The proposed design promotes a strong sense of identity through the high quality landscape and architectural design strategy for the site. The constrained site has necessitated a distinctive design response which complements the existing urban structure and natural environment and promotes a strong sense of place for residents and visitors. See the accompanying Architectural Design Statement.

6.2.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2025)

The Guidelines were published in July 2025 and supersede the Sustainable Urban Housing: Design Standards for New Apartments 2023. The Guidelines note that in general terms, apartments are most appropriately located within urban areas and refer to the aforementioned Compact Settlement Guidelines with a view to identifying locations that would be suitable for apartment development.
This section applies to the apartments and duplex units which do not fall under the classification of 'house' as per the Design Manual for Quality Housing specifications only.

Specific Planning Policy Requirements

The key relevant Specific Planning Policy Requirements (SPPRs) are summarised as follows:

Table 9: Specific Planning Policy Requirements Apartment Guidelines 2025

SPPR	Summary	Application of Consistency
SPPR 1 – Housing Mix	(A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms. (B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.	The units mix is as follows: **Unit Standard / Quantity / %** UD+ 5 4% UD 13 10% Standard 51 39% +10% 61 47% 130 100% The typology mix is as follows: **Typology / Quantity / %** Apartment 60 46% Duplex 20 15% House 50 38% 130 100% Of these units, 4 no. are allocated for age friendly housing and 4 no. are allocated for Traveller accommodation. .
SPPR 2 – Minimum floor areas	Minimum Apartment Floor Areas Studio (1 pers) 37 sqm 1-bed apartment (2 pers) 45 sq.m 2-bed apartment (3 pers) 63 sqm 2-bed apartment (4 pers) 73 sq.m 3-bed apartment (4 pers) 76 sq.m	The Housing Quality Audit (HQA) confirms compliance with the standard. See 2430-MET-XX-XX-SH-A-900002 and 2430-MET-XX-XX-SH-A-900003.

SPPR	Summary	Application of Consistency
	3-bed apartment (5 per) 90 sq.m	
SPPR 3 – Dual Aspect	In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.	75% of apartments and 100% of duplex units are dual or triple aspect. Dual aspect units exceed the minimum 25% requirement. Please refer to the Housing Quality Assessment and Architectural Design Statement prepared by Metropolitan Workshop.
SPPR 4 – Floor to Ceiling Height	Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.	The development meets this standard. Please refer to the architect's drawings (2430-MET-ZZ-ZZ-DR-A-112006; 2430-MET-ZZ-ZZ-DR-A-112006 and 2430-MET-ZZ-ZZ-DR-A-112008).
SPPR 5 – Units per floor per core	There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.	There are 4no. apartments per floor per core of the apartment blocks. Please refer to the Architectural Drawings (2430-MET-DZ-01-DR-A-111401;2430-MET-DZ-01-DR-A-111401; 2430-MET-DZ-02-DR-A-111402 and 2430-MET-DZ-03-DR-A-111403) and Architectural Design Statement.
SPPR 6 – Communal, Community and Cultural Facilities	The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.	A new library hub and school is sought by the SDCC Development Plan 2022-2028 (CS10 SLO1). A primary school has been granted planning permission at the site (SDCC Ref. SD23A/0336; ACP Ref. 321696-25) and the proposed development delivers the remaining physical elements of the objective — the two senior GAA pitches, junior GAA pitch and pavilion, the access road and extensive public open space — such that the substantial majority of the social, community and recreational infrastructure sought under CS10 SLO1 is either permitted or proposed. The provision of library services is addressed in Section 6.5.1.1. of this report.

6.2.4.1 Relevant Non-specific Policy in the Apartment Guidelines

Size in excess of ten percentage floor area

Section 3.3 of the guidelines provides that '*at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%, with the potential for more than 25% of units to exceed the sizes set out in SPPR2 to be provided as required on a scheme-by-scheme basis in apartment schemes in more suburban locations, social housing developments, social and affordable housing delivered by Part V and schemes to provide housing for older persons and/or persons with disabilities*'.

The HQA demonstrates the size of the proposed apartment units and duplexes.

The proposal complies with the requirement that a minimum of 25% of residential units exceed the minimum floor area standards by at least 10%. Within the apartment element of the scheme, 17 of the 60 apartments (28%) exceed the relevant minimum floor area standards by more than 10%. In addition, all duplex units exceed the applicable minimum floor area standards by in excess of 10%, with the larger 3-bed duplex units achieving floor areas approximately 36-38% above the minimum standards. The proposal therefore demonstrably exceeds the minimum threshold prescribed by national apartment design policy.

Private Amenity Space

Unit Type	Min. Area
Studio	4 sqm
One bedroom	5 sqm
Two bedroom (3 person)	6 sqm
Two bedroom (4 person)	7 sqm
Three bedroom (4 person)	7 sqm
Three bedroom (5 person)	9 sqm

The proposed development provides private amenity space in the form of balconies at upper floor levels and terraces at ground floor level of the apartment units with a minimum depth of 1.5m. Privacy planted is incorporated into the design where amenity space is provided at ground floor level as per Landscape Sheet 2 (Drawing No. RATH-ACM-L-XX-XX-DR-LA-00-001002).

Of the 80 apartment and duplex units assessed against the Apartment Guidelines 2025 private amenity space standards and comply with the relevant standards. Each of these units retains direct access to private amenity space in the form of a balcony or terrace. See the accompanying Housing Quality Assessment prepared by Metropolitan Workshop.

Communal Amenity Space

Unit Type	Space Requirement
Studio	4 sqm
One bedroom	5 sqm
Two bedroom (3 person)	6 sqm
Two bedroom (4 person)	7 sqm
Three bedroom (4 person)	7 sqm
Three bedroom (5 person)	9 sqm

The Guidelines specify that high quality communal open space should also be provided in schemes that include apartments.

- Communal amenity space within apartment and / or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block.
- While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two

A total of 1,040sq.m of communal open space has been proposed within the scheme. This space is distributed throughout the scheme, with areas provided to the rear of the proposed duplex units in Block A, as a courtyard within the Age Friendly Block B and surrounding and in between the apartment blocks in Block D. For further information please see Drawing No. 2430-MET-ZZ-XX-DR-A-101114.

Internal Storage Standards

Unit Type	Min. Storage
Studio	3 sqm
One bedroom	3 sqm
Two bedroom (3 person)	5 sqm
Two bedroom (4 person)	6 sqm
Three bedroom (4 person)	6 sqm
Three bedroom (5 person)	9 sqm

- Storage should be additional to kitchen presses and bedroom furniture.
- Hot press / boiler space will not count as general storage.
- No individual storage room should exceed 3.5 sq m within an apartment unit.

Internal storage standards are addressed within the Architectural Design Statement which accompanies this application.

Security Considerations

The Guidelines require that:

- Apartment blocks and buildings should overlook the public realm.
- Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.
- Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.
- Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration should be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

The design and position of apartments relative to the public realm, public footpaths/areas along with the design of entrance points is addressed in the Architectural Design Statement.

Dual Aspect

- Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. North facing single aspect apartments may be

considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature.

15no. single aspect units are provided within the scheme, of which four are east facing, four are south facing, four are west facing and three are north facing. These units are located predominantly on the upper floors of the apartment blocks with views over the Annex I hay meadows and Rathcoole Park. The proposed development is situated in an area with high quality natural amenity features, visible from the apartments.

Building Height and Layout

> *Building heights are the subject of separate guidance to planning authorities contained within the Urban Development and Building Heights Guidelines, issued in December 2018. The SRDCSGs (2024) also set out minimum separation distances for housing, duplexes and apartments. Separation distances for apartments will also need to be based on achieving satisfactory levels of daylight/sunlight for future occupiers of the apartments and for neighbouring occupiers (see also Section 6.1 below), and where there is a need to accommodate centralised areas of communal open space within a perimeter block.*

The proposed development ranges in height from one to five storeys, with the highest point at the apartment blocks to the north of the site. Building height and separation distances are addressed within the Architectural Design Statement and a Daylight and Sunlight Assessment has been undertaken by 3D Design Bureau (3DDB) which accompanies this application. This assessment is discussed further in Table 11 and Section 6.5.1.5 below.

Play areas

The Guidelines indicate the following should be provided:

- Small play spaces (about 85 –100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms.
- Play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.

The subject development includes 72 no. units which qualify as apartments, of which 45 no. are 2-bed units. This means that only the small play spaces requirement applies to the subject site. The play areas are clustered to the north of the apartment blocks, between the age friendly units and apartment blocks and adjacent to the boundary with the transitional woodland to the south, and are accessible to both the apartment blocks and duplex units.

Bicycle Parking and Storage

The Apartment Guidelines refer to the requirements for quality and design of bicycle parking as set out in Section 5.2.5 of the SRDCSGs. Planning authorities should ensure that development proposals incorporate details on the provision of and access to cycle storage facilities at planning application stage by the development proposer. Cycle storage facilities should be directly accessible from the public road or from a shared private area that gives direct access to the public road.

For the apartment blocks, secure cycle parking on the ground floor of the buildings is provided with direct access to a shared private area that links to the road. Duplex cycle parking will be external with direct access to roads, in accordance with the requirements of the Guidelines.

Car Parking

Reference is made to the maximum car parking rates set out in the SRDCSGs, as discussed in Section 6.2.2 above. The Apartment Guidelines further note that '*having regard to the types of location in cities and towns that may be suitable for apartment development, car parking ratios should be minimised, substantially reduced or wholly eliminated at locations that have good access to urban services and to public transport'*. We note that this site is considered suitable for the development of both apartments and housing, and the total ratio for car parking at the site is applicable to the housing units as well as to the duplex and apartment units proposed.

Car parking provision for the proposed development aligns with the SDCC Development Plan car parking standards and the maximum car parking rates outlined within the SRDCSGs, which are graduated based on proximity to centres and public transport accessibility. The total of 143 car parking spaces proposed, which translates to a ratio of 1.09 spaces per residential unit is lower than the maximum rate provided by the SRDCSGs. The Apartment Guidelines additionally note

> *'for all types of location, where it is sought to eliminate or reduce car parking provision, it is necessary to ensure, where possible, the provision of an appropriate number of drop off, service, visitor parking spaces and parking for the mobility impaired. On-site or proximate spaces should also be prioritised for use by mobility impaired persons and leased on a demonstrated needs basis rather than being sold with units.'*

A total of 143 no. car parking spaces will be provided throughout the residential development (135 no. allocated spaces and 8 no. visitor spaces), equating to an overall parking ratio of approximately 1.1 spaces per dwelling. A total of 24 no. EV, 4 no. accessible and 15 no. EV/accessible parking spaces are included within this total. Parking provision has been tailored to the different housing typologies and locations within the development ensuring appropriate provision for the mobility impaired and for visitors. 43no. additional spaces are provided to serve the pitches.

Type of Development	Car Parking Standards (South Dublin County Development Plan 2022 – 2028)	Factor	Sustainable Residential Development Compact Settlement Guidelines	Design Standards for New Apartments Guidelines for Planning Authorities	Car Parking Spaces per Dwelling
Residential Unit - House*	Max. 1-2 spaces	-	Max. 2 spaces per dwelling	-	1.1
Residential Unit – House (AF)	Max. 1-2 spaces		Max. 2 spaces per dwelling	-	1.1
Residential Unit -Duplex	Max. 1-1.5 spaces	121 bedrooms for 59 units	Max. 2 spaces per dwelling	Maximum rates as per SRDCSGs. Minimise in accessible locations.	1.1
Residential Unit -Duplex (AF)	Max. 1-1.5 spaces		Max. 2 spaces per dwelling	Maximum rates as per SRDCSGs. Minimise in accessible locations.	1.1

Residential Unit -Apartment	Max. 1-1.5 spaces	121 bedrooms for 59 units	Max. 2 spaces per dwelling	Maximum rates as per SRDCSGs. Minimise in accessible locations.	1.1
Sub-Total Car Parking Spaces (Residential Development):			143	143	1.1 space average across all dwelling types

The proposed ratio of approximately 1.1 spaces per dwelling is considered appropriate having regard to the peripheral location of the site, the availability of reasonably frequent urban bus services within c. 650 m of the site, and the planned improvement of public transport services in the area.

6.2.5 Appendix Standards

The appendix sets out minimum standards for apartment to be complied with in relation to storage and private open space and communal open space. The following qualitative standards are set out in the accompanying Housing Quality Assessment:

- Required Minimum Overall Floor Areas
- Minimum widths for the main living/dining rooms
- Minimum bedroom floor areas/widths
- Minimum storage space requirements
- Minimum floor areas for private amenity space
- Minimum floor areas for communal amenity space

The HQA shows that the apartment and duplex units comply. Private open space and communal open space requirements are specifically considered below.

6.2.6 Design Manual for Quality Housing (2022)

The Design Manual for Quality Housing (DMQH) was published by the Department of Housing, Local Government and Heritage in January 2022 under Housing for All. It provides guidance on residential site layouts and dwelling design, aimed at local authorities and Approved Housing Bodies delivering social housing and mixed-tenure developments, and sets out the design principles the Department expects to see implemented when evaluating scheme designs for funding approval. The Manual promotes compact settlement and improved land use through the integration of houses, duplexes and apartments within a permeable urban structure, and provides standard internal layouts for each typology which are consistent with *Quality Housing for Sustainable Communities (2007)* and the apartment design standards. The Manual recognises the duplex as a distinct dwelling typology. A dwelling forming the lower floors of a duplex, with its own ground-level entrance and access to ground-floor private open space, is to be considered as a house for the purposes of target floor area and storage provision.

The proposed development, as a local authority scheme, has been designed in accordance with the Manual's principles. This is addressed in further detail within the Architectural Design Statement prepared by Metropolitan Workshop. It delivers an integrated mix of houses, duplex units and apartments at a density supporting compact growth, with own-door access provided wherever practicable, passive surveillance of streets and open spaces, and dwelling layouts informed by the Manual's standard types.

6.2.7 Quality Housing for Sustainable Communities (2007)

Delivering Homes, Sustaining Communities sets out a range of actions focused on building sustainable communities. Chapter 4 indicates that in the planning and design of the scheme, the architect should:

- Seek to create a high-quality living environment for residents and enhance the social, environmental and visual quality of the area as a whole – see the Architectural Design Statement for further information;
- Seek to ensure a high level of safety and security for the residents through surveillance and overlooking – see the Architectural Design Statement and associated layouts for further information;
- Maximise amenity and energy efficiency by climate sensitive design – see the Climate Action and Energy Statement for further information;
- Eliminate barriers to accessibility for all users - particularly older people and those with mobility impairment or other disability – see the Access Statement for further information;
- Seek to ensure that the scheme can be constructed, managed and maintained at reasonable cost and in a way that is economically, socially and environmentally sustainable – see the Building Lifecycle Report and Access Statement on Universal Design Approach for further information;
- Design public open space so as to maximize its potential benefit to the resident through clear definition of public, communal private open space – see the landscape documentation for further information;
- Permeability as the means to achieve a high-quality living environment – see the Traffic and Transport (TTA) Assessment and Road Layouts for further information.

A Design Statement, Schedule of Accommodation and HQA accompany this planning application. In summary, 130 no. units are proposed in a mixture of apartments, duplex units and houses. A comprehensive response to each of the points above is provided in the relevant associated sections and reports indicated.

6.2.8 Design Manual for Urban Roads and Streets (2019)

The Design Manual for Urban Roads and Streets (DMURS) has as its aim, to put well-designed streets at the heart of sustainable communities. The use of DMURS is mandatory on all urban roads and streets with a speed limit of 60 km/h or less. DMURS calls for an integrated approach to street design that incorporates not only engineering elements but also elements of urban design and landscaping that instinctively alter driver behaviour, resulting in lower speeds and thus a safer environment for all road users. DMURS sets out a user hierarchy that prioritises sustainable travel modes. Section 1.2 sets out the national policy background that states street layouts should be interconnected to encourage walking and cycling and offer easy access to public transport. Section 3.2 identifies types of streets. Arterial streets are major routes, link streets provide links to arterial streets or between neighbourhoods, while local streets provide access within communities and to arterial and link streets.

The internal road network has been designed in accordance with this guidance, with shared surface streets provided between the terraced houses and duplex units. Please refer to the TTA and road layout (RATH-ACM-XX-00-DR-C-000600) prepared by AECOM. The adopted design approach successfully achieves the appropriate balance between the functional requirements of different network users whilst enhancing the sense of place. We refer to the accompanying DMURS compliance statement contained within Section 6 of the TTA that sets out how the development complies.

6.2.9 Urban Development and Building Height – Guidelines for Planning Authorities (2018)

The Urban Development and Building Height Guidelines for Planning Authorities 2018 (Building Height Guidelines 2018) were published to support the achievement of some of the policies and objectives of the NPF 2040, to secure compact and sustainable urban growth. It is acknowledged that the inflexible building height restrictions set out in development plans can undermine wider national policy objectives targeting compact urban growth.

This may involve increased height where it can be demonstrated that it complies with certain parameters. To give effect to the broad policy directions and active land management-centred approach as set out in the NPF, these guidelines recommend that the preparation of development plans and their implementation in city, metropolitan and wider urban areas must become more proactive in securing compact urban growth through a combination of facilitating increased building heights while having regard to the quality of development, amenity and environmental considerations.

Section 3.4 relates to building height in suburban/edge locations (City and Town) where densities in the range of 35-50 dph net are considered appropriate. It is specified that such development patterns are generally appropriate outside of city centres and inner suburbs for greenfield development and that with consideration of the connective street pattern required under DMURS, they should not be subject to specific height restrictions.

> *'Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets.'*

The SDCC Development Plan 2022-2028 reflects the content of these guidelines and applies to the subject site. The proposed development provides for a range of heights from 1 to 5 storeys, which is within the permissible envelopes of the SDCC Development Plan. It also allows for higher density on a site which is constrained by significant environmental sensitivities. The subject site is situated adjacent to parkland and to a significant amount of woodland. The proposed distribution of building heights is therefore considered suitable for the site on which it is located. The key relevant Specific Planning Policy Requirements (SPPRs) are summarised as follows:

Table 10: Building Height SPPRs

SPPR	Summary	Application of Consistency
SPPR 1	Planning Authorities are responsible for identifying appropriate locations for building heights in their statutory plans and that no blanket 'numerical' height shall be applied.	SDCC has identified the applicable approach to heights through the South Dublin County Building Height and Density Guide (Appendix 10 of the CDP), which adopts a performance and context based approach with no blanket numerical height cap applying to the application site.
SPPR 2	In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.	The proposed development is located at a suburban edge location of Rathcoole Town. A variety of uses is assessed in the SIA which accompanies this application. The proposed development is inclusive of 3 no. GAA pitches, an associated pavilion and an age friendly consultation room to provide for recreational and community use. The site is also located adjacent to the approved DoE primary school site (SDCC Ref. SD23A/0336).

SPPR	Summary	Application of Consistency
SPPR 3	It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme (C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.	The development management criteria are addressed in Table 11 below. The proposed development is not located in a Strategic Development Zone Planning Scheme.
SPPR 4	It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and	Calculation of the proposed density is c. 35uph. Please refer to Section 6.2.2. The proposed development incorporates a mix of building heights and typologies: 7 no. 1 storey 1 bed age friendly bungalows, 43 no. 2 storey houses (39 no. 3 bed and 4 no. 4 bed), 16 no. duplex apartments within 2 no. 3 storey blocks, 4 no. age friendly duplex apartments within 1 no. 3 storey block, 60 no. apartments within 4 no. 4/5 storey blocks. The development therefore avoids mono-type building typologies and provides a mix of building heights across the site.

SPPR	Summary	Application of Consistency
	3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.	

Development management criteria are set out under **section 3 of the Guidelines**. These are addressed in the table hereafter. It is noted that there is no applicable height cap in the SDCC Development Plan which would preclude such height on the application site.

Table 11: Development Management Criteria

Scale	Criteria	Response
City/Town	The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.	The application site is located on the southern edge of Rathcoole and is not served by high-capacity public transport such as rail, LUAS or high-frequency bus corridors. This criterion is therefore interpreted in line with the Guidelines application to edge of town sites, where public transport capacity is naturally lower, rather than city centres. It is explicitly acknowledged that, outside of city and town centres, suburban and edge-of-town locations typically support townhouses (2–3 storeys), duplexes (3–4 storeys) and apartments (4 storeys upwards), delivering compliant medium densities of 35–50 dwellings per hectare. 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The subject site is ideally situated in close proximity to existing amenities and services to realise this ambition.
	Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks,	The development is not located in an architecturally sensitive area. It proposes heights ranging from 1 to 5 storeys. The proposed heights respond to the site's landscape structure, with the taller apartment buildings located centrally within the residential lands alongside parkland, open space and tree cover, in accordance with Section 3.4 of the

Scale	Criteria	Response
	protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.	Guidelines. Landscape character is addressed within the Landscape Design Report prepared by AECOM and Chapter 12 LVIA of the EIAR.
	On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.	Not applicable to the proposed development site.
District / neighbourhood / street	The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.	The proposal responds to its natural and built environment through a landscape-led layout which arranges development around retained woodland, meadow and riparian features, while providing active frontages, tree-lined streets and new public open spaces that will make a positive contribution to the urban neighbourhood at this edge of Rathcoole.
	The proposal avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.	The proposed development is not monolithic. In planning policy terms, it consists of five individual plots, each with their own design criteria and typologies. There is therefore a variety of building heights proposed across the site, ranging from 1 to 5 storeys. In addition, the proposed development staggers building height with the taller apartment buildings located centrally within the site, away from the established two-storey residential estates to the north and east.
	The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).	The proposal provides an appropriate sense of scale and enclosure to the new internal streets and public open spaces, with heights of 1 to 5 storeys. The layout accords with the requirements of 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' (2009), with vulnerable development located outside Flood Zones A and B; see the Stage 2 Flood Risk Assessment within the EIAR appendices.
	The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the	The proposal makes a positive contribution to the legibility of the area through a clear hierarchy of streets and spaces, new pedestrian and cycle links to Coolamber Drive, Coolamber Road, Mullally's Lane and Rathcoole Park, and

Scale	Criteria	Response
	development is situated and integrates in a cohesive manner	the positioning of the apartment buildings to define the principal public spaces within the scheme.
	The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.	The proposed development includes a mix of social and affordable houses, duplex units and apartments ranging from 1 to 4 bed units, together with age friendly and traveller accommodation.
Site / Building	The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.	A Daylight and Sunlight Assessment prepared by 3DDB is enclosed with this application. Please refer to this report for further information. The Architectural Design Statement and HQA sets out in detail the design rationale of the scheme.
	Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'	A Daylight and Sunlight Assessment is enclosed with this application. Please refer to this report for further information.
	Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.	A Daylight and Sunlight Assessment of the proposed development has been prepared by 3D Design Bureau. The assessment considers daylight within the proposed dwellings (Spatial Daylight Autonomy), direct sunlight to habitable rooms (Sunlight Exposure), sunlight to amenity spaces (Sun on Ground), and the impact of the proposed development on neighbouring properties. The results demonstrate a very high standard of amenity across the scheme. In terms of Spatial Daylight Autonomy, 219 of the 221 habitable rooms assessed (c.99%) meet the recommended illuminance targets, with the only departures being two living/kitchen/dining rooms within Block D2. In terms of Sunlight Exposure, 77 of the 80 assessed units (c.96%) meet the relevant criteria, with the three departures again confined to Block D2. The Sun on Ground assessment indicates that the proposed communal and public open spaces receive good levels of sunlight, with no heavily overshadowed areas identified. The proposed development would have a negligible level of impact on adjacent gardens. The report concludes '*Overall, the proposed development demonstrates favourable daylight and sunlight*

Scale	Criteria	Response
		performance within the assessed residential units and amenity areas, while resulting in a 'negligible' impact on surrounding properties.' This level of performance across a scheme of 130 no. units substantially exceeds the compliance levels commonly accepted by An Coimisiún Pleanála, and the small number of departures is considered acceptable in the context of the overall quality of the scheme, in line with the flexibility afforded by the Apartment Guidelines.
Specific Assessment	Specific impact assessment of the micro-climatic effects such as down draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro climatic effects where taller buildings are clustered.	Having regard to the proposed heights of 1 to 5 storeys in a suburban edge context, significant micro-climatic effects such as down draft are not anticipated.
	In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision	An AA Screening has been prepared and is enclosed with this submission. Bat and bird surveys have been conducted which inform the Biodiversity Chapter of the EIAR, and the lighting strategy has been designed to minimise impacts on light sensitive species along the riparian and woodland corridors.
	An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.	The development is not of such scale that this assessment is required.
	An assessment that the proposal maintains safe air navigation	The proposed development is situated within the environs of Casement Aerodrome. Refer to the Aeronautical Assessment accompanying this application.
	An urban design statement including, as appropriate, impact on the historic built environment	Any residual effect on the setting of two nearby protected structures incurred as a result of the potential visibility of upper storeys of apartment blocks is considered acceptable in the context of the proposed development. It is notable that the industrial setting of RPS 330/332 has already been substantially altered by the urban expansion of Rathcoole, Saggart and the surrounding area, such that their ability to be understood as historic structures is not at this stage dependent on an undeveloped backdrop. An Architectural Design Statement has been prepared and is enclosed with this application

Scale	Criteria	Response
	Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate	An AA Screening has been prepared and accompanies this application. An EIAR has been prepared and is enclosed with this application. The Biodiversity Chapter of the EIAR addresses ecology at the site. SEA does not apply.

6.2.10 Urban Design Manual- A Best Practice Guide (2009)

The Urban Design Manual is the accompanying document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). This manual establishes 12 criteria that residential development should be assessed against. The design of the proposed development has had regard to these criteria. Please refer to the Architectural Design Statement prepared by Metropolitan Workshop.

6.2.11 Guidelines for Planning Authorities on Childcare Facilities

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. The Guidelines are to be reviewed by the Department. For new housing areas, an average of one childcare facility (20 children) for each 75 dwellings would be appropriate.

According to the SIA which accompanies this application '*an indicative 23 no. children of pre-school age are expected to be accommodated within the proposed development, of which c.6 no. are expected to require a place in a crèche-based service.*' On this basis, it is concluded that:

> *'Having regard to the scale of the proposed development, to the unit and tenure mix proposed, to the demand of c.6 no. crèche places derived from recorded childcare participation in the area, and to the existing and permitted provision within Rathcoole, Saggart and Citywest, it is considered that the childcare needs arising from the proposed development can be accommodated within the established and permitted network of facilities without the provision of a dedicated facility on site.'*

6.2.12 The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)

The Code of Practice sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Skills and in line with the principles of proper planning and sustainable development. The Department of Education is responsible for the provision of new schools and no specific objective for a school applies on the application site and therefore the proposal is not inconsistent with the Code of Practice.

A social infrastructure audit accompanies this application. The assessment concludes:

> *'It is noted that the projected demand for primary and post-primary school places generated by the proposed development is modest and would not of itself justify the provision of a new school. The permitting of a 20 no. classroom primary school on the lands immediately adjoining the subject site, and the reservation of c.1.03ha as a future school site within the permitted development at Boherboy, indicate that school provision in the area is being planned in advance of population growth.'*

6.2.13 The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)

Flood Zones A and B are located on the site. In addition, the land use zoning maps include a defined riparian corridor within the application site.

The risk of fluvial flooding from the Coolmine Stream, which flows west to east through the site, and from the Crockshane (Slade) Stream, which runs along the southern and western perimeter of the site, is considered in the Stage 2 Flood Risk Assessment prepared by AECOM. This assessment concludes:

> *"Based on the assessment undertaken, it is concluded that the proposed development can be accommodated on the site without resulting in an unacceptable flood risk to people, property, infrastructure or the environment and will not increase flood risk elsewhere. Accordingly, the proposed development is considered to comply with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities."*

6.3 Regional Policy

6.3.1 Regional and Spatial Economic Strategy for the Eastern and Midlands Region (EMRA RSES) (2019-2031)

The Regional Economic and Spatial Strategy (RSES), considers the wider Dublin Metropolitan Area (DMA) home to 1.4 million people and supports the consolidation and re-intensification of infill, brownfield sites to provide high density and people intensive uses within the existing built up areas and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

Rathcoole is a designated 'Self-Sustaining Growth Town' within the SDCC Development Plan 2022-2028, which is not considered to be situated within Dublin City and its suburbs. It is however situated within the metropolitan area identified within the Regional Spatial and Economic Strategy Metropolitan Area Strategic Plan (MASP). Within the EMRA RSES a self-sustaining growth town is described as follows:

> *'Self-Sustaining Growth Towns are towns that contain a reasonable level of jobs and services which adequately caters for the people of its service catchment. This may include sub-county market towns and commuter towns with good transport links, which have capacity for continued commensurate growth.'*

It is important to acknowledge the variation of function that exists at this settlement level, with some towns operating as commuter towns whilst others function more sustainably.

The Growth Strategy for the EMRA seeks to deliver sustainable growth of the Dublin Metropolitan Area through the Dublin Metropolitan Area Strategic Plan. It promotes compact growth to realise a target of at least 30% of all new homes to be built within MASP settlements outside of Dublin City and suburbs.

Section 5.6 of Chapter 5 addresses Green Infrastructure within the MASP. Natural features such as rivers and canals are identified as metropolitan scale GI. Listed strategic assets include the Camac River corridor. RPO 5.7 MASP Green infrastructure identifies a need to coordinate across local authority boundaries to '*identify, manage, develop and protect regional Green Infrastructure*'.

Chapter 9 of the RSES particularly focuses on quality of life in the form of consideration of age, diversity, housing and community. The RSES is supportive of greater diversity in housing tenure and type (RPO 9.3). It recognises the importance of social and community infrastructure (RPO 9.14) and for it to be tailored to the needs of those it serves.

The development complies with the principles of the RSES. It will support the provision of a range of housing types within the self-sustaining growth town of Rathcoole, located within the MASP. The design of the proposed development is cognisant of the Camac River corridor (Coolmine Stream) in line with Inland Fisheries Ireland Guidance.

6.4 Greater Dublin Area Transport Strategy 2022-2042

The Strategy provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA). It also provides for transport planning policy, which other agencies involved in land use planning, environmental protection, delivery of other infrastructure such as housing, water and power, and can align with their investment priorities. The strategy aims to provide a sustainable, accessible and effective transport system for the Greater Dublin Area which meets the region's climate change requirements, serves the needs of urban and rural communities, and supports the regional economy. The core objectives of the Strategy include:

- To create a better environment and meet our environmental obligations by transitioning to a clean, low emission transport system, increasing walking, cycling and public transport use, and reducing car dependency.
- To enhance the health and quality of life of our society by improving connectivity between people and places, delivering safe and integrated transport options, and increasing opportunities for walking and cycling.
- To support sustainable economic activity and growth by improving the opportunity for people to travel for work or business where and when they need to, and facilitating the efficient movement of goods.
- To deliver a high quality, equitable and accessible transport system, which caters for the needs of all members of society.

Relevant measures applicable to the nature of the proposed development on the application site are listed below:

> ***Measure PLAN3 – Housing and Transport.*** *The NTA will continue to support sustainable housing provision in the GDA. SDZ Planning Schemes, Local Area Plans and large planning applications should be accompanied by appropriate Transport Plans or Transport Assessments setting out how the plan or development minimises the need to travel and how public transport, walking and cycling together can cater for the majority of travel demand. They should also be accompanied by a statement setting out the infrastructure and services required to achieve this, and an agreed phasing programme for its provision*
>
> ***Measure PLAN4*** *– Consolidated Development. In accordance with the NPF and RSES, the NTA will support and prioritise development patterns in the GDA which seek to consolidate development as a means of preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services. Peripheral development will be supported in exceptional circumstances*

– on an evidence-based planned approach – where located on high capacity public transport routes and for specific land uses that cannot be accommodated in town and city centres

The proposed development is situated in a peripheral location as per the SRDCSGs. The northern boundary of the site is nevertheless situated c.480m from a reasonably frequent urban bus service (Route 126 at Stop ID 104301). Considering the layout of Rathcoole Town, and its existing built up area which extends to the south of the N7 the proposed development site is situated as proximate to a reasonably frequent urban bus service as is practicable considering the nature of the surrounding area.

Measure PLAN8 – Mixed Uses. *The NTA will continue to support and facilitate land use policies which seek to provide for an appropriate mix of uses at the district and neighbourhood level.*

Measure CYC5 – Cycle Parking. *It is the intention of the NTA to deliver, through the statutory planning process and liaison with relevant stakeholders, high quality cycle parking at origins and destinations, serving the full spectrum of cyclists including users of non-standard cycles.*

Measure BUS1 – Core Bus Corridor Programme. *Subject to receipt of statutory consents, it is the intention of the NTA to implement the 12 Core Bus Corridors as set out in the BusConnects Dublin programme.*

Measure TM8 – Home Zones. *The NTA will support local authorities seeking to provide home zones in residential areas as appropriate.*

Measure TM11 – Car Sharing. *The NTA will support the local authorities, workplaces and other relevant agenices and companies in the implementation of car sharing initiatives, in particular as part of new housing developments.*

Measure TM12 – Residential Parking Standards*. It is recommended that local authorities incorporate maximum residential parking standards into their Development Plans guided by the provisions set out in Table 14.1.*[1]

Measure TM20 – Electric Cars. *The NTA, TII and local authorities will facilitate the conversion of the private car fleet to electric in the following ways: … Ensuring that where car parking is proposed as part of new residential developments, provision is made for all spaces to be dedicated over time to electric cars with provision for charging infrastructure built-in from the outset;*

A TTA has been prepared by AECOM and accompanies this application. It sets out how the development complies with the above policies.

6.5 Local Policy

6.5.1 South Dublin County Development Plan 2022-2028

The subject site is located within the administrative boundary of South Dublin County Council and is covered by the existing South Dublin County Council Development Plan, 2022-2028 (hereafter "CDP"). The CDP is articulated

[1] Table 14 sets a maximum parking provision of up to 1.5 spaces per unit for locations between the metropolitan boundary and the M50. Figure 19.2 indicates the extent of the metropolitan Boundary.

around a number of strategic principles to support a sustainable approach to the development of the city and county. Under the urban form principles, the plan seeks to deliver a more compact settlement and connected neighbourhoods in line with the 10 minute settlement concept. and to ensure 'the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County'. Below we address the key provisions of the CDP relevant to the proposed development.

It is further noted that Variation No. 2 to the South Dublin County Development Plan 2022-2028, prepared in response to *the National Planning Framework – First Revision (2025)* and the *NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025),* has now come into effect and is addressed in the Core Strategy and Settlement Strategy section below.

Following the Special Council meetings on the 19th and 24th June 2026, and having considered the Proposed Variation No. 2 to the County Development Plan 2022-2028 and the Chief Executive's Report in respect of submissions / observations received, the Elected Members of South Dublin County Council have resolved in accordance with Section 58(13)(a)(ii)of the Planning and Development Act 2024 (as amended), that South Dublin County Council, proposes to make material alterations to Variation No. 2 to the County Development Plan 2022-2028. Public consultation was held to August 2026 and the Variation came into effect on the 19th October 2026.

6.5.1.1 Land Use Zoning and Objectives

The application site is zoned through the South Dublin County Council Development Plan 2022-2028. This plan applies three zonings to the site:

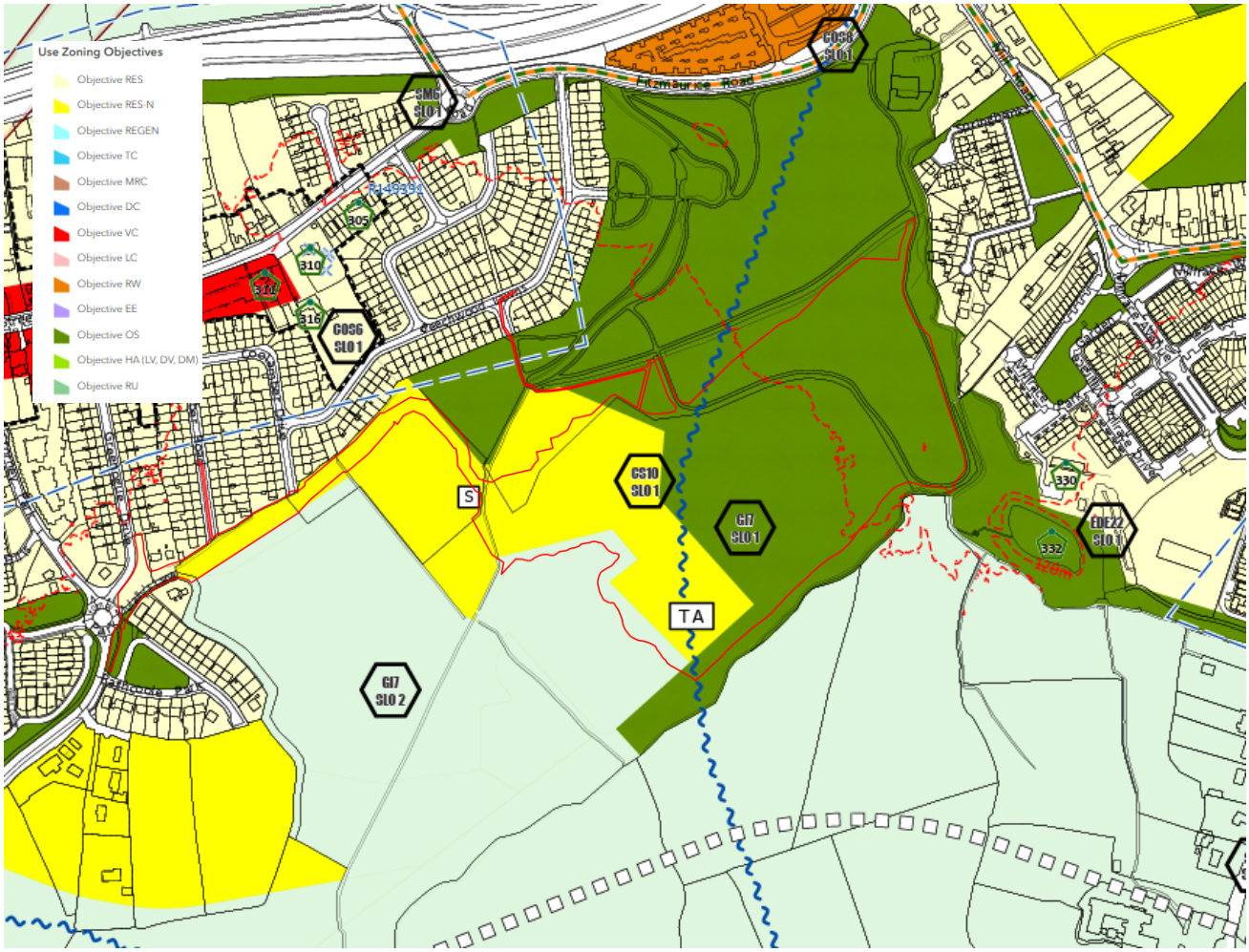


Figure 22: Zoning at the subject site

- The central portion of the site is zoned Objective RES-N 'To provide for new residential communities in accordance with approved area plans'.

Relevant permissible use classes under Objective RES-N include: Housing for Older People, Open Space, Residential, Traveller Accommodation.
Relevant use classes open for consideration under Objective RES-N include: Car Park.
No uses categorised as not permitted are proposed within the lands zoned Objective RES-N at the site.

- The eastern portion of the site is zoned Objective OS 'to preserve and provide for open space and recreational amenities'.

Relevant permissible use classes under Objective OS include: Open Space, Sports Club / Facility.
Relevant use classes open for consideration under Objective OS include: Car Park[2], Residential[3], Housing for Older People*, Traveller Accommodation.
No uses categorised as not permitted are proposed within the lands zoned Objective RU at the site.

- A small amount of the site to the south-west, adjacent Rathcoole Woodlands, is zoned Objective RU 'to protect and improve rural amenity and to provide for the development of agriculture'.

Relevant permissible use classes under Objective RU include: Open Space.
No uses categorised as open for consideration are proposed within the lands zoned Objective RU at the site.
No uses categorised as not permitted are proposed within the lands zoned Objective RU at the site.

The uses proposed across the site are generally compliant with the permissible uses across the different zoning types. The residential element of the development is situated on lands zoned RES-N, within which Residential, Housing for Older People, Open Space and Traveller Accommodation are permissible use classes. The age friendly units are situated on lands zoned OS, within which Housing for Older People and Residential (in accordance with H3 Objective 4) are open for consideration and Open Space and Sports Club / Facility are permissible; the GAA pitches and pavilion are provided within this zoning. Within the lands zoned RU, only open space and active travel infrastructure are proposed, with Open Space a permissible use class. No uses categorised as 'not permitted' are proposed within any of the zonings at the site.

The following Specific Local Objectives (SLO) on the Rathcoole Lands are also noted:

- TA annotated on RES-N, which indicates an objective to provide for traveller accommodation (indicative sites).

4 no. Traveller Accommodation Units are proposed within the RES-N zoned lands at the site, integrated within the overall residential offering in accordance with this objective and the South Dublin Traveller Accommodation Programme.

- S annotated on RES-N, which indicates a proposed school

A 20 classroom primary school has been permitted adjacent the site (SD23A/0336 & APB-321696-25).

[2] For small scale amenity or recreational purposes only
[3] Only where this accords with H3 Objective 4

- **GI7 SLO2:** To ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status
- **CS10 SLO1:** 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.

The proposed active travel corridor between Mullally's Lane and the school and residential lands is confined to the minimum area of the woodland as is required for its provision. It has been designed with regard to the environmental sensitivities of the adjoining Annex I Alluvial Woodland, with the minor area of woodland loss required to facilitate access to be mitigated through replacement planting at the site.

A library hub has not been included within the red line of application site having regard to the environmental constraints and need to achieve appropriate residential density on the subject site. The delivery mechanism of a library hub objective is being kept under review with the potential for accommodating a hub at the Old Courthouse, Main Street. A letter has been prepared by the Director of Services and is included at Schedule 7 of the application form (RATH-MET-ZZ-ZZ-AP-T-SID Application Form-P0). Alternatively, the library hub may still be provided on the overall SDCC land bank on adjoining lands in accordance with the CS10 SLO1 objective. SDCC with statutory responsibility for the delivery of library services will deliver the library hub in tandem with the residential development.

- **G17 SLO1:** The current green wildlife corridor between Saggart and Rathcoole be maintained and the need to preserve this wildlife corridor be incorporated into the design and development plans for Rathcoole Park.

The pitch development and residential layout maintain the largest possible extent of the Annex I Lowland Hay Meadow. The riparian strip of the Crockshane (Slade) Stream provides an uninterrupted wildlife corridor between the Objective OS lands to the south-east and the Annex I woodland to the west of the RES-N lands, thereby maintaining the green wildlife corridor between Saggart and Rathcoole. The riparian corridor of the Coolmine Stream is interrupted by a single crossing point only, between the school and the proposed development site. Green fingers have been included within the landscape plan and extensive planting is proposed throughout the site.

6.5.1.2 Core Strategy and Settlement Strategy

The Core Strategy and Settlement Hierarchy present the spatial structure and proposed residential yield in the various plan areas. This strategy sets out the quantum of land required to meet the residential and employment needs of an additional 45,000 people up to 2028. To provide for this level of growth, the plan identifies a need for 23,630 new homes between 2016 and 2028. Excluding lands identified for strategic long-term development that will happen beyond the timescale of the development plan within Strategic Development Zones, and major regeneration sites, there is need and potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period.

Between 2017 and 2021, a total of 5,914 units were completed. When these completed units are taken into account, the resulting housing need for South Dublin County for Q3 2022 to Q3 2028 is 15,576 units. At the time that the plan was drafted, 2,438 units were under construction, based on estimates from the Q3 2021 Housing Task Force Returns. After subtracting these units under construction from the remaining need, the net housing

need for South Dublin County for Q3 2022 to Q3 2028 is 13,138 units. Comparing this net housing need with the overall capacity, there is an additional capacity across Tier 1 and Tier 2 lands of 8,352 units.

Rathcoole is considered a 'self-sustaining growth town'. Its status is clarified at Section 2.4.3 where it is stated that it is an identified settlement in the Census outside Dublin City and Suburbs but its settlement type is not identified within the RSES, this being left to the Development Plan. Capacity for a total of 806 no. potential units has been identified. Taking into consideration this capacity and the need for units, the Core Strategy identifies a total of 21.18 ha of zoned land with a target of 487 no. units. Section 2.7 notes with regards to Rathcoole:

"The housing and thus population growth for the smaller settlements (Saggart, Newcastle and Rathcoole) reflects the current construction activity, extant planning permissions and sites funded by central government. The growth envisaged in these towns has regard to NPO 7 and NPO 9 of the NPF. In recognition of the anticipated growth for Newcastle and Rathcoole, the Development Plan has been supported by a settlement-based analysis in line with the RSES Appendix A. This identifies the assets in each settlement and opportunities to ensure further growth is provided for in tandem with social and physical infrastructure. In line with National and Regional policy, the rate of growth planned within these settlements is expected to facilitate opportunities for the delivery of required social and physical infrastructure to meet demand and in line with the settlements characteristics".

Table 12: Core Strategy Table - Rathcoole

Settlement Type	Neighbourhood Area / Settlement Name	2016 persons	2016 units and share (%)	Estimated Built 2016 to Q4 2020 and share (%)	Total Land (HA) 2022-2028	Total Housing (Units) 2022-2028 and share (%)	Total 2028 units and share (%)	Target 2028 persons and share (%)	Population Growth from2016 persons No. (%)
Self-Sustaining Growth Town:	Rathcoole	4,351	1,599 (2%)	250 (4%)	21.18	487 (3%)	2,429 (2%)	5,690 (2%)	+1,339 (31%)

The subject site is one of a minimal number zoned RES-N to the west of Rathcoole Town, with the majority of sites situated further to the east. It is therefore considered that the site is key to the delivery of the core strategy targets outlined above.

Variation No.2 to the South Dublin County Development Plan 2022-2028

Variation No. 2 to the South Dublin County Development Plan 2022-2028 took effect on the 19th October 2026. The Variation update the core strategy, settlement strategy and associated standards of the Development Plan.

The Variation updates the core strategy to reflect the results of Census 2022, which recorded a County population of 301,075 persons, and the revised national housing targets. The updated Settlement Capacity Audit revises Rathcoole's identified residential capacity from 806 no. units under the adopted Plan to 711 no. units on c.21 ha, principally reflecting units delivered in the intervening period. Amendment No. 13 of the Variation additionally zones c.2 ha at West Rathcoole as a Strategic Residential Reserve with an indicative capacity of c.69–80 no. units, to which CS10 SLO3 (restricting the bulk purchase of residential units) attaches under the Material Alterations. Under the Variation, the core strategy allocates 188 no. potential units on c.5.5 ha to Rathcoole for the period to 2028, comprising 166 no. units on zoned lands and 22 no. permitted units. Within this allocation,

the deliverability analysis at Table 10 forecasts the delivery of 119 no. units on c.3.5 ha in Rathcoole before the end of 2028. The proposed development nevertheless aligns with the proposed unit allocation.

Core Strategy and Housing

Policy Ref.	Policy	Development Response
Policy CS3: Monitoring Population and Housing Growth	Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County.	The proposed development delivers 130 no. social and affordable homes on zoned lands within the settlement boundary of Rathcoole, contributing to the Core Strategy allocation of 487 no. units for the settlement (188no. units remaining under Variation 11) and to housing and population growth in accordance with the overarching Core Strategy.
Objective Ref.	**Objective**	**Development Response**
CS3 Objective 6	To ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority	The proposed development is delivered in tandem with physical and social infrastructure, including the permitted primary school on the adjoining lands (SDCC Ref. SD23A/0336), the proposed GAA pitches and pavilion, access road, active travel infrastructure and public open space, in accordance with CS10 SLO1. The provision of a Library Hub is addressed in Section 6.5.1.1. See the accompanying SIA for further information.

Settlement Strategy

Policy Ref.	Policy	Development Response
CS6: Settlement Strategy - Strategic Planning Principles	Promote the consolidation and sustainable intensification of development within the urban settlements identified in the settlement hierarchy.	The proposed development consolidates and sustainably intensifies development within the settlement of Rathcoole, an identified urban settlement within the settlement hierarchy, on zoned and serviceable lands contiguous to the existing built-up area.
Objective Ref.	**Objective**	**Development Response**
CS6 Objective 1	To implement the Growth Strategy detailed in the RSES and in particular, the delivery of sustainable growth in the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (consistent with RPO 3.1)	The site is located within the Dublin Metropolitan Area identified within the RSES MASP. The proposed development delivers sustainable growth within the Metropolitan Area in accordance with the Growth Strategy of the RSES (consistent with RPO 3.1).
CS6 Objective 3	To promote compact growth and to support high quality infill development in existing urban built-up areas, outside Dublin City and Suburbs, by achieving a target of at least 30% of all new homes to be located within or contiguous to the CSO defined settlement boundaries (consistent with NPO 3b and RPO 3.2).	The proposed development delivers 130 no. new homes contiguous to the CSO defined settlement boundary of Rathcoole, outside Dublin City and Suburbs, supporting the target of at least 30% of all new homes in such locations (consistent with NPO 3b and RPO 3.2).
CS6 Objective 5	To design future development in a manner that facilitates sustainable travel patterns, with a	The development has been designed to facilitate sustainable travel patterns, prioritising

Policy Ref.	Policy	Development Response
	particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive, universally accessible street environment for pedestrians and cyclists, where adequate transport links are in place, or will be situated, close to new developments and to existing developments which need them.	active modes through new pedestrian and cycle links to Coolamber Drive, Coolamber Road, Mullally's Lane, Greenogue Drive, the approved school, Rathcoole Park and Rathcoole Village, and providing a safe, attractive and universally accessible street environment with adequate cycle parking and access to existing and future public transport.

Self-Sustaining Growth Towns - Rathcoole

Policy Ref.	Policy	Development Response
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.	The proposed development, while not situated along the main street of Rathcoole, supports the sustainable long-term growth of Rathcoole through the delivery of 130 no. homes and significant community and recreational infrastructure on zoned lands, at a scale consistent with the Core Strategy allocation for the settlement and the ability of local services to cater for growth, as addressed in the accompanying Social Infrastructure Audit.
Objective Ref.	**Objective**	**Development Response**
CS10 Objective 1	To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole which recognises natural heritage assets and facilitates connections to the village core and other areas to provide for active travel opportunities.	The proposed development facilitates the commencement and completion of development on lands zoned RES-N contiguous to the settlement boundary of Rathcoole. The landscape-led layout recognises the natural heritage assets at the site, including the Annex I habitats and riparian corridors, and facilitates connections to the village core and other areas through new pedestrian and cycle links providing for active travel opportunities.
CS10 Objective 3	To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Rathcoole within the settlement hierarchy.	The proposed development will support the levels of services, social infrastructure, facilities and economic activity within Rathcoole through the delivery of 130 no. homes, GAA pitches, a pavilion and public open space, increasing the critical mass of the town in line with its scale and function within the settlement hierarchy. The accompanying SIA addresses social infrastructure in the surrounding area.
CS10 Objective 4	To facilitate the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS10 SLO1 and SLO2.	The proposed development delivers new residential development in a coordinated manner and in tandem with supporting infrastructure, including the access road, active travel infrastructure, open space and GAA facilities, and aligns with the permitted school development, in accordance with CS10 SLO1 and GI7 SLO2.

Policy Ref. SLO Ref.	Policy Specific Local Objective	Development Response Development Response
CS10 SLO 1	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.	A 20 classroom primary school has been permitted on the adjoining lands (SDCC Ref. SD23A/0336; ACP Ref. 321696-25). The proposed development provides 2 no. full sized GAA pitches, 1 no. junior pitch, an associated pavilion, the access road and significant public open space in tandem with the new residential development, having regard to the provisions of GI7 SLO2. A library hub is not proposed; justification is provided in Section 6.5.1.1

6.5.1.3 Natural, Cultural and Built Heritage

Chapter 3 of the CDP addresses natural, cultural and built heritage within SDCC.

The proposed development protects, conserves and enhances the County's natural, cultural and built heritage, consistent with **NCBH1 Objectives 1 and 2**. The landscape-led design retains, protects and incorporates the natural heritage features of the site to the greatest extent possible, while allowing for the provision of 130no. residential units and associated recreational facilities. The Annex I Alluvial Woodland adjacent the site is protected through the incorporation of appropriate boundary treatments and the integration of a transitional zone between the residential units at Plot A and C and the transitional/alluvial woodland. Areas of Lowland Hay Meadow, riparian corridors and hedgerows are sensitively integrated into the development for the benefit of present and future generations.

While every effort has been made to preserve the ecologically sensitive habitats at the site, a small area of Annex I Alluvial Woodland located at the RES-N zoned lands to the north-west of the site and in the location of Plot A will require removal to facilitate the provision of active travel infrastructure and residential units (0.35ha). This loss will comprise c.0.31 ha of woodland within the RES-N zoned lands at Mullally's Lane in addition to c.55sqm at the RES-N zoned lands at plot A and c350sqm within RU zoning adjacent to Plot A. sq. In addition, a small area of Annex I Lowland hay Meadow (1.13ha) will require removal to facilitate the development of the GAA pitches. This constitutes a small portion of the total alluvial woodland cover (c.3.5%) and the minimum amount possible of hay meadow cover (41%) within the landbank surrounding the site. The loss of these areas will be mitigated through extensive replacement planting and management along with other measures as described in the ensuing paragraphs throughout the site. In zoning the lands as RES-N, Councillors have determined that the subject lands are suitable for development with the accepted loss of an element of Alluvial Woodland to achieve planning objectives in relation to the delivery of housing. Objective GI7 SL02 only applies to the RU zoning. There a very small loss of 350sqm of Alluvial Woodland within RU zoning, which equates to less than 0.35% of the overall Alluvial Woodland cover within the land bank. This is considered an immaterial loss.

A trail to access the pitches (designed to mirror the existing park pathway) will run along the northern site boundary, facilitating access to the pitches while reducing the potential of pedestrian infringement on the hay meadow. A woodland edge is proposed to form a transitional landscape incorporating meadow and transition planting between the residential elements and the adjoining woodland, while native hedgerow planting, green fingers and biodiversity planting are incorporated throughout the site. The design has been prepared with full cognisance of the County's Landscape Character Assessment and supports the objectives of the County Heritage

Plan and County Biodiversity Action Plan through woodland management, replacement planting and biodiversity enhancement measures. See Chapter 6 Biodiversity of the accompanying EIAR and the Landscape Design Report and drawings for detail.

European Sites and Proposed Natural Heritage Areas

The conservation of Natura 2000 sites is addressed by **Policy NCBH3** and its associated objectives. Any potential impact of the proposed development on Natura 2000 sites and/or the conservation of habitats and species within these sites is addressed within the Appropriate Assessment Screening Report which accompanies this application. The protection of Proposed Natural Heritage Areas is addressed by Policy NCBH4. The AA Screening Report Biodiversity Chapter of the EIAR conclude that the River Camac provides a tenuous connection to Dublin Bay via the River Liffey. However, after implementing the mitigation measures proposed, it is concluded that the residual effects for all important ecological features are either negligible or only locally significant and therefore not significant in the EIA context.

Habitats and Species Outside of Designated Areas

The CDP recognises that a range of habitats and species of ecological value occur outside of designated European or national sites. While not all such habitats are formally protected, they may support rare or legally protected species (Wildlife Acts; Flora Protection Order 2015; EU Habitats Directive (92/43/EEC)). These are noted to have important natural heritage and ecological value and should be protected. It is specifically noted that

> "*a number of habitats and species listed in Annex 1 and Annex 2 of the Habitats Directive are also known to occur at locations outside of protected sites. Strict protection is afforded under Annex IV of the Habitats Directive to some of these species […] The planning process will seek to protect rare and threatened species, including species protected by law and their habitats. Applicants must demonstrate that proposals will not have a significant adverse impact on such species and their habitats.*"

The proposed development protects and promotes the conservation of biodiversity outside of designated areas, consistent with **Policy NCBH5** and **NCBH5 Objectives 1 and 2**, retaining Annex I habitats and wildlife corridors at the site where possible, with mitigation and enhancement measures set out in the Biodiversity Chapter of the EIAR. A range of surveys and assessments including Hydromorphological Assessment, invasive species surveys, Arboricultural Impact Assessment and ecological surveys have been undertaken and are available within the EIAR and suite of planning documentation. The EIAR concludes that, subject to the mitigation measures proposed, the development will not have a significant adverse impact on biodiversity, including known rare and threatened species. Biodiversity enhancement measures, including replacement planting, riparian enhancement and a Woodland Management Plan, are included in the application, supported by the ecological assessment reported within the Biodiversity Chapter of the EIAR.

Areas of Significant Amenity Value

Natural assets are considered to support habitats, biodiversity and fragile ecosystems, provide green buffers and for natural flood plains and riparian corridors along with other functions. The Camac River Corridor is considered a key natural asset within SDCC. No specific policies or objectives relating to the Camac River are contained in this section.

Invasive Species

Objective Ref.	Objective	Development Response
NCBH10 Objective 1	To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011).	Invasive species surveys have been undertaken to inform the accompanying EIAR which identify two stands of Japanese knotweed on site. These are unmanaged and are located along the site's southern boundary. No further scheduled invasive species were noted on site. Non-scheduled native plants at the site include Cherry Laurel, Butterfly-bush and Pampas grass. The spread of invasive species is noted as a potential negative impact in the Biodiversity Chapter of the EIAR, with construction impacts on Annex I habitats identified as permanent adverse effect of County significance and on other habitats as permanent adverse effect of local significance. The former is significant in the context of EIA. If not properly dealt with at construction stage there may be additional operational stage impacts. Potential impacts related to spread of invasive species to and within the Site during construction will be mitigated by the implementation of an Invasive Species Management Plan as detailed further within the EIAR. In addition, a programme of long-term management of invasive species will be implemented, to ensure no spread into habitats (and particularly sensitive habitats) in the future. Following mitigation it is considered that the treatment of invasive species will result in a Permanent Beneficial effect of Local significance.

Protection of Trees and Hedgerows

The following policies and objectives are contained in Chapter 3 Natural, Cultural and Built Heritage.

Objective Ref.	Objective	Development Response
NCBH11 Objective 3	To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with	The Proposed Development has been designed with regard to Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020), retaining existing trees, hedgerows and woodland on the Site where possible. The development has undergone several

Objective Ref.	Objective	Development Response
	Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.	design iterations to facilitate the maintenance and protection of Annex I Alluvial Woodland habitat to the west of the site. The Landscape Strategy is centred on retention of natural habitat, inclusive of the Annex I Alluvial Woodland, with the Alluvial Woodland and retained immature woodland at the Site's western boundary to be delimited by high post and rail fencing for protection during and following construction. A Woodland Management Plan (Appendix 6-6), prepared by Ecoplan Forestry on behalf of SDCC, applies a "conservation through restraint" approach to the Rathcoole Woodland, comprising minimal intervention, monitoring, retention of deadwood, and protection from disturbance. An Arboricultural Impact Assessment Report, Tree Survey and Constraints Plans, Impact Assessment Drawings, Protection Plan and Method Statement (CMK Urban Forestry Consultants) have been prepared. These address scrub, trees hedgerows and hedges at the site. In addition, a Woodland Management Plan (EcoPlan) has been prepared. Further information regarding habitats at the site is available in Chapter 6 Biodiversity of the accompanying EIAR. Notwithstanding the above, retention of all existing vegetation has not been possible. An area of grassland scrub mosaic vegetation, immature woodland and minor scrub and , 290 linear metres of beech hedge and 70m of native hedge, together with 29no. individual trees (c.11% to facilitate development and 28% due to their condition), will be removed to facilitate the proposed residential development.

Objective Ref.	Objective	Development Response
		In the context of the quantity of these vegetation types within the overall landbank (see the blue link on drawing no. RATH-MET-ZZ-00-DR-A-081000-Site Location Map_P00 for the extent of this area). The proposed development has been designed to retain the maximum possible amount of the site's existing ecological features and in balance the above is considered reasonable to facilitate the development. A high value biodiversity protection and provision is ensured through the measures outline in the Woodlands Management Plan and the Landscape Design Report and mitigation measures outlined in the Biodiversity Chapter of the EIAR. This secures protection the amenity of the area in accordance with the requirements of NCBH11 Objective 3. Works near or at any retained trees, hedgerows and woodland will follow the NRA's Guidelines for the Protection and Preservation of Trees, Hedgerows, and Scrub Prior to, During and Post Construction (2006), including tree root protection zones, to ensure their protection throughout construction. Where retention has not been possible, high value biodiversity provision has been secured through the Landscape Strategy, including native hedgerow and tree planting, SuDS-integrated planting using native/naturalised species, and green roof provision, delivered as an integral part of the phasing of the Proposed Development.
NCBH11 Objective 4	To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of	The role of hedges and hedgerows as wildlife habitats, biodiversity corridors and links within the GI network is acknowledged. All hedgerows on the site boundaries are retained, and where removal is unavoidable new native

Objective Ref.	Objective	Development Response
	historic field patterns and townland boundaries. (Refer also to Chapter 4: Green Infrastructure).	hedgerow (860lin.m) and tree planting (332no.) secures a high value biodiversity provision (see the accompanying Arboricultural Impact Assessment and Masterplan Report by CMK Urban Forestry Consultants and the Landscape Design Report by AECOM). A minimal amount (0.38ha) of development is proposed on RU zoned lands, ensuring the area surrounding Rathcoole Town maintains its rural character as the residential elements transition through public open space into the Rathcoole Woodlands and agricultural lands to the south. The site lies within Primary Green Infrastructure Corridor No. 5 (Camac River Corridor), within which Rathcoole Park is identified as a Stepping Stone forming part of the L7 Citywest-Saggart Link (CDP Appendix 4), an objective of which is to ensure the GI value of open space zoned lands along the corridor is maintained and existing hedgerow trees and recreational value retained. Important wildlife corridors, including their hedgerows and vegetation, will be protected and reinforced, and recreational value is further augmented through the provision of 2no. additional pitches. A mown pedestrian corridor to be provided adjacent to the retained hay meadow habitat to give a clear pedestrian desire line while avoiding encroachment into the protected area. The riparian corridor of the Crockshane Stream provides an uninterrupted wildlife corridor between the objective OS lands to the south-east and the Annex I woodland to the west of the RES-N lands, safeguarded by a 1.1m post-and-rail fence which protects the buffer zone while allowing habitats to develop naturally with

Objective Ref.	Objective	Development Response
		minimum intervention; all pedestrian routes and publicly accessible areas are located outside the protected zones to minimise disturbance and maintain ecological integrity. The Camac River Corridor is protected through similar measures, and the riparian corridor of the Coolmine Stream will also be protected. Where a bridge is required to facilitate access to the site, the stream will remain inaccessible to visitors and design measures including the use of precast elements to minimise environmental impact and construction time on the site along with no instream works being required during construction and temporary silt fencing to be erected in order to protect the watercourse and maintain safe passage of wildlife are proposed. No heritage features are located at the site.
NCBH11 Objective 5	To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected.	The subject lands, which are above the 120m contour line, are within the urban development area of Rathcoole, where the RES-N zoning and OS zoning facilitates development. The hedgerows which require removal are not located within RU zoning. The rural character as identified by the RU zoning is protect and wildlife corridors are preserved in accordance with this Objective.

Landscapes

The proposed development is situated within Landscape Character Area 3 Athgoe and Saggart Hills. This landscape is considered to be of medium to high landscape sensitivity. The set of principles for development as outlined in Section 6.5.1.12 below have been informed by the Landscape Character Assessment (LCA) contained within Appendix 9 of the CDP.

The proposed development is situated within Landscape Character Area 3 Athgoe and Saggart Hills and enhances the character of the landscape through a landscape-led design which retains to the maximum possible extent the defining transitional and Alluvial woodland, meadow and riparian features of the site, consistent with **Policy NCBH14** and **NCBH14 Objectives 1 to 4**. The development retains, protects and enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2021), against which it has been assessed in accordance with Government guidance on

Landscape Character Assessment and the National Landscape Strategy (see the Landscape Design Report prepared by AECOM and Chapter 12 LVIA of the EIAR).

The landscape character at the site is reinforced through the protection of forested areas, augmentation of the recreational elements and the addition of high quality residential units and associated landscaping and facilities to the settlement edge of Rathcoole Town, an active urbanised area. The development respects the distinctiveness of the Landscape Character Type and retains important characteristics including habitats, landform and hedgerow field patterns where possible. The 1.13ha of hay meadow, 0.3ha of alluvial woodland, 29no. trees and beech hedges 6 and 7 which will require removal to facilitate the development are balanced by the active protection of 1.6ha of Annex I meadow within the site, protection of c.9.65ha of alluvial woodland adjacent the site, protection of riparian corridors and the planting of 332no. trees at the site.

Views and Prospects

There are no prospects located within 2km of the site. There are a number of Significant Views located within the study area. The orientation of these views is shown in Map 8 of the SDCDP 2022-2028. View ' N81 Blessington Road, north-west towards Saggart and Rathcoole' is orientated towards Rathcoole and the site. Chapter 12 Landscape and Visual of the EIAR concludes that there is no magnitude of visual change with the significance and quality of effects on this view considered imperceptible/neutral.

Irish Language and Cultural Heritage

Policy **NCBH18 Multi-Culturalism** and its associated objectives do not apply to the proposed development. The following objectives regarding the Irish Language apply:

The Irish language will be considered and promoted in the naming of the proposed residential development, and names reflecting the local and historical context of the site , including the Irish language, will be promoted, consistent with **NCBH17 Objectives 3 and 4**.

Archaeology and Built Heritage

Archaeology at the site is addressed in detail in the Archaeology and Cultural Heritage Chapter of the EIAR. No recorded heritage assets lie within the Proposed Development Site itself, though it sits directly between the villages of Rathcoole and Saggart, both showing evidence of continuous settlement from the Early Medieval period with significant medieval activity. The Zone of Notification for the historic settlement of Rathcoole (DU021-030008) abuts the site boundary but is not physically impacted, nor are any recorded heritage sites. A possible cropmark (CH1) is present at the site, however its location could not be accurately identified or assessed. If proven archaeological in nature, it is assessed that this enclosure would likely be of low importance and local interest. The EIAR recommends that *'that a scheme of archaeological testing will be carried out at the pre-construction phase across the identified area of the Proposed Development (Figure 13-2). Particular attention will be paid to the location of the cropmark (CH1).'* With the implementation of the mitigation measures proposed in Chapter 13 of the EIAR, no significant effects are identified. The proposed development is therefore considered to be consistent with **Policy NCBH13** Archaeological Heritage**, NCBH13 Objective 2** and **NCBH13 Objective 3.**

There are no structures listed on SDCC's Record of Protected Structures situated at the site. However, the taller elements of the scheme have potential for intervisibility with the nearest Protected Structures, the former Paper Mill (RPS 330) and its Mill Pond and Mill Race (RPS 332), giving rise to a low-magnitude but moderate,

permanent, negative and significant adverse effect on their setting during construction and operation without diminishing the ability to understand and appreciate the structures themselves. Mitigation for the archaeological risk comprises a pre-construction scheme of archaeological testing across all groundworks areas, to be scoped and agreed with the National Monuments Service. While this will not avoid the loss of unrecorded features it is considered that through preservation by record it will the residual effect to not significant. No mitigation is proposed for the Protected Structures' setting, and the residual effect there remains moderate, permanent, negative and significant adverse.

While this is the case, it is judged that the residual effect on the setting of two nearby protected structures is acceptable in the context of the proposed development. The impact arises from the potential visibility of the upper storeys of the apartment blocks above the tree canopy and the assets themselves are not physically affected. It is notable that their industrial setting has already been substantially altered by the urban expansion of Rathcoole, Saggart and the surrounding area, such that their ability to be understood as historic structures is not at this stage dependent on an undeveloped backdrop. Taking into consideration the high quality of the proposed development's design. The proposed development is therefore consistent with **Policy NCBH19 Protected Structures** and its associated objectives.

The site is not situated within the Rathcoole Village Architectural Conservation Area boundary and **Policy NCBH20 Architectural Conservation Areas** is not considered relevant to this proposal. There are no further historic buildings or features of interest with particular historic value to which **Policy NCBH21 Vernacular/Traditional and Older Buildings** or **Policy NCBH22 Features of Interest** relate at the site. No historic buildings are proposed to be adapted or reused as per **Policy NCBH24 Adapting and Reusing Historic Buildings**.

New Design and Placemaking within Historic Towns

The proposed development is on the outskirts of the historic Rathcoole Town, designated 'Historic Urban' within the LCA. The CDP notes that *"new buildings in historic settings should read as modern and contemporary interventions within their surroundings."* See [Chapter 12 implementation] for design principles related to development within a historic area. The proposed development aligns with **Policy NCBH23** as described below:

The proposed development is of a contemporary design appropriate to its setting on the outskirts of the historic town of Rathcoole and reads as a modern intervention within its surroundings, consistent with **Policy NCBH23 Architectural Conservation and Design** (see the accompanying Architectural Design Statement and suite of drawings). In respect of **NCBH23 Objective 2 and NCBH25 Objective 3**, the proposed buildings are appropriately designed to create a harmonious relationship with their surroundings; the general setting is not historic in nature and the site is not within or contiguous to the Rathcoole Village ACA, and the assessment of the potential for intervisibility with the two nearby Protected Structures is addressed above. The development is also appropriate in scale and character to its edge-of-settlement location under **NCBH23 Objective 3**, transitioning appropriately to the established residential areas and the historic village core beyond.

6.5.1.4 Green Infrastructure

The proposed development is located within Primary Green Infrastructure Corridor no. 5 Camac River Corridor. Rathcoole Park is additionally included within the description of L7 – Citywest-Saggart Link as a Stepping Stone, as addressed in Appendix 4 Green Infrastructure: Local Objectives and Case Studies. Stepping stones provide alternative routes for the movement of species within the overall network and contribute to local biodiversity.

An objective for this corridor is to "*ensure the GI value of the open space zoned lands along the corridor is maintained and existing hedgerow trees and recreational value is retained*".

With regards to the Camac River Corridor the CDP states that '*Development at the urban / rural interface has the potential to inadvertently sever existing connectivity, both for wildlife and for local communities. Planning carefully for the inclusion of GI principles at this interface zone is therefore critically important if rural GI is to be protected and incorporated into new communities and enterprise developments*.' The proposed development has been designed to retain and enhance the riparian corridors of the Camac River, Coolmine Stream and Crockshane (Slade) Stream, to maintain the wildlife corridor between Saggart and Rathcoole and to provide green fingers within the residential element of the development, in line with the relevant objectives for Strategic Corridor 5.

A Green Infrastructure Plan is integrated within the Landscape Design Report and GI Assessment which accompanies this application. Section 4 of the report presents the existing site survey and analysis of the landscape and its surrounding context, identifying existing green infrastructure and key landscape assets within the site. The Landscape Strategy (Section 4.1) functions as the overarching green infrastructure plan for the proposed development. It outlines how the development proposals will connect with and enhance the wider county GI network. Proposals for the protection, enhancement and restoration of green infrastructure within the protected landscape are outlined in Section 4.3 and are further detailed in the landscape plans. The landscape drawings therefore serve as both landscape plans and green infrastructure plans, illustrating the existing assets and proposed GI measures. This adequately responds to **Policy GI1 Overarching** and its Objectives, the corridor-specific overarching and stepping-stone objectives for Strategic Corridor 5, and **Policy GI7 Landscape, Natural, Cultural and Built Heritage** and its associated Objectives and Specific Local Objectives.

The layout avoids further fragmentation of the GI network at the urban fringe and functions to maintain existing ecological links between built-up areas along the corridor (**GI1 Objective 1**), maintaining the wildlife corridor between Saggart and Rathcoole via the riparian strip of the Crockshane (Slade) Stream and reinforcing ecological links through green fingers, riparian enhancement and replacement planting. The proposals also enhance the GI network by addressing habitat quality along the Camac River and identifying additional 'stepping stone' opportunities. The riparian corridor of the Camac River is enhanced and protected by a 1.1m post-and-rail fence excluding development from the riparian zone, the areas of Annex I lowland hay meadow to the north and south-east of the site are largely preserved as a further stepping stone for wildlife along the Camac River, and the protected riparian zone of the Crockshane (Slade) Stream links the Camac River to the Annex I alluvial woodland to the west of the site, contributing an additional stepping stone habitat. The ecological GI value and connectivity of the landscape features created is addressed in the accompanying Landscape Design Report, suite of landscape plans and Green Space Factor Assessment, which concludes that in the context of the overall landbank and alternative GI interventions in accordance with Section 12.4.2 of the Development Plan, the proposed landscape interventions achieve the delivery of a connected and multifunctional Green Infrastructure network at the site.

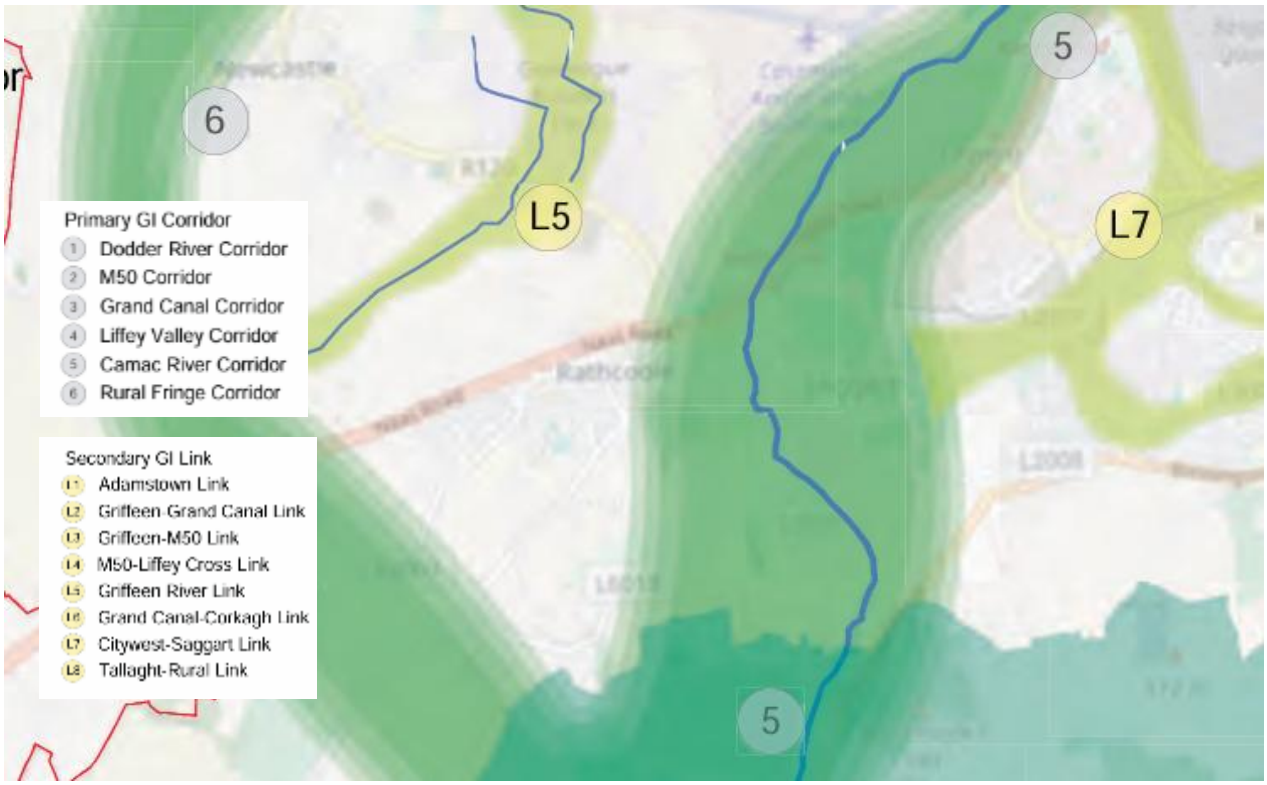


Figure 23: Green Infrastructure Corridors (Source: SDCDP Appendix 4)

Direct links between the Rathcoole Woodlands and the recreational trails at Lugg Woods and Slade Valley are not proposed, as protection of the Annex I alluvial woodland is prioritised and direct access from the site is not facilitated. However, recreational trails proposed along the outside of the riparian corridors of the River Camac and Crockshane (Slade) Stream which flow from the direction of Lugg Woods and Slade Valley link the residential elements of the site adjacent to the Rathcoole Woodlands to Rathcoole Park and the pedestrian crossing of the River Camac to the south-east, constituting an extension of the recreational trail network and a formalised trail connecting to Rathcoole Park. The Annex I Alluvial Woodland within the RU zoning is preserved and protected, with only a minor area affected (total area 0.35ha), constituting c3.5% of the total area of Annex I alluvial woodland in the environs of the site; this is considered to be adequately mitigated through extensive replacement planting of c.332 new trees, with sensitive passive amenity uses proposed in proximity to the woodland adjacent to the residential units at Plot A and the proposed access route to the north of the site. Access to the woodland itself is not facilitated from the development, its protection being of primary importance (**GI7 Objective 3 and Objective 4, GI7 SLO 2**).

This establishes a coherent, integrated GI network incorporating parks, open spaces, hedgerows, trees, grasslands, protected areas and rivers and streams as strategic links across the site (**GI1 Objective 1**), incorporated as an integral part of the design and layout concept through the Green Infrastructure Plan within the Landscape Design Report (**GI1 Objective 4**), while addressing sensitive access and connectivity between areas of interest for residents, wildlife and biodiversity (**GI1 Objective 3**). A minimum distance of 10m is maintained between development and watercourses, with the exception of the bridge crossing the Coolmine Stream (see Section 7.1 below). The landscape proposals include extensive native tree and woodland edge planting, the planting of c.332 new trees is considered the optimum planting scheme for the site (**GI1 Objective 7**). Significant areas of the site, including the retained meadow, woodland edge and riparian corridors, will be managed for biodiversity, supporting the delivery of the objectives of the County Pollinator Plan including low-mow meadow management (**GI1 Objective 8**).

The green wildlife corridor between Saggart and Rathcoole is maintained via the riparian strip of the Crockshane (Slade) Stream, providing an uninterrupted wildlife corridor between the OS lands to the south-east and the Annex I woodland to the west, its preservation incorporated into the design of the open space network adjoining Rathcoole Park (**GI7 SLO 1**). Natural, built and cultural heritage features are protected and enhanced in accordance with Chapter 3 of the Development Plan, as addressed above and within the EIAR (**GI7 Objective 1**), and the appearance and character of the landscape is retained, protected and enhanced in accordance with the Landscape Character Assessment and Chapter 3 (**GI7 Objective 2**).

Biodiversity

The proposed development strengthens the existing Green Infrastructure network, consistent with **Policy GI2 Biodiversity** (see the accompanying Landscape Design Report and Biodiversity Chapter of the EIAR) and protects, conserves and enhances biodiversity and ecological connectivity, consistent with **Policy NCBH2** and **NCBH2 Objectives 3 and 4**. While the residential element of the scheme will necessarily alter the existing greenfield GI network at this urban edge location (**GI2 Objective 1**), this is substantially offset by the scale of open space, planting and habitat protection secured within the development. A Green Space Factor Assessment has been undertaken in accordance with **GI5 Objective 4**, demonstrating the landscape strategy's contribution to green infrastructure across the site, and the scheme delivers a significant quantum of public open space (11,763sqm) structured as a connected network of green fingers, a woodland edge and meadow grassland leading to a local park, rather than residual or fragmented space.

The Rathcoole site contains valuable landscape features, including protected woodland and hay meadow, which have informed the development red line boundary. Existing ecological features, tree stands, woodlands, hedgerows and watercourses are protected where feasible, and the red line boundary has been located to avoid development within the riparian corridors and woodland at the site. The Annex I Alluvial Woodland within the RU zoning is similarly preserved and protected in this way, with only a minor area required for the access road within the RES-N zoning and a small area to the west of Plot A zoned RU affected, amounting to a total of 0.35ha (RU–0.035ha; RES-N–0.31ha) within an overall landbank containing 10ha of this habitat type. The retention of hedgerows on site in turn allows the historic field pattern of the area to be retained; 290m of beech hedging and 70m of native hedgerow will, however, require removal to facilitate the development. C.860m of replacement planting is proposed. See the accompanying Arboricultural Impact Assessment prepared by CMK Urban Forestry Consultants along with the Biodiversity chapter of the EIAR for further detail.

Where removal of vegetation has proved unavoidable, this has been kept to the minimum necessary and is mitigated as an essential part of the design. Of the overall 2.73ha of lowland hay meadow within the landbank, 1.49 is contained within the application site. The proposed development will incur the removal of 1.13ha of lowland hay meadow primarily to facilitate the development of GAA pitches on site (59% retained), of 29no. low value trees and other vegetation removed, as identified in Figure A6-2a (Habitats and Invasive Species) of the EIAR, comprised predominantly of lower ecological value scrub will be effectively mitigated through a landscape strategy that forms an integral part of the design, comprising extensive replacement planting of 332no. specimen trees together with 0.28ha of vegetation below 3m in height, 0.12ha of new meadow, and 0.8ha of SuDS features including swales, rain gardens and attenuation basins. Together, these measures are intended to restore landscape function, enhance biodiversity and provide replacement green infrastructure within the development, with the extent of replacement planting shown on the Landscape Key Plan (Drawing No. RATH-ACM-L-XX-XX-DR-LA-00-001000) and the Green Infrastructure Plan within the Landscape Design Report. The

accompanying Green Space Factor Assessment prepared by AECOM demonstrates the contribution to green infrastructure at the site (RATH-ACM-ZZ-ZZ-RE-L-00002). The location of the proposed development site in relation to GI corridors along with an assessment of the proposed development's impact on the surrounding landscape available within Chapter 12 – Landscape and Visual of the accompanying EIAR. The development site will be inspected post construction. Together, these measures are intended to restore landscape function, enhance biodiversity and provide replacement green infrastructure within the development.

The riparian corridors of the Camac River, Coolmine Stream and Crockshane (Slade) Stream are protected by a minimum 10m vegetated buffer and enhanced through the landscape proposals where feasible, maintaining their ecological and hydrological function. Taken together, these elements maintain a cohesive ecological corridor linking Rathcoole Park, the River Camac, the Coolmine and Crockshane (Slade) Streams and the Rathcoole Woodlands, consistent with the GI network's function as a stepping stone corridor between Saggart and Rathcoole, such that the development's connection into the wider GI network is strengthened rather than severed. Surface water discharged at greenfield rates following treatment through a SuDS management train, avoiding adverse effects on the biodiversity and ecosystems of the watercourses.

GI and areas managed for biodiversity are integrated as an essential component of the development in accordance with Chapter 12 requirements, as demonstrated in the Green Infrastructure Plan and Green Space Factor Assessment (**GI2 Objective 4**). The use of boundary treatments and management of access through the hay meadow, together with the lighting strategy, mitigate the impacts of increased recreation within the GI network, bearing in mind effects such as scramblers, dogs, drones, littering and illegal dumping (**GI2 Objective 8**).

Objective Ref.	Objective	Development Response
GI2 Objective 2	To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.	The proposed development accords with this objective. Please refer to the paragraphs outlining the proposed development's interaction with biodiversity in the paragraphs above along with the accompanying documentation.
GI2 Objective 4	To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources	GI has been integrated throughout the scheme as illustrated in the Landscape Plan and the Green Infrastructure Plan within the Landscape Design Report.

	providing links to local and countywide GI networks.	
GI2 Objective 5	To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for *no net loss of hedgerows* on any development site and to take a proactive approach to protection and enforcement.	The Proposed Development includes approximately 1.47ha of new planting inclusive of 860m of native hedgerow planting. This will adequately replace the c.290m loss of beech hedge and 70m of native hedge required to facilitate development at the site. There is no net loss of hedgerows associated within the development and thus it is in compliance with GI2 Objective 5.

Water Management

Water management is addressed within Chapter 4 Green Infrastructure of the CDP in addition to within the SDCDP Strategic Flood Risk Assessment (SFRA) 2022 and Development Hydropmorphological Assessment Guidance 2022. Riparian Corridors and the need for assessment of such is prescribed within the SDCDP and SFRA while the methodology for undertaking such assessment is provided in the Guidance document.

Where a riparian zone forms part of the proposed development site, a Hydromorphological Assessment is required. This has been undertaken and is enclosed within the Appendices of the EIAR; it Hydromorphological Assessments have been undertaken and accompany this application, which considers the new road crossing and two outfalls on the Coolmine/Fitzmaurice Stream branch through the site. The single-span portal crossing involves no in-channel works and maintains flow and morphological continuity, giving a Moderate effect before mitigation. The outfalls involve permanent loss of bank material and riparian vegetation, giving a Significant effect before mitigation. With the stated mitigation (precast construction, silt control, controlled vegetation removal and reinstatement, bank restoration, scour protection and IFI's construction guidelines), the residual effect in both cases is assessed as Not Significant. No operational-phase hydromorphological effects are assessed, and the outfall locations and designs remain to be agreed with IFI. For further detail see the Biodiversity Chapter and Chapter 8 - Water of the EIAR and the Green Infrastructure Plan included within the Landscape Design Report by AECOM. Additional relevant riparian corridor objective 3 within the SFRA specifies the need:

> *'To promote and protect native riparian vegetation along all watercourses and ensure that a* ***minimum 10m vegetated riparian buffer*** *from the top of the riverbank is maintained/reinstated along all watercourses within any development site.'*

The proposed development incorporates a 10m riparian buffer from the top of the riverbank to the River Camac, Crockshane (Slade) Stream and Coolmine Stream. A 1.1m post-and-rail fence is proposed at the boundary between the riparian zone and pedestrian trails leading around the pitches. Where it is necessary to provide a bridge over the Coolmine Stream to access the site, immediate riparian buffer should be rewilded as much as possible and any development within the strip should be minimised. This is supported by the CDP policies referenced below.

This is consistent with **Policy GI3 Sustainable Water Management** and **GI3 Objectives 2 and 3**: the Hydromorphological Assessment prepared to accompany the application (referenced above, and required under GI3 Objective 1 below) demonstrates how the integrity of the riparian corridors can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology, and native riparian vegetation is promoted and protected with the minimum 10m vegetated riparian buffer maintained/reinstated along all watercourses within the site.

Objective Ref.	Objective	Development Response
GI3 Objective 1	To ensure that hydromorphical assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.	A Hydromorphological Assessment has been prepared to accompany the application. This assessment addresses the following items as required by the development plan: • how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology • Promote and protect native riparian vegetation • 10m vegetated buffer from the top of the riverbank to be maintained/reinstated • Uncover existing culverts, restore watercourse to acceptable ecological standards for biodiversity where possible, improve habitat connection and strengthen GI network Please see the accompanying Hydromorphological Assessment contained within Chapter 8 – Water of the EIAR for more information.

Sustainable Urban Drainage Systems (SuDS)

SuDS measures and design are addressed in detail within the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, the* SFRA of the CDP, and policies provided within Chapter 4 of the CDP. In the design of SuDS, the SFRA objectives include the provision to protect existing floodplains and ensure no development occurs on flood-plains to facilitate their accommodation of flood waters during extreme flood events, to incorporate SuDS management trains that can facilitate the construction of future SuDS components.

Policy Ref.	Policy	Development Response
Policy GI4 Sustainable Drainage Systems	Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.	SuDS is provided throughout the development, maximising amenity and biodiversity value through nature-based measures including bio-retention rain gardens, swales, permeable paving, filter drains, tree pits, oil separators, soft landscaped areas (where it is not possible to provide bio-retention areas) and landscaped attenuation basins. The proposed SuDS features are designed in accordance with CIRIA C753 SuDS Manual. Refer to Section 6 of the accompanying Infrastructure Report and Drawing No.s 60739527-ACM-XX-00-DR-CE-10-0520 to 60739527-ACM-XX-00-DR-CE-10-0522.
Objective Ref.	**Objective**	**Development Response**
GI4 Objective 1	To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.	Surface water run-off is limited through an integrated SuDS strategy using nature-based solutions designed in accordance with SDCC's Sustainable Drainage Explanatory Design and Evaluation Guide (2022), restricting discharge to greenfield rates. See the accompanying Infrastructure Report for further detail.
GI4 Objective 2	To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.	A SuDS management train has been incorporated at design stage, with surface water managed locally in two sub-catchments (Development Areas A and B) rather than conveyed to large downstream systems.
GI4 Objective 3	To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.	Multifunctional open space provision incorporates ecology and sustainable water management, with attenuation basins and swales integrated within the public open spaces and woodland edge landscape.
GI4 Objective 4	To require that all SuDS measures are completed to a taking in charge standard.	All SuDS measures will be completed to a taking in charge standard.

Climate Resilience

Green Space Factor is addressed within Section 6.5.1.12 below. The following policies and objectives regarding climate resilience are relevant to the proposed development:

The proposed development strengthens the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate, consistent with **Policy GI5 Climate Resilience**, through extensive tree planting, nature-based SuDS, riparian protection and habitat retention. The ecosystem services approach has informed the design, with retained and enhanced habitats absorbing flood water, buffering extreme weather, sequestering carbon and filtering pollution (**GI5 Objective 1**); the natural regime of the watercourses is protected, with a single bridge crossing of the Coolmine Stream and no culverting of the natural channel, capturing their flood resilience value (**GI5 Objective 2**). In compliance with the South Dublin Climate Change Action Plan and the Council's Tree Management Strategy, the landscape proposals increase tree canopy cover/provide an increased number of trees at the site through street tree, woodland edge and replacement planting with an emphasis on native species (**GI5 Objective 3** & **GI5 Objective 6**). The accompanying Arboricultural Impact Assessment, Landscape Design Report and Green Space Factor Assessment provide further detail in this regard.

Objective Ref.	Objective	Development Response
GI5 Objective 4	To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).	A Green Space Factor Assessment has been undertaken as part of the development. Compliance is discussed further in 6.5.11 below.
GI5 Objective 7	To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.	The provision of green roofs on the apartment buildings has been considered as part of the SuDS and GI strategy. 1324sqm of extensive green roof cover is proposed across the apartment and duplex units. See the accompanying Landscape Design Report and Green Space Factor Assessment for further detail.

Recreation and Amenity

The CDP notes that '*Innovative design solutions can help integrate traditionally hard-landscaped recreational facilities, such as playgrounds and skateparks, into the local GI network*'. The proposed basketball court, calisthenics area and natural play spaces have been integrated within the landscape design and clustered to

avoid conflict with sensitive ecological areas. The proposed development aligns with recreation and amenity policy as below:

The development improves the accessibility and recreational amenity of the GI network, consistent with **Policy GI6 Human Health and Wellbeing**, through new trails, pedestrian links to Rathcoole Park and the provision of pitches and play areas, while protecting the natural environment within which the recreation occurs. All new residential units have access to multifunctional green open space in accordance with Chapter 8 of the Development Plan and the Parks and Open Space Strategy (**GI6 Objective 4**). New walkways and cycleways are provided in locations which do not compromise the ecological functions of the GI corridors, with routes through sensitive areas limited and formalised (**GI6 Objective 5**), and the lighting strategy minimises environmental impact within the GI network, using warm white (2,700K) lanterns in bat sensitive areas with non-vehicular routes through green spaces lit only where agreed with SDCC, balancing recreational needs, route safety and the protection of light-sensitive species (**GI6 Objective 6**).

6.5.1.5 Quality Design and Healthy Placemaking

Appendix 12 – Our Neighbourhoods

Appendix 12 'Our Neighbourhoods' collates the key objectives specific to each particular Neighbourhood Area. Rathcoole is located within the Citywest / Saggart / Rathcoole / Newcastle Neighbourhood Area. Relevant objectives highlighted within the appendix and associated development responses are:

- The open space at and beside Rathcoole Park, offers an opportunity for greater pedestrian and cycle linkages between Rathcoole and Saggart to serve both communities – The proposed development proposes active travel and pedestrian linkages between Mullally's Lane, Coolamber Road and Drive, the approved DoE school (SDCC Ref. SD23A/0336) and the development site. Two-way active travel lanes and footpaths are proposed which will increase safe travel and permeability between the suburban estates to the south of Rathcoole Town and the development site. The permitted access route through Coolamber Drive as part of the DoE site is incorporated into the proposed active travel layout. Pedestrian links between the residential portion of the site and Rathcoole Park are also proposed which will increase the extent and quality of linkages to Saggart.
- 7% of new homes are planned between the settlements of Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services – See the accompanying Social Infrastructure Assessment.
- Review cycling facilities within villages in addition to the Cycle South Dublin initiative that will provide cycle links between Newcastle, Saggart, Rathcoole, Citywest and West Tallaght and reclaim road space to widen footpaths – The proposed cycle and pedestrian infrastructure proposed as an element of the development will support permeability between Newcastle, Rathcoole and Saggart.
- Provision for a new library in Rathcoole along with an upgrade to Rathcoole Park – Development at the site will enhance the southern extent of Rathcoole park, offering footpaths between the site and Rathcoole Park. The proposed pitch development will additionally improve the overall landscape to the south of Rathcoole Park. A library is not proposed at the site.

Sustainable Neighbourhoods and 'The Plan Approach'

Sustainable neighbourhoods should retain the specific identity of each area while providing access to a range of facilities. This is addressed in further detail in the Social Infrastructure Audit which accompanies this

application. The principles of 'The Plan Approach' to the delivery of sustainable neighbourhoods apply on all zoned development lands.

The proposed development creates a successful and sustainable neighbourhood connected to and providing a range of local services and facilities, including the GAA pitches, pavilion, play areas and public open space, adjacent to the approved school, consistent with **Policy QDP1 Successful and Sustainable Neighbourhoods** and **QDP1 Objectives 1, 2 and 6**. The design contributes to the creation of sustainable communities in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the Urban Design Manual, and provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with DMURS, as demonstrated in the Architectural Design Statement and Traffic and Transport Assessment. The scheme delivers 66no. affordable purchase homes alongside 64no. social homes, providing for affordable homes in line with the National Planning Framework and the Regional Spatial and Economic Strategy. The eight key design principles of 'The Plan Approach' have been applied to the design, consistent with **Policy QDP2** and **QDP2 Objective 1**, as demonstrated in the accompanying Plan Approach Compliance Statement prepared by Metropolitan Workshop as contained within the Appendices of the Architectural Design Statement, detailing how the overarching principles have been integrated as part of the design proposal, including materials and finishes.

Context and Placemaking

The proposed development contributes in a positive manner to the character and setting of the area through a landscape-led design which responds to the site's natural features and the adjoining established residential areas, consistent with **Policy QDP3 Neighbourhood Context** and **QDP3 Objective 1**, taking into consideration Chapters 3 and 4 of the Plan.

The development delivers an attractive, connected, vibrant and well-functioning place to live through high quality design and healthy placemaking, consistent with **Policy QDP4 Healthy Placemaking** and **QDP4 Objectives 1 and 2**. The development reduces the need to travel through its location adjoining Rathcoole Village and the approved school, facilitates a mix of tenures and typologies and makes efficient use of zoned land and infrastructure in line with NPO 4 and 26 of the NPF and RPOs 6.12, 9.10 and 9.11 of the RSES. The public spaces within the scheme are distinctive, safe, universally accessible and designed to facilitate social interaction, with passive surveillance provided from active frontages. An Architectural Design Statement is provided in accordance with Chapter 12 requirements. Please see this statement, the suite of architectural drawings prepared by Metropolictan Workshop, the Landscape Design Report and suite of landscape drawings prepared by AECOM.

Connected Neighbourhoods

The development promotes a short distance neighbourhood, consistent with **Policy QDP5 Connected Neighbourhoods** and **QDP5 Objective 2**, with new permeability links providing ease of access to the village core, school, park and recreational facilities in support of the 10-minute settlement concept: new and enhanced permeability links for pedestrians and/or cyclists are provided to Coolamber Drive, Coolamber Road, Mullally's Lane, Rathcoole Park and the school lands, improving pedestrian and cycle safety and convenience.

Public Realm

The development plan requires that public spaces at a minimum should be welcoming and inviting, well-lit, well designed, well connected and well-maintained. The provision of new such spaces will also aim to maximise the

provision of a connected network of natural green spaces through the protection of riparian corridors and incorporation of green fingers into the design. All housing units and ground floor duplex units have been designed with accompanying private open space in accordance with SPPR2 of the Compact Settlement Guidelines, where units fall below the minimum requirement, the remaining open space is accounted for within the communal amenity provision of high-quality semi-private open space at the site. Please see the accompanying Housing Quality Assessment.

The public realm has been designed through a multi-disciplinary approach involving architects, landscape architects, engineers and ecologists, consistent with **Policy QDP6 Public Realm** and **QDP6 Objectives 1, 6 and 7**. The development contributes positively to the creation of a new high quality public realm, with long-term maintenance addressed in the Operational Management Plan contained within the Lifecycle Report prepared by Metropolitan Workshop. Sufficient public realm space is provided to enable the community to enjoy a healthy living environment outdoors, with c. 11,763sqm of public open space, natural play areas and recreational facilities, seating areas within the boundaries of the development. Boundary walls within the development are designed to be of a similar height (ranging from 1.2m residential privacy edges to 2m blockwork walls proposed to match the architectural façade) and high quality where bordered by public footpaths or areas to be taken in charge. See the accompanying Landscape Plans and Landscape Sections prepared by AECOM for details of the proposed boundary treatments.

High Quality Design

High quality design, materials, finishes and landscaping are encouraged for all residential development proposals within SDCC. The plan requires that *'all proposals for new development must demonstrate how the proposal constitutes a positive urban design response to the local context, leveraging improvements to the local standards where required, and how it contributes to healthy placemaking and the identity of an area.'* Street frontage, width, building height adaptability and inclusivity and density are encompassed within the plan's discussion of high quality design. The Council promotes a Universal Design Approach to Residential Development. Specific plan policies and objectives relevant to the proposed development are outlined below:

A 'Plan Approach Compliance Statement' has been prepared and is included as an Appendix to the Architetural Design Statement in accordance with **Policy QDP7 High Quality Design – Development General** and **QDP7 Objective 1**. This actively promotes high quality design through the policies and objectives of 'The Plan Approach' and the implementation of South Dublin County's Building Height and Density Guide (**Policy QDP7 Objective 1)**. This statement addresses the applicable development standards, site characteristics, masterplan strategy building height and rationale and materiality.

Well-designed streets and public spaces with active frontages and 'live' edges are provided throughout the scheme, ensuring spaces feel safe, secure and attractive for all to use (**QDP7 Objective 2**) and provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with DMURS (**QDP7 Objective 6**). The accompanying DMURS Statement of Compliance contained within the TTA provides further detail regarding the proposed development's compliance, the use of landscaping to promote green character, materials, finishes along with signing and lighting. The proposals provide coherent enclosure of streets and public spaces with good standards of daylight and sunlight, having regard to the Building Height and Density Guide and DMURS. See the Daylight and Sunlight Assessment prepared by 3DDB which concludes that *'Overall, the proposed development demonstrates favourable daylight and sunlight performance within the assessed residential units and amenity areas, while resulting in a 'negligible' impact on surrounding properties.'* This level of performance across a scheme of 130 no. units substantially exceeds the

compliance levels commonly accepted by An Coimisiún Pleanála, and the small number of departures is considered acceptable in the context of the overall quality of the scheme, in line with the flexibility afforded by the Apartment Guidelines (**QDP7 Objective 7**).

The development contributes to the creation of sustainable communities in accordance with the Guidelines on Quality Housing for Sustainable Communities and Sustainable Residential Development in Urban Areas, as superceded by the SRDCSGs. See Section 6.2.2 and the Architectural Design Statement (**QDP7 Objective 5**).

Quality housing with long-term adaptability is provided, with houses designed to facilitate future adaptability and 5no. Universal Design Plus units and13no. Universal Design units incorporated, having regard to the guidance on Lifetime Homes (**QDP7 Objective 9**). The scheme is an attractive sustainable neighbourhood containing a variety of housing types and tenures social, affordable, age friendly and traveller accommodation with supporting recreational facilities, public realm and residential amenities, along with the adequate provision of existing infrastructure in the surrounding area achieving a socially mixed and inclusive community (**QDP7 Objective 11**). See the accompanying Schedule of Accommodation prepared by Metropolitan Workshop and Social Infrastructure Audit prepared by MacCabe Durney Barnes.

Objective Ref.	Objective	Development Response
QDP7 Objective 8	To promote and support a Universal Design Approach to residential and non residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).	An Access Statement as contained within Appendix 4 of the Architectural Design Statement accompanies this application which sets out the way in which universal design approaches will be featured within the development.

Building Height

South Dublin County's Building Height and Density Guide (BHDG) forms the policy basis for the delivery of increased building height and density. Within the county, the approach to building heights is driven by context. A set of performance based criteria for the assessment of developments of greater height and density are included in the guide.

The guide is provided to satisfy the requirements of the Urban Development and Building Heights Guidelines for Planning Authorities. It acknowledges the prohibition of the use of explicit numerical height limits and provides a toolkit for the assessment of proposed increased building heights in development applications and development management scenarios. The Guidelines specify that development in suburban/edge locations

should aim to achieve densities in the range of 35-50 dph and not be subject to height restrictions, and that development in these locations should include a mix of building heights, with 4 storey or more development allowable alongside trees and parkland or wider streets. The proposed development provides for a range of heights from 1 to 5 storeys and a density of c.35uph.

The requirements of the Urban Development and Building Height Guidelines (2018) are adhered to through the implementation of the BHDG Assessment Toolkit, consistent with **Policy QDP8 High Quality Design – Building Height and Density Guide (BHDG)** and **QDP8 Objectives 1 and 2** (see Section 6.2 above). An Architectural Design Statement accompanies this application, including a detailed analysis of the proposal based on the guidance, principles and performance-based design criteria set out in the BHDG in Section 2.9. The proposed heights of 1 to 5 storeys on RES-N zoned lands have been demonstrated as contextually appropriate by means of the urban design analysis contained in the Design Statement, carried out in accordance with the BHDG.

Mix of Dwelling Types

A wide variety of housing types, sizes and tenures is provided in accordance with the SDCC Housing Strategy 2022-2028, comprising social, affordable, age friendly and traveller accommodation across houses, duplexes and apartments from 1 to 4 beds, consistent with **Policy QDP10 Mix of Dwelling Types** and **QDP10 Objectives 1 and 2**. 11no. dedicated age friendly units (7no. bungalows and 4no. duplexes) are arranged around a communal courtyard with a consultation/community room, having regard to the South Dublin Age Friendly County Strategy and Age Friendly Ireland's Principles and Guidelines (2021).

Materials, Colours and Textures

High-quality building finishes appropriate to context, durable and adhering to the principles of sustainability and energy efficiency are proposed, consistent with **Policy QDP11 Materials, Colours and Textures** and **QDP11 Objectives 1 to 3** (see the Architectural Design Statement). The use of natural materials and colour palates comprising three different types of brick has been chosen to provide distinctiveness to different character areas across the scheme. The reuse and recycling of materials is promoted through the Resource & Waste Management Plan, with clean excavated material retained and reused on site where possible.

6.5.1.6 Housing

The development implements the SDCC Housing Strategy and Interim Housing Needs and Demand Assessment through the delivery of 130no. social and affordable homes with a compliant mix of types and tenures, consistent with **Policy H1 Housing Strategy and Interim Housing Need and Demand Assessment** and its associated Objectives. This supports sustainable and mixed income communities and avoiding an over proliferation of a single tenure within the local area (**H1 Objective 13**), and as the lands are Local Authority public lands zoned RES-N, the scheme is used exclusively for the delivery of social and affordable homes (**H1 Objective 18**), exceeding the 20% reservation requirement of the Affordable Housing Act 2021 and the Planning and Development Act 2000 as amended (**H1 Objective 2**). The scheme provides adequate and appropriate housing to meet a range of needs, incorporating 4no. Traveller Accommodation Units, 11no. age friendly units, 13no. Universal Design, 5no. Universal Design Plus units and a mix of unit types and tenures in an appropriate location (**H1 Objective 3**).

The delivery of 64no. social and 66no. affordable homes directly meets forecast future housing need identified in the Housing Strategy and interim HNDA (**H1 Objective 6**), delivering population growth and housing contiguous to the town boundary of Rathcoole, subject to the good design and development management

standards demonstrated throughout this report (**H1 Objective 7**). 4no. Traveller Accommodation Units are provided, implementing the South Dublin Traveller Accommodation Programme, which identifies lands in Rathcoole for such provision (**H1 Objective 9**), and 47no. 3-bedroom units are provided (36.2% of the total), exceeding the minimum 30% requirement, noting also that the scheme is a social and affordable housing scheme (**H1 Objective 12**).

Housing for All

The development supports the provision of accommodation for older people within an established residential area, offering a choice and mix of accommodation types proximate to services and amenities, consistent with **Policy H3 Housing for All** and its associated Objectives. The 11no. age friendly units are located proximate to existing services and amenities including pedestrian paths, local shops, Rathcoole Park and public transport (**H3 Objective 1**), supporting housing options for older persons consistent with NPO 30 of the NPF and RPOs 9.1 and 9.12 of the RSES (**H3 Objective 2**). The units are Council housing for older persons located on lands zoned Objective OS. The quality and quantum of remaining public open space, including the adjoining pitches, Rathcoole Park and the extensive open space network, is more than adequate and the amenities of the area are preserved. C.0.3ha of the OS lands are proposed to accommodate for age friendly accommodation at the site, which contains a total of c.18.9ha. On this basis, c.18.6ha of OS lands are retained for public open space usage at Rathcoole Park and pitch development. The provision of 3no. pitches and associated landscaping will augment the amenity value of the lands (**H3 Objective 4**). The age friendly cluster comprises purpose built accommodation including assisted living-type bungalows and duplexes with a dedicated consultation room and boules court (**H3 Objective 5**), and those with specific housing needs are accommodated in a manner appropriate to their specific needs (**H3 Objective 7**).

Traveller Accommodation

The housing strategy and HNDA prepared by SDCC to support the SDCDP 2022-2028 specifically addresses the requirement for accommodation specifically for individual groups such as travellers and individuals with specific housing needs. The Traveller Accommodation Programme (TAP) has been updated since the adoption of the CDP with the total demand for accommodation reduced from 108 to 83 accommodation units required. The updated TAP also identifies a potential need for an additional 62 units on the basis of individuals turning 18 or moving out of households, with lands in Rathcoole identified for the provision of 10no. units. The requirement for the increased provision of age-friendly units is also addressed.

The development implements the South Dublin County Council Traveller Accommodation Programme through the provision of 4no. Traveller Accommodation Units in accordance with the principles of proper planning and sustainable development, consistent with **Policy H4 Traveller Accommodation** and **H4 Objectives 1 to 4**. The units are provided in proximity to services including public transport, the approved school, shops, playgrounds and the proposed GAA facilities, as long term sustainable homes integrated within the overall residential offering with proper provision of infrastructure, provided to the highest standard.

Residential Design and Layout

High quality design and layout is promoted throughout the development to ensure a high-quality living environment for residents, consistent with **Policy H7 Residential Design and Layout** and its associated Objectives, in accordance with the standards addressed under Quality Design and Healthy Placemaking above. The residential units incorporate energy efficiency measures and will be designed and constructed to NZEB standard. See the accompanying Climate Action and Energy Statement prepared by AECOM (**H7 Objective 2**).

An integrated and balanced approach to movement, placemaking and streetscape design is provided in accordance with DMURS (**H7 Objective 4**).

Private and Communal / Semi-Private and Public Open Space

The residential development is served by a clear hierarchy and network of high quality public open spaces providing for active and passive recreation and enhancing the visual character, identity and amenity of the area, consistent with **Policy H8 Public Open Space** and its associated Objectives, addressed further under Community Infrastructure and Open Space below and in Sections 6.2 and 6.5 of this report (**H8 Objective 1**). There is a clear definition between public, semi-private and private open space throughout the scheme, with all open spaces benefiting from passive surveillance from nearby residential development (**H8 Objective 2**). For more information see 'Privacy and Security' below.

Public open space on site is complemented by the pitches and enhanced connections to Rathcoole Park (**H8 Objective 3**). All dwellings have access to high quality private open space, and communal open space is provided for the apartment and duplex units, carefully integrated into the design of the development, consistent with **Policy H9 Private and Semi-Private Open Space** and **H9 Objectives 1 and 2**. Private open spaces including balconies, patios and rear gardens are designed in accordance with the standards of Chapter 12 (see the HQA), and the design and layout of the apartments ensures access to high quality communal open space supporting a range of active and passive uses.

Internal Residential Accommodation

All new housing provides a high standard of accommodation that is flexible and adaptable to meet the long-term needs of a variety of household types and sizes, consistent with **Policy H10: Internal Residential Accommodation** and **H10 Objectives 1 to 3**, achieving the appropriate quantitative and qualitative standards in accordance with Ministerial Guidelines and Chapter 12 (see the HQA). The houses are designed to facilitate future adaptability through extension or remodelling, subject to the protection of residential amenity.

Privacy and Security

A high standard of privacy and security is promoted for existing and proposed dwellings through the design and layout of the housing, consistent with **Policy H11 Privacy and Security** and **H11 Objectives 1 to 4**. There is a clear definition and delineation between private, communal and public open spaces serving the development, with all buildings designed to provide street frontage and maximise surveillance of streets and the public realm. The primary area of public open space is overlooked by the apartment and age friendly units, while the area of public open space to the north of the site is overlooked by two of the apartment blocks. The plot A houses overlook the public open space to the west of the site adjacent the woodland. The area of open space to the south of plot A is overlooked by the Block A2 units as is visible in Plot A – Elevations 01 (Drawing No. 2430-MET-ZZ-ZZ-DR-A-112000). To the south of Plot C, the area of public open space is overlooked by the HT2B units. While the HT2 units do not provide passive surveillance of this area, it is considered that the surveillance provided from the units with windows overlooking the space is sufficient (see Drawing No. 2430-MET-ZZ-ZZ-DR-A-112004).

The design of parking bays has sought to minimise interruption of street frontage through landscaping and the segmentation of parking courts serving the proposed apartment blocks. Private open spaces consisting of gardens are enclosed behind the building line and subdivided by suitably robust boundary treatments of sufficient height and composition to provide adequate privacy and security, and opposing balconies and

windows at above ground floor level have adequate separation distances, design or positioning to safeguard privacy without compromising internal residential amenity. See the HQA, Landscape Plans and Architectural Design Statement.

Steep or Varying Topography

The development is designed and sited to minimise impacts on the natural slope of the site, with the layout responding to the site's gentle gradient of approximately 0.016, falling gently from approximately 126.7m OD at the south-western boundary to approximately 113m OD at the north-eastern boundary, consistent with **Policy H12 Steep or Varying Topography Sites** and **H12 Objectives 1 and 2**. Buildings, streets and spaces are designed and arranged to respond to and complement the site's natural contours and natural drainage features with finished levels tracking existing grade rather than imposing a stepped or benched profile. As the site does not have a steep topography, intrusive engineered solutions such as cut and filled platforms, embankments or significant retaining walls are avoided. The earthworks strategy minimises cut and fill requirements.

The earthworks volumes reported in the EIAR (Chapters 2 and 7) reflect the routine excavation needed to form foundation, road and services levels and to remove Made Ground, topsoil and subsoil which is a function of development scale rather than of steep or varying topography.

6.5.1.7 Sustainable Movement

The development promotes ease of movement by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people, prioritising walking and cycling, consistent with **Policy SM1 Overarching – Transport and Movement** and **SM1 Objectives 4 and 5**. The development is planned and designed to facilitate sustainable travel patterns, with a particular focus on increasing the share of active modes and creating a safe and attractive street environment, in accordance with RPO 5.3 of the RSES/MASP, and maximises the efficiency of the metropolitan area transport network. A Traffic and Transport Assessment, Mobility Management Plan and Construction Traffic Management Plan by AECOM demonstrate that the construction and operation of the proposed development can be accommodated on the network.

Walking and Cycling

Movement priorities are re-balanced towards sustainable modes through the prioritisation of walking and cycling facilities within and connecting to the development, consistent with **Policy SM2 Walking and Cycling** and its associated Objectives. The Mobility Management Plan prepared by AECOM addresses pedestrian and cycle access which is considered to be highly accessible to pedestrians and cyclists from Coolamber Road, Coolamber Drive and Beechwood Lawns (**SM2 Objective 3)** and DMURS compliant (**SM2 Objective 5**). The reconfiguration of Mullaly's Lane vehicular entrance will enable the provision of an active travel corridor from Peyton Roundabout.

Pedestrians and cyclists will be given priority within the internal site layout to accommodate desire lines, providing a good level of service and ensuring the risk of vehicle/pedestrian conflict with vehicles is minimised. Footways are provided throughout the internal site, with dropped kerbs and tactile paving provided at each internal junction. Facilities for pedestrians and cyclists are designed with off-road and segregated infrastructure provided where feasible subject to environmental sensitivities (**SM2 Objective 6**). The development promotes walking and cycling for school trips through the active travel connection serving the approved school, including (**SM2 Objective 7**).

The new routes function as links in the GI network, with SuDS approaches used to deal with surface water run-off and streetside planting including tree pits incorporated into the landscape design (**SM2 Objective 13**). With regard to SM2 Objective 14, which requires regard to environmental conditions and sensitivities including biodiversity, protected species and designated sites in the design of walking and cycling routes, the site's vehicular and active travel infrastructure necessarily interacts with two environmentally sensitive features, the Annex I alluvial woodland bounding the site to the west, and the Coolmine Stream, which flows through the site en route to Rathcoole Park. This interaction is a function of the site's most viable point of connection to the public road network, rather than a matter of design choice. Mullally's Lane Roundabout is the sole established access point serving the lands, and the permission granted on appeal for the adjoining school (SD23A/0336 / APB-321696-25) specifically conditions that the interim vehicular access via Coolamber Drive be restricted to pedestrian and cycle use, with bollards installed, once an alternative access via Mullally's Lane is delivered. The Mullally's Lane connection is therefore not simply the preferred access strategy for this scheme, but the access route the site is required to deliver in order to give effect to an existing permission.

The proposed active travel infrastructure does not prejudice, and would complement, any future cycleway or greenway linking Newcastle, Rathcoole, Hazelhatch and the Grand Canal (**SM2 Objective 15**), and streets are designed in accordance with the principles of the National Disability Inclusion Strategy, with universally accessible routes provided throughout (**SM2 Objective 16**).

As specified within the accompanying Mobility Management Plan, houses are assumed to provide sufficient space for private bicycle storage, and cycle parking provision is therefore calculated for the apartment/duplex element only. This has regard to the South Dublin County Development Plan 2022-2028 and Specific Planning Policy Requirement SPPR4 of the Compact Settlements Guidelines, set at one space per bedroom under both documents; SPPR4 defers to the Development Plan for Visitor/Short Stay parking, at one space per two apartments. This generates a requirement of 141 no. Long Stay and 38 no. Short Stay spaces (161 no. total). The proposed development provides 169 no. spaces in total, comprising 124 no. Long Stay and 45 no. Short Stay. While the balance between the two categories differs slightly from the calculated split, the overall provision exceeds the overall requirement and is considered sufficient.

Public Transport

The development consolidates growth within an existing settlement with access to bus services, facilitating a shift to public transport use and supporting the viability of improved services (**SM3 Objective 3**). Accessibility to public transport is optimised through new walking and cycling routes linking to bus stops at Fitzmaurice Road (via Rathcoole Park) and the N7 Interchange (**SM3 Objective 4**). The details of public transport facilities will be published on the proposed development website. Further to this a section of the proposed development website is proposed to be dedicated to the promotion of a car share scheme in which the residents would have an option to register (see the accompanying Mobility Management Plan).

Road and Street Design

Roads and streets are described not just as corridors for traffic but as places which should accommodate living and spending time in addition to the facilitation of sustainable forms of travel. The Design Manual for Urban Roads and Streets (DMURS) provides practical measures to achieve these objectives and to deliver highly connected, safe, attractive streets for cyclists and pedestrians that calm traffic and allow drivers to be aware of their environment.

Streets within the development are designed to balance the needs of all road users and promote placemaking, sustainable movement and road safety, prioritising active travel, consistent with **Policy SM5 Street and Road Design** and its associated Objectives. All streets are designed to passively calm traffic through a self-regulating street environment, including shared surfaces, tight radii and raised tables where appropriate (**SM5 Objective 1**), in accordance with DMURS (**SM5 Objective 2**), and incorporate green infrastructure elements including native tree, hedgerow and pollinator planting in verges as appropriate to the location (**SM5 Objective 3**). The impacts of traffic are managed and minimised, with shared road space provided for different users, consistent with **Policy SM6 Traffic and Transport Management**. See the Traffic and Transport Assessment, which together with the accompanying Mobility Management Plan prepared by AECOM addresses **SM6 Objectives 3 and 8**. It is noted that the traffic and transport study for Rathcoole, Saggart and Newcastle referenced in **SM6 SLO 1** is in progress and not yet complete; the Traffic and Transport Assessment accompanying this application has been prepared having regard to the emerging local transport plan proposals.

Car Parking

Parking levels within SDCC are determined in line with the standards for particular uses, having regard to location and accessibility levels of public transport.

A balanced approach to car parking is implemented, with a ratio of 1.1 spaces per dwelling used as a demand management measure to promote a transition towards more sustainable transportation while meeting the needs of the community, consistent with **Policy SM7 Car Parking and EV Charging** and its associated Objectives. The proposed parking provision is below the maximum standards for the relevant land-use types, having regard to location and public transport accessibility (**SM7 Objective 1**), and 39no. EV and EV/accessible charging spaces are provided (c. 27% of spaces), with remaining spaces capable of accommodating future charging points (**SM7 Objective 5 & SM7 Objective 6**).

Car parking is designed to promote visual amenity, GI and SuDS, with landscaping integrated into the design of all parking areas and permeable paving used where appropriate. In some cases, the provision of not more than two parallel or five perpendicular spaces between planting bays is exceeded. In no case is this exceeded by more than one space for the residential parking spaces. This is required to allow for the provision of 143 no. Spaces on the site, which is constrained in terms of space by a variety of sensitive features. The proposed parking provision is below the maximum by 117 no. spaces and where the number of spaces exceeds that outlined by **SM7 Objective 9**, additional planting and landscaping is incorporated into the verges and areas surrounding the parking spaces. Parking provision, including EV charging facilities, is designed so as not to detract from the comfort and safety of pedestrians and cyclists, visual amenity or the character of the area (**SM7 Objective 10**), and the proposed on-street parking has been designed to ensure road safety, with parking overlooked by active frontages (**SM7 Objective 11**). Swept Path Analysis and Visibility Splays can be found in Appendix A of the Traffic and Transport Assessment prepared by AECOM.

Car parking standards are defined in Section 6.2.4.1 which identifies the maximum parking rates for residential development and is discussed in further detail in Section 6.5.1.11 below.

6.5.1.8 Community Infrastructure and Open Space

South Dublin County Council aims to create healthy, inclusive neighbourhoods where community facilities, parks, open spaces and essential services are located close to where people live, allowing easy access by walking,

cycling and public transport. Community infrastructure such as schools, childcare, healthcare, cultural venues, recreation areas and greenways will be integrated into neighbourhoods to support quality of life and universal accessibility. There is a focus on social inclusion, ensuring that intergenerational needs and those of individuals with disabilities are met. By strengthening the green infrastructure network and providing facilities within easy reach, the Council also supports climate action.

The development promotes social inclusion and community development through the integration of social, affordable, age friendly and traveller accommodation and the provision of community and recreational facilities accessible to all, consistent with **Policy COS1 Social Inclusion and Community Development** and **COS1 Objectives 1 and 4**. Appropriate and accessible community facilities are provided, including the GAA pitches, pavilion, play areas and age friendly consultation room, meeting the needs of a young and ageing population consistent with NPOs 28 and 30 of the NPF, and **CS10 SLO1.**

Universally Accessible Social/Community Facilities

A range of universally accessible and well connected social, community and recreational facilities are provided by the proposed development consistent with **Policy COS2 Social/Community Infrastructure** and its associated Objectives, consistent with RPO 9.14 of the RSES. Community facilities are provided in tandem with the housing development, including the GAA pitches, pavilion and age friendly consultation room. It is also noted that the approved school on the adjoining lands is required to be made available for community use outside of school hours and term time (**COS2 Objective 1** & **COS2 Objective 3**), and the clustering of community facilities is supported through the co-location of the school, GAA pitches, pavilion, play areas and open space, creating a multi-purpose community hub at the southern edge of Rathcoole (**COS2 Objective 4**).

A universal design approach has been adopted for the social infrastructure proposed, having regard to '*Building for Everyone*', consistent with RPO 9.12 and RPO 9.13 (**COS2 Objective 5**), and the facilities are provided within walkable distance of the communities they serve, co-located and clustered with the school, and designed having regard to climate mitigation and adaptation considerations, including energy efficient design of the pavilion (**COS2 Objective 6**). Public and wheelchair accessible toilet facilities are provided within the GAA pavilion, a community related building in Council ownership (**COS2 Objective 7**), and changing place facilities are required and are proposed within the pavilion (**COS2 Objective 8**).

Sports Facilities and Centres

SDCC policy regarding sports facilities is in line with the County's public health objectives and is in accordance with the Healthy Ireland Framework (HIF) and the National Physical Activity Plan (NPAP). The co-location of community and recreational facilities with residential development provides the opportunity for increasingly active lifestyles with a higher proportion of trips taken by foot or bicycle.

The proposed development and Rathcoole Town will be supported by a range of sporting facilities that are fit for purpose, accessible and adaptable, through the provision of 2no. senior and 1no. junior GAA pitches and associated pavilion, consistent with **Policy COS4 Sports Facilities and Centres** and its associated Objectives. The pitches and pavilion provide high-quality, multi-functional sport and recreational infrastructure in accordance with the SDCC Sports Pitch Strategy (2020) and National Sports Policy, consistent with RPO 9.15 of

the RSES (**COS4 Objective 1**), and appropriately scaled children's play facilities, including formal and natural play areas, a basketball court and calisthenics area as well as a boules facility for the age friendly units. These are provided at suitable locations within the development (**COS4 Objective 6**). Permanent space for well-established sporting activity is provided through the GAA pitches, designed to the standards of the National Governing Body (**COS4 Objective 8**), and the pavilion provides changing rooms and toilets to support the operation and growth of sports clubs within the community (**COS4 Objective 17**). The proposed pitches are full size GAA pitches (130m x 80m senior pitches) and junior size (104m x 60m) capable of catering for team sports (**COS4 Objective 19**).

Public Open Space

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) provide guidance in relation to the provision of public open space. They recommend that "*The level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi functional public open space within walking distance of their home.*" Public open space for residential developments and public parks are noted to be distinct in the Guidelines. The proposed development is located adjacent Rathcoole Park and additionally provides 11,763sqm of public open space.

The quantity of public open space required per land use type is outlined in Table 8.2 Public Open Space Standards. The overall standard required is 2.4ha per 1,000 population. Requirements relevant to residential elements of the proposed development are as below:

Table 13: Minimum Public Open Space Standards (Source: SDCDP 2022-2028 – Including Variation No.2

Land Use	Public Open Space Standards (minimum)	Development Response
Overall Standard	2.4 ha per 1,000 Population	c385 persons will be accommodated, requiring 0.9 ha. The development provides 1.1 ha of open space and therefore accords with the requirement.
New Residential Development on Lands Zone RES-N	Minimum 15% of net site area	Residential net site area has been calculated as 37,640sqm. Excluding 7,502 sqm of residential development on OS zoned, land the net residential area on RES-N zoned is 30,138 sqm. A total of 4,513 sqm of public open space is provided on RES-N representing 15% of the net site area in accordance with the Having regard to the significant landscape features and specific nature conservation requirements at the site, and the complementary provision of the GAA pitches, woodland areas and enhanced connections to Rathcoole Park, the provision is considered appropriate

New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of net site area	The age friendly units on the OS zoned lands are served by public open space within the net site area, in addition to the adjoining public open space network, the pitches and Rathcoole Park. A total of c2,900 sqm of public open space is provided on the 7,502 sqm of OS zoned land within the net site area. This equates to 39% exceeding the minimum 10% provision requirement for the relevant lands.
Sensitive Sites	General minimum 20% of gross site area, but to be determined by the Council based on context and site specific considerations	This is a sensitive site. Residential gross site area has been calculated at 53,431sqm. A total of 11,736 sqm of public open space is provided. This equates to 22% provision exceeding the minimum requirements of the Development Plan.

A well-connected, inclusive and integrated public open space network is provided through a multi-functional high-quality open space hierarchy accessible to all who live, work and visit the area, consistent with **Policy COS5 Parks and Public Open Space – Overarching** and its associated Objectives. The development supports the hierarchy of multi-functional, accessible parks and public open spaces, complementing Rathcoole Park with new smaller residential open spaces and active open space (**COS5 Objective 1**), with public open space provided as part of the development site area and addressed against the Table 8.2 standards as update in Variation 2 in Table 13. Existing natural features have been sensitively incorporated into the design, with native and pollinator-friendly planting and SuDS integrated to enhance biodiversity and amenity. The adjoining pitches and enhanced connections to Rathcoole Park complement the on-site provision (**COS5 Objective 4**).

Public open space calculations have been calculated based on the occupancy rates of 3.5 persons for dwellings with three or more bedrooms and 1.5 persons for dwellings with two or fewer bedrooms (**COS5 Objective 6**). This would require a total provision of 7,128sqm to accommodate future residents. The proposed public open space provision exceeds this figure. The design of the public open spaces provides a pleasant setting accommodating use by people of all ages and abilities, with a balanced mix of active and passive recreation, access to nature, an appropriate mix of hard and soft surfaces, enhancement of biodiversity, incorporation of watercourses and natural features, and new planting and accessible, well located seating (**COS5 Objective 8**). The SuDS measures proposed within public open space are natural in form, integrating into the landscape to support amenity and biodiversity (**COS5 Objective 12**). See the accompanying Landscape Design Report and Layouts prepared by AECOM, in addition to the Proposed SuDS Layout Sheets.

The parks and open spaces are designed as safe spaces with active frontages and passive surveillance maximised from adjacent housing, corner units with active frontage and careful location, design and choice of surface materials and site furniture (**COS5 Objective 16**). Open spaces are safe and overlooked, with the avoidance of leftover or poorly usable areas prioritised. While the area to the south of Plot A is not considered functional as public open space, this is considered acceptable on the basis of it being designated for the protection of an

existing high quality hedgerow. (**COS5 Objective 17**), and no high voltage electricity lines traverse the open spaces. Formal and informal play areas with appropriate equipment, incorporating nature-based play opportunities and catering for differing age groups and abilities, are provided in accordance with universal design principles (**COS5 Objective 19**), as an integral part of the design addressed in the Landscape Plan in accordance with Chapter 12 requirements (**COS5 Objective 20**).

COS5 Objectives 4 and 5 require new developments to provide public open space on-site in line with minimum standards, while allowing the Council flexibility to allow for the provision or upgrading of parks or outside the development site area or to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population.

The design of the proposed open space at the site is consistent with **COS5 Objectives 9-15**, being accessible by active travel means, appropriately located to facilitate connections within Primary Green Infrastructure Corridor no. 5 Camac River Corridor and as a stepping stone within L7 - Citywest-Saggart Link of the GI network, incorporating biodiversity supportive measures and high quality natural SuDS design, providing recreational and amenity value through the provision of play and sporting facilities and providing passive recreation through seating, formalised walking trails and meadow and woodland edge areas of visual interest. Safe bicycle parking spaces (12 no.) are provided for the pitches adjacent to the pavilion in line with **COS5 Objective 14.**

Access Routes

Having regard to the ecological sensitivity of the Annex I woodland and riparian corridors at the site, no formal or permissive access is proposed into the woodland itself, and the design deliberately avoids creating trails or access points that would draw visitors into this sensitive habitat. This approach is consistent with the precautionary basis on which the woodland and riparian corridor are being protected and retained elsewhere in this statement, and reflects the qualification within **Policy EDE24 Permissive Access Routes** and **EDE24 Objective 1** that any permissive access must be "*subject to the protection of biodiversity*'.

Instead, formalised trails are provided outside the riparian corridor, running around the proposed pitches along the river, giving residents and the wider public a walking and amenity route that takes advantage of the riverside setting without entering the ecologically sensitive corridor. In parallel, access to Rathcoole Park is improved as part of the scheme, strengthening the connection between the development and this established public open space. Together, these measures provide meaningful public access and amenity value while ensuring that the areas of highest ecological sensitivity remain undisturbed.

Tourism and Leisure Activities

The development supports leisure activities through the provision of the GAA pitches, pavilion, play areas and passive recreational trails, consistent with **Policy EDE21 Tourism and Leisure Activities** and **EDE21 Objectives 1 and 2**. Passive amenity uses only are proposed within and adjacent to the woodland areas, at a scale which has regard to the pertaining environmental sensitivities, and the GAA pitches and pavilion constitute outdoor leisure development on lands zoned Objective OS, having regard to South Dublin County's Parks and Open Space Strategy.

Early Childhood Care and Education Facilities

The SDCC Development Plan 2022-2028 supports the development of good quality and accessible childcare. It is additionally acknowledged within the plan that '*pre-school childcare needs are difficult to assess on a long-*

term basis as the nature of demand evolves over time based on factors such as the population profile of an area, market conditions, government policy and the level of state intervention.' It is recognised that there is need for planned provision in new communities where no infrastructure exists.

A Social Infrastructure Audit has been prepared by MacCabe Durney Barnes to accompany this application with regard to the recommendations for childcare provision outlined in the Childcare Facilities Guidelines for Planning Authorities 2001; Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025; and the relevant development plan policies and objectives outlined below.

The provision of childcare facilities has been assessed in consultation with the relevant guidelines and the accompanying Social Infrastructure Audit, consistent with **Policy COS7 Childcare Facilities** and **COS7 Objective 2**. The childcare requirement analysis concludes that the proposed development would trigger a requirement for 25no. spaces (94 qualifying units). Having regard to the emerging demographic profile, the estimated demand (c. 6 no. children) and the availability of existing childcare capacity in the vicinity (c.8 no. spaces), the provision of a dedicated childcare facility at the site is not considered justified. This is addressed in detail within the Social Infrastructure Audit.

The proposed development is aligned with the permitted primary school on the adjoining lands (SDCC Ref. SD23A/0336), which is being delivered in tandem with the residential development, consistent with **Policy COS8: Primary and Post Primary Schools** and **COS8 Objectives 3 and 6**, in accordance with CS10 SLO1. The proposed access road and active travel infrastructure directly serve the school site, providing safe cycle ways, footpaths and multiple access points for pedestrians and cyclists, promoting walking and cycling for school trips.

Libraries

Policy COS10 Libraries and **COS10 Objective 2** support the delivery of a new library service in the Rathcoole environs to meet the needs of the expanding population, and **CS10 SLO1** envisages a library hub being delivered in tandem with residential development on these lands. The delivery of the library services is considered in section 6.5.1.1 of this report.

6.5.1.9 Energy

Chapter 10 of the CDP specifically addresses energy in SDCC. An increase in energy efficiency and promotion of sustainable energy alternatives is supported. With regards to new buildings the plan notes that their design, construction and operation plays an important role in reducing energy demand and improving efficiency. Integrating energy considerations at neighbourhood, street and building level can achieve meaningful local savings. Under Part L of the Building Regulations, all new residential and non-residential buildings must now meet the nZEB (near zero energy building) standard, which requires very high energy performance with most energy needs met by renewable sources generated on-site or nearby. Adherence to provisions under the Building regulations is addressed in the Climate Action and Energy Statement which addresses Part L compliance.

The residential units will be designed and constructed to NZEB standard, reducing energy demand in accordance with Part L of the Building Regulations; see the Climate Action and Energy Statement (**E2 Objective 1**). As a Council development, the delivery of solar technology on the buildings has been considered in accordance with the South Dublin Climate Action Plan; it is noted that the site is within the Baldonnell Solar Safeguarding Zone and a Glint & Glare Study may be required if significant PV panels are proposed (**E7 Objective 3**). The installation

of solar panels on residential roof space is supported and has been considered in the design. Heat pumps and photovoltaics will be providing renewable energy on the Rathcoole development. (**E7 Objective 8**). The policies and objectives on tree planting and protection of trees on site are implemented through the Landscape Plan, Green Infrastructure Plan included within the Landscape Design Report and suite of Arboricultural Plans and Impact Statement (**E11 Objective 1**).

6.5.1.10 Infrastructure and Environmental Services

Water Supply, Wastewater and Surface Water

A fully separate foul and surface water drainage system is proposed. See the Infrastructure Report, Drawing No. RATH-ACM-XX-00-DR-C-000500 Proposed Overall Drainage Layout and Civil Infrastructure Report prepared by AECOM (**IE2 Objective 5**). Water conservation and best practice measures are addressed in the Engineering documentation (**IE2 Objective 7**). The development connects to the public foul sewerage system, with Development Area A connecting at Mullally's Lane and Development Area B connecting at Beechwood Lawns (**IE2 Objective 9**), and a separate foul and surface water drainage system is provided throughout the development (**IE2 Objective 10**). SuDS is provided in accordance with Section 4.2.2 of the Plan, controlling surface water outfall and protecting water quality through a treatment train of nature-based measures (**IE3 Objective 2**). See Section 5.7.2. The drainage design protects the regionally and locally important aquifers within the County from risk of pollution through interception, treatment and controlled discharge, see the Infrastructure Report prepared by AECOM (**IE3 Objective 3**), and surface water and groundwater systems are integrated as an essential component of the development in accordance with Chapter 12 requirements (**IE3 Objective 8**).

Flood Risk Management

A Stage 2 Flood Risk Assessment has been undertaken in accordance with The Planning System and Flood Risk Management Guidelines (2009), Circular P12/2014 and the EU Floods Directive (**IE4 Objective 1**). The development is designed and will be constructed in accordance with the 'Precautionary Principle' detailed in the OPW Guidelines, including climate change allowances in the drainage design (**IE4 Objective 2**). See the Stage 2 FRA prepared by AECOM.

Waste Management

Appropriate provision for the sustainable management of waste is designed into the development, including facilities for the storage, separation and collection of waste, consistent with **Policy IE7** and **IE7 Objective 7**. Chapter 17 of the EIAR addresses construction and operational phase waste generated by the development with reference to the Operational Waste Management Plan (OWMP) and Resource Waste Management Plan (RWMP) contained within the EIAR Appendices. Please refer to the accompanying EIAR for further detail.

Environmental Quality (noise and Light)

The development is within the Noise Significant Area Boundary delineated for Casement Aerodrome. NVM Environmental & Structural Monitoring conducted a baseline noise assessment to assist in the environmental noise measurement assessment of the works. Measurements were completed using a Svantek 977 sound level meter c.1.5m from the ground logging data every 100 milliseconds (see Appendix 11-1 of the EIAR). Noise mapping has been additionally undertaken by AECOM (see Appendix 11-3 of the EIAR). External Daytime Ambient Sound Levels (dB LAeq,16hr) and Night Time Ambient Sound Levels (dB LAeq,8hr) were mapped which show that sound levels at the site do not exceed 55dB LAeq during the day or the night (**IE13 Objective 1**).

The Dublin Agglomeration Noise Action Plan 2024-2028 addresses noise from road, rail and industrial sources within South Dublin County through strategic noise mapping and exposure statistics. The plan reiterates the Development Plan's requirement that noise-sensitive development in proximity to airports and aerodromes be supported by an appropriate noise assessment and mitigation measures. The site-specific baseline noise assessment undertaken by NVM (Appendix 11-1) and the noise mapping undertaken by AECOM (Appendix 11-3) therefore represent the primary evidence base against which compliance with IE13 Objective 1 is assessed.

The development is designed to minimise noise disturbance, taking into account the multi-functional uses of streets as detailed in the Urban Design Manual and DMURS (**IE8 Objective 5**). Chapter 11 of the EIAR addresses potential noise related impacts which may occur as a result of the proposed development. It is concluded that following the implementation of mitigation measures, inclusive of the proposer use, placement and selection of quiet plant and compounds and the use of noise attenuating materials during the construction please. No adverse operational noise effects are anticipated. For more information see the accompanying EIAR.

External lighting minimises light spillage and pollution and does not adversely impact on residential or visual amenity or biodiversity. Lighting adjacent to the riparian corridors and woodland has been specifically considered, with reference to Bats and Lighting – Guidance Notes for Planners, Engineers, Architects and Developers in its design (**IE8 Objective 6**). For further information see the accompanying Chapter 6 – Biodiversity of the EIAR in addition to RATH-ACM-XX-XX-RP-EL-400001 Public Lighting Report and site lighting layouts RATH-ACM-ZZ-ZZ-DR-EL-021001-003 prepared by AECOM.

Airports and Aerodromes

Rathcoole Town is situated within the Zone of Influence and Noise Significant Area of the Casement Aerodrome. Casement Aerodrome is a fully equipped military base and includes the main centre for Air Corps Operations. An Aeronautical Assessment has been undertaken and accompanies this application.

The current and future operational, safety and technical requirements of Casement Aerodrome are safeguarded, consistent with **Policy IE9 Casement Aerodrome** and **IE9 Objectives 3 and 4**. An Aeronautical Assessment prepared by Rose Aviation accompanies this application. The inner horizontal surface will be minorly infringed on. The proposed works will not interfere in any other aspect of safeguarding. Irish Air Corps and the Department of Defence have been consulted with regards to the minor penetration of the horizontal surface. Following consultation, this infringement is not considered significant and consultation was undertaken with the Chief Air Traffic Services Officer regarding this matter.

Seveso Sites

Regard has been had to the provisions of the Major Accidents Directive and the HSA Guidance on Technical Land-use Planning Advice, consistent with **Policy EDE26 Major Accidents** and **EDE26 Objective 1.** The nearest SEVESO site is c.1,900m from the site (Brenntag Ireland at Greenogue Business Park) and is a lower tier Seveso establishment. An upper tier establishment (Dachser Ireland Ltd.) is situated c.3.5km from the site. Brenntag Ireland comprises a facility consisting of or comprising a warehouse where chemicals are present. The site is not located within its zone of notification. Notification is not required for Dachser Ireland Ltd. either and it is concluded that the site is not within the consultation distance of an identified SEVESO/COMAH site and no COMAH establishment constraint applies. Further information regarding major accidents and disasters is provided within Chapter 15 of the accompanying EIAR.

6.5.1.11 Implementation and Monitoring

Development Management Standards

The development management standards are contained in the Chapter 12 Implementation and Monitoring of the SDCDP 2022-2028. Compliance with RES-N Zoning Objectives and associated use classes are discussed in Section 6.5.1.1 above.

Natural, Cultural and Built Heritage

An Appropriate Assessment Screening Report accompanies this application in accordance with Section 12.3.1 of the CDP, concluding that:

"no effects (significant or otherwise) from these impacts were identified from the Proposed Development alone or in-combination with any other plans or projects, all European sites have been screened out from further assessment. Further Appropriate Assessment or an NIS is not considered necessary for the Proposed Development; therefore, this Screening concludes the AA process."

Invasive species have been identified at the site. This is addressed within Chapter 6 Biodiversity of the EIAR.

The Biodiversity Chapter of the EIAR addresses ecology at the site. Appended to this chapter is an Ecological Impact Assessment along with a variety of ecological surveys. Invasive Species Management Plan (ISMP) will be produced by the ECoW/EnCoW to mitigate risks and prevent spread of invasive species. The appointed Ecological Clerk of Works (ECoW) and/or Environmental Clerk of Works (EnCoW) will oversee implementation of appropriate mitigation which is likely to include exclusion zones. Reference to the ISMP, including associated roles and responsibilities, will be clearly detailed in the final CEMP prepared by the appointed contractor.

While below the specific mandatory threshold of 20ha above which an EIAR is required for a project of this type, it was considered following scoping that the proposed development has a real likelihood of significant effects on the environment. In line with Section 12.3.2 of the CDP, a subthreshold EIAR has been prepared and accompanies this application (see Section 7.2).

Green Infrastructure and Green Space Factor Assessment

The proposed development is accompanied by a Landscape Design Report including a Green Infrastructure Plan submitted as part of the suite of landscape plans, The Green Infrastructure Plan includes an indication of linkages between the proposed development and the wider GI network of the County and proposed protection measures, An overall site summary of tree and hedgerow removal (Drawing No. TRAT006-00-DR-CMK-ARB-02), retention (Drawing No. TRAT006-00-DR-CMK-ARB-02) and planting (Drawing No. RATH-ACM-L-XX-XX-DR-LA-00-001000) has been submitted by CMK Urban Forestry Consultants and AECOM and can be found within the accompanying Arboricultural and Landscape Packs.

A Green Space Factor Assessment has been undertaken (RATH-ACM-L-XX-XX-DR-LA-00-001000). While the development within the redline does not meet the minimum GI scores for the different zonings, owing to the constraints of the site, alternative GI solutions, including:

- The use of natural features such as woodlands, hedgerows, trees, water courses, ponds and grasslands or other natural methods to strengthen GI assets and provide connections to the wider GI network.

- The incorporation of nature-based solutions such as SuDS schemes, permeable paving, green and blue roofs, green walls, swales, SuDS tree pits, raingardens, ponds to support local biodiversity and mitigate potentially harmful effects of development.
- The provision of new native tree and plant species as well as pollinator friendly species within developments, consistent with National Pollinator Plan.
- Where possible, no net loss of existing trees/hedgerows on site.
- GI management/maintenance plans to be included as part of the landscape plans submitted for the Planning process. May include hedgerow/ tree and grassland management plans.

This accords with section 12.4.2 of the Plan.

As a portion of the site is situated within a riparian corridor, a Hydromorphological Assessment has been undertaken and submitted alongside this application, demonstrating how the integrity of the riparian corridor can be maintained with reference to the criteria outlined in **GI3 Objectives 1 to 3.**

Quality Design and Healthy Placemaking

An Access Statement setting out universal design approaches featured within the development has been prepared and is included as Appendix 4 to the Architectural Design Statement. The proposed development incorporates best practice design including the elements outlined in the response to **QDP7 Objective 8** above. A Compliance Report detailing how 'The Plan Approach' has been taken into consideration in the design accompanies this application, addressing the eight overarching principles for the achievement of successful and sustainable neighbourhoods, alongside an Architectural Design Statement. The density of development and building height have been designed in line with the South Dublin Building Height and Density Guide, with heights of 1 to 5 storeys and a net density of c.35 uph proposed at this suburban edge location. Public realm proposals at the site include a hierarchy of streets and public open spaces arranged around retained landscape features, formal and informal play areas, a basketball court and calisthenics area, tree-lined streets, and pedestrian and cycle routes connecting to Rathcoole Park, the school lands and Rathcoole Village, with extensive native planting throughout retaining natural and artificial landscape features with minimal visual or physical clutter, in a welcoming setting served by defined footways and cycleways linking all buildings and public areas.

Housing and Residential Development

A Housing Quality Assessment and Schedule of Accommodation have been prepared, detailing the breakdown of the quantum of proposed unit types as defined by **H1 Objective 12** and demonstrating compliance with the housing and apartment standards (see Section 6.2.3), including a statement demonstrating how the scheme has been designed for and could be adapted in the future for older people, persons with a disability or lifetime homes. The scheme is in accordance with the Housing Strategy and Interim HNDA contained within Appendix 11 of the Development Plan. The 47no. 3-bed units provided (36.2%) exceed the minimum requirement of 30% outlined in Section 12.6.1, and the 64:66 distribution of social to affordable housing, with c. 11.5% of the total comprised of age friendly and traveller accommodation, supports the provision of a mix of tenure types in accordance with Section 12.6.3. While 11no. age-friendly housing units suitable for use across the life course are provided within the scheme, these do not fall within the category of retirement village. While Section 12.6.6 of the plan requires retirement villages to locate on residentially zoned land, it is considered that the age-friendly units are appropriately located on lands zoned Objective OS, as 'Housing for Older People' is a use class deemed open for consideration within this zoning objective (see Section 6.5.1.1).

The CDP outlines in Section 12.6.2 that the minimum floor area standards outlined in the *Quality Housing for Sustainable Communities Guidelines, DEHLG (2007),* or as may be superseded, should be accorded with. The proposed development accords with the standards (see the accompanying HQA). The Compact Settlement Guidelines supercede these Guidelines and minimum private amenity area complies with these guidelines (see Table 7). Private amenity within the development additionally has regard to the minimum standards for housing set out in table 12.20 of the CDP.

All apartments must comply with the SPPRs and standards contained within the Apartment Guidelines in addition to those provided within Table 12.21 of the CDP 2022-2028. These requirements are discussed in Section 6.2.4 and it is considered that the proposed development is in accordance.

Sustainable Movement

Bicycle Parking/Storage Standards

Bicycle parking standards for the proposed development are as below. The SDCDP 2022-2028 references the Apartment Guidelines with regards to bicycle parking and storage. The updated Apartment Guidelines (2025) refer to Section 5.2.5 of the SRDCSGs for bicycle parking requirements. This is addressed in Section 6.2 above and the proposed provision of 169 no. residential bicycle parking spaces (124 no. resident and 45 no. visitor), together with 12 no. spaces serving the pitches, satisfies the requirements of the SRDCSGs in addition to those outlined within the CDP (Apartments: 1 per bedroom and 1 short stay per two apartments).

Car Parking Standards

Zone 1 is a general rate applicable throughout the County; as the development site is neither located within a town centre, on REGEN zoned lands, comprising a brownfield/infill site, nor proximate to high frequency transport services, this rate applies. Maximum parking provision for pitches within Zone 1 is 15 spaces per pitch with which the 43 proposed spaces accords, and maximum car parking spaces for residential development within Zone 1 are set out in Table 12.26 of the plan, reproduced at Figure 26 below.

Figure 24: Maximum Parking Rates - Residential Development

Dwelling Type	No .of Bedrooms	Proposed Units	Zone 1	Proposed Parking Ratio
Apartment / Duplex	1 Bed	27	1 space	0.9
	2 Bed	45	1.25 spaces	0.88
	3+ Bed	8	1.5 spaces	1
House	1 Bed	7	1 space	0.5
	2 Bed	-	1.5 spaces	-
	3+ Bed	43	2 spaces	1.5
	Total	**130**	**1.45**	**1.1**

This maximum standards above are not a target and the plan considers that a lower rate of parking may be acceptable subject to a full justification within an accompanying Traffic and Transport Assessment. Justification on the basis of the following points will be required. Please see the accompanying Traffic and Transport Assessment and Mobility Management Plan prepared by AECOM in addition to the Social Infrastructure Audit prepared by MacCabe Durney Barnes for information regarding the proximity of public transport, services, levels

of car dependency, peak hours of demand and the ability of the surrounding network to cater for the proposed development and other transport related items. Further development related traffic data is available within Appendix 9-1 of the EIAR.

While the proposed development does not fall under the category of retirement villages as discussed in Section 12.2.6 of the plan, it is highlighted that for such housing developments, made up of independent housing units which are '*modest in scale (generally not exceeding 2 bedrooms or 75 sq m in area), single storey, low maintenance and highly accessible*' it is considered that a reduction in the normal quantitative standards for car parking and may be considered, subject to the Planning Authority being satisfied that an acceptable level of residential amenity will be provided.

EV Parking

A minimum of 20% of the total parking spaces required should comprise EV parking spaces with the remainder of spaces capable of accommodating future charging points. A total of 39 no. EV and EV/accessible spaces (c. 27%) are provided, exceeding this requirement.

Car Parking Design and Layout

The proposed development has a density of c. 35 units per hectare and therefore falls within the lower density (below 40 u/ha) range set out in Section 12.7.6 of the Development Plan. While the site is located on greenfield land at the suburban edge of Rathcoole and not within a designated town or village centre, the parking strategy has been informed by the CDP's guidance for this density band, which is not considered to apply solely to town and village centres. A combination of predominantly on-street and in-curtilage parking, supplemented by limited off-street provision in the form of landscaped parking courts, is provided. On-street parking caters for visitors, particularly where a high volume of in-curtilage parking is provided, and in-curtilage parking is provided for the houses, with parking courts serving the apartment buildings.
This approach reflects the intent of the Development Plan to promote efficient land use, traffic calming and high-quality streetscape design at moderate densities, while ensuring that parking provision does not dominate the visual character of the development.

The area genuinely available for residential development is significantly reduced by the Annex I habitats and riparian corridors within and adjoining the residential lands, on which basis the provision of off-street parking courts adjacent to the villa blocks is considered acceptable. The requirements for parking courts outlined within the CDP have been integrated into the design. Landscaping and planting partially screens the courts, reducing visibility from the public domain, and the parking areas for the residential units have been segmented across a number of separate courts, with between 9 and 12no. spaces provided in each (well below the 40 space maximum) in line with **SM7 Objective 9**. See the Landscape Key Plan (Drawing No. RATH-ACM-L-XX-XX-DR-LA-00-001000). By situating the largest residential parking area in the centre of the four villa blocks, the area is screened from view from the public domain to the greatest possible extent, considering the sensitive nature of the site.

Table 19 below summarises the suite of documents required to accompany applications for development, as required by the SDCDP 2022-2028.

Community Infrastructure and Open Space

In residential or mixed-use new development areas, the Council applies a standard of 1 large district level, multi-functional community centre (1,200-1,800 sq.m) per 8,000 population or equivalent smaller centres (350-650 sq.m) at a more local level to address specific needs. The Social Infrastructure Audit which has been prepared to accompany this application addresses community provision in the context of the site and concludes that there is an established network of existing and permitted community facilities in the surrounding area. The provision of the library hub referenced under CS10 SLO 1 is addressed in Section 6.5.1.1 of this report.

It is noted that the proposed development provides a GAA pavilion, an age friendly consultation/community room and that the approved school is required to be made available for community use outside of school hours.

Infrastructure and Environmental Services

Water Management

A portion of the proposed development is located within the riparian corridor identified at the site and is thus subject to a Hydromorphological Assessment contained within Chapter 8 of the EIAR. A hydrogeological assessment was also undertaken. These assessments conclude that both the construction and operational phase of the development on the water environment would not be significant. Suitable drainage measures are outlined in the Infrastructure Report and SuDS drawings prepared by AECOM, concluding that the maximum permitted surface water outflow from the development will not exceed that of the existing greenfield runoff rate. Underground attenuation and storage are minimised through the use of above ground attenuation basins and permeable surfaces maximised throughout.

The development takes account of the 'precautionary principle' in relation to climate change and does not give rise to the pollution of ground or surface water. The Coolmine Stream, which flows through the residential portion of the site, remains in its natural channel throughout, with a single bridge crossing proposed to the south of the school where it is necessary to install the access road connecting the site to the lands to the north-west, including access to the permitted school (SDCC Ref. SD23A/0336); the bridge has been designed to maintain the continuity of the watercourse.

Waste Management

With regards to waste management, the SDCDP 2022-2028 requires that the location of refuse storage is accessible for residents, covered, adequate in size and in the case of houses, located external to the building. These items are addressed in detail in the Operational Waste Management Plan (OWMP) and Resource Waste Management Plan (RWMP) submitted as an element of this application.

Lighting

A lighting plan inclusive of provisions for Environmental Zones has been prepared and accompanies this application. Chapter 6 of the EIAR addresses biodiversity at the site and concludes that the lighting proposed will have a temporary negligible effect at construction phase with no further impacts identified. The lighting selected for the bat sensitive zones of the site has regard to the CDP provision that 'Warm White (2,700K) lanterns may be used in designated bat sensitive areas only', and all non-vehicular routes through green spaces

which are not designated permeability routes have been lit only where agreed with both the public realm and lighting sections of SDCC.

Aviation, Airports and Aerodromes

The proposed development is located within an area of 'Aviation Significance for Any Development' associated with Casement Aerodrome and has been assessed having regard to the applicable Obstacle Limitation Surfaces (OLS). The Inner Horizontal Surface for Casement Aerodrome permits development up to 45m above the elevation datum of the aerodrome, with the prevalent building height and elevation OD of the surrounding area taken into account, the proposed development is at its highest point 142.6m Above mean sea level.

The Baldonnel VFR Safeguarding Report assesses the proposed development, at a maximum elevation of up to 142.6m AMSL, against the Obstacle Limitation Surfaces of Casement Aerodrome. The report confirms that the development does not penetrate the Transitional, Conical, Approach or Take-Off Climb Surfaces for either runway, and that it minorly penetrates only the Inner Horizontal Surface (IHS). A separate Aeronautical assessed the development against the published Instrument Flight Procedures at Casement Aerodrome and concluded that there is no interference and that no mitigation is required; it also notes that circling south of Runway 10/28 is not permitted and that the development lies outside the circling areas. The applicant has engaged directly with Air Traffic Services management at Casement Aerodrome. A preliminary indication has been received from the Chief Air Traffic Services Officer that the Air Corps may be in a position to accept the penetration subject to conditions, the detail of which would be agreed with the Air Corps and implemented at a later stage in the development process.

The Department of Defence, Irish Air Corps and the Irish Aviation Authority have been consulted, and a longitudinal section through the relevant Obstacle Limitation Surface, including the elements set out in Section 12.11.5 of the CDP, has been prepared (see Drawing No. 2430-MET-ZZ-ZZ-DR-A-SK102101-103 and submitted alongside this application. No response was received from the Department of Defence or Irish Aviation Authority. Consultation with the Chief Air Traffic Services officer has been undertaken by AECOM with mapping included in Appendix 11-3 of the accompanying EIAR.

Table 14: Planning Application Documentation

Reports	Threshold	Application Reference
Housing Quality Assessment inc. **Universal Design Statement**	All residential development	Housing Quality Assessment prepared by Metropolitan Workshop
Schedule of Accommodation	All residential development	Schedule of Accommodation prepared by Metropolitan Workshop
Landscape / Visual Impact Assessment	Significant proposals within or adjacent to sensitive landscapes, high amenity zones, with potential impact on designated views or prospects and/or proposals in the vicinity of upstanding remains	EIAR (Chapter 12: Landscape and Visual) prepared by AECOM

Reports	Threshold	Application Reference
Archaeological Impact Assessment and **Method Statement**	Proposals with implications for archaeological heritage	Addressed in the EIAR (Archaeology and Cultural Heritage Chapter) prepared by AECOM
Landscape Plan inc. **Green Infrastructure Plan**	All development proposals.	Landscape Plan inc. Green Infrastructure Plan prepared by AECOM
Green Space Factor	All development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m.	Green Space Factor Assessment prepared by AECOM
Hydromorphological Assessment	Proposed development within lands partially to wholly within a riparian corridor	Hydromorphological Assessment included in EIAR (Chapter 8 Water) prepared by AECOM
Access Statement	Larger scale development proposals	Universal Design Statement included as an Appendix to the Architectural Design Statement prepared by Metropolitan Workshop
'The Plan Approach' Compliance Report	Applications for new development	'The Plan Approach' Compliance Report included as an Appendix to the Architectural Design Statement prepared by Metropolitan Workshop
Design Statement	All medium to-large scale and complex planning applications (30 + residential units) and/or in proximity to a Protected Structure	Architectural Design Statement prepared by Metropolitan Workshop
Site summary quantifying tree and hedgerow removal, retention and planting	Regardless of development size or type	Tree Survey (Drawing No. TRAT006-00-DR-CMK-ARB-01) Tree Impact Assessment (Drawing No. TRAT006-00-DR-CMK-ARB-02) and Tree Survey Data (Survey No. TRATH006-SH-CMK-ARB-01) as summarised within the Arboricultural Impact Assessment prepared by CMK Urban Forestry Consultants

Reports	Threshold	Application Reference
Daylight Analysis	Proposed developments of 30+ units or where the layout or design could unduly impact on residential amenity	Daylight and Sunlight Assessment prepared by 3D Design Bureau
Energy Efficiency and Climate Change Adaptation Design Statement	Medium to large scale residential and commercial developments in excess of 10 residential units	Climate Action and Energy Statement prepared by AECOM
Lighting Plan for Environmental Zones	Development proposals for 5 + dwellings	Lighting Plans and Public Lighting Report prepared by AECOM.
Social Infrastructure Audit	50 or more residential units Any development comprising of community or social infrastructure	Social Infrastructure Audit prepared by MacCabe Durney Barnes
Building Lifecycle Report	All apartment developments	Building Lifecycle Report prepared by Metropolitan Workshop
Construction and Demolition Waste Management Plan	New residential development of 10 units or more	Construction Waste Management Plan prepared by AECOM
Traffic and Transport Assessment	50 or more residential units	Traffic and Transport Assessment prepared by AECOM
Mobility Management Plan / Travel Plan	20 or more residential units Any development with zero/reduced car parking.	Mobility Management Plan prepared by AECOM
Flood Risk Assessment	Development proposals on lands that may be at risk of flooding	Stage 2 Flood Risk Assessment prepared by AECOM
Ecological Impact Assessment	All developments that have the potential to impact on environmentally sensitive sites, on sites that could contain protected species or habitats, are in proximity to significant watercourses or are protected under EU and National Legislation.	See Chapter 6 Biodiversity of the EIAR
Control and Management Programme	Proposals on sites where invasive species are or were previously present	See Chapter 6 Biodiversity of the EIAR. an Invasive Species Management Plan (ISMP) will be produced by the ECoW/EnCoW to mitigate risks and prevent spread of invasive species prior to the

Reports	Threshold	Application Reference
		commencement of any works on site
Appropriate Assessment Screening	An Appropriate Assessment Screening is required for all developments. A stage 2 (Natura Impact Statement) is required where significant effects on the environment are likely either alone or in combination with any other project.	Appropriate Assessment Screening Report
Environmental Impact Assessment	All developments within the threshold set out in Planning and Development Act 2000, as amended or any development that has a significant impact on the environment.	Environmental Impact Assessment Report
Noise Assessment Report	In locations where high levels of aircraft noise are anticipated	EIAR Chapter 11 Noise and Vibration, Appendix 11-1 Baseline Noise Levels and 11-3 Noise Maps
Aeronautical Assessment	For significant developments close to an aerodrome	Baldonnel Safeguarding Report Rathcoole Park
Landscape and Visual Impact Assessment, Microclimate Assessment, Telecommunications Report – see Appendix 3	Site specific circumstances	EIAR Chapter 12 Landscape and Visual

7. ENVIRONMENTAL ASSESSMENTS

7.1 Appropriate Assessment

An Appropriate Assessment (AA) Screening Report has been prepared and accompany this application. The AA Screening considers the potential for the proposed development, alone or in combination with other plans and projects, not to have a significant effect on any European Site, having regard to the conservation objectives of those sites.

7.2 Environmental Impact Assessment

Section 172 of Part X of the Planning and Development Act, 2000, as amended by Regulation 17 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) sets out the requirement for an Environmental Impact Assessment (EIA) as follows:

"172 (1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either— (a) the proposed development would be of a class specified in— (i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either— (I) such development would equal or exceed, as the case may be any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned, or (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either— (I) such development would equal or exceed, as the case may be any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned, or (b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment."

The Fifth Schedule of the Planning and Development Regulations lists classes of development where an EIA is mandatory under Part 1 and where an EIA may be required under Part 2; where a project falls within a criterion for a type of development and/or exceeds a threshold as listed in Part 1 or Part 2, it must be subject to EIA.

Schedule 5 (Part 2) of the Planning & Development Regulations 2001-2018 sets mandatory thresholds for each project class. Class 10(b)(i) of Part 2 requires that the construction of more than 500 dwelling units be subject to EIA, while Class 10(b)(iv) refers to 'urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere'.

The proposed development comprises 130 no. residential units on a site of 11.4ha, which is below the mandatory thresholds set out above. However, as it was determined that there was a real likelihood of significant effects on the environment arising from this sub-threshold development, having regard to the environmental sensitivities of the receiving environment, an EIAR has nevertheless been prepared to accompany this Part 10 application to An Coimisiún Pleanála. An EIA Screening Determination has been prepared by South Dublin County Council and accompanies the application.

The NTS of the EIAR concludes:

The EIAR has assessed the likely significant environmental effects of the Proposed Development during construction and operation. The assessment has considered effects on population and human health, biodiversity, land, soils and geology, water, air quality, climate, noise and vibration, landscape and visual amenity, archaeology and cultural heritage, traffic, utilities, and major accidents and disasters. Waste management has also been considered through the relevant construction and operational waste management plans.

A range of environmental measures have been incorporated into the design of the Proposed Development, with additional mitigation and monitoring measures identified through the EIAR. Following implementation of these measures, most residual environmental effects are assessed as being Not Significant. A Schedule of Environmental Commitments is provided in Chapter 19 of the EIAR.

Some significant effects remain after implementation of recommended mitigation measures. These principally relate to landscape and visual effects associated with the change from a largely undeveloped landscape to a residential and recreational development, including significant cumulative effects with the adjacent permitted primary school. A Significant Adverse permanent effect is also identified on the setting of the former Paper Mill and associated Mill Pond and Mill Race.

The EIAR also identifies positive effects, including a Moderate, Positive and Long-term effect on population and human health associated principally with the provision of housing and recreational and community infrastructure. The EIAR considers interactions between environmental effects and cumulative effects with other developments in the surrounding area. No additional significant interaction effects are identified beyond those reported in the individual environmental assessments. Significant cumulative landscape and visual effects are identified during construction and operation, together with a significant beneficial cumulative effect on population and human health during operation.

8. CONCLUSION

In summary, the proposed development is for social and affordable housing and recreational infrastructure on zoned lands predominantly under the control of South Dublin County Council. The proposed development consists of 130 no. residential units, comprising houses, duplex units, age friendly units, Traveller Accommodation Units and apartments, together with 2 no. senior GAA pitches, 1 no. junior pitch and an associated pavilion, extensive public open space, active travel infrastructure and all associated site development works.

The proposed development will make a positive contribution to the planned growth of Rathcoole, a designated Self-Sustaining Growth Town, delivering a significant proportion of the Core Strategy housing allocation for the settlement on lands identified for this purpose, in tandem with the community and recreational infrastructure anticipated by CS10 SLO1 and alongside the permitted primary school on the adjoining lands. The housing mix is reflective of the housing needs of the area, providing a balanced range of tenures and typologies including dedicated age friendly and traveller accommodation.

The landscape-led design of the scheme has evolved through an iterative, environmentally informed process which retains and enhances the defining natural features of the site, including the Annex I Alluvial Woodland and Lowland Hay Meadow where possible, the riparian corridors of the Coolmine Stream, Crockshane (Slade) Stream and Camac River and the green wildlife corridor between Saggart and Rathcoole. As demonstrated throughout this report, the proposed development is consistent with national, regional and local planning policy, including the National Planning Framework (First Revision 2025), the Sustainable Residential Development and Compact Settlements Guidelines 2024, the Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2025, the RSES for the Eastern and Midland Region and the South Dublin County Development Plan 2022-2028. It is respectfully submitted that the proposed development is in accordance with the proper planning and sustainable development of the area and that approval should be granted.



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