



Development Plan Submission

Submission In Respect of the *Draft South Dublin County Development Plan 2022-2028*

**Relating to Lands at Rathcreedan, Rathcoole,
Co. Dublin**

Submitted on Behalf of Greenogue Equestrian

Planning Department
South Dublin
County Hall
Tallaght
Dublin 24
D24 A3XC

Wednesday, 15th September 2021

Dear Sir/ Madam,

RE: SUBMISSION IN RESPECT OF THE DRAFT SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022 - 2028 PROPOSING MINOR ALTERATIONS TO A LONG-TERM ROAD PROPOSAL THROUGH LANDS AT RATHCREDAN, RATHCOOLE, CO. DUBLIN

1.0 INTRODUCTION

1.1 Purpose of this Letter

Thornton O'Connor Town Planning have been retained by Greenogue Equestrian¹ to prepare this Submission to South Dublin County Council in respect of the *Draft South Dublin County Development Plan 2022 -2028*.

The lands subject to this submission are shown in Figure 1.1 below and the submission relates to a road reservation that affects a portion of the lands.

Key Point: The Purpose of this Submission is to seek a minor alteration of a Road Reservation (Western Dublin Orbital Route) on lands to the west of Greenogue Equestrian Centre.

¹ Rathcreedan, Co. Dublin



Figure 1.1: Aerial Photograph of the Subject Lands

Source: Google Earth, annotated by Thornton O'Connor Town Planning, 2021.

1.2 Background of this Submission

Horse Sport Ireland have recently received a *Notification of Decision to Grant Permission* from South Dublin County Council (SDCC Reg. Ref. SD21A/0067) to allow for the development of a Sports Horse Centre of Excellence by Horse Sport Ireland on the lands shown in red in Figure 1.1 above.

The proposed Western Dublin Orbital Route affects the proposal and thus a minor rerouting of the Road Reservation (remaining within our Client's overall land holding) is sought to allow for the development of the permitted Centre of Excellence as envisaged.

The proposed Western Dublin Orbital Route is discussed within Chapter 7 of the *Draft South Dublin County Development Plan 2022 - 2028* and is proposed as a:

'New road from N81 to the Link between the N81, N7 and the N4 with a route Leixlip Interchange by-pass function around Rathcoole and Saggart.'

We note the preliminary nature of the plans for the proposed Western Dublin Orbital Route as the *Draft South Dublin County Development Plan 2022 – 2028* states the following in relation to the Western Dublin Orbital Route:

'The need for this route, further connections and possible alternative routes will be determined through the review of the NTA's GDA Strategy and in consultation with TII and relevant local authorities.'

Key Point: No detailed drawings or plans are in place for the proposed Western Dublin Orbital Route and thus we respectfully submit that the minor alterations to the route will not have any impact on project timelines or project cost.

1.3 Potential Impact on Horse Sport Ireland Site Plan

A zoning map from the *Draft South Dublin County Development Plan 2022 – 2028* showing the Road Reservation's relationship to the subject lands has been included below for reference:

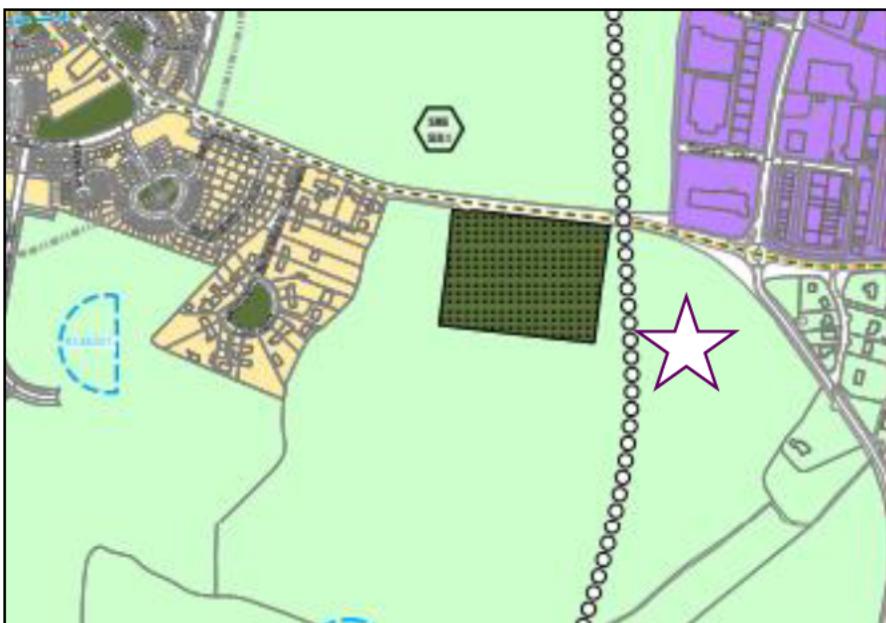


Figure 1.2: Map Showing the proposed Western Dublin Orbital Route Through the Lands

Source: *Draft South Dublin County Development Plan 2022 – 2028, annotated by Thornton O'Connor Town Planning, 2021.*

Kavanagh Burke Consulting Engineers have prepared the below Figure 1.3 which gives an indication of the likely impact the Road Reservation would have on the permitted Centre of Excellence Site Plan.

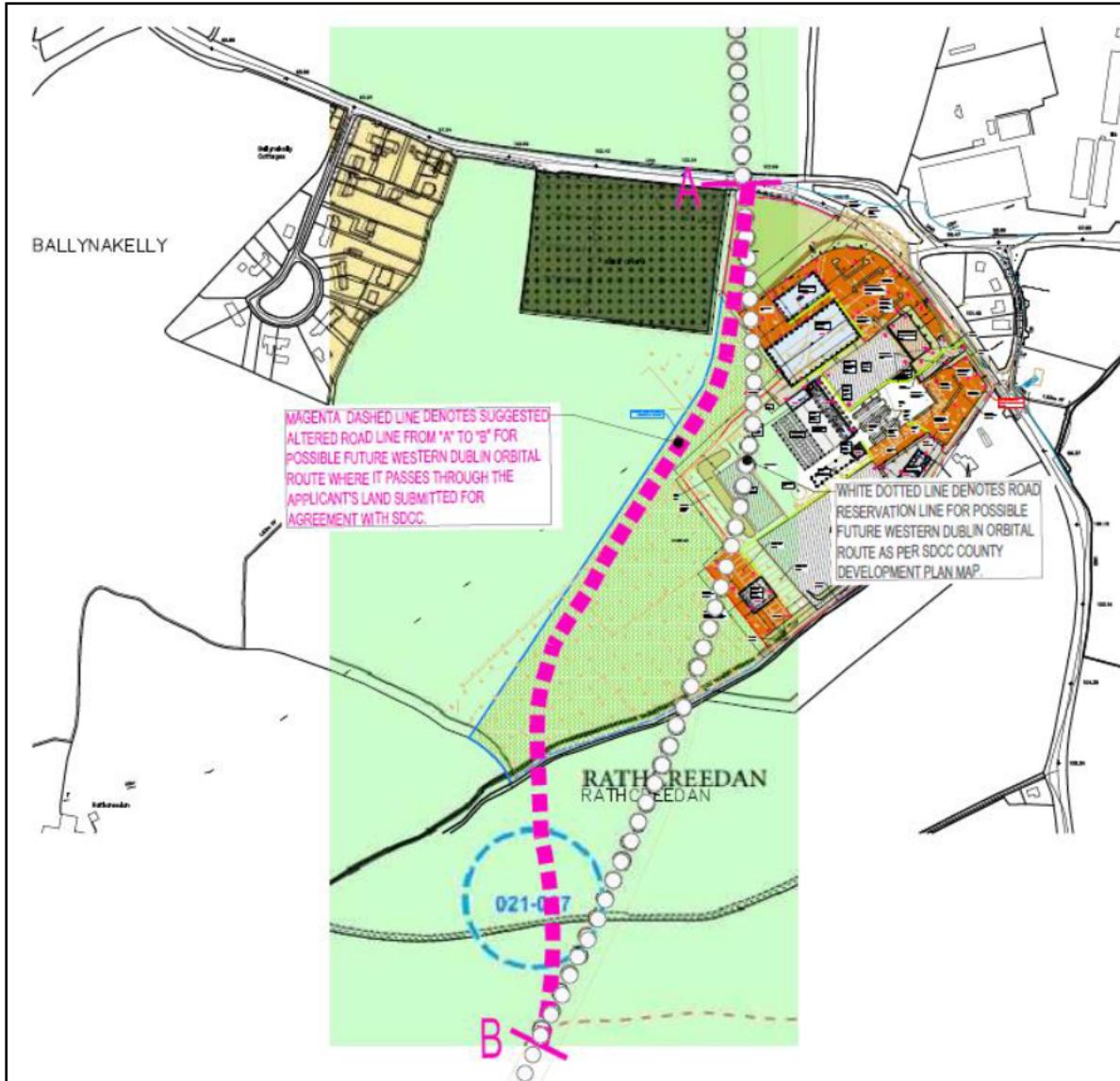


Figure 1.3: Site Layout Plan (SDCC Reg. Ref.:SD21A/0067) Overlaid Upon an Indication Map with the White Line Denoting the Road Reservation Line and the Pink Line Denoting the Suggested Alteration to the Route within our Client's Land Holding

Source: Kavanagh Burke Consulting Engineers, 2021.

The proposed Western Dublin Orbital Route will conflict with an existing arena and thus it is requested that the road be rerouted largely affecting lands within our Client's overall landholding.

Key Point: Our Client has no difficulty with the principle of the Western Dublin Orbital Route traversing through their lands but seeks a minor deviation of the route to facilitate their existing horse sport infrastructure which is to be expanded following a recent Grant of Permission to provide the National base for Horse Sport Ireland.



2.0 CONCLUSION

The purpose of this Submission to the *Draft South Dublin County Development Plan 2022 – 2028* is to seek a minor alteration of a Road Reservation on lands at Rathcreedan, Co. Dublin.

The importance of the Western Dublin Orbital Route is acknowledged and as such, a minor amendment, within our Client's overall land holding is proposed to the route.

Thank you for considering this proposal.

Yours Sincerely

A black rectangular box redacting a handwritten signature.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

