



THORNTON O'CONNOR  
TOWN PLANNING

# 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**

September 2021

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89  
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE  
WWW.TOCTOWNPLANNING.IE



Planning Department  
South Dublin  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

Wednesday, 15<sup>th</sup> 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 RATHCREEDAN, RATHCOOLE, CO. DUBLIN**

## **1.0 INTRODUCTION**

### **1.1 Purpose of this Letter**

Thornton O'Connor Town Planning have been retained by Greenogue Equestrian<sup>1</sup> 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.

---

<sup>1</sup> 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.



Source: Kavanagh Burke Consulting Engineers, 2021.

**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 the signature of Sadhbh O'Connor.

Sadhbh O'Connor  
Director  
Thornton O'Connor Town Planning

