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Ms Gretta Hannigan,
Senior Fisheries Environmental Officer,
Inland Fisheries Ireland- Dublin,
3044 Lake Drive, City West,
Dublin
Dublin 24,

Date: 27th July 2020

RE: A STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR PERMISSION FOR THE CONSTRUCTION OF 204 NO. DWELLINGS IN A MIX OF HOUSES, DUPLEX AND APARTMENTS, AND A CRECHE, TOGETHER WITH ALL ASSOCIATED AND ANCILLARY WORKS, INCLUDING OPEN SPACE AND INFRASTRUCTURE, AT A SITE AT A 7.985 HECTARE SITE COMPRISING 7.783 HECTARES LOCATED TO THE EAST OF STONEY HILL ROAD, RATHCOOLE, CO. DUBLIN AND 0.202 HECTARES COMPRISING AN EXISTING UNDEVELOPED PORTION OF THE PEYTON RESIDENTIAL ESTATE LOCATED TO THE WEST OF THE EXISTING ROUNDABOUT NORTH OF STONEY HILL ROAD.

Dear Sir/Madam,

Please be advised that Romeville Developments Ltd, Century House, Harold's Cross Road, Dublin 6w, D6W P993, intends to apply to An Bord Pleanála for permission for a strategic housing development at a 7.985 hectare site comprising 7.783 hectares located to the east of Stoney Hill Road, Rathcoole, Co. Dublin and 0.202 hectares comprising an existing undeveloped portion of the Peyton Residential Estate located to the west of the existing roundabout north of Stoney Hill Road.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. We understand that you are happy to receive an electronic copy of the application in lieu of a hard copy. The electronic copy is enclosed herewith.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at www.stoneyhillroadSHD.ie

The development comprises of the demolition of 5 no. existing residential properties and associated outbuildings and will consist of the construction of a residential development of 204 no. units, comprising 151 no. houses (including duplexes) and 53 no. apartments. The houses comprise of 7 no. typologies with a total of 123 no. units with a mix of semi-detached and terrace units and with a breakdown of 111 no. 3 bed units and 12 no. 4 bed units. Typologies F, H, L and M are two storey, typologies D, G and K are two storey plus dormer windows. The duplex units comprise a total of 28 no. 3 storey units in a terrace arrangement with 10 no. two bed house units and 18 no. 3 bed house units, all below apartments at second floor level. The apartments above the duplex units comprise of 10 no. 2 bed units

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and 4 no. 3 bed units. There are an additional 39 no. apartments in a single block to the north-west comprising of 10 no. 1 bed units, 23 no. 2 bed units and 6 no. 3 bed units located in a single four storey over basement/undercroft parking block (with a setback top floor) to the north-west of the application site. The basement for the apartment block includes 49 no. car parking spaces, 87 no. bicycle parking spaces, circulation, plant areas, refuse storage areas and other associated facilities. There are an additional 12 no. visitor bicycle parking spaces for the apartment block provided at surface level. Access to the apartment block is directly from Stoney Hill Road via a new access from an existing dropped kerb.

The development also includes 306 no. surface car parking spaces (total car parking provision of 355 no. spaces including 49 no. spaces at the apartment block), 169 no bicycle parking spaces (comprising of 99 no. spaces at basement and surface for the apartment block, 60 no. secure spaces for the apartments in the duplex units, and 10 no. visitor parking spaces at surface level), communal open space for the apartments, public open space including a children's playground and a linear park to the south of the site, new vehicular entrances from Stoney Hill Road (one to the apartment building to the north of the site at Stoney Hill Road and a second to the remainder of the development further south on Stoney Hill Road), a separate pedestrian and cycle access adjacent to the existing roundabout on Stoney Hill Road to the north-west of the site, internal vehicular routes to include footpaths and cycleways, 3 no. ESB substations (including 1 no. integral to the apartment building), refuse/bin stores, public lighting, boundary treatment, provision of potential pedestrian/cycle linkages to Rathcoole Park to the north, drainage and civils works to facilitate the development, and all other associated and ancillary development/works. The total gross floorspace of the development described above is circa 23,042.73 sq.m.

The proposed development also includes a 2 no. storey creche building of 639.2 sq.m plus an outdoor play area of 624.31 sq.m located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 no. car parking spaces and 20 no. bicycle parking spaces. The crèche development includes all associated and ancillary works.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

If you have any queries, please do not hesitate to contact us.

Yours faithfully,

Robert Keran

Robert Keran, BSc Spatial Planning, BA (Law), LLB, MIPI, MPMI
Virtus