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South Dublin County Council  
Planning Department  
Town Hall,  
Tallaght,  
Dublin 24  
D24 A3XC

Date: 27<sup>th</sup> 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.

We enclose herewith 6 no. hard copies and 2 no. digital copies of the planning application.

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](http://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 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

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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.

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

Yours faithfully,

*Robert Keran*

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