

The Draft Master Plan for South Dublin County Council owned lands in Rathcoole - Overview

The Plan

South Dublin County Council (SDCC) presented mixed tenure developments at the Council Meeting of the 8th of July 2019¹. The presentation included a Draft Master Plan for SDCC owned lands in Rathcoole. This was subsequently well covered on local media. The Draft Master Plan for Rathcoole is for (**Figure 1**):

- Residential Development - 250 houses
- School
- Library
- GAA pitches
- Amenity areas

Land Ownership

The only land that SDCC owns in Rathcoole is Rathcoole Woodlands and Rathcoole Park (**Figure 2**). The other parties that own lands outlined in the Master Plan are the GAA (agreed disposal which suggests not yet), the Department of Education and the people of Rathcoole (three corner field, requires confirmation). Therefore, full implementation of the plan requires the co-operation and agreement of these parties. Land ownership needs verification.

Planning Context

Rathcoole Woodlands is zoned new residential under the County Development Plan (**Figure 3**). The 'GAA lands' are zoned open space/ recreation amenity. The GAA submitted a planning application in 2008 (SD08A/0153)² which was granted but never enacted. This was because access was dependent on the construction of the distributor road (see County Development Plan). Both areas have access challenges (**Figure 4**).

In November 2018, Romeville Developments submitted 2 planning applications to SDCC for 99 and 93 houses on lands immediately south of the Woodland (planning SD18A/0364 and SD18A/0413). Both applications were subsequently withdrawn. Therefore, potentially, revised plans can be submitted for the development of these lands.

One of the submissions made with the Romeville application was a 'Local Area Plan' outlining the development and included a figure that outlined development on the Woodland (**Figure 5a and b**). Note that this 'Local Area Plan' was not put to public consultation which is a legal requirement. The area plan³ was '*prepared by Virtus Project Management, with input from C&W O'Brien Architects, acting on behalf of the majority landowner, Romeville Ltd, and in consultation with South Dublin County Council*'. And the Dublin Gazette article refers to Rathcoole being a joint venture with private developers.

¹ <http://www.sdublincoco.ie/Meetings/Agenda/1824?p=1&t=1>

² <http://www.sdublincoco.ie/Planning/Details?regref=SD08A%2F0153>

³ <http://rathcoole.info/wp-content/uploads/2018/11/Area-Plan-for-land-at-Stoney-Hill-Road.pdf>

The Process

The understood process to achieve the plan is a Part 8 which includes:

- SDCC will produce the plan for Rathcoole and the associated legally required reports,
- the plan will be presented to Clondalkin Area Committee, your publically elected local representatives, for their input, and if they are satisfied,
- it will then go before the 40 councillors of SDCC who will vote and if passed,
- the plan will go to public consultation, and
- submissions under the consultation process will be addressed and the plan amended, if needed

How does this plan serve Rathcoole? What are the benefits and impacts for Rathcoole? What are we losing? What are we gaining? What are your thoughts? What other options are there?

Figure 1 Draft Master Plan for South Dublin County Council owned lands in Rathcoole as of July 2019.



Figure 2 Land ownership for the Draft Master Plan.

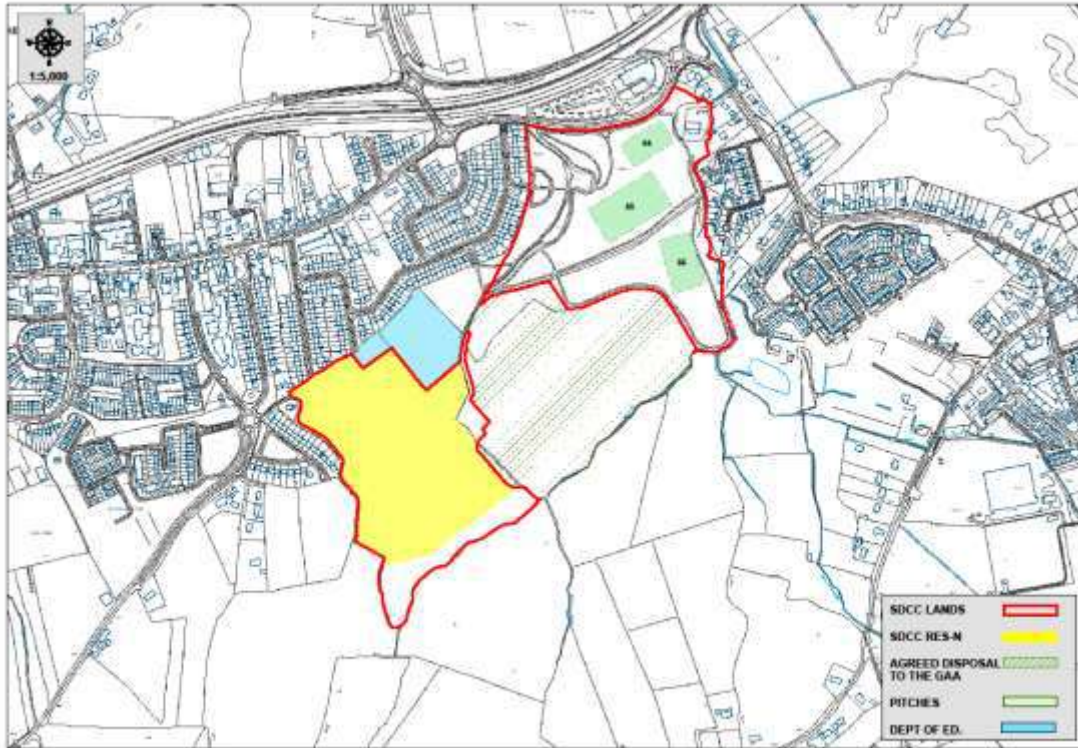


Figure 3 The planning zones from South Dublin County Development Plan 2016- 2022 with: Woodland (SDCC land) outlined in red, GAA owned lands outlined in pink, and Department of Education (Dept. Ed.) land outlined in blue.

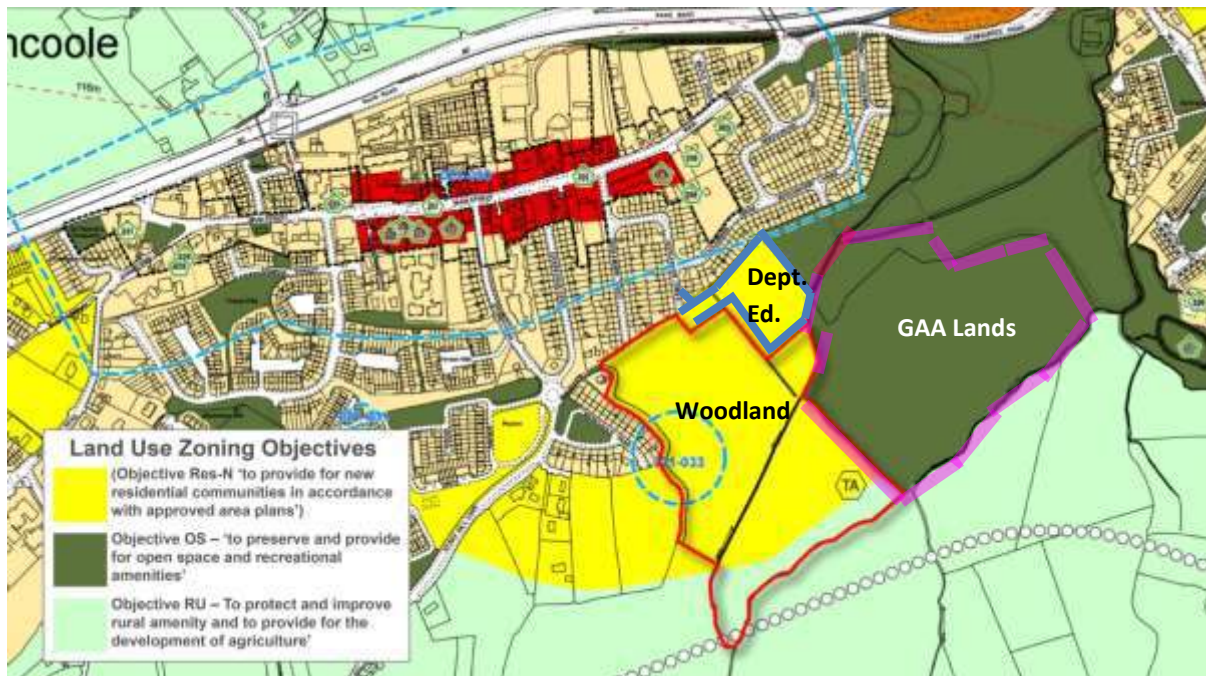


Figure 4 The present context and use of land in the proposed Draft Master Plan.



Figure 5 (A) Planning applications submitted to SDCC by Romeville Developments but withdrawn; purple (phase 1= 99 houses) and yellow (phase 2 = 98 houses) and (B) future envisaged development extract from 'Local Area Plan' submitted by Romeville Developments with the addition of Woodland\SDCC land superimposed in yellow.

