

Planning and Development Acts 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: LRD25A/0008W

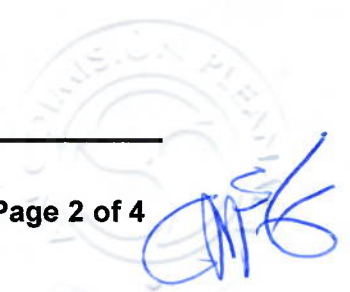
Appeal by Romeville Developments against the decision made on the 15th day of January 2026 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: (1) Demolition of five number existing dwellings and associated outbuildings on the site. (2) Construction of a 176 number dwellings on the site to the east of Stoney Hill Road comprising 100 number duplex units and 76 number houses and with a mix comprising of 16 number one beds, 50 number two beds, 70 number three beds and 40 number four beds with detached, semi-detached and terraced units. The house types include two storey and three storey typologies, and the duplex units are three storeys in height. (3) A total of 245 number surface car parking spaces for the residential development (including visitor, accessible and EV charging spaces) comprising of 152 number for the 76 number houses and 93 number for the 100 number duplex units. (4) Bicycle parking comprising of 187 number spaces in total (including three number cargo bicycle spaces) in sheltered bicycle stores. (5) Open space comprising of: (a) 8,725 square metres of public open space, including the main park and pocket parks; (b) 2,680 square metres of communal open space, including 100 square metres

of play to serve the duplex units, (c) 4,311 square metres of ecological open space, including landscape buffers. (6) A new vehicular, pedestrian and cyclist access from Stoney Hill Road to the north-west of the residential development site and a secondary access for emergency vehicles only further to the south on Stoney Hill Road. (7) A two number storey creche building of 639.2 square metres plus an outdoor play area of 591 square metres located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 number car parking spaces and 20 number bicycle parking spaces. The crèche development includes all associated and ancillary works. (8) Infrastructure works to serve the proposed development to include the internal road network, ESB substations/switchrooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground, all on a 5.8 hectare site at lands to the east of Stoney Hill Road and including lands at part of the existing, Peyton residential site to the west of Stoney Hill Road, Rathcoole, County Dublin. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and is submitted as part of the planning application.

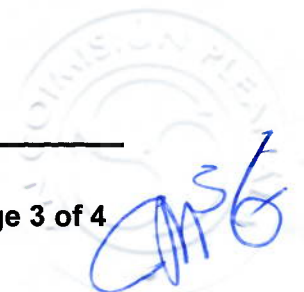
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

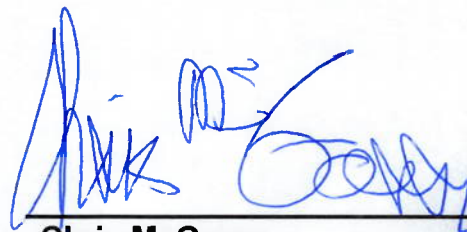


Reasons and Considerations

1. Having regard to the proposed development, the main portion of which is on a transitional site between the urban development of Rathcoole and agricultural lands zoned RU, it is considered that the development fails to provide a sufficient level of Green Infrastructure within the site and fails to provide Green Infrastructure connections within the site and to the surrounding lands. Policy GI 2 of the South Dublin County Development Plan 2022-2028 seeks to strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County. Policy GI 2 Objectives 1 and 2, support this policy and seek to reduce fragmentation of GI networks and to mitigate where removal is required. It is considered that the proposed development does not comply with Policy GI 2 Objectives 1 and 2 as it fails to provide a sufficient level of green infrastructure within the development to provide meaningful integration with the surrounding rural environment and emerging woodlands. The landscaping plan for the development would fail to provide proper mitigation for the removal of hedgerows within the site, and the proposed green corridors within the site and along the southern site boundary would be fragmented in nature and insufficient in scale. As such the development would not be in accordance with the GI2 Objective 1 and GI Objective 2 of the South Dublin County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.



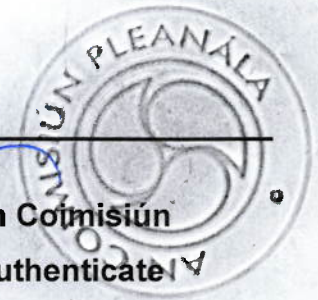
2. The proposed development fails to provide sufficient supporting evidence to demonstrate that the demolition of existing buildings on the site will not result in significant impacts on bats, which are a protected species under the Wildlife Act, 1976 (as amended). In the absence of supporting information regarding the nature and character of the buildings for demolition, a full and comprehensive understanding of the risks to bats from the development has not been provided. This would be contrary to Policy NCBH5 of the South Dublin County Development Plan 2022-2028, which protects species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015 and would be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this

27th day of May

2026