

WYNNE CIVIL ENGINEERING LTD.

Consulting Engineers & Project Managers

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

Our Ref
Your Ref
Date 14th December 2021

Dear Sir/Madam,

Re: Planning Application for Demolition of Habitable House & New Boundary Fence at Main Street, Rathcoole – Applicant: LIAM FYANS

Please find attached planning documentation in relation to the above application. The habitable house forms part of a terrace of three two-storey buildings on Main Street, Rathcoole. The house is in a very poor state of repair and has been unoccupied for over ten years. Many of the window and door lintels on the front elevation have disintegrated and much of the render has spalled away from the stonework.

The middle and end of terrace units to the east of the habitable house are derelict and have been so for a considerable period. Outline permission for the demolition of this habitable house was granted by South Dublin County Council in 2009, Planning Register Reference SD09A/0302. The rear walls and roofs of the two derelict units have collapsed leaving the remaining structures at risk of becoming unstable. The applicant wishes to demolish these two derelict units along with the habitable house adjacent in order to remove this risk. It is also proposed to install a 1.8m high concrete post and hit & miss timber panel fence along the front boundary once the habitable house & derelict buildings have been removed.

Yours Faithfully,



EOIN WYNNE
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