

# SOUTH DUBLIN COUNTY COUNCIL

## SITE NOTICE

**WE Lorat Trading Ltd.**

### INTEND TO APPLY FOR

PERMISSION

RETENTION PERMISSION

OUTLINE PERMISSION

PERMISSION CONQUEST ON THE GRANT OF OUTLINE PERMISSION (Outline Ref. No. \_\_)

For a residential development at this site of 0.57ha at Muldowney's Pub, Main Street, Rathcoole, Co. Dublin.

The residential development will consist/consists of:

(a) the demolition of some of the existing structures on site to include: a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms, and sheds to the west and north of Muldowney's Pub. (b) The reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 no. 2-bedroom units. (c) The reconfiguration and renovation of Muldowney's Pub and storage yard. (d) The construction of 21 residential units within 2 no. 3-storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 no. 1-bedroom units, giving a total of 6 no. apartments in this building. Block B will provide for a mix of 3 no. 1-bedroom and 12 no. 2-bedroom units, giving a total of 15 units within this Block.

Private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub. Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie).

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:

  
\_\_\_\_\_

**Agents Address: Downey Planning, 29 Merrion Square, Dublin 2.**

**Date of erection of site notice: 4<sup>th</sup> April 2022**