

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

5th of April 2022

RE: Planning application for permission to demolish some existing structures on site, renovate and extend existing cottages on site, renovate Muldowney's Pub and construct 21 apartments at Muldowney's Pub, Main Street, Rathcoole, Co. Dublin.

Applicant: Lorat Trading Ltd.

Dear Sir/Madam,

Please find enclosed a planning application for full planning permission to demolish the existing structures on site and construct a development comprising of 21 no. residential units within 2 no. 3-storey blocks and reconfigurations, renovation and extension to pre-existing cottages and renovation of Muldowney's Pub.

The following documents have been enclosed with this application:

- 1 no. completed application form;
- 1 no. cheque for the appropriate fee;
- 1 no. copy of site notice;
- 1 no. original newspaper notice;
- 1 no. copy of the Part V Validation Letter;
- 6 no. copies of Site Location Map;
- 6 no. copies of proposed architectural drawings prepared by Downey Planning & Architecture;
- 6 no. copies of plans and elevations prepared by Downey Planning & Architecture;
- 6 no. copies of the Urban Design Statement with photomontages prepared by Downey Planning & Architecture;
- 6 no. copies of Photomontages prepared by Digital Dimensions;
- 6 no. copies of Landscaping Plans prepared by Downey Planning & Architecture;

- 6 no. copies of the Arborist Report prepared by Charles McCorkell Arboriculture Consultancy;
- 6 no. copies of Arborist Drawings (Tree Survey Plan, Tree Removal & Protection Plan, Tree Schedule) Report prepared by Charles McCorkell Arboriculture Consultancy;
- 6 no. copies of Archaeological Assessment prepared by by Shanarc Archaeology;
- 6 no. copies of Daylight & Sunlight Assessment prepared by Digital Dimensions;
- 6 no. copies of AA Screening Report prepared by Tobin Consulting Engineers;
- 6 no. copies of a Bat Assessment Report prepared by Tobin Consulting Engineers;
- 6 no. copies of the Supporting Planning Statement prepared Downey Planning & Architecture;
- 6 no. copies of an Engineering Services Pack prepared by E.D.P.M. Limited;
- 6 no. copies of Engineering drawings prepared by E.D.P.M. Limited;

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from South Dublin County Council in due course.

Yours sincerely,



Donna Ryan MIPI
Associate Director

For and on behalf of Downey Planning

