



Rathcoole Community Council CLG
Rathcoole Community Centre
Main Street, Rathcoole
Co. Dublin

April 26, 2022

The Planning Dept.
South Dublin County Council
County Hall, Tallaght ,
County Dublin,
Ireland.

REF. SD22A/0096

Applicant: Lorat Trading Ltd.

Location: Muldowney's Pub ,Main Street , Rathcoole, Co. Dublin.

Development:

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; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows. Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two 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.



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Dear Sir/Madam,

On behalf of the Rathcoole Community Council, which is a local residents elected body for Rathcoole Town, we wish to lodge the following 3rd party observations in relation to the proposed development.

1. There is no area plan or master plan submitted as part of the application to show how this development will interact with the new Scoil Chronain school SD21A/0231 which has planning permission with construction expected to begin this year. There is also no explanation as to how the proposed apartment development will interact with other existing users who share the same narrow access road with significant access/parking/service requirements.. It is our understanding that a revised version of the planning application by Anarim investments for housing on the adjacent St Jude's site SD21A/0206, where additional information was sought, is currently active. Rathcoole Community Council have also begun work on a permanent replacement building for the temporary portacabin structures on our site as mandated by SDCC. Highlighting the need for an overall area plan to inform these developments.
2. It should be noted that severe congestion of the access road occurs during services at the Catholic Church beside the site, and also during school and preschool drops offs. Lands previously used for church parking are now used for portacabins for school. The current lands at rear of Muldowney's have, with the owners permission, been used unofficially for peak parking needs for community and church events, for which the community is very grateful, however with the removal of this overflow/turning circle capability at peak user times, we believe severe traffic congestion will occur. In our view there is a need for a holistic view of how this area will be developed in the context of the 2022-2028 development plan.
3. We strongly believe that no additional multi residential units should be permitted that will increase the peak traffic congestion on Rathcoole main street until such time as the recently promised transport and traffic study of our area is completed and a plan of action developed. We also believe, as stated in our comments in relation to the school development, that a major refurbishment of the access road T junction with Main street must form part of any development in this area.
4. We note that the Department of Defence has not been consulted or appropriate aviation impact study submitted with the application. The proposed development is located within the defined locations of Aviation Significance being below the take-off climb surface and approach surface to casement runway 04. It is our understanding that all new permanent high density housing in this area would be discouraged.
5. The noise survey submitted with the application does not address the significant aviation noise that will result with this development being directly below the take off climb surface from runway 04 and its location with the defined noise significant boundary for Casement military aerodrome. It should be noted that should the Dept. of Defence go forward with current recommendations to purchase new jet aircraft of the F16 type which will have a



noise profile in the 85 to 115 DB range aircraft noise will become a major issue in this location.

6. The Upgrade of Tay Lane sewage pumping station is needed to cater for any additional demand. This has been stated repeatedly by Irish Water in submissions to SDCC and has been a primary reason for refusal of other recent development applications, we note that the documentation submitted in this regard is mute on whether the new pumping station will be built in the time frame required to accommodate the development.
7. In relation to surface water management and green infrastructure, given that it appears that multiple adjacent developments will all occur within the same time frame it would make economic and green infrastructure sense to have a single integrated soln for surface water run off with common green area rather than multiple small sub optimal individual site solutions.
8. The overall appearance of the apartment blocks which will be visible from Main street are very utilitarian, In our opinion the architectural appearance of any new buildings on this site should be in sympathy with the design and colour schemes of the School to present a consistency of colour and form as a backdrop to the heritage area.
9. This courtyard type proposal at rear of Muldowneys pub where cars will need to drive through to access the new pub new parking area, the minimal play space opportunity for children and focus on single bed units seems designed for the single and renter's market rather than the Rathcoole community needs for family accommodation.
10. Given that Rathcoole has lost 9 small retail premises in the last year with the redevelopment activity on the Glebe site SD05A/0400, it would be preferable from a community perspective for the rear portion of this site to be used to replace some of the retail capacity lost from our main street or for an educational use.

Regards,

Alan Fairman
DIRECTOR RATHCOOLE COMMUNITY COUNCIL



**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**Rathcoole Community Centre CLG
Rathcoole Community Centre
Main Street
Rathcoole
Co. Dublin**

Date: 27-Apr-2022

Dear Sir/Madam,

Register Ref: SD22A/0096

Development: 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; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two 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.

Location: Muldowney's Pub, Main Street, Rathcoole, Co. Dublin

Applicant: Lorat Trading Ltd.

Application Type: Permission

Date Rec'd: 05-Apr-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named **“Notify me of changes”** and click on **“Subscribe”**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department’s public counter and with the exception of those of a personal nature, are also published on the Council’s website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for Senior Planner