

Planning Objection



Geraldine
Fitzgerald,
116 Main Street,
Rathcoole,
Co Dublin,
D24 YE13.
3rd May 2022.

South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.

Planning Application Reference Number : SD22A/0096
Applicant : Lorat Trading Ltd T/A Muldowneys Pub
Description of Proposed Development : Demolishing a
cottage extension, rubble wall, storerooms and structures at
Muldowney's pub to provide for three-storey apartment
blocks (a combination of one and two bedroom apartments)
Location : Main Street, Rathcoole, Co Dublin

A Chara,

I refer to the above planning application and wish to make the following submission/ objection in relation to the proposed development.

I wish to object to the proposed development based on the points outlined below;

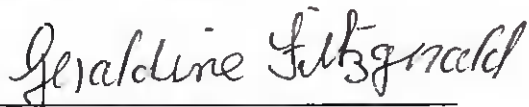
- I have concerns regarding the height of the proposed structure and how it may overshadow and reduce natural light within my dining room, kitchen, and back garden. In addition, this will compromise my

privacy.

- Traffic congestion in Rathcoole is already at an all-time high (particularly at rush hour, and school collection times), with a huge increase in new dwellings (both houses and apartments) over the last 10-15 years.
- The proposed vehicular exit/ entrance onto the main street as I see it poses a risk to current road users. This area is used by neighbouring school children walking to and from the nearby school (Scoil Chronain), in addition to parishioners (typically an older demographic) to the local Roman Catholic church and Community Centre.

On the basis of the above, I trust my concerns will be taken into consideration prior to a decision being reached on this planning application.

Mise le meas,



Geraldine Fitzgerald



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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Geraldine Fitzgerald
116 Main Street,
Rathcoole,
Co. Dublin.**

Date: 05-May-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.sdblincoco.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**