

# Scoil Chrónáin

An tSráid Mhór, Ráth Cúil, Contae Átha Cliath D24 YW81  
Fón: 01 4588889  
Faics: 01 4588501  
Ríomhphost: oifig@scoilchronain.ie  
www.scoilchronain.ie

Scoil Chrónáin



Mol an Óige

09.05.2022

The Planning Department  
South Dublin County Council  
Town Hall  
Tallaght  
Dublin 24

**Planning Reference:** SD22A/0096  
**Location:** Muldowney's, Main Street, Rathcoole, Co. Dublin  
**Proposed Development by Lorat Trading LTD.**

To Whom it May Concern,

Scoil Chrónáin is a primary school with 413 children located adjacent to the proposed development. We recently received planning permission for a new school building (SD21A/0231) located in this area, which will share extensive boundaries with this proposed development. This proposed development raises a number of concerns for both our current school and our proposed new school, and the children and families that attend.

## **Traffic and Site Access**

The increase in traffic turning movements generated by this proposed development on and off this narrow busy road, in the immediate vicinity of this primary school, two pre-schools, a community centre and a church is not desirable and is unsafe. The increased volume of traffic will be unsafe for young children and families on the existing sub-standard footpath onto the public road, which is approximately 6.1 meters wide, and which has no provision for cyclists going to the primary school.

## **Overlooking, Loss of Privacy and Proximity**

The location of Block B, which is a three-story apartment block, with raised elevation, will have large open windows across all floors, which will be overlooking the new school and grounds. This is not appropriate.

We hope you can take into account our concerns with the proposed development based on the health, safety and welfare of our schoolchildren and families.

Many thanks

A handwritten signature in black ink, which appears to read "Siobhán Mhic Gearailt".

Siobhán Mhic Gearailt

Principal

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Scoil Chrónáin  
An tSráid Mhór  
Rath Cúil  
Contae Átha Cliath  
D24 YW81**

**Date: 10-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](http://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](http://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