

Re: Planning Application Reference: SD22A/0096

Florence and Finola O'Brien
Main Street
Rathcoole
CO. DUBLIN D24 HH93

8th May, 2022.

The Planning Department
South Dublin County Council
County Hall
Tallaght
DUBLIN 24 D24 A3XC



Planning Application Reference:

SD22A/0096

Applicant:

Lorat Trading Limited
T/A Muldowney's Pub

Location:

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

Description of Proposed 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 23 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 car parking 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.

A Chara,

We refer to the above planning application and formally wish to lodge an objection to the granting of planning permission by South Dublin County Council. As per the Regulations, we enclose herewith fee of €20.00. to cover this objection. Our grounds for objecting are detailed below:-

1) Privacy:

We have grave concerns that the height of the proposed construction may overshadow our property, with a reduction in the natural light in our kitchen/dining area and also in a back bedroom. Our privacy would also be compromised as our entire garden space is located to the rear of our property.

2) Ingress/Egress:

The safety aspect of the increase in traffic accessing the proposed development needs to be taken into consideration. It is already a hazard for pedestrians crossing the access road, especially during school times, which is quite a blind T junction. Additional traffic endeavouring to ingress or egress the access road would render it highly dangerous.

3) Existing Traffic Issues:

Traffic in the village of Rathcoole is already heavily congested, particularly at peak times. This has been highlighted on many occasions by our local Community Council and other organisations within the community. A transport and traffic study of the area is awaiting completion and it is envisaged that this will include the development of a plan of action. In our opinion it would be wise to wait for the outcome of this study, before proceeding with permission for any additional multi-residential units.

4) Access for Emergency Services:

In the unfortunate event of emergency services being required to attend to residents of the dwelling at the end of the access road and/or patrons attending the RC Church or Rathcoole Community Centre and indeed pupils or teachers of Scoil Chrónáin, immediate access could be compromised if there is additional traffic on what is already a busy narrow road.

5) Noise Level:

We already have issues with the establishment regarding the noise level from patrons using the outdoor area and leaving the premises late at night/early in the morning. This is worse when functions are held there, with music being played above the permitted decibels. This could deteriorate even further with the "reconfiguration and renovation" of the pub?


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- 7) With the proposal to have 23 units on .57 hectare, this represents an over-development of the site and, therefore, it is not in keeping with the proper development of the area.
- 8) The proposed development is to the rear of 1 and 1.5 storey buildings and would be totally out of character with the existing homes on the Main Street.
- 9) Full planning permission has already been granted for the development of a new school – Scoil Chrónáin (SD21A/0231) on land adjacent to the proposed residential development. Traffic from both of these sites will be converging on to the same narrow access road, leading on to the Main Street.
- 10) There is no provision for 3-bedroom units, which would be suitable for families, within the proposal. Would this lead to a renter's market, rather than a family orientated community?
- 11) The provision of private outdoor amenity space is very limited, going by the proposal.
- 12) **Waste Management – Environmental Regulations:**
Twenty-one residential units will generate waste (household or otherwise) necessitating either individual or communal green bins, brown bins and black bins, being located onsite in a proposed bin store, to cater for 21 and possibly up to 42 occupants. The responsibility for the hygienic maintenance/upkeep of such a facility is of major concern to us, unless this bin store is the sole responsibility of the existing owners or any future owners – not management companies nor residents. Owing to the close proximity of our home to this proposed development, we would respectfully ask you to take all health and safety aspects into consideration as it is important to ensure compliance with the Environmental Regulations.

We would hope that Members of South Dublin County Council would consider our safety and wellbeing in this matter and give due consideration to the concerns we have listed above and refuse the granting of planning permission for this proposed development. It is our hope that Members of South Dublin County Council would also wish to see the residences in the Main Street continue to be a strong feature of the village.

Mise le meas,


FLORENCE O'BRIEN


FINOLA O'BRIEN

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

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

**Florence & Finola O'Brien
Main Street
Rathcoole
Co.Dublin
D24 HH93**

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.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