

Re: Planning Application Reference: SD22A/0096

Thomas and Esther O'Brien
Main Street
Rathcoole
CO. DUBLIN D24 F244

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 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 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.

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A Chara,

With reference to the above planning application, we wish to register our objection to the granting of planning permission by South Dublin County Council to this proposed development, based on the observations listed below:-

By way of explanation - our home is located close by and in line with the site in question.

Privacy:

The proposed 3-storey buildings will drastically affect the privacy of our home and garden by being overlooked and overshadowed. The natural light to the front, rear and side of our bungalow will be greatly restricted.

Noise Level:

We already have to endure noisy patrons and very loud music, especially when the outdoor area is being used for functions, with amplified voices and music. We believe that this will be exacerbated, even further, with the structure of the proposed development causing noise reverberation towards our home.

Traffic:

We currently have difficulty exiting and entering our property at peak times, owing to traffic congestion in the village of Rathcoole. Additional traffic, due to the proposed development, would contribute even further to this issue. Our local Community Council has highlighted the problem of the traffic congestion with South Dublin County Council on many occasions and has been assured that a transport and traffic study of the area is taking place, leading to a plan of action. Pending completion of this study, no planning permission should be granted for any additional multi-storey residential or commercial units.

Antisocial Behaviour:

On one occasion in the past, several panes of glass in the windows of our home were broken and a vehicle was damaged by stones being thrown from the car park of the establishment, which is an indication of the close proximity and vulnerability of our property to the proposed development.

Waste Management - Environmental Regulations:

In the event of planning permission being granted for an additional 23 units, we would have grave concerns regarding the waste that this development would generate in such a confined space and the proper management of same.

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We trust that the Members of South Dublin County Council will take the serious issues contained in this submission into account, when assessing the proposed development. We would hope that the Members of South Dublin County Council would consider our safety and wellbeing in this matter and refuse the planning application.

Mise le meas,



THOMAS O'BRIEN



ESTHER O'BRIEN

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

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

**Thomas & Esther O'Brien
Main Street
Rathcoole
Co. Dublin
D24 F244**

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**