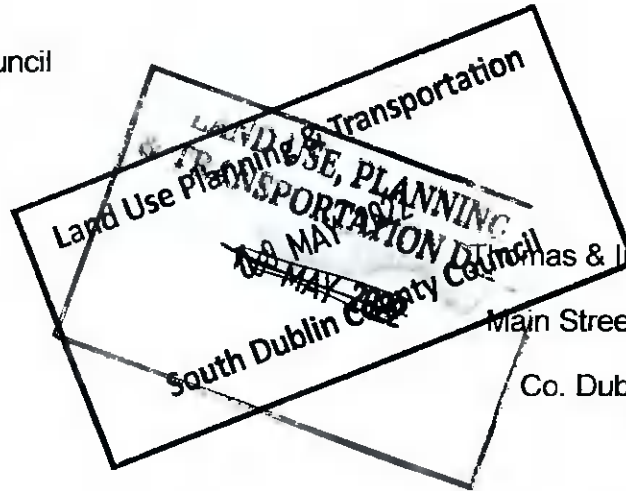


Planning Department  
South Dublin County Council  
County Hall, Tallaght  
Dublin 24.



Thomas & Inelda Keogh  
Main Street, Rathcoole,  
Co. Dublin D24ED89

6<sup>th</sup> May 2022

**Re: Planning Application No. SD22A/0096**

Applicant: Lorat Trading Ltd

Location: Muldowneys Pub, Main Street, Rathcoole, Co. Dublin.

Dear Sir/Madam,

We refer to the above planning application reference. Our home is located at the end of the access road to the proposed development and we wish to lodge the following submission/objection to the granting of planning permission on the following grounds:

1. The proposed development will lead to increased volume of traffic on an already busy, narrow access road that leads to our home. This roadway is already under extreme pressure due to large volumes of traffic and parking generated by Church parishioners, Scoil Chrónáin, Rathcoole Community Centre, a preschool & creche and Muldowney's Public House, with access into and out of our home hindered on a regular basis.

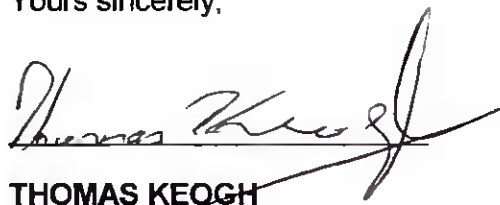
At Mass times particularly on Saturday evenings and Sunday mornings, and when Funeral Services are taking place, it is virtually impossible to enter or exit our home using the access road as Churchgoers enter and exit from the Church environs using both sides of the road. This situation is further compounded by the illegal parking of vehicles along this access road which has continued despite No Parking Signage and double yellow line road markings put in place.

Furthermore, the recent granting of full planning permission for the development of a new school building for Scoil Chrónáin (SD21A/0231) along this access road towards our home will inevitably result in even greater traffic volume. Heavy duty construction traffic for this project alone is going to present access challenges for us without the additional volume of heavy duty construction traffic which this proposed development will generate.

2. The proposed development is not in keeping with the village characteristic of the area. The development is proposed behind 1 and 1.5 storey high buildings which will be visible from Rathcoole Main Street and out of character with the existing village street scape.
3. The proposed development represents an over development of the site with 23 units on .57 hectare. This is not in keeping with the proper development of the area as per the Local Development Plan.
4. The proposed development does not provide any 3 bed units suitable for families and seems to focus on the provision of single bed units. This would appeal to the renters market rather than meeting the Rathcoole community needs of the provision of family style accommodation. In addition, there is a lack of private outdoor amenity space proposed.

We request you give due consideration to this submission on the aforementioned grounds and refuse the granting of planning permission.

Yours sincerely,

  
THOMAS KEOGH

  
IMELDA KEOGH

**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)**

**Thomas & Imelda Keogh  
Main Street  
Rathcoole  
Co. Dublin  
D24 ED89**

**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](http://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](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