

## Development:

Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two story with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two story

with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.

Firstly I draw you attention to the following agreed motions that are in our new County Development plan (2022 -2028) Which I believe impacts the planning applications:

73768	Councillor F. Timmons	Development Plan Meeting	<a href="#">Development Plan Meeting - 1st March 2022</a>
Chapter 3 Ref SD-C195-265 (CE Report p419) That this council inserts an SLO to protect Glebe House in Rathcoole Conservation Area.			
73789	Councillor F. Timmons	Development Plan Meeting	<a href="#">Development Plan Meeting - 1st March 2022</a>
Ref SM6 SLO1 Chapter 7 (P718) Amend SM6 SLO1 from: To investigate the need to carry out a traffic and transport study of the Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify how the road network in the area will function and to include a review of HGV movement To: To carry out a traffic and transport study of Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify how the road network in the area will function and to include a review of HGV movement			
70533	Councillor F. Timmons	Development Plan Meeting	<a href="#">Development Plan Meeting - 17th June 2021</a>
'That the new County Development plan commit to designing and fixing the location of the first phase of the Westwood to Newcastle to address the on-going chronic commuter through traffic issues in Saggart ,Rathcoole and Newcastle. The plan should also include land reservation corridor widths that will take cognisance of the needs for sections of the route to be elevated dual carriageway Flyover, with such corridor widths being sufficient for natural tree screening to reduce noise and visual impact on adjacent to the route.'			

I support Rathcoole Community Council as follows:

1. I support Rathcoole Community Council as a matter of policy are supportive of "back land" developments that enhance the village

centre and welcome the proposal to retain the existing street view and house which is a protected structure

2. I welcome with Rathcoole Community Council the effort that the developer has undertaken to understand the historical significance of this village centre site and propose a design compatible with development in an architectural conservation area.

3. However, I support Rathcoole Community Council who strongly believe that no additional multi residential units should be permitted that will increase the peak traffic congestion on Rathcoole Main Street until such time as the recently promised transport and traffic study of our area is completed and a plan of action developed. ABP since June 22 has approved 386 units for the town land of Rathcoole ,SD21A/0087,SD21A0206,and SHD3ABP3/250/22 which when added to the 204 units approved under SHD3ABP30768 and other smaller developments will exceed the total projected development planned for the Rathcoole 2022-2028 horizon.

4. The accompanying documentation does not address how this proposal is compatible with the 2022-2028 development plan for Rathcoole. Rathcoole now classified as a selfsustaining growth town with a population in excess of 5000 persons, had had rapid expansion in recent years with no expansion of infrastructure or transportation networks and a reduction of small retail and small office units on the Main Street which is

incompatible with the vision of the "15 min village" aspired too.

5. I support Rathcoole Community Council who note that the Department of Defence has not been consulted or appropriate aviation

impact study submitted with the application. The proposed development is located within the defined locations of Aviation Significance being below the take-off climb surface and approach surface to casement runway 04.

6. There is no noise survey submitted with the application to address the significant vehicular noise from the N7 or aviation noise that will result with this development being directly below the take off climb surface from runway 04 and its location with the defined

noise significant boundary for Casement military aerodrome.

7. The Upgrade of Tay Lane sewage pumping station is needed to cater for any additional demand. This has been stated repeatedly by Irish Water in submissions to SDCC and has been a primary reason for refusal of other recent development applications, we note that the documentation submitted in this regard is mute on whether the new pumping station will be built in the time frame required to accommodate the development.

8. The proposed access to the development is by a new road exiting adjacent to the side wall of the Baurafea two story public house, presenting a significant visibility restriction to traffic exiting to Main Street. Access to the site from the existing entrance at the Courthouse apartments complex would be a much safer option.

9. The proposed pedestrian way through to the pedestrian network in Forest Hills estate is narrow without passive surveillance as per guidelines to reduce risk of anti-social behaviour.

10. I Support Rathcoole Community Council who note that this development in part will back on to the outdoor dining area and parking

area of the Baurafea pub with significant potential for night time noise disturbance for the proposed houses It would be our preference for this key village centre site to be used to replace some of the retail capacity lost, small office development or medical centre given its potential with dual entrances to have a pedestrian courtyard type focal point development. highlighting yet again the lack of a development plan for Rathcoole village centre to guide landowners and developers.

Go raibh maith agat,

Cllr Francis Timmons  
Clondalkin Area Chair 2021-2022


Independent Dublin Mid West


Cllr Francis Timmons





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