



Rathcoole Community Council CLG
Rathcoole Community Centre
Main Street, Rathcoole
Co. Dublin

August 31, 2022

The Planning Dept.
South Dublin County Council
County Hall, Tallaght ,
County Dublin,
Ireland.

REF. SD22A/0323

Applicant: Kieran O'Malley Ltd.

Location: Main Street , Rathcoole, Co. Dublin.

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.



Dear Sir/Madam,

On behalf of the Rathcoole Community Council, which is a local residents elected body for Rathcoole Town, we wish to lodge the following 3rd party observations in relation to the proposed development.

1. 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. We welcome 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, we 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 self-sustaining 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. We 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 Baurnafea 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. We 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.

Regards,

Alan Fairman C. Eng.

RATHCOOLE COMMUNITY COUNCIL

Alan Fairman,
Rathcoole Community Council
Main Street
Rathcoole
D24X039

Date: 05-Sep-2022

Dear Sir/Madam,

Register Ref: SD22A/0323
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 storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey 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.
Location: Main Street, Rathcoole, Co. Dublin
Applicant: Ciaran Reilly
Application Type: Permission
Date Rec'd: 08-Aug-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**