

5, Stoney Lane,
Rathcoole,
Co Dublin,
D24C963

Land Use Planning & Transportation
- 6 SEP 2022
South Dublin County Council

September 4th 2022

Planning Department,

South Dublin County Council,

County Hall.

Belgard Square North,

Tallaght,

Co. Dublin.

Re: Proposed Development at Main Street, Rathcoole, Co. Dublin. - SO22A/0323.

Dear Sir/Madam,

Regarding the above proposed development, I wish to make a submission, before a planning decision is made, by bringing the following observations to your attention, which I believe have not been addressed.

1. The twelve units are so tightly designed that it would be almost impossible for Fire Engines, Ambulances etc. to gain access swiftly and depart the development without some delay. Some people have a habit of not parking correctly and children are apt to leave bicycles, scooters etc. strewn about thus causing further delay to said traffic gaining access.
2. There will be an increase of traffic entering and leaving from this development onto an already peak-time traffic queue on the main road. As you are aware, traffic from many estates feed onto this one road. There are also cars coming to deposit children to three existing schools and one proposed new school each day. A recently promised transport and traffic study of the area and a plan of action have not been completed for Rathcoole. The plans for a ring road were also abandoned some years ago. The building of this ring road would have alleviated traffic congestion. The traffic on the Main Street is also at a standstill each day, vying with the traffic coming from the Tallaght bye-pass, through Saggart roundabout to go out onto the N7. In this respect, cars trying to exit this development would be at a standstill each day with long delays. It would be a chaotic situation.
3. The upgrade of Tay Lane Sewerage and Pumping Station, needed for this development, has not been carried out. This information was stated by Irish Water, repeatedly, in a submission to SDCC and has been a primary reason for refusal of other recent development applications. It is to be wondered if the new pumping station will be built in time for the accommodation of the new development if it is to be built.
4. The proposed pedestrian way through Forrest Hills is questionable, in so far as has an application to the Resident's Association been made by said company for this way through?

5. Before any further building goes ahead should there not be a development plan for Rathcoole, which would guide landowners and developers and show the relevant infrastructure needed going forth such as roads, safe play areas for children. A medical centre or a functioning library for children and adults would be far more suitable for this site.

It is my opinion that Rathcoole is being destroyed with houses being built with no thought for the design or structure for the future of the village. Houses are needed, we know, but people have to be able to live and enjoy the area.

Sincerely yours,

Mary Lou Quinn.

Mary Lou Quinn
5, Stoney Lane
Rathcoole
Co. Dublin

Date: 07-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.sdblincoco.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.sdblincoco.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**