

11<sup>th</sup> September 2022

**Re: Proposed re-development of McEvoy's public house, Newcastle, Co. Dublin. Reference: SD22A/0322.**

To whom it may concern,

I wish to strongly object to the proposed development, reference: SD22A/0322, on the grounds that the proposed design is not in keeping with the historic and cultural significance of the site and the surrounding area of the west end of the village of Newcastle. This view is supported by a previous objection by An Bord Pleanála in 2007, reference: 220186, to a similar development plan for the site, reference: SD06A/0026, for the following reasons:

- The excessive scale, including parking, constitutes overdevelopment.
- The inappropriate design would adversely affect character, heritage value and setting of protected structures and recorded monument and are in conflict with the objectives of the development plan.

These reasons continue to apply to application ref. SD22A/0322.

Yours sincerely,



Margaret Carrigan

**Margaret Carrigan**  
**Hazel Hatch Road**  
**Newcastle**  
**Co. Dublin**

**Date:** 13-Sep-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0322  
**Development:** Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

**Location:** Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin  
**Applicant:** Rathgearan Ltd  
**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](http://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](http://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**