

Adam Kavanagh,
9 Stoney Lane,
Rathcoole,
Co. Dublin
D24 YX88

RE: Submission on Planning Application REF: SD22A/0323

Dear Sir / Madam,

I'd like to make some observations with respect to the planning application noted above. Whilst I am supportive of the proposed development of family houses, I'd have some concerns with the proposed development plans.

- 1. Traffic Congestion:** The area has seen significant urban development over the past number of years however there has not been sufficient investment in public transport or infrastructure to support the increased traffic congestion. With the number of proposed parking spaces within this development, it is expected that there will be at least 48 extra cars parked outside these new houses with a further 10 extra parking spaces if required. Without a much-needed upgrade to the infrastructure, this significant increase in traffic would have a negative effect on the already congested traffic situation in Rathcoole.
- 2. Water Drainage:** The proposed development will create additional flood risk. As it stands, heavy rainwater flows down Stoney Lane and causes large pools to form as the drainage is not sufficient. Additionally, the upgrade of Tay Lane sewage pumping station is needed to cater for additional demand.
- 3. Access:** I'd have safety concerns with respect to the access point adjacent to the Baurnafea Public House including visibility on entry to the main street, with limited room for pedestrians or cyclists along the access road. I'd also be concerned about access for emergency vehicles. While planning has been provisioned for 2 cars to a house along with a further 18 parking areas close to the main street, the turning space near building type B-B1 does not seem adequate for a large emergency vehicle to complete a full turn even without considering any extra cars that may be parked near the turning area.
- 4. Infrastructure:** Despite the continued expansion of the Rathcoole area with housing developments, the same level of investment in facilities and amenities to support a thriving community has not been seen in terms of future planning for schools, shops, playgrounds or transport. Successful housing developments in other areas have considered school /creche facilities, surrounding retail units with playgrounds put in place. It would appear that this development is not aligned to the four objectives of Sustainable Drainage Systems (SuDS), where amenities and biodiversity are key considerations.

5. **Proximity to boundary wall:** Whilst 8 of the houses proposed have a considerable distance to the boundary wall with gardens in between the houses along Stoney Lane and the new houses proposed for development on the site, the 4 houses to the rear of the development are too close to the boundary wall. Those houses will overlook directly onto 9 Stone Lane, with windows to the side of the proposed properties. I'd have concerns that building houses that close may damage our boundary wall whilst digging foundations and building. In line with the SuDS objectives, ensuring trees or shrubs are planted along the boundary wall (which were there previously) would ensure a sufficient distance from the boundary wall to avoid damage and enable biodiversity. In addition, I would have concerns with water drainage from gutters into our back garden with the close proximity. Access to the house and/or roof beside the boundary wall would support future repair of the property in the event of any damage. With the close proximity proposed, maintenance of the structure (e.g. painting) would be extremely difficult and may lead to degradation of the quality of the property. This would contradict the SDCC Development Plan policy stating that any development in, or adjacent to, an Architectural Conservation Area 'ACA' (for which the site lies within) must have a positive visual impact on the ACA.

For the reasons outlined above, I would respectfully request that these observations are considered and sufficiently addressed in advance of any housing development on the site.

Regards,

Adam Kavanagh

Adam Kavanagh
9, Stoney Lane
Rathcoole
Co.Dublin
D24YX88

Date: 13-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**