

Stephen Corcoran,
10 Stoney Lane,
Rathcoole,
Co. Dublin.

Planning Department,
South Dublin County Council,
County Hall,
Tallaght.

Date: 11 September 2022

Dear Sir/Madam,

RE: Submission on Planning Application Reg. Ref. SD22A/0323

I am writing to you today in relation to this application to make observations on the proposed development. In principle, I would welcome the construction of additional houses at this site which has lain vacant for some years. However, there are several concerns I would have about the proposed development. These are set out as follows:

- Traffic impact
- Phasing of development
- Impact on Rathcoole ACA

Traffic Impact

The proposed development will add to the volume of traffic exiting onto Rathcoole's Main Street. Rathcoole has grown substantially over the past few years, and there has not been substantial investment in public transport or infrastructure to support the increasing volumes of traffic on our roads and streets. The additional traffic generated from the proposed houses will further increase traffic congestion and vehicle movements on roads which have already exceeded capacity. Furthermore, the proposed access road to the houses will result in an additional access point with significant traffic movements, in close proximity to the existing junction of Stoney Lane and Main Street, potentially giving rise to a traffic hazard. The Council should carefully consider the proposed access arrangement, particularly with regard to sightlines. Additionally, the proposed internal access road does not have a footpath along much of its length. While the proposed shared surface may slow down drivers, there is no distinct homezone or sense of enclosure in the proposed design, which could give rise to pedestrian/cyclist and vehicle conflicts. This arrangement would not be sustainable or conducive to increased pedestrian and cyclist safety.

Phasing of Development

The Rathcoole area has grown significantly over the past 20 years, with several housing estates completed, and significant housebuilding activity underway. However, there has not been a commensurate level of investment in services or infrastructure to support this new housing. The proposed development will result in increased traffic congestion, and increased strain on existing infrastructure and services in the area. The proposed development is exclusively made up of family homes, and this will increase pressure on local schools, which are struggling as is with overcrowding. There are also wastewater

upgrades which are required before any additional development happens in Rathcoole. Therefore, there should be no development on this site until these issues are resolved.

Impact on Rathcoole ACA

A portion of the site lies within the Rathcoole Architectural Conservation Area. SDCC Development Plan policy states that any development in, or adjacent to, an ACA must have a positive visual impact on the ACA. The proposed development consists of standard, suburban style houses which are incongruous with the existing buildings in the village. The design of the proposed houses does not respect either the historic buildings on Rathcoole's Main Street, or the later, 20th century houses nearby. This is particularly concerning given that the site is an infill site, and the ill-considered minor elevations of the proposed houses will be visible from existing houses. This insensitive design is not compatible with Development Plan policy which promotes a high standard of architectural design on infill sites, and will result in the proposed houses being visually overbearing and excessive in the context of the ACA and nearby houses. The proposed materials and finishes of the houses neither respect existing adjacent houses including the Protected Structure to the north of the site, nor are of sufficient quality or architectural merit to be read in their own distinctive context. For this reason, the proposed development is contrary to both the Sustainable Urban Development Guidelines and Urban Design Manual, and Development Plan Policy, and would therefore not be in the interest of the proper planning and sustainable development of the area.

For the reasons outlined above, I would respectfully request that the Council carefully consider the impacts of the proposed development, and sufficiently address these concerns.

Regards,
Stephen Corcoran

Stephen Corcoran
10 Stoney Lane,
Rathcoole,
Co. Dublin.

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**