

Mr Jim Johnston,  
Planning Department  
South Dublin City Council,  
County Hall,  
Belgard Square North,  
Tallaght,  
Co. Dublin.

Land Use Planning & Transportation

28 OCT 2022

South Dublin County Council

25<sup>th</sup> October 2022

**RE: Planning Application Reg. Ref. SD22A/0096; Muldowney's Pub, Main Street, Rathcoole, Co. Dublin.**

**Applicant: Lorat Trading Ltd.**

Dear Mr. Johnston,

I refer to planning application reference no. **SD22A/0096** for the proposed development of:

*"Demolition of some of the existing structures on site to include a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms, and sheds to the west and north of Muldowney's Pub; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two bedroom units, giving a total of 15 units within this Block; private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub; Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development."*

South Dublin County Council invited the applicant to respond to a further information request on the 30<sup>th</sup> of May 2022 as per Article 33(1) of the Planning and Development Regulations, 2001 (as amended). This gave the applicant a deadline of 29<sup>th</sup> of November to respond to the Additional Information request.

Article 33(3) of the Planning and Development Regulations, 2001 (as amended) provides for:

*"Where a requirement under sub-article (1) or sub-article (2) is not complied with within the period of 6 months from the date of the request for further information under sub-article (1), or such additional period, not exceeding 3 months, as may be agreed by the planning authority, the planning application shall be declared to be withdrawn and the planning authority shall, as soon as may be, notify the applicant that the application has been declared to be withdrawn and enter an indication that the application has been declared to be withdrawn into the register".*

In accordance with Section 251 (1) of the Planning and Development Act (2000 as amended), when calculating the time limits associated with the planning application process, *"the period between the 24<sup>th</sup> of December and the 1<sup>st</sup> of January, both days inclusive, shall be disregarded"*. In our considered opinion, this applies to every year, i.e., 9 days total over the course of these respective days.

By our calculations, Downey Planning on behalf of the applicant, Lorat Trading Ltd., respectfully requests an additional period of three months be granted thereby extending the period for the submission of Further Information, under Article 33(1) of the Regulations, up to the 8<sup>th</sup> of March 2023.

We trust that the above is in order and look forward to hearing from you in relation to the above. In this context, I would be most grateful if you could confirm South Dublin City Council's acceptance of the above.

Yours sincerely,



Donna Ryan MIPI  
Associate Director  
*For and on behalf of Downey Planning*