



Rathcoole Community Council CLG

Rathcoole Community Centre
Main Street, Rathcoole
Co. Dublin

January 10, 2023

The Planning Dept.
South Dublin County Council
County Hall, Tallaght,
County Dublin,
Ireland.

REF. SD22A/0342 (ADDITIONAL INFORMATION)

Applicant: Riverside Projects Limited

Location: Tay lane, Rathcoole, Co. Dublin.

Development:

Additional information submitted with regard to construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development;

Dear Sir/Madam,

On behalf of the Rathcoole Community Council, which is a local residents elected body for Rathcoole Town, we wish to lodge the following 3rd party observations in relation to the revised



design proposed and other information supplied as part of additional information submission for this proposed development.

We welcome developments in Rathcoole that will increase the accommodation options for Rathcoole senior citizens. We are supportive of the Cluid housing association and their efforts in relation to improving the housing and accommodation stock in Ireland for the more disadvantaged or our society, and in that regard, we welcome the clarification in december to us that Cluid and the Martin Property group are the actual developers behind this proposal.

We welcome the note that the developer is prepared to accept a planning condition that would restrict ownership of the apartments to the over 55 target occupant group and that the building itself would remain in single ownership with on site management presence.

We welcome that the actual design has changed to reduce the impact of N7 traffic noise and improve the actual design of the apartment units and communal space. We however are not satisfied with the number of units proposed and their impact on our village. We continue to have the following concerns

1. We strongly believe that no additional large multi residential units should be permitted that will increase the peak traffic congestion on Rathcoole Main Street until such time as the recently promised transport and traffic study of our area is completed and a plan of action developed.

We were disappointed with the newly submitted traffic consultants report and note that it focused on the incremental traffic effect on the Tay lane junction only and the traffic survey was conducted on a single day, the report also continues to ignore the fact that Rathcoole only has one 69 bus an hour during off peak that takes one hour 30 mins via Saggart and Clondalkin to get to city centre and that the nearest Luas stop is 3 km walk from the site. We continue to believe that although the number of apartments has now been reduced to 54 that, with only 24 parking spaces being assigned to occupants, the development still constitutes over development.

2. We note that the Department of Defence commented in their submission with regard to the risk of high aviation noise at this location , reflecting our own concerns regards impact of high aviation noise on elderly residents and their ability to enjoy sitting on balconies or in external communal spaces in that location. However, developer planning reports dismisses this concern indicating that there was no legal requirement for them to take aviation noise into consideration. It is a matter of fact that since the original submission the Dept of Defence newly acquired military Airbus C295 sea patrol/anti submarine aircraft are now directly overflying the site at low level on training missions.



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3. It would remain Rathcoole Community Council's view that the design and scale of the development should be revisited to reduce it to a two story structure with additional trees at Northern edge added to improve noise mitigation. It would also be our preference that SDCC work with the developers of both sites to develop an updated master plan for the overall Mercer School/Glebe site, to insure an integrated development for this key historical village centre site ,with its St Bridget's well, and that the overall site facilitates small retail, medical ,community and business activities to insure a vibrant town centre and the Main Street ACA is maintained..

Regards,

Alan Fairman C. Eng.

RATHCOOLE COMMUNITY COUNCIL