

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104

Email: [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)

Donna Ryan  
Downey Planning  
29, Merrion Square  
Dublin 2

Date: 14-Mar-2023

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** SD22A/0096

**Development:** 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.

**Location:** Muldowney's Pub, Main Street, Rathcoole, Co. Dublin

**Applicant:** Lorat Trading Ltd.

Dear Sir/Madam,

Following the receipt of Further Information, the Planning Authority considers that the information received contains significant additional information and therefore, in accordance with Article 35(1)(a) and (b) of the Planning and Development Regulations 2001 (as amended), the applicant is required to:

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(a) publish a notice in an approved newspaper, containing, as a heading the name of the Planning Authority, marked "Further Information" or "Revised Plans", as appropriate, and stating:

- the name of the applicant,
- the location, townland or postal address of the land or structure to which the application relates (as may be appropriate),
- the reference number of the application on the register,
- that significant further information or revised plans, as appropriate, in relation to the application has or have been furnished to the Planning Authority, and is/are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during its public opening hours, and
- that a submission or observation in relation to the further information or revised plans may be made in writing to the planning authority on payment of the prescribed fee, not later than 2 weeks after the receipt of the newspaper notice and site notice by the planning authority under (a) and (b) of this sub-article or, in the case of a planning application accompanied by an EIAR, within 5 weeks of receipt of such notices by the Planning Authority,

and to submit a copy of the notice to the Planning Authority.

(b) Erect or fix a site notice on the land or structure to which the further information relates, in the form set out in Form No. 4 of Schedule 3 of the Planning and Development Regulations 2001 (as amended) or a form substantially to the like effect and to submit a copy of the notice to the Planning Authority.

**The newspaper notice must be published and the site notice erected and copies of same be submitted to the Planning Authority by 21/03/23**

(NOTE: samples of both the Newspaper Notice and Site Notice may be viewed/downloaded from the Council's website:

<https://www.sdcc.ie/en/services/planning/planning-applications/make-a-planning-application>

Yours faithfully,

*M. Dodrill*

**for Senior Planner**