

# SOUTH DUBLIN COUNTY COUNCIL

## SITE NOTICE OF FURTHER INFORMATION/REVISED PLANS

Name of Applicant: **Lorat Trading Ltd.**

Reference Number of Application: **SD22A/0096**

The Development Applied for Consisted of:

Lorat Trading Ltd. have applied for planning permission for a residential development on a site of 0.57ha at Muldowney's Pub, Main Street, Rathcoole, Co. Dublin. The residential development will consist of (a) the 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. (b) The reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 no. 2-bedroom units. (c) The reconfiguration and renovation of Muldowney's Pub and storage yard. (d) The construction of 21 residential units within 2 no, 3-storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 no. 1-bedroom units, giving a total of 6 no. apartments in this building. Block B will provide for a mix of 3 no. 1-bedroom and 12 no. 2-bedroom units, giving a total of 15 units within this Block.

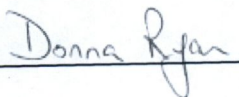
Private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's 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.

**Significant Further Information / Revised Plans have been furnished to the Planning Authority in respect of this proposed development and 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.**

The further information consists of alterations to the proposed design to now provide for a single apartment block and all associated internal and external amendments to the apartments to accommodate the re-design, including landscaping and site layout amendments.

A submission or observation in relation to the further information or revised plans may be made in writing to the planning authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation on the application.

Signed:

  
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**Agents Address:**

**Date of erection of site notice: 21/03/2023**

**DOWNEY, 29 Merrion Square, Dublin 2**