



Rathcoole Community Council CLG
Rathcoole Community Centre
Main Street, Rathcoole
Co. Dublin

March 24, 2023

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

REF. SD22A/0096 ADDITIONAL INFORMATION

Applicant: Lorat Trading Ltd.

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

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.



Dear Sir/Madam,

On behalf of the Rathcoole Community Council, we wish to make the following comments regarding the revised proposal.

This revised proposal is a much-improved architectural design, over what was originally proposed, is set back further from main street and access road to community centre, reducing overbearing effect on ACA area thereby addressing our concerns in that area.

The new design has a number of 3- and 2-bedroom apartments reducing the number of one bedroom units. A private green space courtyard for residents is now proposed between the pub and old cottages at the front of the site and the proposed apartment block allowing the existing old rubble wall and rose flower bed strip at church entrance to remain. We also note that noise issues from N7 and aircraft noise have been addressed by altering location of balconies and proposing "winter gardens".

We however have these remaining concerns with this high density proposed development in that specific location.

- 1 There is still no area plan or master plan submitted as part of the application to show how this development will interact with the new Scoil Chronain school SD21A/0231. There is also no explanation as to how the proposed apartment development will interact with other existing users who share the same narrow access road with significant access/parking/service requirements.. It is our understanding that a revised version of the planning application by Anarim investments adjacent St Jude's site SD21A/0206, where additional information was sought, is currently active.
- 2 This development will significantly reduce the availability of parking at that location. There will only be 32 parking spaces for cars, 17 parking spaces for the 21 apartments and the two cottages, and 15 parking spaces for pub users. Developer says they will have a clause in some of the apartment sale lease agreements that owners will not be entitled to a parking space, and they expect most pub users to walk to the pub and apartment owners to use bicycles and bus. Given Rathcoole's semi-rural location, the lack of cycling infrastructure and poor bus service we view this as unrealistic and the development will put pressure on surrounding street parking availability needed for access to retail units on main street, schools and church.
- 3 To get to the 15 spaces for the "pub parking" people will have to drive around the apartment block past the residents parking spots to where is now the long narrow strip going down towards the N7 and then access the back of the pub via an electronic gate. We foresee issues with this, with antisocial behaviour giving poor quality of life to ground floor residents, disputes over use of parking spaces, and noise problems for apartment owners with late night pub goers accessing their cars.



- 4 Lorat's traffic consultant's report dismissed out of hand our concerns with traffic on main street and potential traffic issues on the access road from the existing school Community Centre, Church, existing houses, and new school. The traffic study does not give overall view of Traffic issues on Main street Rathcoole focused instead on justifying development based on the small incremental effect of this specific development.
- 5 The interior of Muldowney's pub is proposed to be redesigned and outdoor seating area and emergency escape doors will be relocate facing east to fully separate it from the residential area. While this addressed concerns re proximity of rear of pub to the proposed apartment block, it will increase the noise issues already raised by owners of adjacent bungalow to the east of the pub in their own submission.
- 6 Lorat Trading lands are directly beneath the take-off and landing paths of the military aircraft using runway 04 and close to end of runway at Baldonnel, in the UK and there are planning guidelines for density of developments, 24 occupancy and building height for locations near military airports close to runway ends to try to minimize the risk to people on the ground in the event of an accident. While accepting that current SDCC planning permits and encourages high density developments in town centres density of housing remains a concern to us for this specific location.

The upgrade of Tay Lane sewage pumping station is needed to cater for any additional demand. This has been stated repeatedly by Irish Water in submissions to SDCC with Q1 2026 as earliest date for availability. It would be our view that this proposal is premature and SDCC should encourage all the proposed developments that intend to use this access road to develop an overall integrated development plan for this location in the village and it would be our belief that given its aviation restrictions should be an overall low-density development.

Regards,

Alan Fairman C. Eng.

Rathcoole Community Centre CLG c/o Alan Fairman,
Rathcoole Community Centre
Main Street
Rathcoole
Co. Dublin

Date: 30-Mar-2023

Dear Sir/Madam,

Register Ref: 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.

Application Type: Permission

Date Rec'd: 21-Mar-2023

I wish to acknowledge receipt of your submission in connection with *Significant Additional Information* for 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. Crowley
for Senior Planner