

Re: Planning Application Reference: SD22A/0096

Geraldine Fitzgerald
116 Main Street
Rathcoole
Co. Dublin D24 YE13

31st March, 2023.

The Planning Department
South Dublin County Council
County Hall
Tallaght
DUBLIN 24 D24 A3XC



Register Reference No.:

SD22A/0096

Applicant Name:

Lorat Trading Limited
T/A Muldowney's Pub

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 car parking 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.

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Re: Planning Application Reference: SD22A/0096

A Chara,

I refer to your recent correspondence, in which you inform me that Significant Additional Information was received in respect of the above proposal on the 21st March, 2023. The following is a further submission and my observations regarding the additional information.

1. I live in a cottage to the east and immediately beside Muldowney's Pub, separated by a narrow laneway. In recent years a shed was built towards the front of this laneway by the applicant. Two (2) of the windows of my cottage face on to this laneway.
2. There is a door in the boundary wall of the public house on this laneway. Adjacent to this door are three (3) large cylinders (contents unknown), property of the applicant and directly opposite one (1) of my windows. For obvious safety reasons, this is a grave source of concern to me. I also have concerns regarding the use of entry and exit to this door.
3. A concrete block wall was erected further along this laneway and extends across from the applicant's boundary wall to the end of my cottage wall.
4. I have noted an Architectural Heritage Impact Assessment was carried out (by Downey), on behalf of applicant, Lorat Trading Limited. I would raise the query as to why this only shows cottages to the left/west of the proposed development. Had this shown a wider angle, to include other cottages to the right/east of the premises in particular, my cottage would have been very visible as it is only separated from the proposed development by the aforementioned narrow laneway. Bearing in mind the close proximity of my cottage to the proposed 3-storey apartment blocks, this development will greatly affect my privacy to the side and rear of my home.
5. As previously mentioned in my submission of the 3rd May, 2022, a development of this height will considerably overshadow my cottage, thereby reducing the amount of natural daylight and sunlight within my home, particularly my dining room, kitchen and back garden. In addition, this will compromise my privacy.
6. With regard to noise levels: I already have to endure disruption from existing patrons and most particularly, when the outdoor area is being used for functions, with the noise levels increasing considerably, i.e. raised voices, very loud amplified music being played, etc. With the repositioning of the outdoor area to the east, this will lead to even greater disruption to my home. As it stands, I regularly have to close my windows to prevent the noise levels permeating the sanctuary of my home.
7. I continue to hold the view that this proposed development will add to the already stated traffic congestion on the Main Street in Rathcoole Village and vehicular exit/entrance to/from the access road will render the footpath very dangerous for pedestrians.

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In conjunction with my submission of the 3rd May, 2022, I trust that the additional concerns, expressed above, will be taken into consideration, prior to a decision being reached by Members of South Dublin County Council on this proposal.

Mise le meas,


GERALDINE FITZGERALD.

Ms. Geraldine Fitzgerald
116 Main Street,
Rathcoole,
Co. Dublin.

Date: 04-Apr-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**