

Re: Planning Application Reference: SD22A/0096

Thomas and Esther O'Brien
Main Street
Rathcoole
CO. DUBLIN D24 F244

3rd April, 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.

Re: Planning Application Reference: SD22A/0096

A Chara,

With regard to your recent correspondence, dated 21st March, 2023 in which you inform us that Significant Additional Information had been received regarding the above proposal, we wish to add the following observations to our submission of the 8th May, 2022 and trust you will give them due consideration.

By way of explanation – our home is located on the east side of the proposed development and in line with the site in question.

All of the issues raised in our submission of the 8th May, 2022 remain valid in relation to:

- Privacy
- Noise Levels
- Traffic
- Antisocial behaviour
- Waste Management

The applicant does not appear to have addressed our concerns, within the Significant Additional Information, sought by South Dublin County Council. In fact, the Reconfiguration and Renovation of Muldowney's Public House, which now includes a large outdoor seating area - located to the east of the building - will inevitably lead to even greater noise levels for us in our family home.

SDCC Planning Guidelines stipulate that: *"any such development, through its location or height, will not significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties or severely overshadow them. Good levels of natural light are particularly important in the habitable rooms of a house, such as kitchens, living rooms, conservatories and bedrooms as well as any private external patio or sitting out area located to the rear of the house or adjoining properties"*.

We raised this issue in our submission of the 8th May, 2022 and continue to hold the belief that the proposed 3-storey buildings will drastically affect the privacy of our home and garden by being overlooked and overshadowed. The natural daylight and sunlight to the front, rear and side of our home would be greatly restricted.

We trust that the Members of South Dublin County Council will take the serious issues contained in this and our earlier submission into account, when assessing the proposed development. We would be very grateful if the Members of South Dublin County Council would consider our safety and wellbeing in this matter and refuse the planning application.

Mise le meas,



THOMAS O'BRIEN



ESTHER O'BRIEN

Thomas & Esther O'Brien
Main Street
Rathcoole
Co. Dublin
D24 F244

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**