

Re: Planning Application Reference: SD22A/0096

Florence & Finola O'Brien
Main Street
Rathcoole
CO. DUBLIN D24 HH93

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 correspondences, dated 10th March and 21st March, 2023 informing 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.

The revised plans have done very little to address all of the items requested by South Dublin County Council as additional information. The applicant is still proposing the construction of 21 residential units within 2 three-storey blocks to the rear and side of Muldowney's Public House, which is very high density, considering its location within the village of Rathcoole. It is particularly out of keeping with the historic buildings to the east and west of Muldowney's Public House, many of which date back to the eighteenth and nineteenth centuries (as quoted in the Architectural Heritage Impact Assessment, carried out by Downey on behalf of Lorat Trading Limited).

The scale of the apartment buildings is still too large - maintaining 3-storey blocks behind single storey buildings. It appears that the only concession the applicant has made is to provide a separation between the cottages and the apartment blocks.

The applicant has not separately identified the parking for the public house as requested – is this likely to add to further congestion and parking issues on Main Street?

All of the concerns we expressed in our submission of the 8th May, 2022 are still very relevant and appear to have been disregarded by the applicant.

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”*.

As stipulated in our previous submission, we have grave concerns that the height of the proposed construction may overshadow our property, with a reduction in the natural daylight and sunlight in our kitchen/dining area and also in a back bedroom. Our privacy would also be compromised as our entire garden space is located to the rear of our cottage.

Since our submission of the 8th May, 2022 traffic congestion has increased in the Main Street and also the volume of traffic gaining ingress/egress to the access road, which was already a hazard for pedestrians.

With regard to the responsibility for the hygienic maintenance/upkeep of waste management, we would ask that our health and safety concerns are taken into consideration, to ensure compliance with the Environmental Regulations.

Re: Planning Application Reference: SD22A/0096

Reconfiguration and renovation of Muldowney's Public House and Storage Yard: it appears that this proposal will include a larger outdoor seating area and also emergency escape doors, which will be relocated to face east. This proposal will only increase the noise levels from patrons and also music being played above the permitted decibels, which we had already highlighted in our previous submission. The applicant has taken this action to preserve the noise levels for the residents of the proposed apartment blocks, while totally disregarding the noise being inflicted on the existing residents to the east of the public house.

May we respectfully suggest that there is no evidence of a considered response from the applicant to the requests made by South Dublin County Council?

We would greatly appreciate if members of South Dublin County Council could give due consideration to the concerns we have outlined above and also those listed in our earlier submission dated the 8th May, 2022. As mentioned in that correspondence, it is our hope that Members of South Dublin County Council would recognise the importance of preserving the character of the existing cottages/dwellings in the Main Street of Rathcoole Village and refuse the granting of planning permission for this proposed development.

Mise le meas,



FLORENCE O'BRIEN



FINOLA O'BRIEN

Florence & Finola O'Brien
Main Street
Rathcoole
Co. Dublin
D24 HH93

Date: 05-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.sdublincoco.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.sdublincoco.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**