

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, **Emmaville Limited**

intend to apply for: **Permission**

for development at this site: **Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H9.**

The development will consist of:

- a) The demolition of the 4 no. existing shed structures on site within the curtilage of the protected structure. b) The retention and conversion of Scholarstown House (Protected Structure) into two no. residential units comprised of 1 no. 2-bed and 1 no. 3-bed units served by private open space in the form of ground floor terraces. The proposed works to Scholarstown House include but are not limited to internal re-configuration; the re-location of the staircase to its original location within the house; the removal of non-original features including the closing up of non-original openings; and the creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation.
- b) The construction of an apartment block ranging in height from 3 to 5 storeys containing 74 no. apartment units comprised of 32 no. 1-bed apartments, 33 no. 2-bed apartments, and 9 no. 3-bed apartments all served by private open space in the form of balconies and/or ground floor terraces.
- c) The proposed development also includes 100 sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room.
- d) The development will be served by a total of 40 no. car parking spaces and 183 no. cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access.
- e) The development will also consist of all ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting.

The proposed development comprises the carrying out of works to a protected structure: **Scholarstown House (RPS Ref: 322).**

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



(Agent: *Kayleigh Sexton, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Co. Cork.*)

Date of erection of site notice: **24th October 2022**