

25 October 2022

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Directors:
Harold Walsh

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Company Reg. No.

Re: Planning Permission for the refurbishment of Scholarstown House to provide for 2 no. residential units and the construction of 74 no. residential units including all ancillary site development works at Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H9.

Dear Sir/Madam,

We act on behalf of Emmaville Limited who are submitting an application for a proposed residential development including the refurbishment of Scholarstown House to provide for 2 no. residential units and the construction of 74 no. residential units including all ancillary site development works at Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H9.

Proposed Development

The proposed 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.*
- c) 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.*

d) 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.

e) 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.

f) 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.

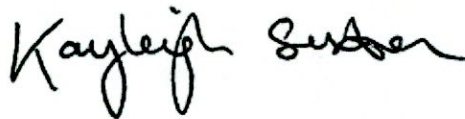
The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).

Enclosures

10 no. hard copies of the plans and particulars as set out on the Schedule of Documents below are provided.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely



Kayleigh Sexton
HW Planning

Schedule of Documents		
Scholarstown House Planning Application		
Discipline	Consultancy	Document
Planning	HW Planning	<ul style="list-style-type: none"> ▪ Application Form ▪ Press Notice ▪ Site Notice ▪ Planning Statement ▪ Statement on Housing Mix
	C+W O'Brien Architects	<ul style="list-style-type: none"> ▪ Architectural Design Statement ▪ Building Lifecycle Report ▪ Housing Quality Assessment ▪ Architectural Drawings
	John Cronin and Associates	<ul style="list-style-type: none"> ▪ Architectural Heritage Impact Assessment
Engineering	Horganlynch Consulting Engineers	<ul style="list-style-type: none"> ▪ Construction and Environmental Management Plan ▪ Construction Traffic Management Plan ▪ Traffic and Transport Assessment Plan ▪ Travel Plan ▪ Engineering Report ▪ Engineering Drawings ▪ Road Safety Audit
	Marson Consulting Engineers	<ul style="list-style-type: none"> ▪ External Lighting Study ▪ Utilities Drawing
	Passive Dynamics	<ul style="list-style-type: none"> ▪ Energy Statement

Landscape	Cunnane Stratton Reynolds	<ul style="list-style-type: none"> ▪ Landscape Design Statement ▪ Landscapae Drawings
Environmental	Altemar	<ul style="list-style-type: none"> ▪ AA Screening Report ▪ Bat Fauna Impact Assessment
	Charles McCorkell	<ul style="list-style-type: none"> ▪ Arboricultural Report ▪ Tree Survey Drawings
	AWN	<ul style="list-style-type: none"> ▪ Operational Waste Management Plan
	3DDB	<ul style="list-style-type: none"> ▪ Daylight/Sunlight Assessment ▪ Photomontages