

Daragh Tighe,

12A Orlagh Rise, Knocklyon, Dublin 16. D16X3W6

Date of submission: 11/10/2022

Planning Ref: SD22A/0401

Dear Sir/Madam,

I wish to object to planning for the above development on the following grounds:

1) Volume. While I don't object to the development itself, I am objecting to the number of units sought to be developed. I think there are too many proposed units and the infrastructure is not in place to service them. I think half of the number of units being proposed would be more appropriate given the impact on the roads, local amenities and traffic congestion.

2) Roads - a roads survey may have been taken at a quiet time of the year, but in reality Scholarstown Road is a very busy route especially following the recent large developments of Scholarstown Wood and Two Oaks and the reduction of two lanes approaching the Orlagh roundabout into one lane. Every morning and evening, Scholarstown road is a traffic jam with vehicles backed up for distances of upto 0.5 Km

3) Impact on Orlagh Grove. I believe the proposed vehicle entrance to the new development is too near Spar and could be a safety concern for customers of the shops in that area. I believe it will cause traffic congestion for the residents of Orlagh. There are inadequate car park spaces available for the proposed number of residents. This could mean residents and visitors parking on Orlagh Grove and clogging up the road for residents. I think it is unrealistic to assume lots of residents and their visitors in the proposed development will not have vehicles.

Yours sincerely,

Daragh Tighe

Daragh Tighe  
12A, Orlagh Rise  
Dublin  
D16X3W6

Date: 11-Nov-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0401  
**Development:** Demolition of the 4 existing shed structures on site within the curtilage of the protected structure; Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation; Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments all served by private open space in the form of balconies and/or ground floor terraces; The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room; The development will be served by a total of 40 car parking spaces and 183 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; 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).  
**Location:** Scholarstown House, Scholarstown Road, Dublin 16  
**Applicant:** Emmaville Limited  
**Application Type:** Permission  
**Date Rec'd:** 25-Oct-2022

I wish to acknowledge receipt of your submission in connection with 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](http://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](http://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**