

ef: SD22A/0401

Date : 14/11/2022

John Chalkley, 2 Orlagh Avenue, Templeogue, D16A8X6

Objections/observations to proposed Emmaville construction project at Orlagh House

Overpopulation

The local schools are already full.

Orlagh grove estate has no spare parking; legal parking is hard to find for some of its' residents.

There is constant traffic congestion in the area for much of the day. This carries through to Saturdays and Sundays.

Positioning

The six story apartment block will overlook the adjacent school, and the schoolyard. It will also overlook the houses and gardens across the entrance road to Orlagh Grove estate. It does not have enough parking for its residents.

Orlagh Grove estate will have to share its one way in and one way out entrance with this new residential block, exacerbating the difficulties driving in and out of the estate.

This apartment Block is less than 100 meters from the 2 Oaks development with up to 700 apartments. 2 Oaks has yet to be populated which will add to the problems of school shortage, traffic congestion and lack of amenities.

Mr. John Chalkley
2 Orlagh Avenue
Knocklyon
Dublin 16
D16A8X6

Date: 14-Nov-2022

Dear Sir/Madam,

Register Ref:
Development:

SD22A/0401

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.

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**