

SD22A/0401 : Construction of an apartment block of 74 units in the grounds of Scholarstown House.

To whom it may concern

We wish to object to the above-named construction on three grounds:

1. **Traffic:** There have been many building projects completed in the area and they have added considerably to the traffic problems in recent years. The imminent completion of Two Oaks across the road from this new proposed development will add even further to the huge traffic issues. We would suggest that had the traffic monitoring taken place at 8:30am any weekday morning during a school term, the results would have been very different. The ill-advised changes to the roundabout at the entrance to Orlagh Grove have already resulted in long traffic delays and difficulties accessing and leaving the estate. The addition of 74 apartments will impact on this even further.
2. **Parking:** There are only 40 parking spaces proposed for 74 units. During construction time; the adjoining estates, especially Orlagh Grove, will be used for parking and this will be very inconvenient and dangerous for residents. This has already been proven to be the case during the construction of Two Oaks. When the Scholarstown House apartments are occupied the restricted number of parking spaces for their residents will result in them using the roads in Orlagh Grove for parking.
3. **Density of housing:** The completion of Two Oaks will already result in 590 homes without any additional school places, bus routes, roads thus impacting hugely on current residents of the area. There is no further capacity for additional housing in the grounds of Scholarstown House or indeed in the immediate area.

We trust that our concerns will be considered and that Planning Permission will **not** be granted to Emmaville Ltd for this proposed project.

Yours sincerely,

Gráine & Declan Mowlds

6 Orlagh Rise,

Knocklyon,

D16P3Y8

Gráinne & Declan Mowlds
6 Orlagh Rise,
Scholarstown Road,
Knocklyon
Dublin 16.

Date: 16-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.

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. Furney
for **Senior Planner**