

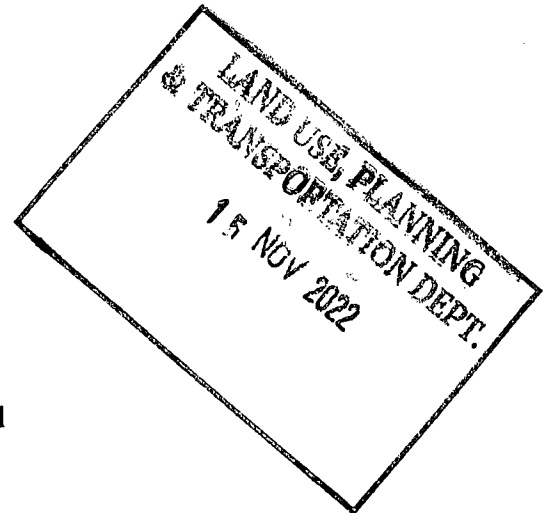
Planning Department
South Dublin County Council
County Hall

Tallaght, Dublin 24

Received 11, 2022

To South Dublin County Council Planning

Re: Emmaville, Scholarstown Road



Dear Sir/Madam,

We write to express strong and urgent objection to the proposed plans for the development at Scholarstown House site.

Safety, in particular for children.

St. Colmcille's Primary School is the largest primary school in Ireland. Children attend from Knocklyon, Firhouse and Woodstown. For over an hour every morning and every afternoon, the footpaths leading from those neighbourhoods to the school are filled with children, parents/minders, buggies with babies, bikes and scooters.

Those walking/cycling/scootering from Firhouse and Woodstown, must negotiate the crossings along the main feeder road to the M50. All routes include road crossings and only the one at Scholarstown roundabout has a lollipop lady.

The risks to these children walking, cycling and scootering, whether accompanied or not, in morning traffic congestion on the M50 slip road is very real. More apartments in this immediate area will bring more cars, more traffic, more risk.

The same can be said for the students in St. Colmcille Community School which is adjacent to Scholarstown House, the site of the proposed building. Students come from the same catchment areas as the primary children. They tend to walk or cycle in large groups. As you might expect, the groups are lively and perhaps not always as aware of traffic and other people as is necessary.

Overcrowded Schools

The two schools and the Gaelscoil are filled beyond capacity already. They will not be able to enroll new pupils and students. Therefore, children from the proposed building would have to travel by car or bike outside the catchment area. This will increase the risk for everyone.

Traffic Congestion

Many people in the surrounding areas drive to work via the M50. Traffic comes from houses in Templeroan, Ballyboden, Stocking Lane, Scholarstown Park, Knocklyon, Woodfield, Orlagh Grove, and Beverly. Under this burden of cars, traffic is often at a standstill during morning and evening rush hours on Scholarstown Road.

During morning rush hour, traffic within Orlagh can be backed up as far as the first green area with people trying to access Scholarstown Road and the M50 and going down to Knocklyon Road.

SDCC Traffic Management

It seems SDCC is well aware of the traffic difficulties in our area. Between Orlagh Grove and the Primary School, grocery store and Catholic parish church, there are

- 4 speed ramps
- 1 pedestrian/cyclist right-of-way crossing
- 2 pedestrian crossing sets of traffic lights
- 1 round-about
- 3 sets of traffic lights.

The journey is only .75 km.

Two Oaks Strategic Housing

Despite *strong* objection from the people living in this whole area, SDCC Planning granted permission for this development on Scholarstown Road. Construction will finish in the Summer of 2023.

This development has 590 homes, configured as follows:

- 480 build-to-rent apartments
- 110 build-to-sell duplexes.

These are built as

- Eight 6-storey apartment blocks, of 1-2 bedrooms
- Nine 3-storey apartment blocks, 2 – 3 bedrooms

Imagine, just imagine, the traffic when these apartments and duplexes are opened and residents move into them. Imagine what pressure there will be on the local supermarket (Supervalu) and its car park – both already impossibly busy.

It is frightening to think of how many more children will be at risk.

Emmaville

Emmaville, the proposed development at Scholarstown House, will add 350 more living units to the area.

It's apartment block height is 5 storeys, completely out of line with all the single dwellings in the immediate area on this side of Scholarstown Road, i.e. Woodfield and Orlagh Grove.

Traffic within Orlagh will suffer further congestion with a new road access to Emmaville, running along the side of the Orlagh shops, off of Orlagh Avenue. It is proposed that it be situated abruptly, dangerously close to the pedestrian crossing at the entrance to Orlagh Grove.

There are tall trees of many years' standing on the grounds of Scholarstown House. It is feared these will be felled so that the 5 -storey block of apartments can be built. This is an ecological and visual travesty.

We hope that the South Dublin County Council Planning will give careful consideration to our objections and those of other residents in the Knocklyon area, most specifically in this instance, Orlagh Grove.

Sincerely,

Michael Murphy Mary Murphy.

Dr. Michael and Mary Murphy

8 Orlagh Lawn

Scholarstown Road

Dublin 16.

N.B. 1. Please consider too, our area has one bus that comes regularly - the 15. Public transport for us is limited.

2. Any cycle paths in this immediate area are part of the footpaths. All cycle lanes are shared with pedestrians - where cycle lanes are available. This overloads & makes more dangerous, walking on the footpaths.

Michael & Mary Murphy
8 Orlagh Lawn,
Scholarstown Road,
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

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**