

We, Joe and Dorothy Lavery of 12 Orlagh Lodge, Knocklyon, Dublin D16H3E7, wish to object to the proposed development on the following grounds:

1. The density and height of the proposed building is inappropriate for Orlagh Grove.
2. Lack of infrastructure: there are currently difficulties for local residents with bus services and provision of places in local schools, access to doctors etc. Shortly, the 570 units in Two Oaks are going to provide a huge increase in people accessing these already overstretched services. The greater Knocklyon area has accommodated huge development in recent years: Scholarstown Wood, Abbots Grove, Ballycullen Gate, Dodderbrook, Ballycullen Green etc. all relying on same infrastructure and amenities.
3. Traffic: Recent local traffic management 'upgrades' have ensured that the residents of Orlagh Grove often feel like prisoners in their own homes. At peak times and during school times, residents regularly experience long delays exiting and entering the estate. This is only going to get worse when Two Oaks is completed. Any extra traffic within the estate will exacerbate the problem. There is no alternative entrance/exit to the estate.
4. Parking: Aside from the difficulties from construction traffic in the short term, it is unrealistic to believe that 40 parking spaces for 76 units will suffice. Residents and their visitors will then park on the roadways, in the car park at the shops, etc., causing potential danger to residents and their children due to the narrow width of the roads. At present, it is often impossible to park at the shops with the vehicles of construction workers from Two Oaks. With the proposed entrance right beside the shops, this will continue.
5. The closure of the vehicular entrance on Scholarstown Road and the provision of a new entrance on Orlagh Grove will add to the congestion within the estate.

Dorothy & Joe Lavery
12 Orlagh Lodge
Knocklyon
Dublin
D16H3E7

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**