

41, Woodfield,
Scholarstown Road,
Rathfarnham,
Dublin 16

18th November 2022

Land Use Planning & Transportation

22 NOV 2022

South Dublin County Council

Planning Department
South Dublin County Council
County Hall Tallaght,
Dublin 24,
D24 A3XC

planningsubmissions@sdublincoco.ie

Reference Planning Application by Emmaville Limited for the development at the site of Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H9 – RPS Ref 322
Reg Ref SD22A/0401

Dear Sir/Madam

It is with great concern that I view the development proposals outlined in the above planning application relating to the development at the site of Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H.

These proposals seek to develop a large scale, bulky and high density development in the Scholarstown House lands and are of a scale that they dwarf surrounding family houses and the protected structure – Scholarstown House.

In this regard, I wish to submit the following observations.

Scale, Bulk, Density, Height, Proximity to St Colmcilles school and Traffic

The proposal per the site notice includes the construction of 74 apartments, in an apartment block ranging in height from 3 to 5 stories in height.

This density, when taken with the current Two Oaks development in progress in the “Cosgrove” lands fronting on Scholarstown Road, is unsupported by the current infrastructure in the locality.

The proposed building is considerably higher than the adjoining housing developments in Orlagh Estate and Woodfield Estates which both comprise two story single family dwellings. The proposed five story development would dwarf the adjoining current local shops in Orlagh and be totally out of character with the housing estates.

It is also in excess of the Ros Mor View development which is on the opposite side of the Orlagh – Scholarstown junction which is a 4 storey building, with the top floor recessed. I would also note that the density of Ros Mor View of 35 apartments is considerably less than the proposed density of the 5 story development.

The height of the proposed development represents an overbearing presence to the houses in the adjoining Woodfield and Orlagh estates and dwarfs the protected structure Scholarstown House.

I also note the proximity of St Colmcilles school to the proposed development. The site is directly adjacent to the school grounds. This proximity together with the excessive height of the development will mean that, depending on their aspect, apartments and any balconies in the higher stories would overlook the school, its grounds and playing fields. This raises concerns for the privacy of the children as well as child protection/safety issues.

In addition the current local schools are at capacity, and will be unable to accommodate any increase in demand.

I also note that the plan proposes the removal of almost all the mature trees on the site, this is contrary to stated "green" policy of preserving and planting trees and will significantly diminish the current local environment.

Carparking/ Traffic.

40 new car spaces are provided for 74 apartments, this is totally inadequate and will result in residents parking in the local estates, which are already experiencing parking issues.

Scholarstown Road and the nearby housing estates, especially Orlagh and Woodfield estates already have significant carparking and traffic challenges. This is especially evident along the stretch of Scholarstown Road between Orlagh Roundabout and Templeroan Roundabout. This is likely to deteriorate further as the development in the Cosgrove lands are completed and become occupied.

Spillover of carparking and the negative impact of traffic from this oversized new development should not be permitted as it will make an already bad situation intolerable.

Summary

This proposed development by virtue of its scale bulk, density, and height, diminishes rather than enhances the external environments it impacts upon.

The application seeks approval for a quantum of development beyond the capacity of the site and surrounding infrastructure. It will considerably negatively impact on the current environments and mature housing estates in the locality.

I trust that my observations are recognised and will be taken into account when considering this planning application.

I attach a cheque for the statutory fee of €20.00 payable to the Council's Finance Department.

Yours faithfully,



Paul Daniel

Mr. Paul Daniel
41 Woodfield
Scholarstown Road
Rathfarnham
Dublin 16.

Date: 23-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.sdblincoco.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