

Planning Application Ref:SD22A/0401

Payment Receipt No: T4/0/724500

16 Orlagh Crescent, Scholarstown Road, Dublin 16. D16XE39. 24/11/2022

I would like to formally object to the proposed development at Scholarstown House on the following grounds:

Height:

The height of the proposed apartment units ie 3 to 5 storeys is incongruous to the existing 2 storey low rise height of the houses and shops in Orlagh Grove. The apartments will dwarf the existing listed building of Scholarstown House.

Infrastructure:

Orlagh Grove roundabout is the last/ first roundabout @ J12 of the M50. The current situation at this roundabout is very congested with gridlock conditions on a regular basis. The new development of 2 Oaks on Scholarstown Road is yet to open which will exacerbate further the existing problem.

Access:

The entrance to the proposed development is Orlagh Grove entrance which is accessed by a roundabout followed by a very busy pedestrian crossing. The entrance currently is congested with residential and commercial traffic. Opening this entrance further to access the proposed development is not tenable.

Parking:

At present there is a serious parking problem at the entrance to Orlagh Grove in spite of the yellow lines opposite the entrance to the proposed development. Parents awaiting school children and overflow parking from the shops park at this point and it is regularly severely congested.

This proposed development will exacerbate many serious problems already existing in/at Orlagh Grove. This is not the answer to our current housing problem.

Yours sincerely

Margaret Wadding

Margaret Wadding
16, Orlagh Crescent
Dublin 16

Date: 25-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**