

The Manager
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Submitter's address:
Woodfield Resident's Assoc
103 Woodfield
Rathfarnham
Dublin 16

23rd November 2022

By email : planningsubmissions@dublincoco.ie

RE: SD22A/0401 - E2H9-RPS Ref 322
Emmaville Ltd development at the site of Scholarstown House, Scholarstown Road, Dublin 16

Dear Sir/Madam,

We are writing to you on behalf of Woodfield estate which will be impacted negatively if the planning application as proposed goes ahead.

Woodfield is an estate of approximately 260 houses which shares a boundary with Orlagh and the estate's one exit is on the Scholarstown Road adjacent to St Colmcille's Community School which is next to the proposed site. The ongoing construction of the "two Oaks "development of 590 units is directly opposite the entrance to our estate.

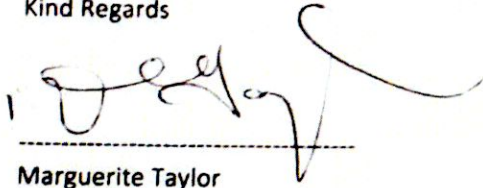
We note that the Emmaville proposal at Scholarstown house are seeking permission for a further 75 units with limited car spaces and traffic entrance and exit at Orlagh Grove.

We have some concerns and request that they be taken into account in your decisions.

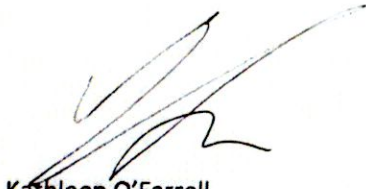
1. As Scholarstown Road leads directly to the M50 and is a main arterial route for areas such as Rathfarnham, Knocklyon and Ballyboden, traffic tailbacks are very significant. Traffic is at a stand still for large tranches of the day. As you are aware extensive developments such as 590 units at Two Oaks, 131 units at Stocking Lane are in progress and the potential negative impact of associated additional traffic needs to be considered.
2. The Orlagh roundabout is currently struggling with traffic volumes and an additional exit close to this will limit its functionality further.
3. Each morning and evening approximately 700 students enter and exit St Colmcille's community school. Between parent dropping off students and groups of teenagers congregating this area is very busy at these times and additional traffic junctions close by and particularly off the Orlagh roundabout would raise safety concerns.
4. We note that there are 40 car park spaces for 75 units and are concerned as to where the additional car owners are expected to park. We currently have serious parking issues in Woodfield due to the construction workers from Two Oaks and the overspill from St Colmcille's Community school parking, often illegally at the entrance to the estate.
5. We cannot accommodate any further parking overspill and object to the obvious shortage of parking in the estate. While public transport options are available, many choosing to live so close to the M50 do so in order to access this travel option so car ownership levels are likely to be high
6. The population density of this area of Knocklyon has increased considerably in the last two years. The supporting infrastructure in terms of schools, road network, public transport, public and community amenities needs to be upgraded in line with additional population.

Please take our observations and those of Woodfield estate into account when considering this application .

Kind Regards

A handwritten signature in black ink, appearing to read 'Marguerite Taylor', written over a horizontal dashed line.

Marguerite Taylor
Chairperson
Woodfield Residents' Association

A handwritten signature in black ink, appearing to read 'Kathleen O'Farrell', written in a cursive style.

Kathleen O'Farrell
Treasurer
Woodfield Residents' Associations

Woodfield Residents Association
C/o Margaret O'Farrell & Marguerite Taylor
103, Woodfield
Rathfarnham
Dublin 16

Date: 24-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**