

**SUBMISSION TO SDCC REGARDING PROPOSED DEVELOPMENT OF
SCHOLARSTOWN HOUSE, SCHOLARSTOWN ROAD, DUBLIN 16.**

REG REF: SD22A/0401

SCANNED

I wish to oppose the above development on the following grounds:

1. Congestion

The development will be situated at the entrance to Orlagh Grove. This estate consists of 322 private homes with one entry only. This exits straight onto the Orlagh Roundabout which is very heavily congested for considerable periods of the day (morning, evening, school ending times and all weekend) with traffic coming from Orlagh and adjacent estates. To establish an entrance into the new development metres from the entry to Orlagh will not only add to the congestion but is also hazardous. There is a pedestrian crossing at the entrance to the estate which further adds to traffic delays and difficulty entering/exiting the estate at busy periods during the day. There is a new development (Two Oaks) under construction literally across the road with a proposed 574 new apartments all emptying out onto the same road and roundabout. This will inevitably cause havoc once all units are occupied.

2. Parking

The development proposes 40 parking spaces and 183 bike spaces to service 74 1, 2 and 3 bedroomed apartments. I believe there is inadequate parking being provided for the number of apartments proposed which will ultimately lead to cars being parked at the entrance to Orlagh estate, further into the estate itself as well as in the adjoining estate of Woodfield.

3. Height

The proposed development is a five storey building which will directly overlook St. Colmcille's Community School. The school is also used as a residential amenity in the evening times with sports pitches at the back. A development of this height could impinge on the privacy of students, teachers and facility users in general. There could potentially be an impact on light for the school buildings.

4. Infrastructure in Knocklyon

Knocklyon has seen the construction of several new builds in recent times e.g. Scholarstown Wood and more recently Two Oaks (as above). There has been no infrastructure put in place whatsoever to accommodate these builds, no extra buses, no new bicycle lanes, no new schools to accommodate new residents. There are two bus routes that service the immediate area the 15 and the 175. The 15 route is reliable but buses are very regularly full in the mornings and the 175 has colloquially become a "ghost bus" due to its unreliability.

5. Environmental

Scholarstown House is a listed building which will be altered by being split into two units. Further the area around the house comprises mature trees and hedgerow. Removing this natural flora would adversely impact on what little wildlife still exists in the area.

Cont/.....

2/....

I strongly object to the development of another multi-storey build in the area without the necessary infrastructure being put in place.

Sincerely

Niamh Gaffney

9 Orlagh Rise, Knocklyon, Dublin 16.

Email: niamhogaff@gmail.com

Niamh Gaffney
9, Orlagh Rise
Knocklyon
Dublin 16

Date: 24-Nov-2022

Dear Sir/Madam,

Register Ref:
Development:

SD22A/0401

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**