

SD22A/0401

Att of the Planning Submissions Office  
South Dublin Co. Co.  
Ref: T4/07/724624

We wish to make a submission that planning permission should not be granted for application SD22A/0401 in its present form.

The reasons for our objection are as follows.

1. The proposed planning application is not in keeping with the character of the Orlagh Grove Estate consisting of two storey houses. The proposed development of up to five storey apartments overlooking existing houses would be intrusive and a disregard for the privacy rights of residents.
2. Construction of a 74 unit Apartment on this site would create a public safety issue by adding to the traffic congestion/noise pollution in the area around the entrance road to Orlagh Grove Estate. At peak times exit from Orlagh Grove Road to the Scholarstown Road roundabout is extremely slow and difficult, additional traffic from a high density development would add to this difficulty.
3. The vehicle entrance proposed for the development is to be adjacent to the car/truck entrance and exit of a busy local shopping complex that includes a children's creche. The planned location of this entrance does not give any consideration to the potential public safety issues.
4. Car parking facilities plans for forty vehicle spaces in the proposed development would be totally inadequate. CSO numbers indicate 76% of householders in urban areas are owners of at least one car and when service providers/visitors are included double the number would be required as a minimum to meet parking requirements in a development of this magnitude..

In conclusion we wish to express the opinion that the current planning application should not be granted and that the applicant be advised to submit a revised application for a smaller lower storey/density unit development. The revised application should include car parking spaces in line with CSO car ownership statistics to prevent on road parking around the estate. The vehicle entrance road to the development should be relocated to a position that does not impact on delivery trucks or cars accessing the local shopping complex car park. The selection of a revised position for a vehicle entrance should also consider the safety of pedestrians and children going to and from school.

**Regards,**

**Brian & Rita Carty**

**18 Orlagh Meadows**

**Dublin**

**D16 F6W3**



**Brian & Rita Carty**  
**18, Orlagh Meadows**  
**Dublin 16**

**Date:** 25-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](http://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](http://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**