

Mr. Ronan McKeon
5, Orlagh Wood
Knocklyon
Dublin 16
D16 R2YA

Date: 28-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 planning applications are available to be

inspected at the public counter and on the Council's website, www.sdbulincoco.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**

Sent: Monday 28 November 2022 10:00

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Subject: Re: Objection to Planning Reference SD22A/0401

I wish to object to planning for the above development on the following grounds:

1. The volume of dwellings in the plans are excessive for the amenities in the area. There are already 570 new units about to open in Two Oaks without sufficient school places, access to doctors, public transport and other amenities. Adding another 75 units will only exacerbate the situation.
2. There is insufficient parking for the number of units. The Parking in Orlagh estate is already at a premium. Having only 40 parking spaces for 75 units will push residents of the new site to park in Orlagh estate, or at the shops stopping people from using these facilities.
3. Traffic volumes in the surrounding area are already a struggle. This got worse with the opening of Scholarstown Wood, and will disimprove further with the opening of Two Oaks.
4. The exit for this new development is proposed on Orlagh Grove, effectively adding 40 additional cars each morning in front of all the Orlagh residents. There is only one entry/exit from the estate. This will bring extensive delays entering and exiting the estate at peak times.
5. The existing public transport services are servicing a large population, and are already at capacity during peak hours. There are currently no plans to increase the numbers of services in the area. Passengers in the area are already struggling to avail of the services during peak hours.
6. Given the sheer size of the new development, it seems unrealistic that the mature trees on site will be retained. It is environmentally damaging to remove such greenery from a densely populated area.

Please find attached, proof of payment of the planning objection fee, (Receipt No. : T4/0/724948).

Regards,
Ronan McKeon.
5 Orlagh Wood,
Knocklyon,
Dublin 16.
D16R2Y2