

**Sent:** Monday 28 November 2022 12:22

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

**Subject:** Scholarstown House Site SD22A/0401

Planning Permission Notice: Scholarstown House Site

Planning Reference: SD22A/04001

Payment Reference: T4/O/724971

Planning objection is submitted by

Angela and Colum O'Connor

2 Orlagh Lodge

Knocklyon

Dublin 16

D16R2C8

The following are our reasons for objecting to the above planning permission

- We are not objecting to the need for housing in the area, but we are objecting to the inappropriate housing mix currently being proposed for this development.
- There is currently a large volume of apartments being built on the Scholarstown road opposite the community school.
- What this proposed development urgently requires are family homes, both for young families starting out and for older couples wishing to downsize and remain in the area.
- The Scholarstown road is a main feeder road to the M50 and consequently is a very busy road, particular at rush hour peak times.
- The volume of traffic will increase substantially when these proposed developments are completed.
- There is no Luas service in Knocklyon, so public transport relies solely on the existing bus routes.
- The quality of the 15 bus service is deteriorating and the digital information no longer reliable.
- All day parking at the entrance to the Orlagh estate has increased and is of grave safety concern to residents especially those with children attending school.
- The Scholarstown House Site is seeking permission for 75 units with 40 parking spaces.
- As the entrance to the proposed development is off the Orlagh estate, this will result in an increase in parking in the Orlagh estate, with an increased safety risk to residents.
- Scholarstown is a family area and new developments should reflect the requirements of families.
- This development is proposing the exact opposite.

Angela & Colum O'Connor  
2, Orlagh Lodge  
Knocklyon  
Dublin 16  
D16 R2C8

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.

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. Crowley*  
for Senior Planner