

Sent: Monday 28 November 2022 10:51
To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>
Subject: Fwd: Objection re: Planning Reference SD22A/0401

Graeme & Carol Flower
21 Orlagh Rise
Orlagh Grove
Knocklyon
Dublin 16

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

RE: Planning Application for the Development of Scholarstown House Site
Planning Reference: SD22A/0401

Dear Sirs

We would like to object to the proposed development of the site at Scholarstown House, Knocklyon, Dublin 16 on the following grounds based on our opinion/observation:

* In our opinion the proposed development would adversely affect the setting of Scholarstown House, which is listed on the register of Protected Structures. The proposed development would overshadow Scholarstown House and the proposed development is out of character in comparison with the existing site. The proposed development does not preserve or enhance the character of this historic site or the aesthetic of Scholarstown House.

*The impact of the proposed development would have a negative affect on the landscape and natural habitat of existing wildlife and the destruction of mature trees.

* The development would adversely affect road safety given the current daily traffic delays already experienced on the Orlagh Roundabout. Also consideration should be given to the fact that the development of Two Oaks on the Scholarstown Road is yet to be inhabited by any residents and will further add to the congested traffic in the area.

*The proposed entrance and exit to the development via Orlagh Grove in our opinion poses a risk to current road users. This area is frequently used by neighbouring children walking and cycling to and from the nearby primary schools and secondary schools.

We would submit that the proposed planning permission be rejected in favour of a more appropriate residential or mixed use development for this site.

Yours sincerely
Carol & Graeme Flower

Graeme & Carol Flower
21 Orlagh Rise,
Orlagh Grove,
Knocklyon,
Dublin 16.

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.

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**