

Sent: Monday 28 November 2022 10:08

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

Subject: Objection to Planning Application SD22A/0401

I wish to state my strong objection to the above referenced planning submission for 75 units on the site of Scholarstown House. My payment receipt reference from your Finance Department is T4/0/724964 (copy of e-mail attached below).

This area is already extremely burdened with new developments, not least the extensive 'Two Oaks' development on the opposite side of Scholarstown Road. With a total of 130 bedrooms being proposed for this new site with just 40 parking spaces, the overflow will inevitably spill over into the Orlagh estate with indiscriminate parking on these already overloaded residential streets. Entrance to the proposed site is via Orlagh Grove beside a busy and inadequately resourced shopping strip with already difficult parking and access problems. The entrance/ exit of the Orlagh estate is via an unsuitable roundabout, which was redeveloped about 2 years ago with many objections by residents. The highlighted bottleneck this roundabout design would cause has unfortunately turned out to be even worse than feared. (I frequently queue in a tailback that extends onto the slip road on the M50). All these problems already exist even though a single resident has not yet moved into the Two Oaks mega development.

I fully understand the need to build more accommodation, but I feel it is necessary for the first time in my life to object to a development. The surrounding infrastructure simply cannot accommodate this development without undue impacts on road safety; accessibility; and an unjustified spill over into the Orlagh Estate due to the lack of amenities on, or accessibility to the proposed site.

Sincerely,

Michael Loftus, 4 Orlagh Green, Knocklyon, Dublin 16.

Mr. Michael Loftus
4 Orlagh Green
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.

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 this by email.

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**