

26<sup>th</sup> November 2022

Senior Executive Officer  
Planning Department  
South Dublin County Council  
County Hall, Tallaght  
Dublin 24

**Re: Planning Registration No.:** SD22A/0401

**Applicant Name:** Emmaville Limited

**Location:** Development at the site of Scholarstown House, Scholarstown Road, Dublin 16

**Application Type:** Permission

**Application Date:** 25<sup>th</sup> October 2022

Dear Sir/Madam

We would like to make observations on the above planning application. Please find attached proof of payment of €20, as the required fee.

**1. Entrance to proposed development via Orlagh Grove Road**

The proposed entrance to this development is unsuitable, as it would be located dangerously close to the existing pedestrian crossing at the entrance Orlagh Grove. The pedestrian crossing is used extensively by children walking and cycling to the local schools.

Orlagh Grove Road is also the only vehicular access in and out of Orlagh Grove estate for existing residents and those accessing the Crèche, shops and offices which already leads to congestion especially at peak times.

**2. Parking Spaces vs. Proposed Number of Units**

It is proposed to provide 40 parking spaces for 75 units. This is inadequate. It will result in parking from the proposed development spilling over in to the existing roads in Orlagh Grove. These existing roads are already struggling with lack of car parking spaces for existing residents.

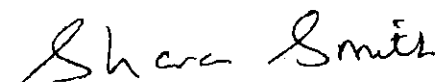
**3. Existing Congestion at Orlagh Grove roundabout**

The congestion at the Orlagh Grove roundabout access to/from the M50 is already overburdened with existing traffic. This has resulted in the necessity to provide 4 pedestrian crossings (including the one at the entrance to Orlagh Grove) at the roundabout, to try to mitigate the health and safety risks to pedestrians and cyclists. The Two Oaks Development with 590 units is almost complete and will add significantly to the congestion.

The proposed development at Scholarstown House will only exacerbate an already intolerable level of congestion at this roundabout.

We would like the Planning Department to carefully consider the observations we have made above, as this planning application has the potential to considerably impact on the health and safety of pedestrians and cyclists and the ability of existing residents to enjoy the amenity of their homes.

Yours faithfully



SHARON SMITH

Ms. Sharon Smith  
14 Orlagh Green  
Knocklyon  
Dublin 16  
D16 NV38

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 on

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**