

**Sent:** Monday 28 November 2022 09:44

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

**Subject:** Ref no. SD22A/ 0401. Planning Submission/ Observation

Please find evidence of payment attached to this email.

I wish to object to proposed apartment development at Orlagh Grove based on the following observations:

1. Traffic in the area is already very congested during morning and evening rush hours due to proximity to the M50 and to the large numbers of schoolchildren being driven to school. It is difficult to drive out of Orlagh Grove during these periods as there are continuous streams of traffic passing by.
2. The development of the Corgrave site, just metres away from the proposed Orlagh Grove development, providing over 600 dwellings, I understand, is yet to be occupied. This will exacerbate the existing traffic congestion considerably.
3. Public transport, already at capacity during busy periods, will be stretched further.
4. Safety. At the entrance to Orlagh Grove there is a pedestrian crossing which is used by hundreds of schoolchildren everyday. Many of them cycle, but unfortunately, as there are no barriers at the crossing, they do not dismount and then cross, but cycle without stopping over the crossing. It is a miracle that so far no one has been injured. Adding vehicle access to the new development and therefore more traffic, increases the risk even further.

Elizabeth Glenny

22 Orlagh Grove,  
Rathfarnham  
Dublin D16 P2T2

Ms. Elizabeth Glenny  
22 Orlagh Grove  
Rathfarnham  
Dublin 16  
D16 P2T2

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 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**