

Sent: Monday 28 November 2022 12:59

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

Subject: SCHOLARSTOWN HOUSE

Scholarstown Road,
Knocklyon,
Dublin 16 E2H9
R.P.S. Ref 322
Reg Ref SD22A/0401

To Whom It May Concern

I write in connection to the planning proposals to Scholarstown House.
Site Notice dated 24 OCTOBER 2022.
Application submitted by
Emmaville Ltd.

The development of the existing house ,making significant alterations to the interior of the house ,
demolition of existing barns or sheds and development of lands adjoining property.

My observations are as follows:

Scale,Density,Height,Traffic /Car Parking, Proximity To Community School.

Scale/Density

The site notice states construction of 74 apartments.Apartment block having a height range of 3 to 5 stories..

This volume of apartments is more than double of the nearby Ros Mor View ,which has 35 apartments.

This proposed number will create a higher demand on the infrastructure and be unsustainable.

Height

The height of the proposed apartments is considerably higher than nearby houses in Woodfield and Orlagh Estates, which are 2 story single family dwellings.

Ros Mor View apartments have a maximum height of 4 stories,with the top floor recessed..

Traffic

Traffic build up already exists in the area..The stretch of Scholarstown Road ,Orlagh Roundabout and Templeroan Roundabout has seen increased volume in recent months.It is the artery to the motorway for motorists.This volume of traffic is expected to grow following the occupation of Two Oaks development on Scholarstown Road.

Motorists also have challenges caused by non residents parking in estates..I note there are 40 car spaces provided for 74 apartments in this proposal.

Spill -over from this development would make an already bad situation intolerable.

Proximity To St Colmcilles Community School

This new development is adjacent to the local community school, grounds and playing pitches .The excessive height of the apartment blocks would allow some occupants to overlook the school buildings,grounds and playing pitches.This raises concerns for the privacy of the children,staff and all who use the school and its ammenities.

In Summation

This proposed development due to its scale,density,height will totally diminish the environment. It will not enhance the local area. The area of Scholarstown Road has already experienced a growth of new buildings..

This application seeks approval beyond the capacity of the site and surrounding infrastructure. The established housing estates of Orlagh and Woodfield will be negatively impacted by this proposed development.

I sincerely hope my observations will be taken into consideration as u consider this planning application

I attach receipt for the statutory fee of €20 paid to the finance section of the council.

Yours faithfully

Martina Freir

246 Woodfield, Scholarstown Rd, Dublin 16, D16 A5N2, Ireland

Ms. Martina Freir
246 Woodfield
Scholarstown Road
Dublin 16
D16 A5N2

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.

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**