

Sent: Monday 28 November 2022 09:46

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

Subject: Submission/ Observation re Scholarstown House Site (Ref SD22A/0401)

Dear Planning Office,

From: Lindsey Taaffe, 14 Orlagh Grove, Knocklyon, Dublin 16, D16P8K0. Payment Receipt no. T4/O/724960 (attached below)

I would like to submit my objection to the planning application @ Scholarstown House Site (Ref SD22A/0401) on the following grounds:

- The high density nature of the development with 75 units is inappropriately sized for a 0.67Ha site
- When advertised for sale, the brochure cited "...0.67Ha site would suit a medium density residential development which would be sympathetically designed to take account of the protected nature of Scholarstown House". Due regard is not being given to the historic nature of Scholarstown House (which dates back to 1588), which is being subdivided and overshadowed by the proposed development of 3-5 storey apartment buildings
- Furthermore, this proposed development will destroy the natural habitat of native birds & animals in addition to a number of mature trees; the area has already suffered a significant depletion of these amenities from the developments at Two Oaks and Scholarstown Wood in recent years
- Insufficient parking is provided in the development plans (40 spaces) which will lead to overflow parking in the Orlagh estate causing congestion and inconvenience for existing residents
- The entrance/ exit to the proposed development is adjacent to a zebra crossing which raises safety issues for school children and other pedestrians at this busy junction (the site is adjacent to a busy school)
- Furthermore, the entrance/ exit to the proposed development is in the Orlagh Grove estate which will cause significant traffic congestion for existing residents
- The area around the proposed development is already suffering from well documented traffic congestion with long tailbacks around the Orlagh roundabout, including onto the nearby M50 motorway. This creates significant inconvenience for local residents as well as potential safety issues. This is the current situation and there are imminently c.600 new units due to come on stream at Two Oaks. The infrastructure is at breaking point already leading to increasing frustrations for local residents and the impact of the Two Oaks development is as yet untested, let alone a further 75 units at this proposed site
- Local infrastructure, services and amenities have not been proportionately upgraded to account for the recent significant increase in residential dwellings in the area; no further high density developments should be sanctioned which add further pressures to the area/ existing residents
- The height and density of the design is not in keeping with the character of the estate of 2-storey semi-detached and detached houses in which it is being proposed

Best regards,

Lindsey Taaffe

Ms. Lindsey Taaffe
14, Orlagh Grove
Knocklyon
Dublin 16
D16 P8K0

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