

**Sent:** Monday 28 November 2022 13:42

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

**Subject:** SD22A/0401

Hi there,

My name is Jason Doyle, I am a resident of the Orlagh Grove estate in Knocklyon, my address is 11 Orlagh Way, Knocklyon, Dublin 16.

I wish to object to planning application reference SD22A/0401 which is for the development of a 75 unit Apartment Development on the Scholarstown House Site. The points on which I wish to object are:

1) Traffic - Even without this development, there are long queues every morning to exit the estate on to the Orlagh Roundabout. Add to this the additional hundreds of cars that will be trying to get on to the Orlagh roundabout from the almost completed Two Oaks Development on to Scholarstown Road plus the additional traffic from this development (whose proposed exit is in the Orlagh Grove estate) and it will substantially increase the traffic and queues to leave the estate. Why not build a smaller number of houses more suitable for families?

2) Not a suitable development for a housing Estate - Orlagh Grove is a mature, settled housing development of 2 storey houses. A 5 storey apartment building jammed into a pocket of land at the entrance to the estate does not fit into the Orlagh Grove development. It will be like a Lighthouse at the entrance to the estate.

3) Overlooking - A 5 storey apartment complex will overlook the front gardens, back gardens and even into the windows of many of the houses in the estate. The height of the development is a major issue. Any development should be a maximum height of 2 storeys to match the rest of the dwellings in the area.

4) Listed Building - Scholarstown House is a listed building. The original Scholarstown House was built in 1588. The damage that we could do now, cannot be undone. This is a crucial part of the heritage of the area. A 75 unit apartment development does not fit, match or offer any similarities to a listed building of this nature.

5) Overlooking Scholarstown House - A 75 unit 5 storey apartment development will completely overlook and undermine the integrity of Scholarstown House. Look at the overhead photo. Remove the old sheds directly above the house and replace that with a 5 storey development.

6) Local amenities - Further pressure will be applied to our all ready creaking local infrastructure. There are no schools places to spare. Sports clubs are full. Transport links are already stretched.

7) Negative effect on house prices - Orlagh Grove is a beautiful, mature and established housing estate. The houses are over 30 years old. Adding an ultra modern 75 unit apartment development will undermine the integrity of the development and the value of the properties in the estate.

8) Developer Profit - This is a land grab by a Developer with no interest in the long term effects of this development on the area. It is a bulk exercise to get the maximum number of units into the minimum amount of space for maximum profits. Nothing else.

9) Contribution to the local infrastructure - There are no commitments from the Developer to provide any contributions to the local community, facilities or infrastructure.

Whilst I understand that the there is an urgency for housing is urgent it must be done in for the benefit of both the existing Residents of Orlagh Way, this proposal does neither.

On the basis of the points outlined above, I hope that you will accept my objection and reject this proposal.

Kind Regards,

Jason Doyle.

Mr. & Mrs. Jason Doyle  
11 Orlagh Way  
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 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**