

Kira Nelson
3 Orlagh Lawn
Scholarstown Road
Dublin 16

28th November 2022

Planning Department
South Dublin County Council
County Hall Tallaght
Dublin 24

By email: planningsubmissions@sdblincoco.ie

RE: Objection to the proposed planning by Emmaville Ltd for the development of Scholarstown House ref **SD22A/0401**. Payment receipt **T4/0/724940**

Dear Sir/Madam,

I am writing to object to the proposed planning by Emmaville Ltd as per reference SD22A/0401 on a number of reasons.

Firstly, the site is in very close proximity to the St Colmcille's Community school which holds circa 700 students, I would have concerns over the view of the school area and playing pitches this proposed development would have. The playing pitches are also used by many young children during week nights for training. The safety of children in our community is non-negotiable.

As per the file documents, the traffic survey was conducted on Wednesday 17th August 2022. It states "Traffic conditions were light to moderate. The level of vulnerable road users including pedestrians and cyclist usage of the network surrounding the site was low at the time of the site visit. Relatively low anticipated traffic levels at the site".

This statement does not give a true and accurate reflection of the day to day traffic and walk of the area. Many children from Orlagh and Woodfield estates attend St Colmcille's Junior School which holds circa 1700 students use the walkway surrounding the Scholarstown House to walk to school. Their continued safety is paramount in attending school. The Orlagh Grove Shopping Centre also houses a crèche. As a result of the continuous parking by construction workers from the Two Oaks site, many children have had to cross a busy road to attend their crèche. I have no doubt this would become more dangerous.

Traffic management still remains a major issue surrounding the Orlagh Grove roundabout at all times of the day despite multiple request to SDCC to alleviate this issue. We have yet to see the full capacity from the Two Oaks site of 590 units as it is still under development and yet to be occupied.

The public transport is under severe strain and the 15 bus is at capacity most times as it reaches Orlagh as it has not seen any increase despite the increase of new builds in the area

such as Ballycullen Green, Abbots Grove and White Pines. GoAheads bus route 175, is a non-existent service and has been raised at Dáil level by TD John Lahart. As a lack of reliable services many residents require the use of a car to attend work, school or hospital appointments.

The proposed forty car park spots for seventy five units is simply unrealistic. Orlagh Grove simply cannot take the overspill from this site nor the Two Oaks site which has 459 parking spots for a 590 unit site.

The entrance to Orlagh Grove estate only has one entrance and exit. To add further traffic volume is not feasible. As per proposed planning, the entrance to the site is located directly beside the shopping entrance resulting in three different entrances/exit in a short space. If one is to get blocked, an emergency vehicle would not be able to access Orlagh Grove estate. This is simply absurd and unthinkable.

Despite the ever increasing population in Knocklyon, we aren't seeing any increase in core services for all age groups especially Schools.

Therefore, I do hope South Dublin County Council really listen to the concerns of local residents in the area and refuse planning permission.

Yours Sincerely,

KIRA NELSON

Kira Nelson.

Ms. Kira Nelson
3 Orlagh Lawn
Scholarstown Road
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.

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