

12 Orlagh Downs,

Orlagh Grove.

Dublin D16N8Y7.

28th November 2022.

Re: Planning application SD22A/0401 (Scholarstown House site).

We are objecting to this application on the following grounds:

1) Traffic.

- (a)** The proposed development has an exit on to Orlagh Grove Road. It is already very difficult to leave Orlagh Grove in a timely manner at peak times and, increasingly, at other times. Additional traffic will make this problem much worse, if not impossible. This is a very stable community and many people made their modal choice of transport many years ago when they purchased their houses. For many, public transport is not a viable option, being either too slow (ironically due to traffic) or in the wrong direction.
- (b)** The traffic situation on Scholarstown Road is already critical both at peak times and, more recently, at other times of the day too. This creates problems for local residents and dangers for local schoolchildren. The Two Oaks development is not yet occupied and will presumably make the situation much worse as there is very little employment locally. In the past we have had winter mornings where there has been gridlock or near gridlock in the Scholarstown Road/Knocklyon Road area affecting both buses and car drivers alike. This development combined with Two Oaks and the proposed development at the Good Counsel site can only create mayhem.
- (c)** As Scholarstown Road is a feeder road to the M50 it makes no sense to create a situation where there are regular traffic jams. We have few bus lanes so buses are slowed by these too further forcing people to choose car transport over public transport.

2) Parking.

The proposed development has only 40 car parking spaces for 75 units. Whilst it is desirable that people use public transport it is unlikely that many will (for the reasons above) and there is no room for extra safe parking in Orlagh Grove. In particular parking between the entrance from Scholarstown Road and the shops creates a dangerous situation as has been evidenced by parking by personnel from the Two Oaks construction site in recent months.

3) Amenities.

Presumably the council has data projections for school populations. I imagine they may be at saturation point for the foreseeable future resulting in yet more traffic seeking to leave the area. In addition we have good local shops but very few other truly local amenities to serve our expanding population.

4) Historic building

The proposed alterations to Scholarstown House may meet the letter of the law regarding preservation of buildings but will not preserve the beauty of this historic house and its surrounds.

5) Building height.

The height of the proposed development is out of scale with the surrounding buildings and will very much change the character of this area. Residents at the Scholarstown Road end of the estate will feel very much overlooked and dominated by these buildings. Whilst the Two Oaks development is similarly dominant it does not set a good precedent to repeat the error.

Yours sincerely,

Valerie and Peter Humphreys.

Valerie & Peter Humphreys
12 Orlagh Downs
Orlagh Grove
Knocklyon
Dublin 16
D16 N8Y7

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**