

Sent: Monday 28 November 2022 14:10

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

Cc: Gavin O'Neill <gavinoneillhome@yahoo.co.uk>

Subject: SD22A/0401 - Cathy Leigh, New Ireland

To whom it may concern,

Please accept this email as my written instruction to object to the current proposal for the development of Scholarstown House situated at the entry of the Orlagh Grove estate. I have paid the fee of €20 receipt number **T4/O/724987**, proof attached.

The reason for the objection of the current proposal includes the following observations:

- The number of units for the size of the site. I am concerned it will be a high density development and not adequately cater for the needs and amenities of these new residents.
- The number of one bedroom units over 2 and 3 bedroom units – I'm concerned this will not address the needs of the homeowner.
- The car park spots being allocated is 40 which is less than the number of units. I am concerned where the surplus cars will park.
- The proposed single entrance and exit into Orlagh estate will put more pressure on an already very busy entrance with people trying to access the shops, roundabout, and parents using the entrance as a collection point for their children attending the secondary school.
- The current road infrastructure is unable to cater for the number of people using it now, which will only increase further over the coming months when residents of the Two Oak development move in adding to this will only cause further congestion.

I would appreciate if you could please consider my observations and reply to my email.

Warmest regards
Cathy O'Neill
Orlagh Grove resident

Cathy Leigh
Customer Experience Manager– New Ireland, Wealth & Insurance



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Cathy Leigh
c/o New Ireland
5-9 South Frederick Street
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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**