

Sent: Friday 25 November 2022 11:47

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

Subject: Fwd: SD22A/0401 planning objection receipt T4/0/724795

>

> To whom it may concern.

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> Please see copy of receipt of payment attached below for objection to Planning Reference SD22A/0401

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> I wish to raise an objection to the above planning permission for the following reasons

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> 1. There is insufficient infrastructure in the area to support a new development.

> 2. Due to the proximity of the M50 exit there are currently long queues of traffic at all times of the day on the Scholarstown Road and the area cannot cope with any more cars and this is even before the residents have moved into Two Oaks with 600 plus units still to be filled with residents and their cars.

> 3. There are only two bus routes serving the area. The 175 frequently does not show at all and the 15 is frequently full within 3 stops of leaving the terminus and so residents cannot get onto the bus at the Orlagh Roundabout.

> 4. There are insufficient secondary school places to currently serve the area.

> 5. At the moment it is near impossible to exit and enter the Orlagh Grove estate with the number of cars currently being parked at the entrance this will only increase as there are insufficient parking places for Two Oaks and residents have yet to move in and there is very little parking proposed for this new development.

> 6. There is only one vehicle entrance into Orlagh and in the event of an emergency medical services will have further obstructions to try and pass if the parking situation does not improve anymore.

> 7. These apartments will look directly into a school and in particular into an area where new changing rooms are currently being built.

> 8. Trees and the loss of greenery will further drive our wildlife into extinction.

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> I trust you will include my objection correctly.

>

> Thank you

> Andrea Best

> 23 Orlagh Court

> Scholarstown Road

> Knocklyon

> Dublin 16

> D16A9X2

Ms. Andrea Best
23 Orlagh Court
Scholarstown Road
Knocklyon
Dublin 16
D16 A9X2

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**