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South Dublin County Council	33 Orlagh Wood
County Hall	Knocklyon
Tallaght	Dublin 16
Dublin 24	D16P3K2

25th November 2022

Planning Reference SD22A/0401

**Proposal Demolition of the 4 existing shed structures on site within the curtilage of the
Location / Address Scholarstown House, Scholarstown Road, Dublin 16**

I wish to object to the above proposed development on the following grounds

1.0 Proposed Development Density

The proposed 74 apartments are to be constructed on an existing site that currently has a single dwelling on it. The additional 74 apartments are an additional dwellings being constructed on an existing housing estate of circa 320 nr houses. This is a 23% increase in dwellings on the Orlagh estate and the planning application does not proposed to improve the existing infrastructure in Orlagh estate.

It is intended to access the new development via Orlagh Grove, Orlagh Grove is already a conected road that services 320 residential dwellings and does not have the capacity to cope with a further 74 dwellings

As a result of the density of the proposed development there will be a significant increase in vehicular and pedestrian movements at the entrance to the Orlagh Estate which would be a significant safety risk for the current Orlagh residents and particularly the school children of St Colmcille's Community School and St Colmcille's Senior National School and St Colmcille's Junior National School.

2.0 Parking

As a result of the proposed 74 apartments the parking issues within the Orlagh Estate are going to be exasperated. Currently the Orlagh Estate has significant parking issues and this additional development is only going to result in further issues. The parking provisions of 40 No. spaces as part of a development of 74 apartments will result in more on street parking within the Orlagh Estate making the area unsafe for the current vehicle and pedestrian traffic.

This development will result in the loss of 45m of on street parking which corresponds to 8 car spaces where it is needed close to the adjacent Local centre. Where is it proposed to provide the 8 no parking spaces lost.

3.0 Significant Housing, Highrise and Apartment developments in the area

Over the last few years there have been numerous significant developments in the local area, a non exhaustive list of some of these has been provided below

- Planning reference SHD3ABP-305878-19 – 480 no. Build-to-Rent apartments units and 110 No. Build-to-Sell units. This development is within 150 meters of the proposed development
- The Oaks – 5 storey block of 43 no. apartments. This development is within 530 meters of the proposed development
- The Pines – 5 storey block of 36 no. apartments This development is within 550 meters of the proposed development
- White Pines South – 114 Residential Units within 520 meters of the proposed development
- White Pines North – 75 Residential Units within 650 meters of the proposed development
- Planning reference SHD3ABP-310398-21 – 114 Build-to-Rent units of in a mix of 1,2 and 3 bed apartments. This development is within 507 meters of the proposed development
- Planning Reference SHD3ABP-309836-21 - The construction of 241 residential units, in 5 apartment blocks, ranging in height from 4-6 storeys, and 3 three storey duplex block. This development is within 700 meters of the proposed development
- Planning reference SD20A/0170 - Construction of 24 terraced houses, This development is within 1,050 meters of the proposed development
- Planning Reference SHD3ABP-311616-21 -131 residential units. This development is within 1,050 meters of the proposed development
- Planning Reference S00A/0914 - 355 Residential development. This development is within 650 meters of the proposed development

4.0 Lack Of Enhancement of Local Infrastructure

Following the above planning approvals and recent developments there has been no enhancement of the local infrastructure to support these developments.

The local amenities have not been expanded or enhanced to cater for the additional residents and resultant vehicular and pedestrian traffic.

In particular

4.1 Scholarstown Road

Scholarstown Road has not been widened or improved to deal with the additional vehicular and pedestrian traffic. Any Traffic Impact assessment has been done in advance of the 570 nr dwellings constructed as part of two oaks and most likely The Oaks and The Pines apartment block

4.2 St Colmcille's Community School

The local secondary school still only has 120 No. places available annually,

As per St Colmcille's Community School's website

in the 2022/2023 school year over 383 No. applications were submitted for the 120 No. places

In the 2021/2022 school year over 383 No. applications were submitted for the 120 No. places

PART 2 - Admissions to the 2023/2024 school year

In respect of the 2022/2023 school year, the total number of applications for admission received by the school was **383**

Breakdown of places allocated for the 22/23 school year:	
Number of places available:	120
Number of applications received:	383

PART 2 - Admissions to the 2021/2022 school year

In respect of the 2021/2022 school year, the total number of applications for admission received by the school was **383**

Breakdown of places allocated for the 20/21 school year:	
Number of places available:	120
Number of applications received:	383

4.3 Public Transport

Both the 15 bus route and the 175 bus route are currently inadequate to cater for the current residents of the local area prior to the above developments being completed.

4.4 Proximity to the Entrance to the Orlagh Estate

The proposed development is at the entrance of the Orlagh Estate and is already congested with vehicular and pedestrians. It is also the local route for local school children walking to St Colmcille's Senior National School, St Colmcille's Junior National School and St Colmcille's Community School.

Kind Regards



Surinderpal Siyan