

Sent: 28 November 2022 16:53

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

Subject: Re: Submission re SD22A/04/01

Submission re SD22A/04/01

Objections:

1/ Parking provision is totally inadequate

a/ 40 parking spaces for 74 units in a development consisting of one, two and three bedroomed apartments.

b/ The Two Oaks development across the road from Orlagh Grove, due for completion in 2023, will add further to parking congestion
- 459 parking spaces for 590 residential units. It is inevitable that excess parking will overflow into Orlagh Grove and the adjacent Woodfield estate.

c/ Parking availability on Orlagh Grove Road (the exit road for the development) is at more than full capacity and cars are regularly illegally parked on the entrance road.

2/ High density nature of development

a/ The traffic exit for the development onto Orlagh Grove Road is inappropriate and will greatly add to morning rush hour traffic congestion for cars leaving the estate.

b/ The proposed traffic exit is a safety hazard. There is a large number of children, both walking and cycling, attending the adjacent school.

3/ Close proximity to the Two Oaks development

Signed:

Margaret and Bernard Ryan,
23 Orlagh Grove,
Scholarstown Road,
Dublin.
D16 W6P7

Margaret & Bernard Ryan
23 Orlagh Grove,
Scholarstown Road,
Dublin 16.

Date: 29-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**