

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>
Subject: Objection re SD22A/0401

Dear Sir / Madam

I have made a payment of €20 online on your website with payment reference OBSERVATION - 104, as I could not get through to your finance department this afternoon.

I wish to object to this planning application on the following bases:

1. There is insufficient road infrastructure in place currently on Scholarstown Road and at the entrance to Orlagh Grove and across the M50 flyover at exit 12. The traffic in the area is appalling and is a very real problem for all residents in the area already. This is the situation before the Two Oaks development goes on the market in the near future when there will be a huge increase in the number of cars coming out onto Scholarstown Road, never mind this proposed further development at the entrance to the estate. Something needs to be done by the council to address the traffic problem in the area.
2. There does not appear to be any forethought by the planning authority in relation to Knocklyon. There is no town or village centre no Main Street or coffee shops or restaurants. Residential accommodation is being squeezed in at every opportunity on every bit of land to benefit developers without planning for the community, or putting in any nice central spaces, parks or amenities. There is a lack of secondary schools in the area for the existing population. The area would benefit from cafes, restaurants or anything that would work as a central hub in the area to bring community together. A village centre would be amazing here.
3. There are not enough car parking spaces provided for in the proposed development, given the number of apartments and fact that some are 2 and 3 bed ones. Any overflow of cars would spill out into Orlagh Grove estate, which already has lots of extra cars parked near the entrance.
4. The public transport / bus service for the area is not fit for the amount of homes in the area already, let alone any more. The area needs improved public transport infrastructure before any more residential accommodation is added to the area.

Regards

Pamela Dunne
2 Orlagh Lawn,
Knocklyon,
Dublin 16

Ms. Pamela Dunne
2 Orlagh Lawn
Knocklyon
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

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**