

15 Orlagh Way
Scholarstown Road
Dublin 16
D16 Y5P9

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

28/11/2022

RE: Objection to Planning Application Reference SD22A/0401

Dear Sir/Madam

I am writing to submit an objection to Planning Application Reference SD22A/0401 - development of Scholarstown House site. Please see below payment receipt for this submission (T4/0/724977)

I welcome the construction and provision of housing in the area when properly planned and accompanied by the required amenity and infrastructure upgrades.

The proposed development at Scholarstown House fails to address or provide sufficient infrastructure capacity in a number of areas:

1 - Parking:

The proposed development provides 40 car parking spaces for 75 units comprising 130 bedrooms. It is naïve to assume that the majority of occupants will not keep a vehicle at the development. The natural parking overflow will be the estate of Orlagh Grove. Parking for existing residents of Orlagh Grove is already under pressure, with most houses designed for single-car parking and on-street capacity already full. Overflow parking from the proposed development spilling into Orlagh Grove will result in substantial congestion, conflict and risk to the public. Orlagh Grove is already used unofficially as overflow parking for St. Colmcille's school and for neighbouring construction sites, causing significant issues.

2 - Access:

Residents of Orlagh Grove already contend with significant congestion at entrance/exit to/from the estate. The proposed location of the main vehicular access/egress for the proposed development will increase congestion within the estate.

3 - Connectivity

The area is reasonably well served by two bus routes to the city centre and south city. However, many people choose to live in the area due to its proximity to the M50 and the access that gives to employment in surrounding areas and further afield, for which there is no public transport. The assumption driving the design issues of the proposed development highlighted in points 1 & 2 above are that the majority of people living in the proposed development will walk, cycle or take the 15, 15B or 175 bus. This core assumption is not valid, and most residents are likely to need to keep a vehicle. Provisions should be made, as outlined in 1 & 2 above, for sufficient parking. Reducing car ownership and use (esp. in cities) is a noble objective and one I personally support. However, this cannot be achieved by simply making it harder to park or keep a private vehicle.

4 - Visual:

The high-rise nature of the proposed development is not in keeping with the surroundings, particularly in relation to the compact nature of the site and the fact that it will overlook school and sports grounds, and dwarf nearby structures and houses.

5 - Density:

The above four issues are exacerbated by the high density of the proposed development. Reducing the number of stories and/or providing a smaller number of larger homes that are actually suitable for families will mitigate the four issues above. High density concepts including a large number of single bedroom units make sense in city-centre environments. In the suburban environment, demand is for family homes.

Is mise le meas

Stephen Kelly
BEng (Hons), MSc, Chartered Engineer, MIEI

Mr. Stephen Kelly, Char. Eng.
15 Orlagh Way
Scholarstown Road
Dublin 16
D16 Y5P9

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**