

Charles & Ann Nelson  
3 Orlagh Lawn  
Scholarstown Road  
Dublin 16  
D16 P3K6

28<sup>th</sup> November 2022

Planning Department  
South Dublin County Council  
County Hall Tallaght  
Dublin 24

By email: [planningsubmissions@sdblincoco.ie](mailto:planningsubmissions@sdblincoco.ie)

RE: Objection to the proposed planning by Emmaville Ltd for the development of Scholarstown House ref **SD22A/0401**. Payment receipt **T4/0/724938**

Dear Sir/Madam,

We are writing to object to the proposed planning by Emmaville Ltd as per reference SD22A/0401 on a number of reasons.

To conduct a traffic survey on Wednesday 17<sup>th</sup> August 2022, during school holidays does not give a true and accurate view of the day to day traffic issues for the area. The survey does not consider many issues for the 700 students attending St Colmcilles Community School & 1700 attending the Junior School.

The public transport is not sufficient for the size of the area or the increase in population since the building of wider surrounding estates such as Scholarstown Wood, White Pines, Abbots Grove and Ballycullen Green. The 15 bus is typically at full capacity by the time it reaches Orlagh, leaving many residents stranded. Regarding, GoAheads 175 bus which is meant to service the area, this bus rarely shows up for the schedules.

The proposed forty car park spots for seventy five units is simply unrealistic. Orlagh Grove Estate simply cannot take the overspill from this site.

The site is directly beside the St Colmcille's Community school which schools 700 students. I would be concerned about the height and the view these houses would have into the school grounds and playing pitches.

The entrance to Orlagh Grove estate only has one entrance/exit. To add further traffic to this is unrealistic as traffic management remains a major issue without the further increase due from the 590 units in Two Oaks site.

The existing shopping area is frequented by many neighbouring estates and traffic volume to and from it is substantial. Therefore adding another entrance in such close proximity is of most danger to residents.

In recent years we have seen our area grow substantially without any increase in facilities such as Schools, Creches and healthcare.

Therefore, it is important that South Dublin County Council take not of the wide variety of concerns of local residents in the area and refuse planning permission.

Yours Sincerely,

C. NELSON  
ANN NELSON

Charles & Ann Nelson.

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3 Orlagh Lawn  
Scholarstown Road  
Dublin 16  
D16 P3K6

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](http://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](http://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**