

Orlagh Grove Residents Association,  
Orlagh Grove Estate  
Scholarstown Road  
Dublin 16

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: Strong concerns to the proposed planning by Emmaville Ltd for the development of Scholarstown House ref **SD22A/0401**. **Payment receipt T4/0/724975**.

Dear Sir/Madam,

Orlagh Grove estate comprises of 323 homes and shares a boundary wall with neighbouring estate Woodfield. The estate has one entrance and exit which leads directly onto the Orlagh Grove Roundabout.

We would have a number of concerns that should be taken into account by SDCC:

Firstly, The entrance to the estate is consistently blocked despite multiple requests to SDCC and Head of Traffic Management Patricia Brennan. Over the last year, we have repeatedly sought assistance from Rathfarnham Gardai, Community Gardai Pat Tarrant and Christian Madisson. Should an emergency vehicle have to access the estate, it would have been unable to do so as a result of parking.

Many residents struggle to exit the estate throughout the day due to the traffic volumes approaching the M50 and the overflow from the school parking. This will be further increased once the Two Oaks site of 590 units is occupied upon completion.

Secondly, as per documentation submitted by Emmaville, the Traffic survey was conducted on Wednesday 17<sup>th</sup> August 2022, which fails to give an accurate and realistic account of the traffic issues on a daily basis. The walkway surrounding the Scholarstown house is used by many of the 700 students attending the St Colmcilles Community School, and 1700 students attending the Junior school. Their safety is critical in attending school.

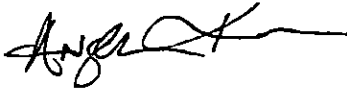
The entrance to Orlagh Grove estate only has one entrance/exit. At present the shopping centre which is used by many drivers, has an entrance and exit which is abided to. To add the entrance/exit to the proposed development directly beside a busy shopping centre entrance is of serious concerns to residents which were raised at our recent AGM meeting on Wednesday 9<sup>th</sup> November 2022.

Core services such as Schools are under severe pressure as they have not been increased despite the increase over the last number of years in population.

Please take these observations into consideration for this planning application.

Yours Sincerely,

Ann Nelson (Chairperson) & Angelina Kirwan (Treasurer)  
Orlagh Grove Residents Association.

ANN NELSON 

Orlagh Grove Residents Association  
c/o Ann Nelson, Chairperson  
Orlagh Grove Estate  
Scholarstown Road  
Dublin 16

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**