

Linda & Alan Chester

35 Orlagh View  
Orlagh Grove  
Knocklyon  
Dublin 16

South Dublin County Council  
Tallaght  
Dublin 24

28<sup>th</sup> November 2022

To whom it may concern,

With reference to:

Planning Reference: SD22A/0401

Proposal: Demolition of the 4 existing shed structures on site within the curtilage of the / Scholarstown House, Scholarstown Road, Dublin 16

Payment Receipt Reference: T4/0/725014 (attached)

Whilst we are not against development of the site in question, we have major concerns over the lack of consideration and facilities for existing and future residents. We are writing to object to the above referenced development with regards to the following concerns.

- Road & Pedestrian Safety / Increase in Traffic & Parking  
This development has not adequately considered the impact on traffic and safety for residents of the Orlagh Estate and surrounding areas. At present, the large scale development of Two Oaks has not been occupied and this will significantly increase the traffic in the area. Currently, it is extremely difficult to enter or exit the Orlagh estate on weekdays due to the large volume of parking. This also poses a serious danger for children crossing the road as they are not visible to drivers behind the parked cars – this parking continues right around the bed on Orlagh Grove, it is not just an issue at the entrance to the estate. The proposed development of Scholarstown house does not include sufficient parking and will exacerbate these parking issues within the estate. The proposed entrance within Orlagh Grove will also increase the dangers for school children crossing the road, due to the number of cars turning in and out of the development once occupied, and even worse when under construction, along with impacting traffic management issues for Orlagh Grove estate (no alternative entrance or exit) and the wider Scholarstown Road area.
  
- Lack of services / facilities  
Currently, the area has a serious lack of services, ranging from an over-stretched, full capacity bus service, no luas / metro / train links, and continuous significant traffic delays to the nearby M50. The existing schools are at full capacity – we struggled ourselves to get a place for our daughter in the local primary school. There are absolutely no full-time childcare spaces in the

area – we have been unable to secure local care for our son. The useful local shops at the entrance to Orlagh Grove can already be very difficult to access due to the lack of parking. The development of this site will exacerbate all of these issues and services should be addressed and put in place before additional developments are considered.

As we mentioned at the beginning, we are not against the development of the site in principal, however, this is a large scale development for an estate such as Orlagh Grove, and it would be wrong to begin such a development before assessing the impact that Two Oaks will have on the area once it is occupied. To continue to over fill an area, and over stretch the already lacking facilities can only lead to negative futures for everyone in the area – both existing and future residents. We would urge additional time is taken to adequately assess the above issues once the existing new development of Two Oaks is occupied before granting permission for this additional development.

Yours Sincerely,

**Linda & Alan Chester**

Linda & Alan Chester  
35 Orlagh View,  
Scholarstown Road,  
Knocklyon,  
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**