

Ms. Rachel Cartwright
5 Orlagh View
Scholarstown Road
Knocklyon, Dublin 16
D16 P8P9

Planning Department
South Dublin County Council
County Hall
Tallaght, Dublin 24
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planningsubmissions@sdblincoco.ie

28th November 2022

Reference: Planning Application SD22A/0401 - Letter of Objection.

Receipt Number:	T4/0/724897
Planning Reference:	SD22A/0401
Proposal:	Conversion of Scholarstown House into residential units.
Location/Address:	Scholarstown House, Scholarstown Road, Dublin 16
Applicant's Name:	Emmaville Limited
Registration Date:	25 Oct 2022
Agent Name:	HW Planning

To Whom It May Concern,

It is with great concern that I view the Planning Application and Development Proposal and conversion of Scholarstown House, outlined above. I would like to formally object to this Proposed Development of Scholarstown House, Orlagh Grove & its surroundings, on the following basis.

Overdevelopment & Overpopulation

The proposed development of Scholarstown House is less than 100 metres from the recently completed "Two Oaks" project across the road and it's whopping 590 homes, which have yet to be populated. That development alone, once populated, and the failure to develop additional infrastructure to accommodate so many more Families moving into the area, will cripple the community and the locality for traffic, for access and for basic services. There have been no additional creches or schools built; No additional bus routes or public transport facilities provided; No additional roads or access routes added. To simply ignore these basic, and add even more development to the area, without any additional facilities and infrastructure is completely over developing this area, which should cease now, before the Scholarstown House Site Proposal progresses any further.

Size, Volume, Position & Proximity

The size of the development for proposed site is way too big. 75 units and 40 car parking spaces is far too vast for the Scholarstown House site and land footprint on which it is being proposed. The buildings ranging from 3 to 5 storeys each, will tower over the adjacent School, Shops and Residential Buildings, and as such, those new structures would be at huge odds with the remainder of Orlagh Grove estate, the School, the Shops, and the other local buildings in this area. The design does not fit the location.

Negative effects on the community

Traffic Congestion – The most obvious and guaranteed negative impact of this Scholarstown House development would be traffic. 75 units, bringing an average of 1-2 cars per household, is going to tip the traffic management and access to local estates completely over the edge. Already, the physical design of Scholarstown Road, its traffic light management and poorly designed roundabout at the

entrance to Orlagh Grove, brings the traffic to a complete stand-still. That's before "Two Oaks" and it's whopping 590 homes are populated. To blindly add more traffic to this catastrophe, with an additional 75 units at Scholarstown House, without any change in traffic management or introduction of additional access roads, is just ludicrous. These recent developments are guaranteed to cripple the community for traffic access and any access by vehicle. Orlagh Roundabout and Scholarstown Road will continue to be at a stand-still and will extend further up into Orlagh Grove Estate and the surrounding estates like Woodfield, Beverly, Scholarstown Wood, Templeroan and more besides. Families will feel trapped in their homes and estates at peak traffic times. This reason alone should halt this proposal.

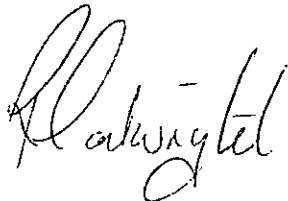
Schools & Creches – Another obvious and guaranteed negative impact of this Scholarstown House development is the failure to develop additional schools and creches in the locality. Schools and Creches are already unbelievably oversubscribed, with huge classroom numbers and waiting lists beyond 2024 respectively. This too is before "Two Oaks" is populated and before any proposed 75 additional units on the site at Scholarstown House are developed and then populated. It is nothing short of ignorance to continue to squeeze in housing developments and more than 600 units, without improving the local infrastructure or adding much needed support services as part of the same development plans.

Parking – Parking is already a huge problem in Orlagh Grove Estate and the surrounding estates like Woodfield, Beverly, Scholarstown Wood, and Templeroan, and this is just the Construction Traffic and the construction workers from the "Two Oaks" development site parking illegally in the local estates. This is a mere sample of what it would be like post-development, because there is not nearly enough space in the area for the influx of People and Families and their cars, that both "Two Oaks" and Scholarstown House developments, and the approx. 665 homes would bring. The result will be flagrant abandonment of cars, everywhere and anywhere, blocking the vision of both merging drivers and pedestrians on every junction, posing a huge Road Safety risk to the Health and Safety of all residents & their children.

I trust that the few concerns and objections that I have outlined above, will be considered seriously, and that Planning Permission will not be granted to Emmaville Ltd. for the above Scholarstown House Project Proposal.

If you have any questions or requests for further information in relation to the above, please do not hesitate to contact me. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rachel Cartwright', written in a cursive style.

Ms. Rachel Cartwright

Mobile: (086) 334 9254

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Ms. Rachel Cartwright
5 Orlagh View
Scholarstown Road
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Dublin 16
D16 P8P9

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.

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**