

HW Planning
5, Joyce House
Barrack Square
Ballincollig
Co. Cork

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0609	Date of Decision: 31-May-2023
Register Reference: SD22A/0401	Date: 08-May-2023

Applicant:

Emmaville Limited

Application Type:

Additional Information

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

Dear Sir /Madam,

With reference to your planning application, additional information received on 08-May-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. It is not considered that sufficient information has been submitted to address Additional Information Item No. 7. The applicant is requested to submit the following information:
 - (a) A revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that large delivery vehicles, vehicles and pedestrians can access/egress the site and at the same time as well as the vehicles using the access to the south. The applicant should show any mitigation measures necessary to allow the safe use of this junction, for example yellow box, turning arrows, no entry etc.
 - (b) Details/plans that confirm that the works on the public road to extend the double yellow lines to the Scholarstown Roundabout on both sides of the road will be undertaken by the applicant as part of the overall planning permission.
 - (c) A traffic survey showing the current conditions at the Scholarstown Roundabout and the retail access on Orlagh Grove, for additional week days (Monday and Friday) during school term. The analysis shall also clarify/detail the amount of traffic from surrounding completed and planned developments that was included in traffic growth factors.
 - (d) Submit information and plans showing any works/measures along Orlagh Grove, within the area taken in charge by Council, to address the Roads Department's concerns and also improve pedestrian and cyclist movement along this street and the public realm. This includes along the front of the neighbouring retail/creche etc. site located to the south of the subject site and up to the roundabout on Scholarstown Road. How this connects in with the active travel/cyclist improvements along Scholarstown Road should also be shown.
 - (e) The Planning Authority would also have concerns with how pedestrian and cyclist movement along Orlagh Grove is catered for in the design of the proposed vehicular access. The proposed raised pedestrian crossing is well setback from the street. The current design does not allow for a straightforward pedestrian and cyclist movement across the access.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

Pamela Hughes
for **Senior Planner**

31-May-2023