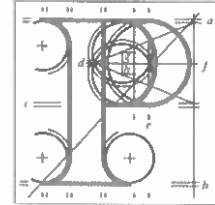


Our Case Number: ABP-317724-23

Planning Authority Reference Number: SD22A/0401



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 11 August 2023

Re: Demolition of 4 sheds 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 unit. 74 apartment units. All ancillary site development works. 40 car parking spaces and 183 cycle parking spaces. Protected Structure: Scholarstown House (RPS Ref: 322). Scholarstown House, Scholarstown Road, Dublin 16.

Dear Sir / Madam,

Enclosed is a copy of a further appeal under the Planning and Development Act, 2000, (as amended).

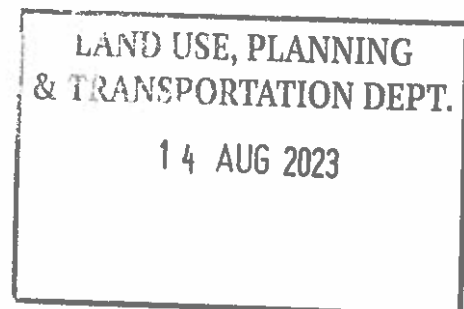
As you are aware, the planning authority's decision in the matter is already the subject of an appeal to the Board. Under section 129 of the Planning and Development Act, 2000, (as amended), as a party to the appeal you may make submissions or observations in relation to the enclosed appeal in writing to the Board within 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you. Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

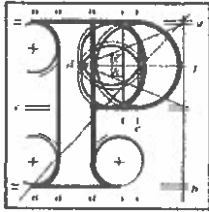

Catherine Flynn
Administrative Assistant
Direct Line: 01-8737143

BP06



Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

LDG- 068544-43

ABP-

08 AUG 2023

Fee: € 270 Type: Card

Time: 1:15 By: Hsael

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Orlagh Grove Residents Association

(b) Address

Orlagh Grove Residents Association
c/o Ann Nelson Chairperson
3 Orlagh Lawn
Scholarstown Road
Dublin 16
D16 P3K6

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable

(b) Agent's address

Not applicable

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

South Dublin County Council

(b) Planning authority register reference number

(for example: 18/0123)

SD22A/0401

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Scholarstown House, Scholarstown Road, Dublin 16

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Letter attached

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark
Last updated: April 2019.



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

08/08/2023

An Bord Pleanála
64 Marlborough Street,
Rotunda,
Dublin 1
D01 V902

Register Reference SD22A/0401
Location Scholarstown House, Scholarstown Road, Dublin 16
Applicant Emmaville Limited
Application Decision Grant Permission
ABP Reference 317724-23

Dear Sir/Madam,

We the Orlagh Grove Residents Association (323 Houses) are writing to appeal the permission granted to Emmaville Limited as per the above details on the following grounds:

Protected Structure

Scholarstown House is a Protected Structure. Under Policy NCBH19, buildings and sites in the Record of Protected Structures, any proposals for development must consider the effects on setting and special character, including its historic curtilage. The internal and external proposals may meet the letter of the law regarding preservation but will not preserve the beauty of Scholarstown House and its surrounding.

Internally, the proposal does not give due regard to the historic nature of the internal structure of Scholarstown House, which dates back to 1588, the house will be subdivided.

Externally, the proposed apartment block overpowers the structure. It destroys both its historic and current ambience. The House will be overlooked by the height of the apartment block and by its proximity to the apartment block which will sit cheek by jowl, within choking distance.

The front of the House will have no lawn, no walkway of its own. It will stand fore square upon a public, communal area. Its front door opens directly onto the public, communal area.

The North side of the House does not benefit from privacy but is adjacent to a children's play area.

The development will destroy the current natural habitat of native birds and animals. Proposed tree planting is sparse compared with the rich and diverse number of healthy trees on the grounds, in particular on its East side.

Traffic and Safety

Orlagh Grove estate has only one entrance / exit which leads to a busy roundabout. Within approx 40 metres we will have another entrance on an entrance to an estate after crossing a busy pedestrian crossing.

The proposed entry/exit is immediately adjacent to the Shopping Centre which houses a Spar Shop, two food outlets, a beauty salon, Insurance brokers and a Creche. The proposed entrance will interrupt the safe footpath into Orlagh. It is only a few metres from the Orlagh Roundabout. It will as proposed facilitate 44 cars (as per the carpark spots, we expect this number to be higher as per the 75 units) and 183 bicycles.

First and foremost this increases risk and danger to Orlagh pedestrians and cyclist, on essential and/or casual journeys:

- Groups of older children, and smaller children being walked by a parent to and from school, often on scooters or bicycles
- Teenagers, walking and cycling often in a lively, chatting groups
- Older adults who may need to walk at a slower pace
- Creche drop offs. When the shopping centre carpark is full, people are forced to cross a busy road to drop/collect their children.

A survey of traffic in the area was carried out on 17th August 2022:

- a) Schools not in session
- b) the 590 dwellings in the Two Oaks site were not occupied
- c) Dublin traffic is notably reduced during the traditional holiday months of July and August.

The survey is of absolutely no significance as it does not take into consideration any of the 700 students attending St Colmcille's Community school beside Scholarstown House, or any of the 1700 students attending St Colmcille's Junior School (Ireland's largest Primary School) or creche drop offs/ collection.

The entrance to Orlagh Grove estate already deals with a significant level of traffic throughout the day due to school drop off and collections, drop off and collections to the Creche, postal collection, evening classes in the Community school, evening sports classes and food collection from both takeaway shops. This adds to a constant flow of traffic to and from the estate and reduces access down to one lane due to parking along the entrance of the estate.

As per correspondence from South Dublin County Council to Emmaville on 15th December 2022, Request 7(a) highlighted "The Proximity of access to the Scholarstown Road may present risks" and "The applicant is requested to move the proposed access location away from the other access or provide some mitigation to reduce the frequency of use of the

other access". Martin Hanley B.E. (Civil) CEng response dated 6th March advised "We are looking to maintain the existing entrance location as to move the entrance would involve a significant redesign of the apartment complex". Surely safety of everyone comes before a **design inconvenience**. Yellow lines and a 30kph sign are not mitigating factors. Please note we have continuously raised the road safety concerns already existing with South Dublin County Council, Rathfarnham Gardai and the Community Gardai.

We are also strongly concerned about an Emergency Service Vehicle gaining prompt access if required to the estate.

Queues of cars exiting Orlagh Estate in the morning circa 7:45am to 9am are a regular occurrence. On wet or particularly cold mornings, the queue backs up to Orlagh Lawn (25-30 cars approx.).

Once a driver or cyclist gains access to the roundabout, he/she joins a fleet of cars going in each of the three directions 1) accessing the M50, 2) enroute to St Colmcille's Primary School, Gaelscoil, secondary schools in Templeogue and Terenure (due to inadequate provision of second level schools in Knocklyon) and work in various parts of the city; 3) heading to Sancta Maria, St Enda's and Loretto Secondary Schools as well as work. Add this to the large increase in traffic during the past few months (and ongoing increase) from the opening of the 590 dwellings in Two Oaks Development.

South Dublin County Council are already aware of this danger. Hence, the plethora of speed ramps, traffic lights, pedestrians crossings, zebra crossings and lollipop wardens installed and functioning at the roundabout outside Orlagh.

In recent months there has been a significant number of accidents on all entrances / exits of the roundabout and endless close calls with cars and pedestrians.

Danger to the Area

The proposed Apartment Block overlooks the playing field in St Colmcille's Community School. Its balconies look down upon both primary pupils and secondary pupils walking and cycling to and from the St Colmcille's Primary and Community schools. The West facing side of the Apartment Block overlooks the front and back lawns of houses on Orlagh Green and Orlagh Crescent. It's South side overlooks the gardens on Orlagh Grove. Any foliage cover from trees that may be planted is not there during 6 months of the year.

It does not require a cynical or alarmist mind to question the advisability of this visual access to children and residents and residential dwellings.

Public Transport

Orlagh Grove and surrounding estates are served by two buses, the 15 and 175. Despite being the fourth stop from the terminus, the 15 bus is often at capacity when it reaches Orlagh Grove. The bus has not seen any increase despite the increase of new builds in the area such as Scholarstown Wood, White Pines, Ballycullen Green and Abbots Grove.

The ongoing issue with GoAheads bus route 175, has been raised by TD John Lahart at Dáil level with no result.

As a result many residents are forced to use private cars to attend work, school or hospital appointments.

Car Parking Spaces

The proposed carpark spots of 44 does not provide enough spaces for the development. Where is the expected over spill expected to go?

Local Amenities

Local residents will have major difficulty accessing places in primary and secondary level schools in the local area. Already St Colmcilles Primary functions at full capacity 1700 students. Likewise, St Colmille's Community School has full capacity at 700 students. Applicants for places is already oversubscribed by 200% (120 places, 383 applications).

The playing pitch used by many local residents is under threat to redevelopment of an enclosed pitch resulting in residents supporting the Save Knocklyon Park/

Despite the increase in buildings, no new amenities have been installed instead we are having them taking away from us.

Core services like GP's are under severe strain in the area forcing Residents to travel further for services.

This proposed development equates to a 23% increase on our estate and only 150 metres away from the recently developed Two Oaks site (590 units).

To add a development of this size on a corner site at a roundabout which leads to the M50 is ludicrous with these safety concerns.

We strongly urge An Bord Pleanala to address the safety concerns of the residents regarding this development.

Yours Sincerely,



Ann Nelson
Chairperson Orlagh Grove Residents Association

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.

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