

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, Sirio Investment Management Ltd t/a Sirio Homes,

intend to apply to South Dublin County Council for **permission** for a residential development comprising a total of 28 no. apartments, in a building up to 4-storeys in height located at the former filling station site, Nutgrove Avenue, Rathfarnham, Dublin 14. The cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site.

The application area includes the site of the former filling station (0.2821 ha – under Applicant ownership) and a portion of land (0.0326ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue. To accommodate access to the Site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries.

The development will consist of;

- i. A development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising:
 - a. 28 no. residential units comprising 8 no. 1-bedroom apartments, 17 no. 2-bedroom apartments and 3 no. 3-bedroom apartments;
- ii. Communal amenity space (433 sq.m) and public open space (286 sq.m) located to the rear and western side of the Site;
- iii. At grade car parking is proposed to the rear of the site which will provide 16 no. residents' car parking spaces (including 2 no. electric vehicles spaces and 1 no. accessible spaces) and 2 no. motorcycle parking spaces;
- iv. Two (2) resident waste bin storage areas are proposed along the north-western and north-eastern corner of the Site, fronting Nutgrove Avenue (Total 25 sq.m);
- v. A new vehicular entrance from Nutgrove Avenue;
- vi. A total of 62 no. surface level bicycle parking spaces comprising 48 no. spaces located at the rear of the Site and 14 no. spaces within the residents' communal area, located along the north-western portion of the Site;
- vii. Relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue to the west of its existing position to accommodate access to the Site; and
- viii. All ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening houses of Monday to Friday from 9.00am to 4.00pm, and may also be viewed on the Council's website – www.sdcc.ie .

A submission or observation in relation to the application may be made to the Authority in writing to South Dublin County Council within a period of 5 weeks from the date of receipt by the Authority of the application and on payment of the prescribed fee of €20.00. Submissions and observations will be considered by the planning authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signature:



Agent: McCutcheon Halley Planning Consultants
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Date of Erection of Site Notice: 22 April 2021