

Planning Department,  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

27<sup>th</sup> April 2021

**Re: Planning application for permission for a residential development at the site of a former filling station located at Nutgrove Avenue, Rathfarnham, Dublin 14.**

A Chara,

We act on behalf of the Sirio Homes, who are seeking planning permission for development on a site located at the former filling station, Nutgrove Avenue, Rathfarnham, Dublin 14.

A full description of the proposed development is set out in the documentation supporting this planning application. Briefly, the Applicant is seeking permission for the construction of a four (4) storey residential development (total Gross Floor Area c. 2,640sq.m), comprising 28 apartments that include social and affordable homes, together with 16 no. car parking spaces and all ancillary site works required to facilitate the development.

Access and egress are proposed from a singular location located on the site's north-eastern corner boundary on Nutgrove Avenue. To facilitate access to the Site, the existing pedestrian crossing and traffic lights located on Nutgrove Avenue are proposed to be relocated to the west of the existing location. As part of Nutgrove Avenue is located within the Dún Laoghaire-Rathdown planning authority boundary, a Letter of Consent from Dún Laoghaire-Rathdown Council is appended to the Planning Statement.

The proposed development promotes sustainable residential development on a brownfield infill site that was previously used as a filling station. The redevelopment of the Site will facilitate increased housing supply in a highly accessible area. The redevelopment of the Site provides for an efficient use of residential zoned land and will deliver much needed housing supply for the city and county. Overall, this Planning Statement demonstrates that the proposed development is consistent with the principles of proper planning and sustainable development.

Sirio Homes have engaged a comprehensive team to assist in the preparation of this planning application.

Enclosed is **6 no. hard copies** of the following documentation:

[www.mhplanning.ie](http://www.mhplanning.ie)

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907 registration no LP512. Registered in Ireland No 326490  
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<b>Document</b>	<b>Prepared by</b>
Cover Letter	McCutcheon Halley Chartered Planning Consultants
Application Form	McCutcheon Halley Chartered Planning Consultants
Part V Letter	McCutcheon Halley Chartered Planning Consultants
Site Notice	McCutcheon Halley Chartered Planning Consultants
Copy of Irish Daily Star Public Notice (including 1 no. original)	Irish Daily Star
Architectural Design Drawings	Horan Rainford Architects
Landscape Design Drawings	Murphy + Sheanon
Engineering Drawings	Punch Consulting
Planning Statement	McCutcheon Halley Chartered Planning Consultants
Architectural Design Statement	Horan Rainford Architects
Landscape Design Report	Murphy + Sheanon
Engineering Planning Report	Punch Consulting
Outline Construction and Demolition Waste Management Plan	Punch Consulting
Outline Construction Management Plan	Punch Consulting
Mobility Management Plan	Punch Consulting
Site Specific Flood Risk Assessment	Punch Consulting
Traffic Impact Statement	Punch Consulting
Daylight / Sunlight and Overshadowing Assessment	Metec Consulting Engineers
Energy & Sustainability Report	Metec Consulting Engineers
Fire Tender Access Letter	BB7 Fire and Security Consulting
Appropriate Assessment Screening	McCutcheon Halley Chartered Planning Consultants
Photomontages	Process 3D
Decommissioning Report	URS Corporation Ltd
Arborist Report	The Tree File

A fee of €2,060.00 has been made to South Dublin County Council by Electronic Funds Transfer (EFT) in respect of this planning application and a copy of the receipt of payment is appended to this letter.

Please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely,



Paula Galvin

**McCutcheon Halley Chartered Planning Consultants**

# Appendix 1 Receipt of Payment for Planning Application Fees

## Standard payment authorised

Your payment has been authorised

<b>Payment information : 30015743</b>	
Status:	Future dated as at 23/04/2021 at 09:39
Date registered:	23/04/2021 at 09:39
Template reference:	<u>SOUTH DUBLIN COCO</u>

<b>Payment details</b>	
Debit account:	ULSBIE2DXXX IE61ULSB98548019579029
Date payment committed:	26/04/2021
Payment amount:	EUR 2,060.00 (EURO)
Your reference:	SIRIO HOMES

<b>Beneficiary details</b>	
Beneficiary name:	SOUTH DUBLIN COCO
Account details:	IE14AIBK93331731000029
Beneficiary reference:	SIRIO HOMES
Information for the beneficiary:	FORMER FILLING STATION NUTGROVE AVENUE RATHFARNHAM DUBLIN 14

## Development Description

**Sirio Homes** intend to apply to South Dublin County Council for permission for 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 with a total gross floor area of 2,640 sq.m comprising:
  - o 8 x 1-bedroom apartments
  - o 17 x 2-bedroom apartments
  - o 3 x 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.

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# TOUGHER'S OIL DISTRIBUTORS

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Johnstown Business Centre  
Johnstown  
Naas  
County Kildare  
Phone 045:844080

Mr. Tony Horan Horan  
Rainsford Architects  
36 Main Street  
Blackrock Dublin  
A94 E8H1

## Site at Nutgrove Avenue, Rathfarnham, Dublin

Thursday 25<sup>th</sup> February 2021

To whom it may concern

We are the legal owners of the aforementioned site and we consent to the company mentioned below making a planning application in connection with the property.

Name;	Sirio Investment Management Limited t/a Sirio Homes
CRO Number;	542418
Address;	Johnstown Business Centre, Johnstown, Naas, County Kildare

Should you require further clarification, please do not hesitate to contact myself on 086-4148000

Yours sincerely  
Tougher's Oil Distributors



Tougher's Oil Distributors Limited CRO Number 112661