

Aidan Keating  
Apartment 600  
Cube 3  
Beacon South Quarter  
Sandyford  
Dublin 18

Planning application number SD21A/0101  
Address Nutgrove Avenue, Rathfarnham

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



Dear Sir / Madam

As you are well aware there is a significant shortage of homes in Dublin and I wanted to bring my plight (*And that of many others*) to your attention.

I am one of many "renters" in today's market place, I have a good permanent job, I have saved enough for a deposit and I would qualify for a home loan. But there is, no suitable apartments available for me to purchase in the preferred area of Nutgrove Avenue / Rathfarnham.

This development is intended to be sold to home buyers, while a lot of other apartment developments now are intended to be built for long-term rental and while there will always be a requirement for Apartment Rentals, there are many of us that are seeking Apartment Homes to purchase.

The location is crying out for Apartments that will be sold to the public.

The design looks really well and the documentation included in the application, such as the Design Statement, the 3d drawings, the landscape plan are very detailed and present a very strong case to allow this development to be granted planning permission.

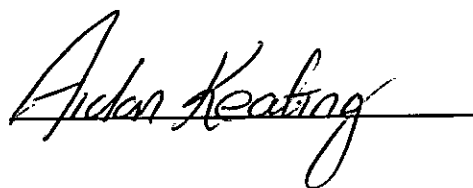
The Site is suitably placed, directly adjacent to existing public transport infrastructure which services many areas such as Dundrum, Dún Laoghaire and the City Centre, it is also within walking distance of Nutgrove Shopping Centre and Nutgrove Retail Park and numerous other local amenities such as Loreto Park, Castle Golf Club and Rathfarnham Castle Park, as well as many local schools. It would be a great place to live.

I have looked at the history of previous planning applications on the site and notice that neighbours in the housing estate to the rear have logged many similar objections. Their estate is behind a very tall wall and totally separate to this development. The entrance to their estate is nearly 800meters away on grange road. I understand from a friend in Stonepark estate that there is a very active club that are generally opposed to any planning applications in the area; it is unfair that this small group of people should be allowed to prevent you and your work colleagues for acting in the best interests of the majority of people. Those Objectors should consider our needs and entitlement to have a home.

I ask that grant planning permission for this application.

I have enclosed a fee of €20.00 as requested.

Yours sincerely

A handwritten signature in black ink, reading "Aidan Keating", written over a horizontal line.

Mr. Aidan Keating  
Apartment 600  
Cube 3  
Beacon South Quarter  
Sandyford  
Dublin 16

Date: 01-Jun-2021

Dear Mr. Keating,

**Register Ref:** SD21A/0101

**Development:** Residential development comprising a total of 28 apartments, in a building up to 4-storeys in height; the cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site including the site of the former filling station (0.2821 ha - under applicant's 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; a development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising of 28 residential units comprising 8 1-bedroom apartments, 17 2-bedroom apartments and 3 3-bedroom apartments; communal amenity space (433sq.m) and public open space (286sq.m) located to the rear and western side of the site; at grade car parking is proposed to the rear of the site which will provide 16 residents' car parking spaces (including 2 electric vehicles spaces and 1 accessible spaces) and 2 motorcycle parking spaces; 2 resident waste bin storage areas are proposed along the north-western and north-eastern corner of the site, fronting Nutgrove Avenue (total 25sq.m); a new vehicular entrance from Nutgrove Avenue; a total of 62 surface level bicycle parking spaces comprising 48 spaces located at the rear of the site and 14 spaces within the residents' communal area, located along the north-western portion of the site; 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; all ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

**Location:** Nutgrove Avenue, Rathfarnham, Dublin 14

**Applicant:** Sirio Investment Management Ltd t/a Sirio Homes

**Application Type:** Permission

**Date Rec'd:** 27-Apr-2021

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