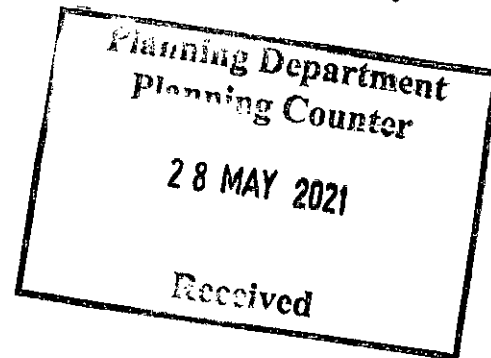


Andrew Shorten  
114 Longwood Park  
Rathfarnham  
Dublin 14  
D14 V2R1

27<sup>th</sup> May 2021.

Chief Planning Officer  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Dublin 24



Ref: OBJECTION TO PLANNING APPLICATION FOR DEVELOPMENT AT LANDS AT NUTGROVE AVENUE ("Application") FOR THE CONSTRUCTION A 4 STOREY BLOCK APARTMENT COMPLEX ("Development")  
APPLICANT: SIRIO INVESTMENT MANAGEMENT LTD trading as SIRIO HOMES  
REF: SD 21A/0101

Dear Sir/Madam

I am the owner of property referred to in the top right hand corner of this letter. You will note that this is not far from the lands the subject matter of the Application. I wish to comment on this Application in the following manner and on the following grounds, in accordance with the Planning and Development Act 2000 (PDA).

I note that the planning authority must place prime importance with regard to the "proper planning and sustainable development of the area" in considering an application. The current Application does not do so for a number of reasons.

#### **Residential Sustainability**

It is on public record that whole blocks of apartments have been bought up by REITs and other investment vehicles with the sole purpose of renting out the apartments and not releasing any for purchase by first-time or other buyers. For instance, in 2018 Irish Life Investment Managers bought up the 262-apartment Fernbank development in Churchtown for renting out, in spite of the fact that 1,000 people had registered an interest in buying, in response to a marketing campaign.

The applicant in the case of SD21A/0101 is Sirio Investment Management Ltd which appears to indicate a focus on making large profits. Assuming that rented apartments are the result of this application, the people renting are likely to be young professionals who will pay rent for a few years and then move on. They will have little interest in the local community and are unlikely to avail of schools and playgrounds because the apartments are not designed for families. Such a short term approach is not sustainable.

The Planning Department should impose a condition that at least 30% of the units should be designated "social and affordable" and at least 50% for purchase by first-time buyers.

### **Impact on Stonepark Orchard and Stonepark Abbey**

The height of the proposed development will have an overbearing impact on Stonepark Orchard. The height should be reduced to three storeys. There are no four storey developments nearby and a planned four storey in Ely Square is not yet built and is opposed locally.

Any idea of easy access from Nutgrove Avenue to the Stonepark estates would not be welcomed because of the potential for vandalism, burglary and easy escape.

### **Sustainable Transport**

Although the applicant has sought to address sustainability issues, the number of car parking spaces to be provided with electric charging at two, is too few.

While provision of cycle parking appears ample, it is not clear whether such parking is secure and protects cycles from the weather. Unless the parking is really good, most residents with a valuable bike will want to house it in their small apartment space.

### **Traffic**

The completion of more housing along Nutgrove Avenue just as Ely Square becomes occupied can only add to the severe congestion often experienced along Nutgrove Avenue.

### **Community**

The design of apartment blocks generally supports a detachment from community life. Residents are reluctant to answer door bells to unexpected callers. Because letter boxes are generally behind secure doors, it is challenging for neighbourhood and church groups to deliver newsletters and local information. Apartment residents therefore tend to be written off.

I enclose a cheque in the sum of twenty euros to support these observations and comments.

Yours sincerely,

*Andrew E. Shorten* ,

Mr. Andrew Shorten  
114 Longwood Park  
Rathfarnham  
Dublin 14  
D14 V2R1

Date: 31-May-2021

Dear Mr. Shorten,

**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