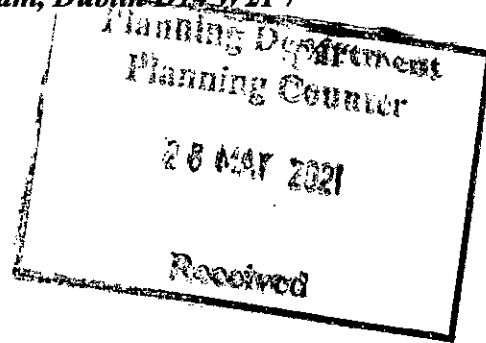


131 Stonepark Abbey, Rathfarnham, Dublin-D14 W2F7

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



27 May 2021

PLANNING APPLICATION FOR DEVELOPMENT AT LANDS AT NUTGROVE AVENUE ("Application") FOR THE CONSTRUCTION A 4 STOREY BLOCK APARTMENT COMPLEX ("Development")
APPLICANT: SIRIO INVESTMENT MANAGEMENT LIMITED
REF: SD 21A/0101

Dear Sir/Madam,

We live at 131 Stonepark Abbey and wish to make an observation\objection in respect of SD21A/0101.

We acknowledge the need to see residential development proceed, to help address the chronic housing shortage that currently exists. We acknowledge that the developer seems to have made valiant effort to address the flaws that gave rise to previous applications being refused.

We note there seems to be no attempt by the developer to create an entrance from Nutgrove Avenue through the developed site into Stonepark Abbey and we are happy with this.

We are concerned that SDCC might try to impose such an entrance as part of the granting of permission to proceed with the development - an entrance that would be contrary to the wishes of the developer **and** households in Stonepark Abbey. We are hugely concerned that creating such an access point would not be in the best interests of households in Stonepark Abbey.

If SDCC intends to impose access from Nutgrove Avenue into Stonepark Abbey, please consider this letter as an objection to the granting of that access.

We fear such an entry point would simply encourage unruly behaviour in our estate, particularly with the inevitable use of such an entry point as a short cut to accessing the summer concerts in Marly Park and the bad behaviour and potential vandalism that would attend to such volumes of pedestrians.

We also fear such an entry point would see households within the apartment block, and on Nutgrove Avenue, using Stonepark as a parking bay, in light of parking restrictions arising from the bus lane on Nutgrove Avenue. This would severely negatively impact the amenity value of Stonepark to residents.

Please find enclosed our cheque for EUR 20 in support of this observation\objection.

Yours sincerely,

Dave Sheehan

A handwritten signature in black ink, appearing to be "Dave Sheehan".

Colette Beagan

A handwritten signature in black ink, appearing to be "Colette Beagan".



Dave Sheehan & Colette Beagan
131 Stonepark Abbey
Rathfarnham
Dublin 14
D14 W2F7

Date: 31-May-2021

Dear Sir/Madam,

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