

Brian Tector
18 Crannagh Court.
Crannagh Road
Rathfarnham
Dublin 14.

Tuesday 11th May 2021

The Planning Department
South Dublin County Council
County Hall Tallaght,
Dublin 24
D24 A3XC



Re: Nutgrove Avenue, Rathfarnham Planning Application - Ref: SD21A/0101

Dear Sir / Madam

I am writing to offer my support for the proposed apartment development on the site of the former filling station, on Nutgrove Avenue. The current site is a significant blemish on Nutgrove Avenue and this development will bring a much welcome improvement.

The development is well designed and will contribute to the neighbourhood. It will offer a good mix of Apartment type, and these are badly needed to accommodate those people seeking a choice in the area.

The Site has very good public transport connections, which makes it well placed for Apartments, within easy walking distance of Shopping, Schools, Churches & Restaurants.

I have looked at the drawings for the purposed development and I think that it would fit very well on Nutgrove avenue and compliment the surrounding area.

It is good that after all these years, something suitable will be built on this site.

The development should be welcomed and I wish to offer my support for it.

Kind Regards

Handwritten signature of Brian Tector.

Brian Tector

Mr. Brian Tector
18 Crannagh Court
Crannagh Road
Rathfarnham
Dublin 14

Date: 01-Jun-2021

Dear Mr. Tector,

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