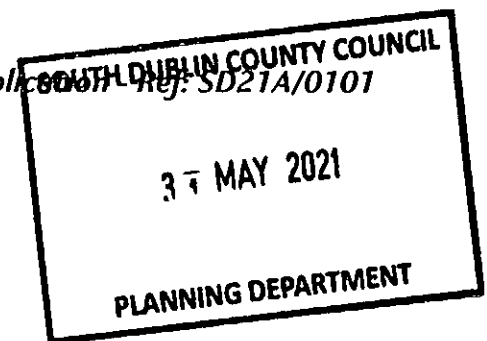


Peter Boyle
17 Hillside Drive.
Dublin 14.

Tuesday 18th May 2021

South Dublin County Council
County Hall Tallaght,
Dublin 24
D24 A3XC

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



To whom it may concern,

I write in relation to the planning application for an Apartment Development on Nutgrove Avenue

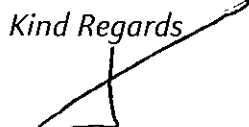
My main reasons for supporting the development are:

- The site has laid idle for so long, and has become an unsightly blemish on the neighbourhood
- Its well designed and will fit in nicely on Nutgrove Avenue
- The site is well located, directly adjacent to existing public transport infrastructure
- The development with only 16 car parking space will have little or no impact in on traffic
- The design will make a positive contribution to the local streetscape

- *The cycle lane & footpath outside will encourage the use of more sustainable forms of transport*
- *The Site is very well located within walking distance to a variety of local amenities*
- *The design is considerate of the local area*
- *The proposal is in line with strategic planning policies*
- *The proposal is similar to with previous approvals in the area*
- *The proposal includes much better landscape spaces*
- *The proposal will improve the quality of amenity spaces all age groups*
- *It will increase housing supply in the area*

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

Kind Regards



Peter Boyle



Mr. Peter Boyle
17 Hillside Drive
Rathfarnham
Dublin 14

Date: 01-Jun-2021

Dear Mr. Boyle,

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