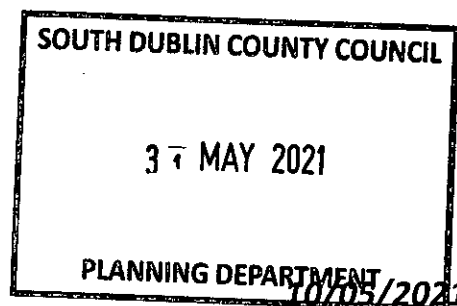


**Peter McAuley
141 Rathfarnham Road
Rathfarnham
Dublin 14.**

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



**Planning application number SD21A/0101
Nutgrove Avenue, Rathfarnham**

To the Chief Planner Officer

*I refer planning reference **SD21A/0101** which relates to a proposed residential development located at the former filling station site, Nutgrove Avenue, Rathfarnham.*

We write this submission wishing to extend our support for the proposal.

The redevelopment of the subject site will provide a much welcomed improvement to this piece of land, especially given this site has remained vacant for a very long time.

There are a number of reasons that I wish you to take note of, please:

- *The subject site is suitably placed, directly adjacent to existing public transport infrastructure*
- *There are only 16 car parking spaces included, which will have little or no impacts in on traffic in the area*
- *It will provide contribute positively to the local streetscape.*

- *Right outside the site, there is an existing cycle lane & footpath which will encourage the use of more sustainable forms of transport, and promote a sustainable movement.*
- *The Site is very well located within walking distance to Nutgrove Shopping Centre and Nutgrove Retail Park, along with lots of other local amenities such as Rathfarnham Castle Park, Loreto Park and Castle Golf Club*
- *The development will look great from a number of viewpoints along Nutgrove Avenue*
- *The design is respectful of the neighbourhood and its obvious that careful, consideration has been given to the ensuring that it complements the local area*
- *The proposal is in line with strategic planning policies.*
- *The proposal is similar to with previous approvals in the area in terms of scale and density, and the proposed height respects the varied existing character.*
- *The proposal includes enhanced landscape spaces, tree plantings along the Nutgrove Avenue frontage and quality amenity spaces all age groups.*
- *It will increase housing supply in the area*

The proposed development which will facilitate 28 No. residential units in an accessible location is welcomed and will assist in alleviating the pressing need for increased housing supply and choice in Rathfarnham. Based on the proposed mix and generous floor areas, this proposal would ensure that apartment living would be an attractive and desirable housing option to a range of household types and sizes. It will create a living environment that will promote a sense of community and will support the continued success of the established area. It is our considered opinion that the proposed scheme meets the principles of proper planning and sustainable development.

We welcome the proposal and consider the redevelopment will present a positive contribution to Nutgrove Avenue and the Rathfarnham area.

Thanking you sincerely

Peter McAuley.



Mr. Peter McAuley
141 Rathfarnham Road
Rathfarnham
Dublin 14

Date: 01-Jun-2021

Dear Mr. McAuley,

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