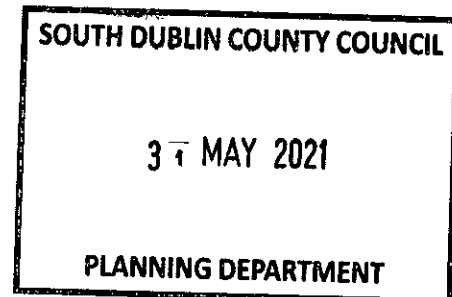


**Billy Gleeson**  
**18 Green Park**  
**Orwell Road.**  
**Dublin 14.**

**Re: Nutgrove Avenue, Rathfarnham**  
**Planning Application – number : SD21A/0101**

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



To whom it may concern,

This is a much welcomed planning application lodged for the vacant site which has long been an awful blemish on Nutgrove Avenue. This site is an ideal location for an Apartment development of this type and scale.

The design fits well into the surrounding area, the landscaping plan improves what is in place today. The proposal is a real planning gain for Nutgrove Avenue and Rathfarnham.

At only four storeys it meets the national guidelines. We see in other areas, where much taller buildings been granted , and these can become very dominant while this structure will not be overbearing, indeed it will be smaller in height that a number of other existing buildings or others which have been granted planning within the area.

Housing is much needed in the area and this application is a great opportunity to bring nice new homes into the area.

I wish to offer my support for this development

Kind Regards

A handwritten signature in black ink, appearing to be 'Billy Gleeson', written over a horizontal line.

Billy Gleeson  
11<sup>th</sup> May 2021

Mr. Billy Gleeson  
18 Green Park  
Orwell Road  
Dublin 14

Date: 01-Jun-2021

Dear Mr. Gleeson,

**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