

Friday, May 14<sup>th</sup>  
Greg Owens  
404 Nutgrove Avenue  
Nutgrove  
Dublin 14

Planning application number SD21A/0101  
Address Nutgrove Avenue, Rathfarnham

Planning Department  
South Dublin County Council Offices  
County Hall  
Tallaght  
Dublin 24

Dear Sir / Madam

I want to voice my support for the proposed new development on the site of the old Esso Station, alongside the Southall on Nutgrove Avenue. It will be nice to see the existing site used for housing. The Site is suitably placed, directly adjacent to existing public transport infrastructure which services many areas such as Dundrum, Dún Laoghaire and the City Centre, it is also within walking distance of Nutgrove Shopping Centre and Nutgrove Retail Park and numerous other local amenities such as Loreto Park, Castle Golf Club and Rathfarnham Castle Park, as well as many local schools.

I welcome the proposal and think it will make a positive contribution to the Nutgrove Avenue and Rathfarnham area.

Yours sincerely



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Greg Owens

Mr. Greg Owens  
404 Nutgrove Avenue  
Nutgrove  
Dublin 14

Date: 01-Jun-2021

Dear Mr. Owens,

**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