

Planning application number SD21A/0101  
Address Nutgrove Avenue, Rathfarnham

Tatyana Ziabreva  
52 Trimblestown  
Goatstown Road  
Dublin 14  
D14RW64

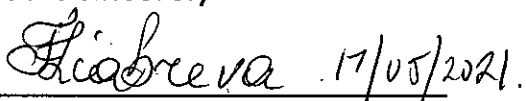
Planning Department  
South Dublin County Council Offices  
County Hall  
Tallaght  
Dublin 24

Dear Sir / Madam

I am familiar with the proposed location, as I pass it on a regular basis, and I have often taught that it is a pity that the site has been left derelict for a long time. I was excited to see that new homes would be built here and I want to voice my support for the application. Its location is very close to Schools, Churches and Shops which I think will make it a great place to live. New Houses are needed in the area and there is little, if anything ever available.

- The design looks well and at four stories in height it will not have a negative impact on the area. The Apartment Sizes are quite generous and will allow for comfortable living. The landscaping plans are very good and will introduce nice trees and shrubs. Overall the development will add in a positive way to Nutgrove Avenue.

Yours sincerely

  
Tatyana Ziabreva

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52 Trimblestown  
Goatstown Road  
Dublin 14  
D14 RW64

Date: 01-Jun-2021

Dear Sir/Madam,

**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 amended).