

**Ian Fitzgibbon  
Apartment Number 2  
Charleston Heights  
Ranelagh  
Dublin**

The Planning Office  
SDCC  
Tallaght,  
Dublin 24  
D24 A3XC

Reference; Planning Application Number: SD21A/0101  
Location; Nutgrove Avenue, Rathfarnham, Dublin 14.  
Application; Sirio Homes

To whom it may concern,

I want to record my views in relation to the planning application for an Apartment Development on vacant site on Nutgrove Avenue, Rathfarnham, Dublin 14.

Today the site of the proposed development is an eye-sore. I have examined the planning application and it is obvious to me that the design is well considered, and would represent a significant planning gain for both Nutgrove Avenue and the wider Rathfarnham Area.

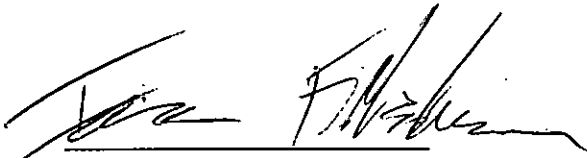
The location quite literally has a Bus Stop on its doorstep, which will allow the occupants to avail of the Public Transport network. The Site in in easy walking distance of Shops, Schools, Restaurants, Public parks and places of worship.

The strong points of the proposed development include, among others:

- Location**
- As it is today, the Site is over-grown and an eyesore on Nutgrove Avenue.
  - Close to all the essentials (Schools, Shops & Public Parks).
- Design**
- Will compliment the existing homes on Nutgrove Avenue.
  - Will make a positive contribution to the local streetscape.
  - Offers a good selection of Apartment type.
  - Greatly Improves the quality of Landscaping & amenity spaces in the area.
- Traffic Impact**
- Easy access to Public Transport.
  - Cycle lane outside will encourage the use Bikes.
- Policy**
- It is in line with strategic planning policies.
  - The proposal meets the minimum height requirement of four Storeys.
  - Offers a welcome increase of new homes in the area.

Please take my views into your consideration, when reaching your decision.

Best Regards

A handwritten signature in black ink, appearing to read "Jon Fisher", written over a horizontal line.



Mr. Ian Fitzgibbon  
Apartmt. 2  
Charleston Heights  
Ranalagh  
Dublin 6

Date: 01-Jun-2021

Dear Mr. Fitzgibbon,

**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).

The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.