

A.Marguerite Gaynor
20 Stonepark Abbey
Rathfarnham
Dublin 14

25/05/2021

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

Planning application number SD21A/0101

To whom it may concern

I am writing to offer my comments on above mentioned planning application at the proposed development on the site of the Former Esso Filling Station, located on Nutgrove Avenue. The current site is an unfortunate eyesore on Nutgrove Avenue and this development will add character and a sense of greater life to the Avenue

The development will allow for some nicely designed homes in a great location. The location is very well served with public transport and close to many local amenities such as schools, shops, parks and churches.

If allowed it will help, in part to increase the supply of homes in Rathfarnham.

The mix of Apartments will offer great choice to families wishing to locate in the area.

It is my view that the proposed scheme meets the principles of proper planning and sustainable development.

I welcome the proposal and consider the redevelopment will be a real planning gain to Nutgrove Avenue and the Rathfarnham area.

Many thanks in advance for considering my letter

Marguerite Gaynor.



Ms. Marguerite A. Gaynor
20 Stonepark Abbey
Rathfarnham
Dublin 14

Date: 01-Jun-2021

Dear Ms. Gaynor,

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.