

Ronan Mulcahy
50A Nutgrove Avenue
Rathfarnham
Dublin 14

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

Planning Application Number: SD21A/0101

Monday 17th of May 2021

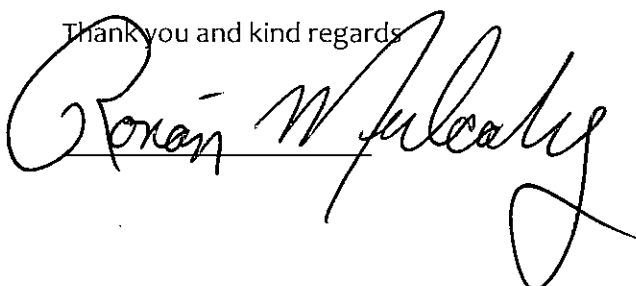
To whom it may concern

We would like to confirm that Sirio Homes contacted us in March to discuss their proposed apartment development, alongside our family home on Nutgrove Avenue. They showed us the plans and have kept us informed about their intentions. We have no objection to their planning application.

There are a number of reasons that we would like your department to take note of, when you are considering this Application.

- The site has for a long time been a an eye-sore. We have had issues down through the years with vermin which originate from the Site.
- The Site is very well located within easy walking distance of Nutgrove Shopping Centre and Nutgrove Retail Park, along with other local attractions such as St. Enda's Park, Rathfarnham Castle Park, Loreto Park and the Castle Golf Club.
- Right outside the site, there is an existing cycle lane & footpath which will encourage the use of sustainable forms of transport. There is also a Bus Stop directly outside with very good connections to most parts of Dublin.
- The Application includes only 16 car parking spaces, this will have little or no impacts in on traffic in the area.
- The development will sit well on Nutgrove Avenue and contribute positively to the local streetscape.
- The design is respectful of the existing neighbourhood
- The proposal is in line with strategic planning policies and in particular the requirement to build four Stories on vacant urban sites. This height respects the varied existing character of the area
- The proposal includes a professional landscape plan, with many mature tree and lots of shrub planting; this will greatly enhance the area
- It will increase housing supply in the area, which has always been in short supply and has got progressively worse over the years

Thank you and kind regards

A handwritten signature in black ink that reads "Ronan Mulcahy". The signature is written in a cursive, flowing style with a large loop at the end.

Mr. Ronan Mulcahy
50A Nutgrove Avenue,
Rathfarnham,
Dublin 14.

Date: 01-Jun-2021

Dear Mr. Mulcahy,

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.