

Andrew Meade  
Taney wood  
Dundrum  
Dublin 6

Thursday 20th May 2021

The Planning Offices  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24

Re: SD21A/0101  
Nutgrove Avenue, Rathfarnham, Dublin 14

To whom it may concern

I am writing to offer my support for the planning application on the site of the old Esso station, on Nutgrove Avenue, alongside the Southall. The vacant site is an absolute blot on the landscape & this proposed development will fix that. It is great to see something positive been done with the Site.

It's a great location Apartments, within easy walking distance of Schools, Shops and Public Spaces. It has great Bus connections right outside it; and these factors will make it a great place for families and individuals to live.

The development is well designed and will contribute to the neighbourhood. It will offer a good mix of Apartment type, and these are badly needed to accommodate those people seeking a choice in the area. I have studied the application and believe that it would be great for Nutgrove avenue and enhance the local community.

I welcome this development and ask that you grant permission for it.

Kind Regards





Mr. Andrew Meade  
Taney Wood  
Dundrum  
Dublin 16

Date: 01-Jun-2021

Dear Mr. Meade,

**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.