

David McEnroe  
Owner  
139 Nutgrove Avenue  
Rathfarnham  
Dublin 16

South Dublin County Council Planning Department  
County Hall Tallaght,  
Dublin 24  
D24 A3XC

In Regard to Planning reference number SD21A/0101

12<sup>th</sup> of May 2021

Dear Sir / Madam

There is a much welcomed planning application lodged for the vacant site which has long been a negative blot on Nutgrove Avenue. This site has a number of positive aspects, which make an ideal location for Apartments.

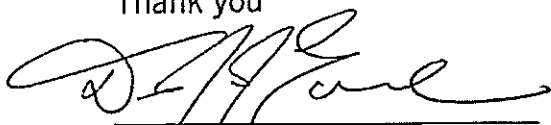
The area deserves this type of well designed Apartment development. It will greatly enhance the appearance of Nutgrove Avenue and should be welcomed.

The design is well considered and fits nicely into the surrounding area, the landscaping plan will enhance what is there currently and overall the development represents a significant gain for the locality.

At four storeys it meets the national guidelines and at the same time is not overbearing and I note that it will be smaller in height than a number of other buildings either built or granted planning within the area.

Housing is much needed and this site is an ideal opportunity to introduce nice homes into the area.

Thank you



David McEnroe

Mr. David McEnroe  
139 Nutgrove Avenue  
Rathfarnham  
Dublin 16

Date: 01-Jun-2021

Dear Mr. McEnroe,

**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.