

Catherine O Farrell
59 Stillorgan Wood
Upper Kilmacud Road
Stillorgan
Dublin

Thursday 20th May 2021

Chief Planning Officer
South Dublin County Council
County Hall Tallaght,
Dublin 24

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

To the Chief Planning Officer and your Colleagues in the Planning Department

I am writing to voice support for this planning application. I have many friends living in Rathfarnham, who are keen to have their voice heard, but are understandably reluctant to pen a submission.

The site which has been vacant for over a decade, brings down the appearance of Nutgrove Avenue and it is most regrettable that Residents of the area and to a lesser extent people who travel the along the avenue have had to tolerate the site of it for so long.

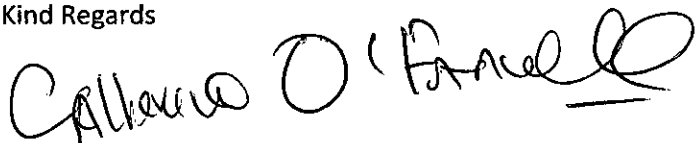
Previously applications have faced opposition from people living in Stone Park Abbey and Stone Park Orchard, Their concerns have been addressed within this Application. It is right that people have an opportunity to voice their concerns, but there are many people seeking a housing choice in this area whose voice, albeit most times unspoken, is heard and taken into consideration.

The site of application is an ideal location Apartments, within easy walking distance of Schools, Public Parks, Primary and Secondary Shops, along with many Restaurants and other local small businesses. It has a Bus Stop right outside it which many Bus Routes servicing all parts of Dublin. It would be a great place for families and individuals to live.

The development would contribute to the neighbourhood and will enhance the local community.

On behalf of my silent friends, I respectfully ask that you grant permission for this application

Kind Regards



Ms. Catherine O'Farrell
59 Stillorgan Wood
Upper Kilmacud Road
Stillorgan
Co. Dublin

Date: 01-Jun-2021

Dear Ms. O'Farrell,

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.