

Michael McAuley
143 Rathfarnham Road
Rathfarnham
Dublin 14.
10th May 2020

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

Re: Nutgrove Avenue, Rathfarnham Planning Application - Ref: SD21A/0101

To whom it may concern,

I refer to the above-mentioned planning reference which relates to a proposed residential development located at the former filling station site, Nutgrove Avenue, Rathfarnham. We write this submission wishing to extend our support for the proposal.

The redevelopment of the subject site will provide a rejuvenated appearance to this piece of land which extends 90m east to west along Nutgrove Avenue. Existing improvements on the subject site consist of overgrown trees and scrub and we welcome the redevelopment and revitalisation to this section of Nutgrove Avenue, especially given this site has remained vacant for some time. The proposal provides an opportunity to provide a development that would contribute positively to the local streetscape.

The subject site is suitably placed, directly adjacent to existing public transport infrastructure which services the City Centre, Dundrum, Whitechurch and Dún Laoghaire. In addition to existing public transport, only 16 car parking spaces are proposed to facilitate the development and as a result minimal impacts in terms of traffic generation and traffic movements will occur. An existing cycle lane and pedestrian path traverses the front of the Site along Nutgrove Avenue to further entice the use of more sustainable forms of transport, reduce the reliance on private car ownership and provide for a development which promotes a reduced carbon footprint.

The subject site is also located within walking distance to Nutgrove Shopping Centre and Nutgrove Retail Park and numerous amenities such as Loreto Park, Castle Golf Club and Rathfarnham Castle Park.

The development offers a sympathetic appearance from various viewpoints along Nutgrove Avenue. The highest storey has been recessed from the southern boundary to remove the potential for overlooking and visual obstruction and from the northern (Nutgrove Avenue) frontage to further reduce the perceived bulk of the building when viewed from the street.

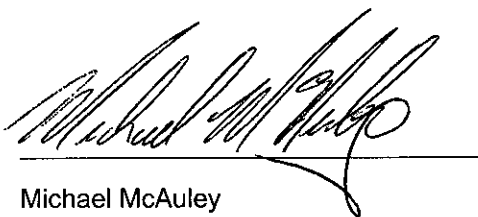
The proposal is consistent with recent approvals in the vicinity of the subject site in terms of scale and density, and the proposed height respects the varied existing character. Significant place making works form part of the proposal including enhanced landscape spaces, tree plantings along the Nutgrove Avenue frontage and quality amenity spaces for toddlers, young children and adults.

Cognisant of strategic planning policies that promote compact growth and regeneration of cities, this development highlights the important role in facilitating higher density redevelopment and regeneration opportunities that align with the national and regional planning framework to achieve sustainable patterns of development and boost housing supply.

The proposed development which will facilitate 28 No. residential units in an accessible location is welcomed and will assist in alleviating the pressing need for increased housing supply and choice in Rathfarnham. Based on the proposed mix and generous floor areas, this proposal would ensure that apartment living would be an attractive and desirable housing option to a range of household types and sizes. It will create a living environment that will promote a sense of community and will support the continued success of the established area. It is our considered opinion that the proposed scheme meets the principles of proper planning and sustainable development.

We welcome the proposal and consider the redevelopment will present a positive contribution to Nutgrove Avenue and the Rathfarnham area.

Yours sincerely,



Michael McAuley

Mr. Michael McAuley
143 Rathfarnham Road
Rathfarnham
Dublin 14

Date: 01-Jun-2021

Dear Mr. McAuley,

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.