

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Paula Galvin,**  
**McCutcheon Halley Planning Consultants**  
**Kreston House**  
**Arran Court**  
**Arran Quay**  
**Dublin 7.**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0827	<b>Date of Decision:</b> 21-Jun-2021
<b>Register Reference:</b> SD21A/0101	<b>Registration Date:</b> 27-Apr-2021

**Applicant:** Sirio Investment Management Ltd t/a Sirio Homes

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-Apr-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Roads Department has raised concerns with the proposal from a traffic and pedestrian safety perspective and on the accessibility of the site for emergency vehicles. Given these concerns and the heavily trafficked nature of Nutgrove Avenue, the applicant is requested to submit the following:
  - (1) A Traffic and Transport Assessment that takes into account the impact of the proposal on the surrounding area and has regard to existing and proposed developments.
  - (2) A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large vehicles can access/egress the site.
  - (3) The footpath to the front of the development is split between a proposed walkway and the existing public footpath. This may lead to pedestrian confusion and lead to a traffic hazard, particularly at the proposed vehicle access. Where the proposed footpath enters the carriageway before the stop line it should be possible to develop a combined pedestrian walkway across the front of the development to create a greater than 1800mm wide footpath. A revised layout is requested showing pedestrian routes within and to the front of the development.
    - (a) The minimum width of footpaths should be 1.8m wide to aid mobility impaired users.
    - (b) The footpath layout should provide adequate connectivity around the development and footpaths on the main road.
  - (4) A revised layout of not less than 1:100 scale, showing suitable designated bin collection vehicle set-down spaces on Nutgrove Avenue.
2. The applicant is requested to address the following matters in relation to the standard of accommodation that would be provided to ensure a satisfactory living environment for prospective residents:
  - (1) Section 3.21 of the Apartment Guidelines (2020) states that the suggested minimum floor to ceiling height should be 2.4m. Having regard to this the applicant is requested to increase the floor to ceiling height in the top floor to 2.4m. Revised sections should be submitted to demonstrate this.
  - (2) Section 3.37 of the Apartment Guidelines (2020) states that a minimum depth of 1.5m is required for balconies. The wrap around balconies in their current form do not meet the 1.5m depth. The applicant is requested to provide revised plans demonstrating that each balcony meets this requirement.

3. Given the proposed siting of the bin storage unit, in particular on the north-western side of the site in close proximity to an existing residential property and a proposed toddler play/seating area, that would also be visible from the street, the applicant is requested to submit the following information:
- (1) A waste management plan and measures to prevent access from non-residents given the proximity of the storage units to the street.
  - (2) Details of the capacity of the bin storage units to accommodate enough bins, including general waste, recycling, and organic waste, for the number of units proposed and to comply with waste management standards.
  - (3) Details of the design of the storage units to include ventilation and measures to reduce odours.
  - (4) Details of screening to reduce the visual impact.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0101

**Date:** 21-Jun-2021

Yours faithfully,

  
for **Senior Planner**