

Paula Galvin,  
McCutcheon Halley Planning Consultants  
Kreston House  
Arran Court  
Arran Quay  
Dublin 7.

Date: 22-Sep-2021

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

Register Reference: 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.

Telephone: 01 4149000

Fax: 01 4149104

Email: [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie)


**Location:** Nutgrove Avenue, Rathfarnham, Dublin 14  
**Applicant:** Sirio Investment Management Ltd t/a Sirio Homes  
**Submission Type:** **Additional Information**

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of Additional Information received 20-Sep-2021.

If, following examination of the Further Information submitted, the Council determines that the submission contains significant additional data, the applicant will be notified of the requirement to erect a site notice and publish a notice in an approved newspaper, indicating that further information has been submitted to the Planning Authority. These notices are available on the Council website [www.sdblincoco.ie](http://www.sdblincoco.ie) or by request to the above number or by email to [planningdept@sdblincoco.ie](mailto:planningdept@sdblincoco.ie).

Yours faithfully,

  
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for Senior Planner