

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**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: 1343</b>    | <b>Date of Decision: 18-Oct-2021</b> |
| <b>Register Reference: SD21A/0101</b> | <b>Date: 20-Sep-2021</b>             |

**Applicant:** Sirio Investment Management Ltd t/a Sirio Homes  
**Application Type:** Additional Information  
**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*

Dear Sir /Madam,

With reference to your planning application, additional information received on 20-Sep-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. (a) The applicant is requested to clarify their response to Item 1(1). The Roads Department reiterates that a Traffic and Transport Assessment of the development is required which takes account of the impact of the development on the surrounding network - in particular capacity analysis and junction analysis as appropriate. The applicant is requested to carry out a TTA.  
(b) The applicant is requested to clarify their response to Item 1(3) and clarify the proposed arrangement of the junction. The drawings provided suggest that the curved corner of the junction will be contained entirely within the site - this would be an inappropriate arrangement given the public footpath and cycle path. Works will be required outside the red line of the planning application, i.e. in the public domain, and the applicant should propose a junction layout which includes such works. The sightlines provided should also be adjusted if the position of the 'stop' line changes, as necessary.  
(c) The applicant is requested to clarify how the footpath to the front of the development will interact with the public footpath, to ensure that there are not segregating features between the two, that privacy strips as necessary are provided within the site, and to show which areas should be taken in charge.
2. The proposed alterations to the balconies are acceptable. The applicant is requested to clarify the new dimensions as proposed, by indicating these dimensions on architectural drawings.
3. The applicant is requested to clarify the arrangement for bin storage and collection. The proposed layout and arrangements suggest the location of bin stores to the front of the site, and collection from within the site to the rear. The Waste Management Plan provides for bins from both bin stores to be taken to collection areas within the site prior to collection. Bins from the north-west bin store are proposed to be taken to the car park to the rear, while bins from the north-east bin store are proposed to be left just outside the store. This is a considerably more difficult arrangement than simply providing for bin stores to the rear of the site – where they would preferably be located, away from the street – and having them collected there. The applicant is requested to assess alternative arrangements for the location of a bin store (or stores) to the rear of the site, and if this is feasible or not considering any site constraints or impact on resident amenities.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

19-Oct-2021

  
for **Senior Planner**