

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, First Step Homes Ltd intend to apply for permission for development of a residential scheme at this site, at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14.

The application seeks modifications to the previously granted permission SDCC Reg. Ref. SD18A/0053 which consisted of the: construction of 2 No. three-storey buildings (linked at First and Second Floor levels) {4,931 sq m gross floor area (including one basement level of 1,730 sq m gross floor area)} accommodating: 32 No. apartments, ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc.; and an ESB sub-station and associated switch room.

The proposed modifications will consist of: external and internal alterations to previously granted development of 2 No. three-storey buildings (linked at First and Second Floor levels), increase in area to {total of 6077.2 sq m gross floor area (including one basement level of 1,922 sq m gross floor area)} accommodating: 38 No. apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 no units in total, i.e. from **2 No. one-bed; 28 No. two-bed; and 2 No. three-bed** (32 units) to now provide **6 No. Studio; 9 No. one-bed; and 23 no. two-bed** (38 no units). Please note no additional floor is proposed, building remains at 3 storeys in height.

Increase in the no. of car spaces from 40 spaces to 44 No. spaces at basement level and no change to parking on Loreto terrace. No change is proposed to SuDS', drainage, landscaping, or site development works, as granted under SDCC Reg. Ref. SD18A/0053.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed (Agent):



Paul Moran (On behalf of CDP Architecture)

Agents Address:

**CDP Architecture, 4 The Mall Main Street Lucan,
Lucan Village, Co. Dublin**

Date of erection of Site Notice: **25th April 2022**