

Cllr. Yvonne
COLLINS

FIANNA FAÍ
THE REPUBLICAN PARTY



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Director of Planning,
Land Use, Planning & Transportation Department,
South Dublin County Council,
Dublin 24.

Our Ref. YC/LT

Your Ref. SD22A/0126

26/05/2022

Re: Modifications to previously granted SD18A/0053
Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin 14.
Applicant: First Step Homes Ltd

Dear Sirs,

I wish to make an observation in relation to the above planning application in support of local residents, who have expressed serious concerns in relation to the proposed modifications.

The modifications propose the following:

1. Increasing the size of the development by 23% (4931 to 6077.2 sq m)
2. Going from 2x 1 bed, 28x 2 bed and 2x 3 bed apartments
to
6x studios (aka bedsits), 9x 1 beds and 23x 2 bed apartments
3. Increasing basement car park spaces from 40 to 44 with 3 surface spaces on Loreto Lane.

Residents believe that the site already is tight for 32 units but increasing the volume of the development by 23% could be quite overwhelming. It is a very high-density site as it is, compared to the locality. There have been a lot of objections to studio apartments throughout Dublin. It appears that the rent for a studio apartment isn't lower than a 1 bed, but they aren't usually a long-term residential option. Rathfarnham isn't usually a transient/short term accommodation option due to its distance from the city centre and the lack of a proper public transport infrastructure.

In summary, residents believe that the modifications should be rejected as they constitute a substantial and inappropriate overdevelopment of the site. I would like to support the residents in this and would be obliged if you could please take these important factors into consideration when making a decision.

Yours faithfully,

Cllr. Yvonne Collins
Rathfarnham Templeogue