

Planning Department

South Dublin County Council,

County Hall,

Belgard Square North,

Tallaght,

Co. Dublin

7th December 2022

ref.: 403-4.1_221207

Re **Naming & Numbering of Proposed Development**

Reg. Ref. SD21A/0101

Proposal

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

Location Nutgrove Avenue, Rathfarnham, Dublin 14

Applicant Sirio Investment Management Ltd t/a Sirio Homes

Dear Sir or Madam,

Please see attached taking in charge plan in accordance with Condition 8 of SD21A/0101, consistent with that submitted for planning.

Please note that all areas within the proposed development site are intended to be retained by the developer ownership and maintenance. These areas are to be maintained by the developer's management company.

Areas currently taken in charge are to be retained as such, including the proposed relocation of the pedestrian crossing. The attached plan has been discussed with John Joe Hegarty and is now being submitted for formal approval. Below is the condition that this submission relates to.

Condition 8:

Taking in Charge. Prior to the commencement of development, the applicant/owner shall obtain the written agreement of the Planning Authority to a Taking in Charge plan, showing the areas of the development to be taken in charge (if any), and providing detailed specifications in accordance with SDCC's taking in charge standards. The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencementandcompletion/completion/taking-in-charge-policy-standards>. REASON: To specify and guarantee the nature and extent of areas intended to be offered for Taking-in-Charge to the Planning Authority.

Please find attached the following;

- 1no. A1 soft copy of the Taking in Charge Plan

We trust that the above is in order. Should you require any additional information, please do not hesitate to contact us.

Yours faithfully,



Mark Walker MRIAI