

Horan Rainsford Architects
36, Main Street
Blackrock
Co. Dublin.

Date: 19-Dec-2022

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

Register Reference: SD21A/0101/C8

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.

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>

Location: Nutgrove Avenue, Rathfarnham, Dublin 14

Applicant: Sirio Investment Management Ltd t/a Sirio Homes Johnstown Business Centre, Johnstown, Naas, Co. Kildare

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 07-Dec-2022.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,



for Senior Planner