



PAMES
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

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Planning Department
South Dublin County Council
County Hall
Belgard Square North
Tallaght
Co Dublin

24th April 2024

Re: COMPLIANCE WITH PLANNING CONDITION 7 – BOUNDARY WALLS

Application No: SD21A/0101

Registration Date: 19/11/2021

Date of Final Grant: 28/01/2022

Location: Nutgrove Avenue, Rathfarnham, Dublin 14

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 sqm 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

Applicant: Sirio Investment Management Ltd t/a Sirio Homes

Application Type: Permission

Dear Sir/Madam,

The above site at Nutgrove Avenue has been purchased with the benefit of the above planning permission by Golden Port Developments Limited. We are acting as architects for the construction of the above to be carried out by Golden Port Developments Limited in compliance with the Grant of Permission.

In this regard we refer to condition 5(a) of the above Grant of Permission namely:

“Prior to commencement of development the applicant shall submit a drawing in plan and cross-sectional view showing the location of a petrol interceptor where surface water runoff is drained from car parking areas. Any proposed petrol/oil interceptor shall be in advance of attenuation system.”

The original surface water drainage design carried out by Punch Consulting Engineers and submitted for the Planning Application proposed that all car parking bays would be finished in permeable paving. To manage discharge of oils, and because the soil below the car parks is expected to be impermeable clay, the proposed permeable paving will be sealed below the gravel layers. The treatment process that occurs within the permeable paving include the biodegradation of organic pollutants, such as petrol and diesel within the pavement construction. As a result, the use of permeable paving for the car parking areas is proposed as an alternative to the installation of a petrol/oil interceptor.

We hope the attached meets with your agreement.

Yours Sincerely,



For and on behalf of PAMES Developments Ltd.