



PAMES
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

PAMES Developments Limited
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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 3 – CONSTRUCTION WASTE MANAGEMENT PLAN and CONDITION 4 – CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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 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

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 Goldenport Developments Limited. We are acting as architects for the construction of the above to be carried out by Goldenport Developments Limited in compliance with the Grant of Permission.

I refer to condition 3 “Construction Waste Management Plan” of the above Grant of Permission namely:

“A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer of any other person with an interest in the land to which the development as approved relates shall lodge with the Planning Authority for writing agreement: A site specific Project Construction Waste and Demolition Management Plan that accords with the requirement both of the Council’s Waste Management Section and the Council’s Waste Enforcement and Licensing Section.”

and condition 4 “Construction Traffic Management Plan” of the above Grant of Permission namely:

“Prior to commencement of development, the applicant shall obtain the written agreement of the Planning Authority to a Construction Traffic Management Plan, as per the requirements of SDCC Roads Department.”

Regarding Conditions 3 and Conditions 4 we attach a copy of the site specific Construction and Waste Management Plan which included the traffic management plan.

We trust that the above meets with your agreement in regard to satisfying Condition 3 and 4.

Yours Sincerely,



For and on behalf of PAMES Developments Ltd.