



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 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.

In this regard we refer to condition 7 of the above Grant of Permission namely:

“The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. Prior to the commencement of development, such details shall be submitted to the Planning Authority for written agreement.”

As part of the compliance submission for Condition 5(b) (*Raising of the finished floor level of the building to a minimum of 500mm above the highest known flood level for the site where same occurs*) and Condition 10 (*Landscape Plan*) a compliance submission was made to your department on 12th September, 2022 by Murphy and Sheanon, Horticulture and Landscape Architects.

In regard to Condition 7 we refer specifically to the submitted Murphy and Sheanon drawings nos 362-TD-01 “Landscape Design” and 362-TD-07 “Boundary Plan” and attach copies of those drawings for your reference with this submission.

The drawing no 362-TD-07 gives details boundary at the entrance in the form of a stub wall with simple steel railing fixed on the top of the stub wall and proposed hedging behind. The stub wall is only 300mm high. There is only a single vehicle access point located at the east end of the site boundary on Nutgrove Avenue. The hedges to either side of the entrance will be kept to a maximum height of 900mm.

We note that your written agreement that the submission received from Murphy and Sheanon was satisfactory was issued on 10th November, 2022. We trust that the above meets with your agreement in regard to satisfying Condition 7 Boundary Walls.

Yours Sincerely,



For and on behalf of PAMES Developments Ltd.