

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 12

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 12 of the above Grant of Permission namely:

“Landscaping - Retain Project Landscape Architect. Prior to the commencement of development, the applicant/owner shall retain the professional services of a suitably qualified Landscape Architect, carrying professional indemnity insurance as a Landscape Consultant, throughout the life of the site development works; and shall notify the planning authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign, and submit a Practical Completion Certificate (PCC) to South Dublin County Council Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented.”

Please note that Murphy + Sheanon Horticulture & Landscape Architects have been appointed as Landscape Architect on this project. A copy of their appointment letter is enclosed for reference.

We hope the attached meets with your agreement.

Yours Sincerely,



For and on behalf of PAMES Developments Ltd