

**PAMES Developments Limited  
26, Mountjoy Square East  
Dublin 1**

**Date : 17-Jun-2024**

**Reg. Ref. : SD21A/0101/C7**

**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 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 7:**

**Boundary Walls.**

**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.**

**REASON: in the interest of traffic and pedestrian safety.**

**Location :** Nutgrove Avenue, Rathfarnham, Dublin 14  
**Applicant :** Sirio Investment Management Ltd t/a Sirio Homes  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 24-Apr-2024 to comply with Condition No 7 of Grant of Permission No. SD21A/0101, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

“The applicant should implement the development for the proposed development as identified by the compliance drawings and documents. “

Yours faithfully,

M.C.

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*for Senior Planner*