

**Studio 304**  
Architecture  
The Glasshouses  
92 Georges Street, Dun Laoghaire  
Dublin A96 VR66  
**studio-304.com**

Planning Department  
South Dublin County Council,

2<sup>nd</sup> November 2021

**Re: 19 Hillsbrook Drive**

**Ashbrook Excellence Ltd, are applying for planning permission for development at this site: 19 HILLSBROOK DRIVE PERRYSTOWN, DUBLIN 12, DUBLIN, D12 Y864, on the corner of Muckcross Avenue and Hillsbrook Drive. The proposed development will consist of the demolition of the existing single storey 33m2 apartment at 19A Hillsbrook Drive, and construction of a new semi-detached residential 2 storey apartment development comprising 3 units. The existing house at 19 Hillsbrook drive is to be retained with its own vehicle access and off-street parking. 2 studio apartments measuring 41m2 and 43m2 each and a 2-bed apartment measuring 85m2 with a first-floor terrace are to be provided including cycle parking, refuse storage, landscaped private and communal amenity areas and all necessary and associated siteworks.**

Dear Sir / Madam,

On behalf of our clients please find enclosed planning application for the above. We enclose the following documents in support of the application;

- Cover Letter
- Site Location map
- Site Layout Plan
- Plans & Elevations
- Design Statement
- Copy of site notice
- Copy of newspaper notice
- Completed application Form
- Drainage Layout

Should there be any queries in relation to this application please do not hesitate to contact us at the details below.

Yours sincerely,



Gary Tynan

**Studio 304 Ltd**

T:0896160309

M:gary@studio-304.com