

Confidential

Good afternoon,

I wish to object to the proposed development of 19 Hillsbrook Drive, Perrystown, Dublin 12 on the following grounds:

- This area is a mature quiet residential area, built in the 1950s, consisting entirely of family homes.
- There are no existing apartment blocks in the area.
- The development is being built purposely for rent / student accommodation.
- The area is currently made up of older, retired people or young families.
- The proposal is not in keeping with houses / property in the area – creating a large eyesore on the corner of Hillsbrook Drive and Muckcross Avenue.
- The planning proposal makes no provision for parking – local homeowners will lose their spaces and / or have their grass borders used for same.
- A large proportion of residents in the area are old, sick and vulnerable people. This proposal has already caused considerable stress to them as they feel powerless to object.
- The issue of additional sewerage is not addressed in the development proposal. This has been a long-standing problem in the area and additional units will only add to it.
- The development proposal includes a first floor terrace which will look directly into the front gardens, living rooms and bedrooms of the properties on the other side of the street (mine included).
- Such a terrace will inevitably lead to an increase in noise levels – especially in summer – as it seems specifically designed for student parties.
- The plans also mention a “communal amenity area”, which, given the corner site, is likely to simply become a congregation area for those living in the apartments. There is certainly no need, appetite or interest in such an area from the local residents.

Please confirm receipt of my objection in due course.

I attach copy of my plan objection fee receipt below (Receipt No. : T4/0/691744)

Kind regards  
Thomas Carpenter

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

Thomas Carpenter  
23, Hillsbrook Drive  
Dublin 12

Date: 02-Dec-2021

Dear Sir/Madam,

**Register Ref:** SD21A/0300

**Development:** Demolition of the existing single storey 33sq.m apartment at 19A Hillsbrook Drive; construction of a new semi-detached, residential 2 storey apartment development comprising 3 units; existing house at 19 Hillsbrook drive is to be retained with its own vehicle access and off-street parking; 2 studio apartments measuring 41sq.m and 43sq.m and a 2-bed apartment measuring 85sq.m with a first-floor terrace are to be provided including cycle parking, refuse storage, landscaped private and communal amenity areas; all necessary and associated siteworks.

**Location:** 19, Hillsbrook Drive, Perrystown, Dublin 12

**Applicant:** Ashbrook Excellence Ltd.

**Application Type:** Permission

**Date Rec'd:** 04-Nov-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdblincoco.ie](http://www.sdblincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdblincoco.ie](http://www.sdblincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney  
for **Senior Planner**