

Dear Sir/ Madam

Reference: SD21A/0300

19 Hillsbrook Drive, Perrystown, Dublin 12 D12Y864

I wish to submit observations re planning application for 19 Hillsbrook Drive.

- Hillsbrook Drive and Muckcross Avenue are in a quiet residential area built in the 1950's, consisting entirely of family homes. There are no other apartment that I am aware on Muckcross Avenue or Hillsbrook Drive and the proposal would be incongruous with the character of the surrounding housing estate. The proposal is for 3 apartments in what seems to me to be a site suitable for 1 house – seems high density for that site - and again not in keeping with the rest of the estate. The planning also includes a first- floor terrace which will overlook the houses opposite the proposed development which again is out of character with the estate.
- The planning also provides for a bench for people to congregate, which seems again seems incongruous with the area and directly faces owner occupied houses opposite
- The proposal makes provision for one parking space in the driveway. If the 3 apartments housed say 5 – 7 people there would more parking needed than the 1 space provided for. Parking is currently at a premium with cars from the other flats that have been put in around the businesses closeby. Cars are already parking on the footpath on the corner of Hillsbrook and Muckross Ave. which is already a hazard as it obscures the view of traffic turning that corner.
- There have been issues with the sewage in the area for many years and the residents employ private companies to clear the drains. There is no provision in the planning for additional drainage.

Please see attached from Adrian Heffernan receipt for payment of €20.

Yours Sincerely,

David Collins  
81 Muckcross Avenue  
Perrystown  
Dublin 12  
D12 YK74

**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)**

**David Collins  
81, Muckross Avenue  
Dublin 12**

**Date: 10-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**