

South Dublin County Council

Planning Section

County Hall

Tallaght

Dublin 24

15 Hillsbrook Drive

Perrystown

Dublin 12

2 December 2021

Re: Planning application Reference Number SD21A/0300 – Proposed Development at 19 Hillsbrook Drive, Perrystown, Dublin 12.

Dear Sir/Madam,

I refer to the above planning application submitted by Ashbrook Excellence Limited on 4 November 2021.

I enclose for your consideration observations prepared on my behalf by Moloney O'Beirne Architects.

I also enclose the requisite fee for making a planning submission and I would be grateful if you could acknowledge receipt of same at your earliest convenience.

Yours sincerely,

Mary Finnegan

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MOLONEY O'BEIRNE ARCHITECTS

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.

1st December 2021

Re : Reg Ref: SD21A/0300: 19 Hillsbrook Drive, Perrystown Dublin 12, Dublin D12 Y864

Observations on Planning Permission Reg Ref: SD21A/0300

Dear Sir/Madam,

We are architects retained by Ms. M. Finnegan of No.15 Hillsbrook Drive, Perrystown, Dublin 12 to submit an observation on her behalf in relation to the abovementioned Planning Permission Application.

We would submit that the proposed development represents overdevelopment on a very restricted site resulting in serious detrimental effect to the residential neighbourhood and adjoining properties in a manner described hereafter.

- 1 The most serious impact the proposed development would have is to the actual property No.19 itself. Currently No.19 and No.19A appear to be in single ownership but this obviously will not remain the case should the development be granted. In that instance No.19 will lose a large part of the amenity space it currently enjoys. It will lose its existing gateway and driveway to the new development. It will lose a substantial part of the front garden of the property. The application narrative mentions retaining No 19 with its own access and off-street parking but should have highlighted the need to seek permission for a new gateway and driveway for No.19 which in turn would effectively remove any remaining green area it enjoys to the front facing Hillsbrook Drive.
- 2 No.19 has already been compromised by earlier developments from what initial site area it would have originally enjoyed, its rear garden has been halved and the introduction of the single storey extension No.19A further reduced its amenity area. It would be interesting to know if these developments were granted planning permission or are unauthorised development. Regardless this further development would further erode its amenity rendering it substandard from a residential bedspace/ amenity perspective.
- 3 The proposed development is completely incongruous with the character of the surrounding housing estate and would set a damaging precedent should it be granted. The character of the neighbourhood is of two storey sub urban dwelling houses stopped well back from the changes of direction of streetscape to provide clear lines of sight for traffic negotiating what are narrow roadways given the volume of traffic and the extent of on street parking. Should this corner be allowed to be filled in as proposed it will be completely at odds with the surrounding built environment, reduce traffic sight lines and

DAVID CLARKE DIP ARCH B ARCH SC FRIAI GERARD EGAN B ARCH DIP LS MR IAI PMP BERNARD MOLONEY DIP ARCH B ARCH SC MR IAI
TIM IMAGEE B A (HONS) DIP ARCH MR IAI RIBA, CAROLE O'RORIDAN DIP ENG TECH BRENDAN SHEEHY B SC ARCH DIP ARCH RIBA
EAMONN KELLY B ARCH MR IAI CATHERINE MOLONEY (MARKETING), VINCENT OWEN DIP ARCH TECH P GRAD DIP PM MURRAY REES B A (HONS) DIP ARCH MR IAI
DORINDA VAUGHAN B ARCH PROF DIP ARCH DIP PM MR IAI KONSTANTIN VON DER SCHULENBURG B SC (HONS) ARCH TECH DIP ARCH TECH
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- we would submit create a hazard.
- 4 The applicant cites satisfying national and local planning policy in terms of development of infill sites in urban areas to achieve higher residential density however we would submit that this is not an urban site as envisaged by that policy. This is quintessentially a sub urban site and we would submit the resulting density is inappropriate from a planning perspective in this instance.
 - 5 The delivery of the necessary area to create the three residential units envisaged by the proposed development is only possible by breaking the established building line of Hillsbrook Drive. This is a clear indication of the inability of the site of No.19 to accommodate this proposal. If this development were granted it would be the only location in the extensive surrounding estate where the building line was not respected. Furthermore, this projection beyond the building line does not improve the streetscape but detracts from it, reduces sight lines and is impactful rather than beneficial.
 - 6 No. 48A is a two residential dwelling on Muckcross Avenue, the rear wall /north facing façade of which would be orientated at an angle of less than 90deg to the proposed rear façade /west facing façade of the proposed development. Due to the cant in the rear wall of No.48A relative to No.48, Unit B or the two-bed apartment proposed at first floor will look obliquely into the bedrooms at first floor of No.48A. Apart from privacy issues fire separation issues also must arise here.
 - 7 The only amenity space available to Unit B at first floor is a 9sqm balcony which fronts on to Hillsbrook Drive. While this might be acceptable in a complex of apartments with other neighbouring balconies of a similar typology it will look totally out of character in this instance and is very questionable as to its real value.
 - 8 The Applicant raises the possibility of Unit A becoming a different use in the future, i.e commercial use, subject to permission. This would undoubtedly result in the amenity area associated with Unit A becoming a delivery yard or store. This occurs on a street corner and would exaggerate the traffic hazard that results from the proposal.
 - 9 There is already a serious car parking issue in the neighbourhood with cars parking half on half off footpaths in order to maintain the narrow roadway clear. The proposed development likely will result in three if not four additional cars with arguably provision for one car parking space.

Our client is most concerned for the serious injurious overall effect the development will have to their immediate neighbourhood, the precedent it will set and the traffic issues it is likely to generate.

We would appreciate it if you could take the above matters into consideration in determining the Planning Application.

Yours sincerely,



Gerry Egan,
Director
Moloney O'Beirne Architects

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Mary Finnegan
15, Hillsbrook Drive
Dublin 12

Date: 08-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.

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, 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