

Date: 3rd December 2021

To:  
Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

From:  
Ita N Browne  
17 Hillsbrook Drive  
Perrystown  
Dublin 12

Re: Reg Ref; SD21A/0300: 19 Hillsbrook Drive, Perrystown, Dublin 12, D12Y864

Observations on Planning Permission Reg Ref: SD21A/0300

Dear Sir/Madam,

I refer to the above application and wish to make a number of observations with regard to the proposed development:

**1. TRAFFIC**

- Hillsbrook Drive is a terrace of 2 storey sub urban houses, built well back from the road to provide a clear line of sight for the negotiation of traffic. The proposed development will interfere with this line of sight and will cause a safety hazard on what is already a busy T-junction close to local shops.
- Hillsbrook Drive is one of busier roads in Perrystown as it leads to the local shop, hairdressers, and other commercial units. Any proposed development to the corner site will increase traffic volumes and will reduce visibility on an existing narrow roadway which already has a high degree of on-street parking.
- The proposed development provides for the potential of Unit A to change to a use other than residential in the future. This would give rise to further traffic hazard issues if additional cars are attracted to the area due a new commercial unit. This is particularly important as Unit A is on the corner of Muckross Avenue and Hillsbrook Drive and therefore would raise safety concerns.

## **2. PARKING**

Hillsbrook Drive is a narrow roadway and existing residents park half on/half off the road in order to allow traffic to pass safely in both directions. The proposed development will likely result in at least 4 additional cars on the roadway as only 1 parking space is being provided in the plans. This will create a serious parking issue for existing residents. More importantly greater volumes of on-street parking close to a T-junction is a safety hazard for traffic turning the corner from Muckcross Avenue into Hillsbrook Drive. Finally more on-street parking is an impediment for local pedestrians (families with young children, less mobile older people) who are walking through Hillsbrook Drive on their way to the local shop.

## **3. DENSITY OF PROPOSAL**

The density of the proposed development is only possible if the existing housing line on Hillsbrook Drive is broken. This implies that the site is too small to accommodate 3 units comprising of 2 studio apartments and a two-bedroom apartment.

## **4. BUILDING LINE OUT OF SYNC WITH REST OF HILLSBROOK DRIVE AND MUCKCROSS AVE**

If the proposed development is granted, Hillsbrook Drive is the only location in the residential surroundings where the established building line is not respected. The breaking of this line detracts from the streetscape of Hillsbrook Drive and reduces sight lines. It does not add to the street in any way and completely changes the character of the road.

## **5. NATIONAL AND LOCAL PLANNING POLICY**

The planning application suggests that Hillsbrook Drive is an urban area as described in national and local planning policy and therefore the development of infill sites is appropriate to achieve higher residential density. However, I believe that Hillsbrook Drive is a sub-urban area and therefore the density of three apartment units is entirely inappropriate.

## **6. BALCONY**

The balcony on Unit B which fronts onto Hillsbrook Drive is out of character with the rest of the houses and is more typical of a balcony that is seen in an apartment complex rather than on a residential street of 2 story houses.

## **7. OVERLOOKING AND PRIVACY**

Under the application, the first floor of Unit B (two bed apartment) will look obliquely into the bedrooms at first floor of No 48A. This raises privacy issues for No 48. More importantly fire separation issues are a concern here.

## **8. REMOVAL OF AMENITY SPACE**

Under the planning application, No 19 Hillsbrook loses a large part of the green space looking onto Muckross Avenue. It also loses a large part of the front garden of the property due to the creation of a parking space. The planning application omits to seek permission for a new gateway and driveway for No 19. A new gateway/driveway would remove the remaining piece of green space fronting onto Hillsbrook Drive, reducing the amenity area to a minimum.

In addition, previous development of No 19 Hillsbrook Drive in the form of a single storey extension and the halving of the rear garden has reduced the amenity area of No 19. Any further reduction in the amenity space from the proposed development would seriously compromise the property from a residential bedspace/amenity perspective.

## **9. BIN STORAGE**

Taking into consideration the proposed density of the development, I am concerned that there is insufficient communal refuse storage facilities in the proposal to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waster. The plan shows space for only 3 bins however if each unit has their own bin as described above, this would require space for 9 bins. I am concerned that the excess bins will end up on the public street and would be a safety hazard. It is worth noting that there is no management company mentioned in the proposal to oversee matters

such as this and therefore the potential for the waste storage units to be a safety risk and an impediment to passing pedestrians is high.

#### **10. BENCH ON MUCKROSS AVENUE**

It is likely that the proposed bench on Muckross Avenue will attract anti-social behaviour. This will impact upon residents of Hillsbrook Drive (families, elderly) who have to pass the bench on their way to the local shop, bus stop, church, parks and other local amenities. It also impacts residents of Muckross Avenue who are facing the proposed development.

#### **11. WATER PRESSURE**

The water pressure on Hillsbrook Drive is already very low and therefore I am concerned that a further load on water pipes from three additional units will cause issues for existing residents, particularly because the pipes are old.

Overall the proposal for 19 Hillsbrook Drive represents an overdevelopment of a very small site and will have a detrimental impact on the residents of Hillsbrook Drive and the surrounding residential streets.

I would greatly appreciate if all of the above concerns are considered in assessing the planning application.

Yours sincerely,



Ita Browne

**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)**

**Ita N Browne  
17, Hillsbrook Drive  
Perrystown  
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](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