

Aidan & Sandra Collins,
13 Hillsbrook Drive,
Perrystown,
Dublin 12,
D12K026.

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

6th December 2021.

**RE: Proposed Development Ref. No. SD21A/0300 - 19, Hillsbrook Drive, Perrystown,
Dublin 12 D12 Y864 - Ashbrook Excellence Ltd.**

Dear Sir/Madam,

We are residents of 13 Hillsbrook Drive, Perrystown, Dublin 12, D12 K026 and wish to submit a number of observations in connection with the above planning permission application: -

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

1. 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 story suburban dwelling houses stepped back from the changes of direction of streetscape. This provides clear lines of sight for traffic negotiating narrow roadways given the volume of traffic and the extent of on street parking. Should this corner be filled in as proposed it will be completely at odds with the surrounding built environment, reduce traffic sight lines and create an additional hazard.

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2. 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 permission to proceed, 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 detracts from the streetscape, reduces sight lines and is impactful rather than beneficial.
3. The only amenity space available to Unit B, 48 Muckross Avenue at first floor is a 9sqm balcony which fronts onto Hillsbrook Drive. Whilst this might be acceptable in a complex of apartments with other neighbouring balconies of a similar type, it is and will look totally out of character in this instance, placing its real value into question.
4. The applicant raises the possibility of Unit A, 48 Muckross Avenue being used for a different purpose in the future i.e. commercial use subject to permission. This would undoubtedly result in the amenity area associated with this unit becoming a delivery yard or store. Because this unit is located on a street corner, the impact would further exacerbate the already significant traffic hazard presented.
5. A parking issue already exists in the neighbourhood, contributed to in large part by the number of commercial enterprises and the increased number of residential units in No. 48 Muckross Avenue and the adjoining properties. This increase was never envisaged by the original planning and has created significant issues for existing residents. For example, there are access and egress issues which could lead to a serious accident. These matters have been raised previously to councillors when seeking election, and despite assurances that they would be addressed, there has been little or no action taken. The additional residential and/or future commercial units in the area will result in significant repercussions for the existing residents both in gaining access and egress to the front of their properties on Hillsbrook Drive itself together with the rear access to the laneway which exits onto Muckross Avenue.

We are most concerned about the consequences this development will present to both us and our neighbours and would appreciate it if these matters could be taken into account when arriving at a decision to the planning application.

Yours faithfully,

Aidan & Sandra Collins

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

Aidan & Sandra Collins
13, 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.

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