

# Planning application Ref: SD21A/0300

To whom it may concern,

I wish to object to the proposed development of 19 Hillsbrook Drive, Perrystown, Dublin 12 ( SD12A/0300) on the following grounds:

- **Parking** - The proposed development reduces the amount car parking available and provides insufficient off street car parking. The applicant's proposal will undoubtedly lead to an increase in cars being parked on Hillsbrook Drive and surrounding roads as the proposed development does not provide for sufficient offstreet parking for the units.
- **Safety Access** - The applicant's adjacent commercial units (which are owned by the applicant in this case) have already led to an increase in parking, which in one case prevented an ambulance from parking outside my house to pick up my husband who was seriously ill. The employees from the hair salon ('Salon 42' - 42 Muckross Avenue) park on Muckross Drive and on the footpaths of Muckross Avenue to leave the car parking spaces free outside the saloon for their customers. Please see Google Maps satellite view to see an example of this. This area has a high proportion of elderly people living in it - many of whom have to negotiate these illegally parked cars with their wheelchairs and walking aids. This development will only make a bad situation worse.
- **Material Change of Use** - The proposed development is a commercial enterprise poorly disguised as a residential unit. It is

purely designed for profit. The application even references the possibility of Unit A becoming a different use in the future. This unit is a commercial enterprise not a residential unit.

- The design of the units is completely at odds with the existing residential houses. The design of the development necessitates breaking the established building line of Hillsbrook Drive. The approval of this development would mean that it would be the only building in the area that would not respect the existing building line. The approval of this development would create a precedent that would make it difficult to object to similar proposals.
- There is an existing sewage problem in the area which will be exasperated by the proposed increased density of these commercial rented units.
- The only amenity space available to UNIT B is a balcony which fronts onto Hillsbrook Drive. This is a street of residential houses - this balcony would look totally out of place.
- This development runs contrary to national and local planning policy. National and local planning policy makes provision for higher density units in URBAN sites not SUBURBAN sites. Hillsbrook Drive has been a suburban area since the 1960's.

- The applicant has already received planning permission for the demolition of a nearby property (See SD07A/0252 - 42 Muckross Avenue). This proposal will add to the noise, dust and vibration that residents will have to endure.
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Please confirm receipt of my objection in due course.

I attach a copy of my plan objection fee below for information.

Yours sincerely,

Sheila Carpenter  
7 Muckross Drive,  
Perrystown,  
Dublin 12.

**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)**

**Sheila Carpenter  
7, Muckcross 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](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