

To Whom it concerns,

Reference: SD21A/0300

19 Hillsbrook Drive, Perrystown, Dublin 12 D12Y864

I wish to object to the above planning application for 19 Hillsbrook Drive.

- Hillsbrook Drive and Muckcross Avenue is a quiet residential area built in the 1950's, consisting entirely of family homes .
- The proposed new development will be used primarily for rental accommodation.
- There are no other purpose built apartments on Muckcross Avenue or Hillsbrook Drive and giving planning for this could set a precedence for the area.
- The current houses in the area are primarily owner occupied .
- There are very few that are rental properties in the area .
- The proposal makes provision for one parking space in the driveway .
- There is no provision in the planning to extend the driveway of the original house on Hillsbrook Drive which will also be developed for rental.
- The planning also includes a first floor terrace which will overlook the houses opposite the proposed development .
- The proposed development is causing concern among my elderly neighbor's some of them in the 80/90 age group and would not be able to object .
- The planning makes no provision for additional parking which is currently at a premium with cars from the other flats parking on the footpath and obscuring the view of traffic entering Muckcross Avenue to Hillsbrook Drive and traffic entering Muckcross Avenue from Hillsbrook Drive. See picture attached.
- This planning application appears to me that the applicant wants to extend the existing terrace on Muckcross Avenue to enable further development in the future with Unit A possibly becoming some sort of commercial unit .
- The planning also provides for a bench for people to congregate at a very dangerous junction which also directly faces owner occupied houses opposite.
- We have had issues with the sewage in the area for many years and the residents employ private companies to clear the drains regularly and there is no provision in the planning for additional drainage.
- The plans also mention a communal area to the front of Hillsbrook Drive which is very close to the corner junction.

Please see attached my receipt. Receipt number T4/0/692263

Please acknowledge receipt of email.

Yours Sincerely,

Thomas Lynam
83 Muckcross Avenue
Perrystown
Dublin 12
D12 YX85



**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

**Thomas Lynam
83, Muckross Avenue
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.sdublincoco.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.sdublincoco.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**