

**Studio 304**  
Architecture

92 George's Street Lower,  
Dún Laoghaire,  
Dublin, A96 VR66

studio-304.com

6<sup>TH</sup> December 2021

**Re: SD21A/0300**

**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.**

Dear Sir / Madam,

In response to the submission lodged on 02 December 2021 by Thomas Carpenter of 23 Hillsbrook Drive we would wish to respond (in blue) with the following clarifications and responses to the items raised:

The area is a mature quiet residential area, built in the 1950s, consisting entirely of family homes. There are no existing apartment blocks in the area.

The land use zoning objective for the site is defined as 'RES' in the SDCC Development Plan 2016 – 2022 – to protect and or improve residential amenity. It is an overwhelming objective of local and national planning policies to provide for increased housing, and a greater mix of typologies including apartments, into areas that are well serviced with transport and amenities.

The development is being built purposely for rent / student accommodation.  
The area is currently made up of older retired people or young families.

The proposed development will provide a mix of 4 unit sizes across the site including a semi detached house, a large 2 bedroom apartment and 40m2 studio apartments with their own door access and no staircases. As such the variety of units proposed would be suitable for people at all stages / household sizes, in particular elderly people living by themselves.

The proposal is not in keeping with the house and property in the area and would create a large eyesore

The proposed development is designed to respond to the existing building lines and follow the roof profile of adjoining buildings. The architectural language of the development including boundary treatments responds to the character of adjacent dwellings and creates a sense of harmony. The development is a contemporary and innovative proposal that responds to the local context.

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The planning proposal makes no provision for parking – local homeowners will lose their spaces or have their grass borders used for same.

The new driveway for no.19 hillsbrook drive would allow for up to 2 car parking spaces. The communal front garden area would allow for 1 parking space. There is also secure bicycle storage provided in the communal front garden area for the apartments.

A large proportion of residents are old, sick and vulnerable and feel powerless to object

Increasing residential density, providing for new attractive mixes in local available housing and contributions to the local authority through development levies are all positive aspects of the proposed development that local residents will benefit from.

The issue of additional sewage is not addressed in the development proposal

Please find enclosed confirmation of feasibility from Irish Water for proposed development.

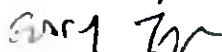
The development proposal includes a first floor terrace which will look into gardens living rooms and bedrooms of houses opposite.  
Such a terrace will inevitably lead to an increase in noise levels as it seems specifically designed for student parties.

The terrace at first floor level is designed in accordance with the development standards for apartments including minimum size and separation distances from neighbouring properties.

The plans also mention a communal amenity area which given the corner site is likely to simply become a congregation area for those living in the apartments. There is certainly no appetite in such an area from the local residents.

The communal amenity area to the front of the development provide communal facilities such as electric car charging point, bin store and secure cycle storage.

Yours Faithfully



Gary Tynan  
BArch(Hons) DipArch

**Studio 304** | .td

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 Dun Laoighaire  
 Dublin  
 Ireland

Uisce Éireann  
 Bosca OP 448  
 Oifig Sheachadta na  
 Cathrach Thosa  
 Cathair Chorcaí

Irish Water  
 PO Box 448  
 South City  
 Delivery Office  
 Cork City

[www.water.ie](http://www.water.ie)

1 December 2021

**Re: CDS21008452 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Housing Development of 3 unit(s) at 19 Hillsbrook Drive, Perrystown, Dublin**

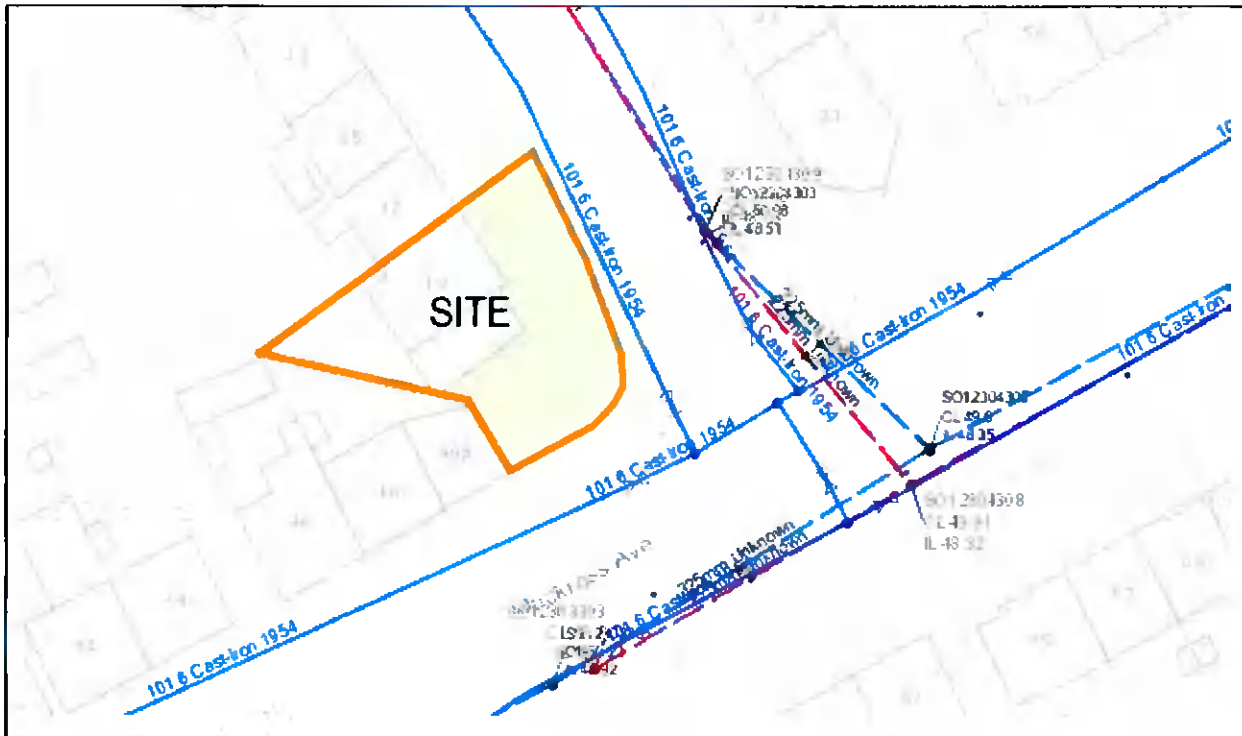
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at 19 Hillsbrook Drive, Perrystown, Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <u><b>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</b></u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	<p>The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p> <ul style="list-style-type: none"> <li>• There are Irish Water assets near the site boundaries. Records of the assets on the map below, are indicative and must be verified on site. Any trial investigations should be carried out with the agreement and in the presence of the Local Authority Water Services Inspector.</li> <li>• Structural integrity and access for maintenance of the assets must be secured at any time during and after the proposed works.</li> </ul>

	<ul style="list-style-type: none"> <li>Separation distances between the existing Irish Water assets and proposed structures have to be in accordance with the Irish Water Codes of Practice and Standard Details (drawing no.STD-W-11)</li> <li>For design submissions and queries related to separation distances and/or diversion, please contact IW Diversion Team via email address <a href="mailto:diversions@water.ie">diversions@water.ie</a> For further information.</li> </ul>
Wastewater Connection	Storm water is to be discharged to the local storm water network.
<p>The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact

location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

**General Notes:**

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design team at [kmcmanmon@water.ie](mailto:kmcmanmon@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**

**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)**

**Gary Tynan,  
Studio 304 Architecture  
92, George's Street Lower  
Dun Laoghaire  
Co. Dublin  
A96 VR66**

**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 Pleanala 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**