|  |  |
| --- | --- |
| **SD17A/0036** |  |
| APPEAL NOTIFIED: | 10-Nov-2017 |
| APPEAL LODGED: | 31-Oct-2017 |
| APPELLANT TYPE: | 3RD PARTY X 2 |
| NATURE OF APPEAL: | AGAINST DECISION |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Larry Behan & Lawrence Behan, LBJ Properties Ltd. |
| LOCATION: | The Glebe House, Rathcoole, Co. Dublin |
| PROPOSED DEVELOPMENT: | Planning permission is sought for a new 69 bedroom Aparthotel with reception, restaurant/coffee shop and bar on ground floor function room on first floor with 15 retail units and 4 market stalls. The Glebe House site is zoned residential amenity and Eaton Drive is zoned village centre. The development will consist/consists of: The conservation and refurbishment of The Glebe House which has been fire damaged previously and the original interior features destroyed (area 306sq.m); the demolition of ancillary sheds and outhouses. These are not original historical fabric of the Glebe House.(total area 1043sq.m). A1.Outhouse brick and stone and slate single storey east side of Glebe (47sq.m). A2. Two storey brick timber and asbestos outhouse west side Of Glebe (6sq.m+6sq.m) Carwash Building B single storey render and slate roof (205sq.m). All original slates to be retained. It is thought these slates have been reused from an earlier extension now demolished. Retail Warehouse C concrete and metal clad roof (area 480sq.m) Profiled metal Shed E (260sq.m) Outhouse G concrete block (39sq.m); The demolition for concrete, brick and flat roof retail units 2,3,4,5,6, 7 ( (total area 591sq.m including colonnade) and demolition of corner shop Unit 1 Eaton Drive (including colonnade 110sq.m). Building F; Asbestos survey and disposal of asbestos in accordance with regulations. Conservation works to the Glebe will consist of extensive stabilization works and the reinstatement of a Blue Bangor slate roof with red ridge detail and bell detail to edge of roof; The removal of concrete pebble dash to external walls to allow for lime render; Closing up of 20th century openings and the reinstatement of sash windows and hardwood door to the Main Street south elevation and two new double glazed timber doors to west wing in existing openings. The reinstatement of hardwood sash windows to east Eaton Drive elevation; The construction of a single storey ground floor extension (area 106sq.m) with double glazed aluclad doors with stairs to basement and external first floor terrace to west Tay Lane elevation with stainless steel and safety glass guardrails and three new hardwood double glazed doors to first floor west elevation of Glebe; Two storey zinc clad wings with central single storey extension with flat roof to rear north elevation of Glebe ( originally front entrance) (area 120sq.m ground floor and two wings of 38sq.m with central non access able flat roof); Conservation of bay window and flanking arched sash windows and reinstatement of new hardwood sash windows; The construction of a new three storey hotel guest wing facing towards Tay Lane 1188sq.m with pale ochre render, zinc monopitch roof and gunmetal grey aluclad double glazed windows and doors. Stainless steel and safety glass guardrails. 14 bedrooms on second floor 19sq.m and 18sq.m 14 bedroom on first floor 19sq.m and 18sq.m 9 bedrooms on ground floor (6 at 19sq.m) (3 at 22sq.m) with four ground floor retail units (3 at 24sq.m and 1at 48sq.m); The construction of a new three storey hotel guest wing to Eaton Drive with retail units on ground floor 1326sq.m, 16 bedrooms on second floor (8 at 18sq.m and 8 at 19sq.m) 16 bedroom on first floor (8 at 18sq.m and 8at 19sq.m) 8 ground floor retail units (area 48sq.m); Construction of two three bedroom family suites (121sq.m each) on first and second floor with electrical substation and retail unit 45sq.m on ground floor and carpark access at Eaton Drive opposite Eaton Terrace; Conservation and repair to granite wall to Tay Lane of stream (tributary of Grifeen) and closure of the double entrance to the Glebe Yard for construction of new granite flood mitigation wall; A ten meter wide landscaped river fern garden which acts as a flood compensatory zone; Conservation and reinstatement of granite wall to Main Street and construction of Gate lodge retail units with zinc roof and gun metal grey aluclad double glazing 31sq.m + 67sq.m and access to basement car park 20sq.m; Construction of 4 market stands (each 14sq.m) total 56sq.m, monopitch zinc roof and rear wall with gun metal grey aluclad double glazing to north of site and cobble courtyard around Glebe house with tree planters .with new granite wall and fire stairs (4) to basement at boundary wall of Credit Union; Construction of underground carpark with 84 spaces with access ramp from Eaton Drive along north of site; Construction of toilet block and stair access 126sq.m and preparation kitchen I79sq.m in basement. Overall area of basement is 3,368sq.m. Area of site 4844.00sq.m (0.4844ha) Unit 1 Eaton Drive 110sq.m included. The Glebe House is a Protected Structure (313) and is in an architectural conservation area and is an area of archaeological potential. |