|  |  |
| --- | --- |
| **SD17A/0356** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-301541-18** |  |
| APPEAL DECIDED: | 07-Nov-2018  |
| APPELLANT TYPE: | 3RD PARTIES |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Comoville Developments |
| LOCATION: | Green Lane, Rathcoole, Co. Dublin. |
| PROPOSED DEVELOPMENT: | The construction of a residential development of 69 units comprising: 52 houses in a mix of terraced, semi-detached and detached (comprising 6 three bed units, 8 three bed units with study and 38 four bed units) of 2 storeys (including second floor accommodation in roof space with dormer windows and roof lights) and 17 apartments (4 one beds, 12 two beds and 1 3-bed) in 3 blocks of 3 storeys. The apartments include balconies at first and second floor level and dormer windows at second level. The proposed development includes associated public open space, landscaping including boundary treatment, underground services and utilities and road, footpath and cycle infrastructure on the site. 132 surface car parking spaces will be provided for the development, in a combination of in-curtilage and grouped parking. The apartments are provided with 21 sheltered bicycle parking spaces and refuse storage areas. The proposed development includes amendments to the existing roadway at St. Anne's Terrace and amendments and upgrades to Green Lane, including provision of new footpath on Green Lane along with new development entrance piers at the entrance to the proposed development. The total gross floor area of the proposed development will be circa 10,086sq.m at this circa 2.4 hectare site bounded to the west by Green Lane, to the north-west by St. Anne's Terrace and Blackthorn Hill residential estate, to the east by Rathcoole Boys Football Club and to the south by greenfield lands. The site is accessed from Green Lane to the west of the site. The site also includes part of the Rathcoole Boys Football Club lands and Forest Hills required for connection to the sewer network. |

|  |  |
| --- | --- |
| **SD17A/0357** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-301497-18** |  |
| APPEAL DECIDED: | 07-Nov-2018  |
| APPELLANT TYPE: | 3RD PARTY X 2 |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Brian and Theresa Prendergast |
| LOCATION: | Green Lane, Rathcoole, Co. Dublin |
| PROPOSED DEVELOPMENT: | The demolition of 2 existing dwellings and the construction of a residential development of 22 units comprising: 2 three bed units with study, 18 four bed units and 2 four bed units with study. The units will be two storeys in height including second floor accommodation in roof space with dormer windows and rooflights. The units will comprise of a mix of terraced, semi-detached and detached units. The proposed development includes associated public open space, landscaping including boundary treatment, underground services and utilities and road, footpath and cycle infrastructure on the site. 44 surface car parking spaces will be provided for the development, in a combination of in-curtilage and grouped parking. The proposed development includes amendments to the existing roadway at St. Anne’s Terrace and amendments and upgrades to Green Lane, including provision of new footpath along with new development entrance piers. The total gross floor area of the proposed development will be circa 3,652sq.m, all on a site bounded to the west by Green Lane, to the north-west by St. Anne’s Terrace and by Blackthorn Hill residential estate, to the north-east and south by greenfield lands and to the east by greenfield lands and by Rathcoole Boys Football Club.The site is accessed from Green Lane to the west of the site. The site also includes part of the Rathcoole Boys Football Club lands and Forest Hills required for connection to the foul water sewer network. |

|  |  |
| --- | --- |
| **SD18A/0144** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-302095-18** |  |
| APPEAL DECIDED: | 06-Nov-2018  |
| APPELLANT TYPE: | 3RD PARTY |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Towerbright Limited |
| LOCATION: | Old Bawn Shopping Centre, Old Bawn Road, Tallaght, Dublin 24. |
| PROPOSED DEVELOPMENT: | 180sq.m single storey coffee shop with 3 car parking spaces within the existing car park along with a 64sq.m outdoor seating area and new pedestrian entrance onto the Old Bawn Road. The development will include all associated site works above and below ground including a reduction in the number of spaces in the existing car park from 110 to 97 in total. |