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| **SD18A/0255** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304332-19** |  |
| APPEAL DECIDED: | 02-Sep-2019  |
| APPELLANT TYPE: | 1ST PARTY |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Mary Bugler |
| LOCATION: | Buglers Ballyboden House, Ballyboden Road, Dublin 16. |
| PROPOSED DEVELOPMENT: | (I) Construction of a single storey extension (219.9sq.m) to rear of existing public house comprising additional bar and seating area, enclosed smoking area, new ground floor w.c. and new rear entrance from existing car park; (II) Provision of beer garden along the southern elevation of the existing public house; (III) Construction of covered smoking area along the northern elevation of the existing public house; (IV) Erection of single storey storage unit (100sq.m) ancillary to the public house; (V) Provision of new vehicular entrance from rear carpark to serve storage unit; (VI) Change of use of existing male bathroom to provide additional kitchen pace (14sq.m); And all ancillary works necessary to facilitate the proposed development including boundary treatments and landscaping. |

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| **SD18A/0436** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-303921-19** |  |
| APPEAL DECIDED: | 02-Sep-2019  |
| APPELLANT TYPE: | 3RD PARTY |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Guestford Limited |
| LOCATION: | Red Cow Complex, Naas Road, Dublin 22. |
| PROPOSED DEVELOPMENT: | Modify existing permissions Ref. SD17A/0470, SD16A/0047, SD15A/0386 and SD15A/0318 to consist of: (a) partial demolition of the existing northeast wing of the original hotel building and the construction of a new hotel wing of a 5 storey over basement with adjoining stairs and lift core of 6 storeys; (b) remodelling of the original main hotel building including removal of mansard roof and the provision of an additional 2 storeys resulting in a 6 storey building; (c) provision of a new glazed atrium (c.490sq.m) with bar at ground floor between the original hotel and recent hotel extension; (d) redesign of the ground floor to provide an enlarged restaurant area to the northeast (by c.242sq.m) and the conversion of 13 ground floor bedrooms into 6 new conference/meeting rooms and event space in the southeast wing of the hotel; (e) provision of a new covered outdoor smoking area of c.31sq.m; (f) demolition of the existing shed and provision of a new ESB substation and switch room (c.54sq.m) in their place; (g) a new service link at first floor level resulting in the removal of one bedroom at first floor level in the newly constructed wing; (h) extension to the café link at ground floor by c.150sq.m.; (i) alterations to stairs, provision of plant and stair/lift cores at roof level; (j) provision of 5 pieces of art signage on the roof, signage over the restaurant and bar at ground floor level on the northwest elevation and signage on the new stair tower at 6th floor level on the northwest and southeast elevations; (k) all associated site development, staff facilities and back of house space, landscaping, open spaces, boundary treatment works, car parking and infrastructural services provision; proposal will result in an additional c.128 new hotel bedrooms (including 12 two room aparthotel/apartment rooms providing a total of c.435 hotel bedrooms. The revisions result in a net increase in gross floor area of hotel accommodation by c.7,106sq.m. |

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| **SD18B/0438** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304180-19** |  |
| APPEAL DECIDED: | 30-Aug-2019  |
| APPELLANT TYPE: | 3RD PARTY |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Sean Balfe |
| LOCATION: | 40, Westpark, Tallaght, Dublin 24 |
| PROPOSED DEVELOPMENT: | Construction of a part single, part two storey attached rear extension; extended front driveway entrance; accessible ramp providing access to new replaced front door; internal alterations and all ancillary works. |

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| **SD19A/0058** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304458-19** |  |
| APPEAL DECIDED: | 03-Sep-2019  |
| APPELLANT TYPE: | 1ST.PARTY |
| APPEAL DECISION: | **Refuse Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Matt & Lucia Barnes |
| LOCATION: | Coolamber, Stocking Lane, Dublin 16 |
| PROPOSED DEVELOPMENT: | 4 five bedroom, three storey houses of 170sq.m; 5 duplex units in a three storey block, consisting of 1 one bed unit, 3 two bed units and 1 three bed unit; vehicular access and associated site works at site adjacent to Coolamber. |

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| **SD19B/0028** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304283-19** |  |
| APPEAL DECIDED: | 30-Aug-2019  |
| APPELLANT TYPE: | 1ST.PARTY |
| APPEAL DECISION: | **Refuse Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Margaret Kavanagh |
| LOCATION: | 12, Birchview Heights, Dublin 24 |
| PROPOSED DEVELOPMENT: | Family flat extension at the rear and all ancillary works. |

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| **SD19B/0095** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304587-19** |  |
| APPEAL DECIDED: | 06-Sep-2019  |
| APPELLANT TYPE: | 1ST PARTY |
| APPEAL DECISION: | **Refuse Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Tommy Moran |
| LOCATION: | The White House, Whitechurch Road, Rathfarnham, Dublin 16 |
| PROPOSED DEVELOPMENT: | Reconfiguration of/alterations to two storey house and extension at ground and first floor level to provide the following; utility room, living areas, playroom/study, master bedroom, bathroom, toilet, storage areas, circulation areas and the removal of existing porch at ground floor level; the kitchen/dining/living area to be retained at ground floor level; 2 additional bedrooms, circulation areas and roof patio at first floor level; 3 existing bedrooms and 2 bathrooms to be retained at first floor level; associated alterations to/provision of windows and doors throughout and associated works at roof level; provision of decking and patio areas at ground floor level; total of 6 bedrooms are now provided; total gross floor area of the house is c. 405.86sq.m.; no change to the existing vehicular/pedestrian access; all associated site development works, services provision, landscaping/boundary treatment works. |