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| **SD18A/0328** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304708-19** |  |
| APPEAL DECIDED: | 19-Nov-2019  |
| APPELLANT TYPE: | 1st & 3rd Party |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Bartra Property (NH) Ltd. |
| LOCATION: | Presentation Convent, Convent Road, Clondalkin, Dublin 22 |
| PROPOSED DEVELOPMENT: | Nursing home building comprising 155 bedrooms and all associated ancillary accommodation (7741sq.m gross floor area) in a part three, part four storey building located on the lands to the south and west of the convent building; Retirement home building comprising 14 bedrooms and all associated ancillary accommodation (916sq.m gross floor area) in a two storey wing to the south east of the convent and internally connected to the nursing home; Internal alterations and improvements to part of the existing convent building (Protected Structure) at ground, first and second floor levels which is to be used for nursing home staff accommodation (1203.3sq.m); The internal reconfiguration and works proposed as part of this application to the remainder of the convent building include the following: (a) subdivision of convent chapel to provide quiet room (accessed from the adjacent church only) and a new kitchen dining area with the chapel; (b) adjustment, removal and addition of partitions, services and fittings to create ensuite bathroom facilities in 25 proposed bedrooms at ground, first and second floor levels; (c) internal works to facilitate use of rooms as communal living rooms and other ancillary uses; (d) sundry internal modifications, refurbishment and improvements to rooms and circulation areas, upgrading of flooring, walls and internal doors to meet fire regulations, draught proofing windows and improving window safety; (e) sundry refurbishment works to allow for conservation and repair of building fabric, roof finishes, structure and retained fixtures; The existing parish offices and meeting rooms within the convent building are to be retained in their current use and no works are proposed to these rooms which are excluded from the current application; The development will be accessed via a vehicular and pedestrian entrances from New Road and will provide a total of 42 car parking spaces and 60 bicycle spaces; Existing vehicular entrances from New Road and Convent Road serving the church will be retained; Permission is also sought for the construction of a single storey detached substation and switch room (20.5sq.m) and 2 single storey detached store building (89.5sq.m), hard and soft landscaping, boundary treatment and all ancillary and associated site and development works; The development will also involve the demolition of existing substation and detached single storey ancillary store buildings (192.2sq.m). |

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| **SD19A/0135** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304866-19** |  |
| APPEAL DECIDED: | 19-Nov-2019  |
| APPELLANT TYPE: | 1ST PARTY |
| APPEAL DECISION: | **Refuse Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Three Castle Investments Ltd. |
| LOCATION: | Kiltipper Cafe Bar, Marlfield, Tallaght, Dublin 24 |
| PROPOSED DEVELOPMENT: | (1) Change of use of vacant first floor level restaurant approved under Ref. SD02A/0482 to provide a residential use comprising a total of 6 apartments, including 2 one bedroom and 4 two bedroom units with apartments 1, 2 and 5 served by private balconies; (2) minor alterations to northern, western and southern elevations; (3) access to communal open space at first floor level; (4) 6 vehicular parking spaces at basement level; 6 dedicated bicycle/storage units at mezzanine level and dedicated bin storage area at ground floor level; (5) all ancillary works necessary to facilitate the development. |

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| **SD19B/0120** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-304687-19** |  |
| APPEAL DECIDED: | 19-Nov-2019  |
| APPELLANT TYPE: | 3RD PARTY |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Martin & Joanna Kilcoyne |
| LOCATION: | 7, Cypress Avenue, Brookwood, Rathfarnham, Dublin 16 |
| PROPOSED DEVELOPMENT: | First floor extension to rear of two storey, semi-detached dwelling comprising the extension of two bedrooms with hipped, pitched roof. |