|  |  |
| --- | --- |
| **SD19A/0312** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-306282-19** |  |
| APPEAL DECIDED: | 19-Nov-2020  |
| APPELLANT TYPE: | 1st Party |
| APPEAL DECISION: | **Refuse Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION |
| APPLICANT: | Sequana Assets Limited |
| LOCATION: | Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0 |
| PROPOSED DEVELOPMENT: | (a) Internal modification/reconfiguration of an refurbishments to Prospect House (Protected Structure RPS 340) to provide for: 1 two bed unit & two one bed units ranging from 66sq.m - 148sq.m with 5 in-curtilage car parking spaces; (b) the extension, internal reconfiguration of and refurbishments to the detached outbuildings & courtyard to the rear (south) of Prospect House in order to accommodate a single storey one bedroom apartment unit (52sq.m); (c) the re-opening of a gap between Prospect House and it's detached outbuilding to the rear to provide access into the new communal gardens proposed to the west of Prospect House; (e) revised landscaping to the north of Prospect House, including the removal of a portion of the existing railings to the north of the driveway to facilitate a new vehicular access & parking provision; all served by the existing entrance & avenue to Prospect House; (f) the renovation of the existing derelict gate lodge; (g) the provision of 1 apartment block (three storey setback penthouse level) to the western side of Prospect House to provide for 25 residential units (8 one bedroom units, 16 two bedroom units and 1 three bedroom unit) over a single storey basement comprising a total of 27 car parking spaces and 11 bicycle parking spaces; (h) removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) all associated hard & soft landscaping, the provision of an ESB sub-station and all associated engineering and site development works necessary to facilitate the development all on a site of 0.4832ha. |