|  |  |
| --- | --- |
| **SD19A/0218** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-307596-20** |  |
| APPEAL DECIDED: | 11-Dec-2020  |
| APPELLANT TYPE: | 3RD PARTY X 3 |
| APPEAL DECISION: | **Grant Permission** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Gerald O'Connor |
| LOCATION: | 20 & 22, Lower Kennelsfort Road, Palmerstown, Dublin 20. |
| PROPOSED DEVELOPMENT: | 53 bedroom Boutique Hotel to replace the existing 29 bedroom Guesthouse comprising of new and retained two and three storey elements enclosing a central courtyard with new Café Bar, Dining Area and Meeting Room with associated ancillary areas and will include: (A) demolition of parts of existing two storey semi-detached Guest House buildings; (B) change of use from Guest House use to Hotel use at first floor of No. 20 and existing two storey wing facing southwest (side) boundary at No. 22 with revisions to existing external elevations and roofscapes; (C) proposed Hotel use in a new two storey wing to northeast (side) boundary; new three storey wing with corner feature and lift facing southeast (rear) boundary; new three storey central wing and a new first floor extension facing northwest (front) boundary; (D) replacing the existing 2 entrance/exits with 1 wider pedestrian, cycle and vehicular entrance/exit served by a wider yellow box junction; realignment of front site boundary and transfer of land to the Council to support the National Transport Authority's proposed objectives, in tandem with South Dublin County Council, for improvements to the adjoining Lower Kennelsfort Road including realigning and widening the public pathway and creating dual cycleways; (E) new foul water drainage connecting to existing public foul sewer and new surface water drainage discharging to new interceptor trap to soak way with overflow connection to public surface water sewer; (F) revised site layout with proposed service yard; 15 cycle spaces; 31 car spaces including 2 universal access spaces and 4 electric charging point spaces; associated siteworks, services, lighting, landscaping, paving, walling and boundary treatment. |

|  |  |
| --- | --- |
| **SD20B/0318** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-308605-20** |  |
| APPEAL DECIDED: | 09-Dec-2020  |
| APPELLANT TYPE: | 3RD PARTY |
| APPEAL DECISION: | **Appeal Withdrawn** |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | David & Deborah Tansey |
| LOCATION: | 27, Broadfield Court, Rathcoole, Co. Dublin |
| PROPOSED DEVELOPMENT: | Attic conversion to storeroom and bathroom complete with new dormer windows to front, side and rear of house together with all associated siteworks. |