

**APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 26 2018  
DATED 25/06/2018 TO 29/06/2018**

**Reg Ref** D18A/0134  
**Registration Date:** 15-Feb-2018  
**Location:** Alderley, Adelaide Road, Glenageary, Co. Dublin  
**Development:** Permission is sought for demolition of existing ground floor garage and lower ground floor (semi-basement) single storey extension. Construction of one and two storey (i.e. ground floor over lower ground floor semi-basement level) extension to (west) side. Excavation under ground level to extend existing lower ground floor (semi-basement) accommodation. Alterations to the existing dwelling including: Change windows to doors and create new windows to lower ground floor level (semi-basement) to side (east) façade. Create new window at ground floor level to side (east) façade. Widen window opening and create external doors at semi-basement (lower ground floor) level to front (south) façade including excavation to form external courtyard. Demolish existing roof dormer to south and part of existing dormer window to north and construct new dormer windows to north and south sides of roof. Create new rooflights to south and east roofs. Block-up existing vehicular entrance and create new entrance from Adelaide Road with associated dishing of kerb. Site works including construction of 2m high boundary to front (south) garden and extend boundary walls with timber extension to 2m height. Construction of single storey shed to front south garden. Related services including surface water soakaway.

**Council Decision:** GRANT PERMISSION  
**Appeal Lodged:** 25-Jun-2018  
**Nature of Appeal:** Appeal against Grant of Permission  
**Type Of Appeal:** 3rd Party Appeal

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**Reg Ref** D18A/0298  
**Registration Date:** 05-Apr-2018  
**Location:** Site adjacent to Castle Mews, Albany Avenue, Monkstown, Co Dublin  
**Development:** Planning and Retention Permission. Permission for the demolition of a section of existing boundary wall to Albany Avenue, the construction of 2 no. two-storey, three-bedroom contemporary style semi-detached dwellings with 1 no. first floor garden terrace to each dwelling, roof lights to each dwelling, creation of 2 no. new vehicular entrances off Albany Avenue, 1 per dwelling, provision of 1 no. on-curtilage car parking space per dwelling and SUDS drainage, boundary treatment, landscaping and all ancillary works necessary to facilitate the development. Retention permission is sought for a stone wall constructed to the southern boundary of the application site. The site is in the historic grounds of Albany Lodge, Albany Avenue, (A Protected Structure).

**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 26-Jun-2018  
**Nature of Appeal:** Appeal to add further Reason/Condition for Refusal  
**Type Of Appeal:** 3rd Party Appeal

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**Reg Ref** D18A/0303  
**Registration Date:** 06-Apr-2018  
**Location:** lands at the Golden Ball, Public House, Enniskerry Road, Kilternan, Dublin 18  
**Development:** Permission is sought for the demolition of 106.7 sq.m and the construction of 2 No. residential blocks consisting of a total 97 No. residential units across basement to fifth floor (3 No. Studios, 59 No. 1 Bed apartments and 35 No. 2 Bed Apartments) with a total 114 No. associated car parking spaces at basement and ground floor level. The development also consists of a first floor podium level landscaped open space, associated bin storage, cycle storage, substation, signage, lighting, drainage and site works.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 27-Jun-2018  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**Reg Ref** D18A/0313  
**Registration Date:** 10-Apr-2018  
**Location:** 0.19 ha site at 36 & 36A Church Road, Killiney & 7 Mountain Villa, Ballybrack, Glenageary, Co Dublin  
**Development:** Permission for development on site bounded by Church Road to the north-east, a laneway of no known name linking Church Road & Mountain Villa to the south-east, no. 6 Mountain Villa to the south-west & residential property Keem to the north-west, consisting of the demolition of 36 Church Road (a single storey dwelling), 36A Church Road (a single storey dwelling accessed directly from the laneway) and 7 Mountain Villa, along with all other existing structures on the site. The construction of a 2, 3 and 4 storey apartment building of 20 apartments (total gross floor area 1,897 sqm) consisting of 3 one-bedroom apartments, 6 two-bedroom and 2 three-bedroom apartments, 7 two-bedroom duplex units and 2 three bedroom duplex units all with private terraces/balconies. Parking for 22 cars, bicycle parking, bin storage and sundry plant will be provided at lower ground floor in an under croft with vehicular access from the existing laneway which is to be widened from Church Road to the access to the under croft car park providing a 6m carriageway and 1.2m wide footpath for a distance of approximately 34m along the laneway. The laneway will be extended to the boundary with Mountain Villa with the current pedestrian linkage maintained. 2 car spaces will be provided at the end of the laneway. Development to include boundary works, site landscaping and all associated works.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 27-Jun-2018  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**Reg Ref** D18A/0314  
**Registration Date:** 10-Apr-2018  
**Location:** c. 0.7292 ha at Rocklawn, Leopardstown Road, Dublin 18  
**Development:** Permission for development shall provide for the construction of 42 residential units and the upgrade of the existing access point to Leopardstown Road. The residential development proposed includes four blocks of 3 storeys in height, consisting of a mixture of 4no. 1-bed apartments, 12 no. 2-bed apartments, 10 no. 3-bed duplex apartments and 16 no. 3-bed townhouses with associated balconies on the north and south elevations of the duplex and apartment units. Garden terraces and private gardens are also provided at ground floor level. The development will also include 58 car parking spaces at ground level, c.584 sqm of landscaped communal open space including a potential link to adjoining open space at Mount Eagle Park to the south, bin storage areas, boundary treatment works, and all associated site development works above and below ground including site services and landscape works.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 28-Jun-2018  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**Reg Ref** D18A/0324  
**Registration Date:** 11-Apr-2018  
**Location:** 23, Marlborough Road, Glenageary, County Dublin  
**Development:** Permission for relocation of existing offset vehicular site entrance located to north of existing eastern roadside boundary to more central position. Works shall include for the removal of existing capped brick piers, alterations to the existing railings and associated stone plinth and for the construction of new capped brick piers with gates to match existing to form 3.2m wide vehicular entrance together with all associated landscaping and site development works.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 27-Jun-2018  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**Reg Ref** D18A/0333  
**Registration Date:** 13-Apr-2018  
**Location:** Site bounding St. Kevin`s Park to rear of 33, 33A, 33B, Dale Road, Stillorgan, Co. Dublin  
**Development:** Permission for demolish existing shed and construct one detached, two bedroom two storey house with new vehicular entrance and gate, new pedestrian gate to front and side and associated site works.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 25-Jun-2018  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**END OF APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 26  
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