

**APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 35 2019  
DATED 26/08/2019 TO 30/08/2019**

**Reg Ref** D18A/1079  
**Registration Date:** 16-Nov-2018  
**Location:** Ely House, 1 Nutgrove Avenue, Dublin D14 YX78  
**Development:** Permission for: 1. Demolition of 1.182 sqm of existing commercial buildings. 2. Raise site level and erect two 4-storey (top level set back) buildings with balconies: Block A (1,204 sqm) with 13 apartments (4 x 1-bed, 6 x 2-bed, 3 x 3-bed) and Block B (1.162 sqm) with 12 apartments (2 x 1-bed, 8 x 2-bed, 2 x 3-bed) and communal/landlord areas. 3. Alterations to boundaries. Relocate eastern vehicular gate. Introduction of metal railings and central pedestrian gate to front and raise rear wall to 1.8m. 4. External areas to have 25 car parking spaces, 22 bicycle spaces, 290 sqm of shared open space. 5. All ancillary works, including landscaping, drainage and services.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 26-Aug-2019  
**Nature of Appeal:** Appeal against Refusal of Permission  
**Type Of Appeal:** 1st Party Appeal

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**Reg Ref** D18A/1184  
**Registration Date:** 17-Dec-2018  
**Location:** site located at the junction of, Fleurville Road and, Newtownpark Avenue, and abutting, Annville Avenue to the east, Blackrock, Co. Dublin  
**Development:** Permission for residential development consisting of 68 no. apartments, comprised of 43 no. 1 bedroom units and 25 no. 2 bedroom units, accommodated in two no. 3-5 storey buildings, on an overall site area of 0.38 ha. The proposed development will be a long term `Build-to-Rent` residential development, intended for use as a long-term rental housing scheme. The proposed development will be accessed off Fleurville Road via a new vehicular entrance, with proposed pedestrian/cyclist access onto Annville Avenue to the west and Newtownpark Avenue to the east. The proposed development provides for a basement car park underneath one of the proposed buildings which will accommodate 42 no. car parking spaces, bicycle parking and associated plant, with disabled car parking and bicycle parking provided at surface level. The proposed development provides for all associated site development works, open spaces, landscaping, boundary treatments, bin storage and relocation of existing ESB substation. Permission is also sought for the demolition of 2 no. existing dwellings on site know as Rose Cottage and No.1 Cullen's Cottages, and making good gable elevation to no. 2A Cullen`s Cottages.  
**Council Decision:** GRANT PERMISSION  
**Appeal Lodged:** 26-Aug-2019  
**Nature of Appeal:** Appeal against Grant of Permission  
**Type Of Appeal:** 3rd Party Appeal

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**Reg Ref** D19A/0201  
**Registration Date:** 25-Mar-2019  
**Location:** Lands at Old Meadow, Priory Avenue/Grove Avenue, Blackrock, Co Dublin  
**Development:** Permission for: 1. Demolition of three-storey detached dwelling (297 sqm) and associated outbuildings. 2. Construction of 5 no. terraced, three bedroom, three storey pitched roof dwelling houses. 3. Construction of 9 no. apartments in a four storey building (consisting of 2 no. one bedroom units, 6 no. two bedroom units and 1 no. three bedroom penthouse). 4. 20 no. surface car parking spaces and private amenity open space to each dwelling and landscaped amenity open space for apartments. 5. Extinguish existing vehicular entrance on Priory Avenue and replace with pedestrian only entrance. 6. New vehicular and pedestrian entrance on Grove Avenue. 7. New public footpath along Grove Avenue. 8. Landscaping, tree planning and boundary treatments and associated works. 9. SuDS surface water drainage, foul water potable water connections. 10. All ancillary works necessary to facilitate the development.  
**Council Decision:** GRANT PERMISSION  
**Appeal Lodged:** 30-Aug-2019  
**Nature of Appeal:** Appeal against Grant of Permission  
**Type Of Appeal:** 3rd Party Appeal

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**Reg Ref** D19A/0374  
**Registration Date:** 05-Jun-2019  
**Location:** 23, Greenfield Road, Mount Merrion, Blackrock, Co. Dublin, A94 H2P8  
**Development:** Permission is sought on land to the rear for development consisting of: 1) Demolition of single storey garage to existing dwelling and ancillary outbuildings/retaining walls within the rear garden; 2) Removal of external steps and door leading to dining room of existing dwelling; 3) Construction of 1no. single-storey, two-bedroom pitched-roof dwelling, with 2 no. rooflights to the rear of the site. It is to be accessed via internal driveway and to be served by 2 no. on-curtilage vehicular parking spaces; 4) Widening of existing vehicular entrance to 3.5m width and provision of shared entrance driveway via Greenfield Road; and 5) All associated ancillary works necessary to facilitate the development including SUDS surface water drainage, site works, boundary treatments and landscaping.  
**Council Decision:** REFUSE PERMISSION  
**Appeal Lodged:** 26-Aug-2019  
**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 35 2019  
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