



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**01/23**

(02/01/2023-06/01/2023)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3007/23  
**Application Type** Permission  
**Applicant** Spectrum Medical Health Ltd.  
**Location** 3, Fitzwilliam Place, Dublin 2  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: The development will consist of the change of use of the premises (Ground Floor & First Floor Return only). The building is a protected structure. The proposed development comprises to revert its previous change of use, currently from General Medical use back to Commercial Offices. There is no involvement on any internal, external or structural alterations to the existing structure.

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**Area** Area 1 - South East  
**Application Number** 3010/23  
**Application Type** Permission  
**Applicant** Brian Rutledge  
**Location** 13, St. Andrew Street, Dublin 2, D02 DP48  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** Development to consist of: Alterations to shopfront on St. Andrew Street increasing the shopfloor area by (0.25m<sup>2</sup>) and constructed to details matching adjacent shopfront at No. 12 Andrew Street, plus lowering of basement floor by circa 300mm to provide min. head height of 2.4 metres throughout plus provide new staircases, plus remove and adjust windows in rear elevation at ground floor level to accommodate relocated incoming gas and electrical meter-box locations , plus replace pyramidal rooflight to rear flat roof, plus retrofit insulation throughout, plus all associated works.

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**Area** Area 1 - South East  
**Application Number** 3012/23  
**Application Type** Permission  
**Applicant** DTDL Limited  
**Location** St. Stephen's Green Shopping Centre, St. Stephen's Green, Dublin 2, D02 X309  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** The site is bounded by St. Stephen's Green West to the east, King Street South to the north, Glovers Alley to the south (in part) and Mercer Street Lower to the west on a site area of 1,452 ha. The proposal is for the rejuvenation of the Stephen's Green Shopping Centre, involving the internal reconfiguration and partial redevelopment of the centre, while maintaining a number of existing retail units and elements of the existing building structure. The proposal will result in a building of up to 8 no. storeys over basement of retail, cafe/restaurant/bar and office uses (excluding mezzanines in retail/cafe/ restaurant/bar units at ground floor and basement and car park level). The proposal includes the construction of three storeys of offices over the existing car parking structure (with the omission of the existing uppermost car park level). The proposal includes retail and office uses at first floor and the provision of office use at proposed 2nd to 7th floor levels. There is a general increase in height across the development over the existing

shopping centre and multi-storey car park, which varies across the site. The maximum height increase over the existing multi-storey car park (which includes plant screen parapets and when measured from the low point on King Street South) is 11.18 metres (existing 30.59m to a proposed 41.77m). The maximum height increase over the existing shopping centre (excluding the multi storey car park) (which includes plant screen parapets/glazed atrium roof and when measured from the low point on King Street South) is 13.27 metres (existing 25.5m to a proposed 38.77m). A total gross floor area of 87,932 sq.m. is proposed, which includes a net reduction of retail floor area to 19,049 sq.m. a net reduction of the existing cafe/restaurant uses to 1,740 sq.m. and a net reduction of bar (public house) uses to 789 sq.m. 35,043 sq.m. of offices and ancillary spaces (including existing floor area where retained) are proposed. The overall net increase in GFA over the existing development is 21,419 sq.m. The proposal will include a reconfigured internal mall opening onto St. Stephen's Green providing access to new and existing retail and cafe/restaurant units at ground and first floor. Retail, cafe/restaurant and bar (public house) units and office entrances area provided on the King Street South frontage and on the St. Stephens' Green West frontage. The proposed development will include 551 no. car parking spaces and 512 no. bicycle-parking spaces. This represents a reduction in 138 no. car parking spaces from the number of spaces at present. The proposed development includes all associated works including demolition of existing structures, utilities connections, roof level plant and telecommunications infrastructure, temporary construction works and site hoarding and public realm works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3219/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Olympia Productions Unlimited
<b>Location</b>	72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2
<b>Registration Date</b>	06/01/2023
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning permission for development at this site at nos,72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2 (no 72 Dame Street is a protected structure). The proposal relates to new pediment signage (replacement of interim signage permitted under DCC Reg. Ref.: 2879/20), replacement shopfront to no. 73 Dame Street and repairs to the entrance area. The development will consist of the replacement of 2 no. wall mounted signs facing Dame Street (on nos. 72 and 73 Dame Street) with 3 no. anodised aluminium fins to form an arching signage canopy fixed top and bottom with diagonal supports fixed into the masonry walls at no.72 Dame Street. Refurbishment of the ground floor facades of 72 and 73 Dame Street including: repainting of decorative panelling; removal of existing modern security shutter; the repair and removal of non-original and non-historic joinery from the historical fabric; repair of historic panelling; consolidation of glazed bars; replacement of architraves and panel mouldings with decorative elements; minor repairs to mosaic floor; refurbishment and repainting of the existing panelling and joiner details; the construction of a contemporary 12 no glass panelled window presenting a new LED advertisement screen behind and the installation of new joinery to the ticket office and doorway at 73 Dame Street. The total area of signage proposed extends to c. 16.54 sqm.

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**Area** Area 1 - South East  
**Application Number** WEB1005/23  
**Application Type** Retention Permission  
**Applicant** RAH Brazilian Food Limited  
**Location** Unit 3-5, Royal Hibernian Way, Dublin 2, D02 V268  
**Registration Date** 05/01/2023

**Additional Information**

**Proposal:** The retention of a retractable canopy and support structure above the ground floor windows at the south elevation (front façade) of Unit 3, Royal Hibernian Way, Dublin 2, facing into the pedestrian mall, running between Dawson Street and Duke Lane, Dublin 2

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**Area** Area 1 - South East  
**Application Number** WEB1881/22  
**Application Type** Permission  
**Applicant** Cahir O'Higgins  
**Location** 27, Brookfield, Kimmage, Dublin 12 D12 N2E1  
**Registration Date** 03/01/2023

**Additional Information** Additional Information Received

**Proposal:** Demolition of single storey extension to side and construction of a new 2 and a half storey detached four bedroom house to side with new vehicular entrance and all associated site works

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3001/23  
**Application Type** Permission  
**Applicant** Rheda Donnelly  
**Location** 20, Morehampton Terrace, Dublin 4, D04 K6W0  
**Registration Date** 03/01/2023

### **Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Permission is sought for:

- 1) Demolition of a ground floor partition and ground floor fireplace in the return.
- 2) Provision of a new window and door opening in the west elevation of the rear return.
- 3) Infilling the existing door in the west elevation of the rear return.
- 4) Loft extension with associated stair and two dormer windows to the rear.
- 5) Modification of outhouse and shed to provide a utility room.
- 6) Provision of a new opening between the outbuildings and kitchen.
- 7) Provision of a new toilet under stairs.
- 8) Provision of insulating material to internal surface of external walls.
- 9) Replacement of existing single-glazed timber sash windows with double-glazed timber sash windows.
- 10) Replacement of existing timber panel front door with a higher performing timber panel door.
- 11) Restoration of the original canopy at the entrance door.
- 12) Re-rendering of rear external and side external walls.
- 13) Light cleaning and repointing of front brickwork.
- 14) Modification to rear boundary wall to accommodate vehicular entrance.
- 15) Essential upgrade works corroded steel beams at external passageway.
- 16) Modification of non-original garage/shed.
- 17) Retention Permission is sought for: External paving to the north of the garage.

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**Area** Area 1 - South East  
**Application Number** 3005/23  
**Application Type** Permission  
**Applicant** Gwen Murphy  
**Location** 4, Prince Of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66  
**Registration Date** 06/01/2023

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE (REF. 6862): Proposed off-street parking and new vehicular/ pedestrian access involving alterations to existing railings to the front (south west) of the existing dwelling from Prince of Wales Terrace.

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**Area** Area 1 - South East  
**Application Number** 3008/23  
**Application Type** Retention Permission  
**Applicant** Mary Jo Looby & Colin Kelleher  
**Location** 26, Raglan Lane, Ballsbridge, Dublin 4, D04 A0C9  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** The development consists of retention modifications to the permitted dwelling (DCC Reg. Ref. 3729/21) which is currently under construction, including: 800mm reduction in height of bike store to front; Increase of overall building height by 450mm; Increase in size of rooflights on main house and single storey element to front; Repositioning of solar panels at roof level; Removal of zinc frames to mansard roof; 450mm set back at second floor level from front of house; Internal modifications, including additional internal walls at ground and second floor level, stair design alterations at ground/first/second floor level, alterations to internal layout of first and second floor level and increase in floor to ceiling height to the kitchen.

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**Area** Area 1 - South East  
**Application Number** 3009/23  
**Application Type** Permission  
**Applicant** Dermot Barry  
**Location** 8, Warwick Terrace, Ranelagh, Dublin 6  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the removal of top level of existing extension to rear of house plus access stairs and replacement with new single storey construction in lieu plus new access stairs.

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**Area** Area 1 - South East  
**Application Number** 3011/23  
**Application Type** Permission  
**Applicant** Suzanne McAuley  
**Location** 4, Annesley Park, Ranelagh, Dublin 6, D06 TX45  
**Registration Date** 06/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Construction of internal partitions and associated layout alterations, demolition of existing kitchen window and door to rear facade and proposed enlarged kitchen window to rear and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1001/23  
**Application Type** Permission  
**Applicant** Paul O'Grady  
**Location** 6, Vergemount Park, Clonskeagh, Dublin 6 D08 F8Y0  
**Registration Date** 03/01/2023

**Additional Information**

**Proposal:** Permission is being sought by P. O'Grady and C. Gilmore for following alterations to their dwelling. A) construction of two storey side extension with roof over to match existing and new entrance to existing dwelling; B) raising ridge height of part of existing roof to suit new dwelling layout; C) construction of single storey structure to rear garden to provide ancillary accommodation with single storey passageway connection to existing dwelling, with all associated alterations and improvements to the existing semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1002/23  
**Application Type** Permission  
**Applicant** Mary-Kate McGarry & William Martin-Smith  
**Location** 44, Rathdown Park, Terenure, Dublin 6w D6W FW24  
**Registration Date** 04/01/2023

**Additional Information**

**Proposal:** Demolition of an existing garage to the side of the main house & part demolition of a two-storey extension to the rear of the main house to allow for the subsequent construction of a new part single-storey/part two-storey extension to the rear & side of the existing 2-storey semi-detached house. Proposed works include replacing all existing windows & doors to all sides of existing house, modifications to fenestration on side elevation; new solar panels to existing roof; 1 no. rooflight to the new extension; minor internal modifications to existing layout; proposed widening of existing vehicular entrance and all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0355/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 06/01/2023  
**Applicant** David Mortenson  
**Location** 39, Dunville Avenue Ranelagh , Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** EXPP PROTECTED STRUCTURE, Renovation of property with 6 residential units, comprising the upgrade of fire safety works to current standards ( fire detection and alarm, fire separation between units, fire protection to M & E services) electrical re-wiring, re-plumbing , new bathrooms and new kitchens and internal finishes (flooring & tiling ) with decoration throughout at No 39 Dunville Avenue Ranelagh Dublin 6

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**Area** Area 1 - South East  
**Application Number** 0398/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 06/01/2023  
**Applicant** Pumpkinspice Limited  
**Location** Travelodge Hotel, 44 Townsend Street, Dublin 2  
D02DY01

**Additional Information**

**Proposal:** EXPP: Proposed new art mural to be painted to the external facade of the rear courtyard elevation of an existing hotel building on privately owned hotel land.

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**Area** Area 1 - South East  
**Application Number** 5213/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/01/2023  
**Applicant** Graham and Michele Reid  
**Location** 70, Merrion Village, Ballsbridge, Dublin 4, D04 F2Y3

**Additional Information**

**Proposal:** The development will consist of the conversion of the attic space to the existing 2 storey, detached dwelling, with a new dormer window and roof light to the front. A new entrance door to the side passage at ground floor level. Full renovation and minor internal alterations of the existing house.

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**Area** Area 1 - South East  
**Application Number** 5278/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/01/2023  
**Applicant** Orbitz Ltd.  
**Location** Lands situated to the immediate south-east of No. 1 Tritonville Crescent, the rear of No. 29, Sandymount Road and to the immediate north-west of Nos. 5-6 Tritonville Court, on Tritonville Lane,, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of (i) removal of existing western boundary treatment to Tritonville Lane; (ii) construction of 2 no. two-storey four-bedroom flat-roofed, with 4 no. rooflights, residential dwellings each served by private amenity space to side/rear; (iii) provision of bin store and vehicular parking area (2 no. spaces) to the front of each dwelling and directly accessible via Tritonville Lane; and, (iv) all ancillary works, inclusive of boundary treatments, landscaping and drainage works, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5402/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/01/2023  
**Applicant** Leo Laboratories Ltd.  
**Location** 285, Cashel Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** The development will consist of the installation of a bunded oil storage tank and associated pipe work at the above address.

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**Area** Area 1 - South East  
**Application Number** 5404/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/01/2023  
**Applicant** Milltown Inns Limited  
**Location** Site of 0.14 hectares, located at the Car Park adjoining The Dropping Well Public House, Classon's Bridge, Milltown Road, Dublin 6, D06YK38

**Additional Information**

**Proposal:** RETENTION: The development for which a 4-year temporary retention permission for development is sought consists of a 'Meanwhile Use' development consisting of a repurposed shipping container (c. 15 sq m) that operates as a café / coffee shop selling take-away tea, coffee and associated foods (during the hours of 0700-1900 Monday to Sunday); 2 No. temporary marquee structures; a waste collection point (2 sq m); temporary suspension of 3 No. car parking spaces; and retention of associated signage. The 5 No. Signs to be retained consist of: Sign 01 fixed to the façade of the repurposed shipping container (4.57 sq m); Sign 02 -fixed to the façade of the repurposed shipping container (1.11 sq m); Sign 03 - fixed to the façade of the repurposed shipping container (0.876) sq m); Sign 04- fixed to the side of the repurposed shipping container (1.83 sq m): and Sign 05 a sandwich board sign located to the front of the repurposed shipping container (2.72 sq m). Section 28 Guidelines for Planning Authorities Enforcement of Certain Planning Conditions during the Coronavirus (COVID-19) outbreak (29 March 2020) states that 'given the exceptional challenges arising from COVID-19. it is critical that support is given to restaurants and cafes to allow them to maximise opportunities to maintain a revenue stream' and that 'given the serious danger to public health and the resultant pressures placed on the restaurant and café sector, planning authorities should take an accommodating and flexible approach to conditions restricting the provision of delivery and take-away services' and that 'any breaches of planning condition in relation to restaurants or cafés operating a delivery take-away service to be of a minor nature, other than where issues arise which could seriously impact on public health and safety.'

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**Area** Area 1 - South East  
**Application Number** 5407/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/01/2023  
**Applicant** Brian Rutledge  
**Location** 13 St. Andrew Street, Dublin 2, D02 DP48

**Additional Information**

**Proposal:** Development to consist of alterations to shopfront on St. Andrew Street as previously permitted under planning ref. 3731/21, plus adjustments to rear elevation at ground floor level, plus all associated works.

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**Area** Area 1 - South East  
**Application Number** 5441/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/01/2023  
**Applicant** Hazelwood Walk Holdings Limited  
**Location** 60 Rathmines Road Upper, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION of an external garden room accommodation cabin to the rear. The subject property is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 5442/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/01/2023  
**Applicant** Hazelwood Walk Holdings Limited  
**Location** 16 Belgrave Square, Renelagh, Dublin 6

**Additional Information**

**Proposal:** Protected Structure : RETENTION PERMISSION of an external garden room accommodation cabin to the rear.

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**Area** Area 1 - South East  
**Application Number** 5452/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/01/2023  
**Applicant** Tom Banahan  
**Location** 32 Morehampton Road, Dublin 4, D04 K6N6

**Additional Information**

**Proposal:** Planing permission for change of use from office to original residential use of 3-storey, terraced premises to provide a single 5-bedroom dwelling.

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**Area** Area 1 - South East  
**Application Number** 5453/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/01/2023  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Planning permission for lighting area 4 no. 15m high poles at the southern side of the football training pitch, associated ground works and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5468/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/01/2023  
**Applicant** Colm & Fina Walsh  
**Location** 7, Ailesbury Park, Ballsbridge , Dublin 4

**Additional Information**

**Proposal:** Permission to demolish rear two storey projection, and to construct new one and two storey rear extension, modify roof of main house to rear incorporating two bedrooms in attic. Renovate existing dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5477/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/01/2023  
**Applicant** Conor Treacy  
**Location** 59 Bath Avenue, Sandymount, Dublin 4, D04 CY58

**Additional Information**

**Proposal:** RETENTION PERMISSION: the development consist of retention of alterations to existing railing to facilitate vehicular access.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ4058/22
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	05/01/2023
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

### **Additional Information**

**Proposal:** Permission for development for a mixed use development (Referred to as Phase 2) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 2.10 hectares (identified as within the A1 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase I development as provided for under the approved Poolbeg West SDZ Planning Scheme. The overall site also includes a recently issued planning permission (Phase 1) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase I Permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The overall site is also the subject of an application for planning permission (Phase IB) (PWSDZ3406/22) which relates to the development on a site area of some 0.76 hectares and proposes 356 No. apartments and residential amenities within a mixed-use development (43,944 sq m) comprising 1 No. block (identified as Block L). The Phase 1B application for planning permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The proposed Phase 2 development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.10 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendment to the urban tree planting along the Sean Moore Road interface); and the construction of a residential and mixed-use scheme comprising a floor area of 64,906 sq m (54,682 sq m above basement), together with a basement/undercroft area of 10,224 sq m, comprising 2 No. blocks (identified as Block D and E) to provide: 516 No. apartment units and associated residential amenity facilities; a childcare facility: 5 no. café restaurant units; 2 no. Retail Services; 14 no. Retail Units; 1 no. Foodhall, 1 no. Health Facility; basement car parking; together with associated infrastructural works on the overall site. The proposed development will also include provision of the South Bank Link Road as identified in the SDZ Planning Scheme. The 516 No. apartment units will include 143 No. "Build-To-Rent" apartments (including resident support facilities and resident services and amenities), 52 No. social housing apartments, 77 No. affordable housing apartments and 244 No. apartment units. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.) Access and servicing of the proposed Phase 2 development will be by way of the central boulevard as permitted (subject to compliance with Condition No. 24e) in the Phase 1 planning permission (PWSDZ3207/21) which also amends the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things. The proposed Phase 2 development will consist of: Blocks D and E ranging in height from 4 - 10 storeys over basement/undercroft to provide 516 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block), consisting of: 180 No. 1-bedroom units; 252 No. 2-bedroom units; and 84 No. 3

bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of "height" in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); the provision of 1,404 sq m of residential amenity facilities (to include a gym, co-work space, meeting room & other private amenities) a childcare facility (453 sq. m) located at the ground floor of Block D providing c.90 No. childcare places, and an outdoor play area of c.200sq m; 17 No. retail spaces (Retail Units, Retail Services & Foodhall) located at the ground floor of Blocks D & E (Total GFA 2,172 sq m) 5 no. café / restaurants located at ground floor level (Total GFA 722 sq m); A total of 103 no. residential car parking spaces (incl. 5 no. disabled access spaces & 21 no. EV spaces), 8 No. car share parking spaces, 4no. crèche parking spaces, 1 no. health centre parking space & 6 no. retail parking spaces located at basement level with vehicular access from the street level (Block D south eastern elevation), the provision of 20 no. on-street car parking spaces (incl. 6 No. EV on-street car parking spaces and 6 no. disabled access spaces) and 5 no. loading bays. Note 5 No. of the proposed on-street car parking spaces will not be accessible until such time that a future connection/tie into Southbank Road is proposed and delivered; Provision of 942 No. bicycle parking spaces; 852 No. long-stay standard bicycle parking spaces located at basement level (Incl. 5 no. crèche, 28 no. retail, 3 no. healthcare and 16 No. cargo bicycle parking spaces); 90 no. short-stay standard bicycle parking spaces located at surface level (70 no. residential [incl 10 no. cargo bike spaces], 10 no. additional spaces and 10 no. crèche); plant rooms, resident storage spaces, bin stores, bicycle stores, water storage, sprinkler rooms, laundry located at basement level; landscaped open spaces to comprise residential communal courtyards (incl. children's play areas), and 4,401 sq. m of roof terraces to Block D (5th, 6th, 7th and 8th Floor), Block E (5th, 6th and 8th Floor); 1 no. double ESB sub station located at the ground floor level of Block D (76 sqm) and 1 no double ESB sub station located at the ground floor level of Block E (57 sqm); Provision of public realm spaces including 2 no. public squares (Glass Bottle Square and Pembroke square, totalling 1.820 sq m). streets and public amenity spaces; One new local/side street (Market Street) connecting to the permitted Central Boulevard; and the provision of the South Bank Link Road as identified in the SDZ Planning Scheme. Note that the proposed South Bank Link Road will include temporary bollards and fencing to partially restrict access to pedestrians only until such time that a future connection/tie into Southbank Road is proposed and delivered. The proposed development will include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste & recycling facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2014/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/01/2023
<b>Applicant</b>	David Power
<b>Location</b>	7A, Sandymount Green, Sandymount, Dublin 4, D04 PF59

**Additional Information**

**Proposal:** Permission is sought for construction of a roof terrace to the rear of an apartment unit. Roof terrace will be located at the first floor over an existing flat roof with associated timber screens. Permission is also sought for minor alterations to rear windows to full height doors.

**Area** Area 1 - South East  
**Application Number** WEB2017/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/01/2023  
**Applicant** Sara Jane English  
**Location** 25, Farney Park, Dublin 4 D04 KA48

**Additional Information**

**Proposal:** Permission is sought for the demolition of an existing chimney, single-storey conservatory to the rear and single-storey extension to the side/rear; along with the subsequent construction of a new part single-storey, part two-storey extension to rear, part two-storey plus attic extension to the side, attic conversion with new dormer windows and rooflights, new solar panels to the rear, replacement of all existing external windows and doors, widening of existing vehicular entrance, and all associated site works.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 5170/22  
**Appeal Type** Written Evidence  
**Applicant** Catherine Mullarkey and Peter Barrett  
**Location** 41, Percy Place, Ballsbridge, Dublin 4, D04 WK30

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : PERMISSION & RETENTION: The development will consist of Retention for removal of non-historic windows & portion of historic walls to both the front (N/W) & rear (S/E) elevations, modifications to internal historic opes and the removal of non-historic wall linings, joinery and partitions throughout. Permission is sought for the material change of use from commercial to a single-use family home comprising of the construction of a new single storey extension including partial removal of external walls to the rear (S/E) elevation of the main house & rear return as well as partial removal of historic boundary wall shared with No. 39; external modifications to include re-pointing of all brickwork, restoration of existing railings & refurbishment of all existing windows (to include slimline double glazing); modifications to front include rebuilding wall under window ope with new sash window above; replacement of non-historic door to front porch all at lower ground floor; replacement of non-historic principle door & fanlight; modifications to rear to include alterations of two opes on rear return; replacement of all non-historic windows & doors with new windows on rear return & rear (S/E) elevation of main house; removal of existing external stair to rear; internal modifications to existing layout at lower ground floor to include removal of non-historic partitions in the rear return; removal of part of existing wall between front & rear rooms in main house; blocking up existing ope; new lightweight stud partitions to create modified layout; modifications to first floor level include the removal of existing stud partitions & the construction of new lightweight stud partition; new light weight stud partitions in the rear room in main house to facilitate new en-suite; at upper first floor removal of non-historic wc; 2 no. rooflights to single storey extension; installation of PV solar panels to the S/E facing inner roof valley; calstherm thermal insulation to internal face of existing walls throughout; general restoration & decoration works; all associated site works to existing two storey over basement terraced house No. 41 Percy Place is a Protected Structure.

**Area** Area 1 - South East  
**Application Number** WEB1923/22  
**Appeal Type** Written Evidence  
**Applicant** James Nolan  
**Location** Greenlea Grove, (adjacent to ESB Substation),  
Terenure, Dublin 6W

**Additional Information**

**Proposal:** Permission for a material change of use of existing studio workshop (previously approved under planning reg. ref. 2972/17] to residential use. The accommodation will consist of one single bedroom, with bathroom and storage, home office, open-plan kitchen / living area, WC . Existing private open space to be increased in size to side of building at ground floor. The proposed change of use includes the provision of 1 off-street car-parking space within the site [previously approved under planning reg. ref. 2972/17], bicycle parking and bin storage at Greenlea Grove, (adjacent to ESB substation) Terenure, Dublin 6W.

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**Area** Area 1 - South East  
**Application Number** WEB1982/22  
**Appeal Type** Written Evidence  
**Applicant** George O'Gorman  
**Location** 21, Daniel Street, Dublin 8 D08 X6Y7

**Additional Information**

**Proposal:** For the refurbishment of the existing ground floor cottage, an additional new 2 story rear extension to include raising the ridge of the pitched roof to provide first floor bedroom with Velux roof lights to the front and rear, including associated site works and minor drainage works.

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**Area 1  
Appeals Decided**

**None**



# Dublin City Council

## SECTION 5 EXEMPTIONS

01/23

(02/01/2023-06/01/2023)



**Area** Area 1 - South East  
**Application Number** 0003/23  
**Application Type** Section 5  
**Applicant** Little Treasures Play School  
**Location** Little Treasures Play School, Beechwood Community Centre, 60 Mountain View Road, Dublin 6 D06TD65  
**Registration Date** 03/01/2023  
**Additional Information**  
**Proposal:** EXPP: Change of status from sessional to part-time, to change contact hours from 3 hours and 30 minutes to 4 hours.

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**Area** Area 1 - South East  
**Application Number** 0004/23  
**Application Type** Section 5  
**Applicant** Ms Jennifer Fleming  
**Location** Lithgow, 12 Oakley Road, Ranelagh, Dublin 6  
**Registration Date** 06/01/2023  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Manmade slates on historic roof removed and replaced with Bangor slates. Roof re-battened. Existing Bangor Blues reused. Chimneys re-pointed using lime mortar. Flashings re-done using conservation method and lead. Broken gutters replaced.

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**Area** Area 1 - South East  
**Application Number** 0340/22  
**Application Type** Section 5  
**Applicant** McArdle Carpentry & Building Contractors  
**Location** 24, Chelmsford Road, Ranelagh, Dublin 6  
**Registration Date** 04/01/2023  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Upgrade of existing bathroom facilities in existing locations, utilizing existing service routes only; Upgrade of existing kitchenette facilities in existing locations utilising existing service routes only; Rewiring within existing service ducts and runs; Upgrade of electrical circuits; Replacement of existing electric radiators throughout; Provision of fire upgrade works to include compartmentalization of floors; Provision of fire rated door sets in place of non-original doors; Replacement of modern floor finishes throughout; Redecoration internally; Repaint lower ground floor front wall; Removal of overgrown vegetation throughout.

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