



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**02/23**

(09/01/2023-13/01/2023)

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** 3014/23  
**Application Type** Permission  
**Applicant** Portodev Limited  
**Location** 34-37 Richmond Street South Dublin 2 and 12 Richmond Row, Portobello, Dublin 8  
**Registration Date** 09/01/2023

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development comprises the demolition of existing buildings on site and the construction of a 5-no. storey (over lower ground floor level) office building with cafe at ground floor level. No works to the adjoining protected structure are proposed. The development will consist of :

1. the demolition of no. 12 Richmond Row (c. 273.5 sqm), no 34-35 Richmond Street South (c. 184.2 sqm), no. 36 Richmond Street South (c. 40.9sqm), no. 37 Richmond Street South (c. 200.5sqm) and ancillary buildings and structures (c. 48.9 sqm), all located within the subject site,
2. construction of a 5 storey over basement office building and ground floor cafe extending to c. 2,930 sqm (gross floor area), with external courtyard located to the rear of the cafe at ground floor level and roof terraces at fourth floor level,
3. primary pedestrian access shall be located along Richmond Street South with secondary access taken from Richmond Row,
4. parking for 40 bicycles, shower and changing facilities, WCs, storage, plant room, pump room and waste storage area together with c. 113 sqm of office floor space at basement level with external access to the basement located at the southern elevation,
5. two signs extending to c. 0.8 sqm and c. 1.3sqm (c. 2.1 sqm signage in total) at the entrance to the cafe and the office, ESB substation and switch room at ground floor level, green roof, PV panels, plant, ancillary infrastructure and all associated works to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** 3016/23  
**Application Type** Permission  
**Applicant** Capital Care Donnybrook Limited  
**Location** Lovett House (formerly Nos. 25-27 Donnybrook Road & Nos. 1-3 The Crescent), Donnybrook, Dublin 4  
**Registration Date** 09/01/2023

### **Additional Information**

**Proposal:** Permission for the development comprising : alterations to development previously approved under Reg. Ref. 3513/20 comprising:

- (i) the change of use of an approved commercial unit (225sq.m.) at ground floor level from cafe to medical (and related consultants use);
- (ii) provision of signage on the northern/eastern elevations of the building to serve the medical (and related consultants) unit;
- (iii) all associated ancillary works necessary to facilitate the proposed development.

**Area** Area 1 - South East  
**Application Number** 3017/23  
**Application Type** Permission  
**Applicant** Petrogas plc  
**Location** Applegreen Service Station, Merrion Road, Booterstown, Dublin 4  
**Registration Date** 10/01/2023  
**Additional Information**  
**Proposal:** Permission for the development will consist of a change of use from retail use (10 sq.m) to retail with ancillary off licence use.

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**Area** Area 1 - South East  
**Application Number** 3018/23  
**Application Type** Permission  
**Applicant** Noreen Rice  
**Location** Farmer Browns, 170, Lower Rathmines Road, Rathmines, Dublin 6  
**Registration Date** 10/01/2023  
**Additional Information**  
**Proposal:** RETENTION & PERMISSION: PROTECTED STRUCTURE: Retention permission for the continuance of use of vent to the kitchen extractor hood and planning permission to erect a proposed flat metal plastic coated enclosure to vent to the rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the retention of 1500mm high metal vent to kitchen extractor hood and planning permission for proposed 1650mm high flat metal plastic coated enclosure to vent on roof of existing single storey kitchen to rear of the house for a period up to the end of lease (1st June 2024).

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**Area** Area 1 - South East  
**Application Number** 3024/23  
**Application Type** Permission  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, D04 PF86  
**Registration Date** 11/01/2023  
**Additional Information**  
**Proposal:** Permission for area lighting on 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** 3027/23  
**Application Type** Permission  
**Applicant** Tom Banahan  
**Location** 32, Morehampton Road, Dublin 4, D04 K6N6  
**Registration Date** 11/01/2023  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for a change of use from office to original residential use of the 3-storey, terraced premises to provide a single 5-bedroom dwelling.

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**Area** Area 1 - South East  
**Application Number** 3028/23  
**Application Type** Permission  
**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  
**Registration Date** 11/01/2023

**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** 3029/23  
**Application Type** Permission  
**Applicant** KC Property Group Limited  
**Location** 45-47, Cuffe Street (Greenside House; now demolished), Dublin 2  
**Registration Date** 11/01/2023

**Additional Information**

**Proposal:** The application site also fronts Montague Court and Protestant Row. This application seeks amendments to the development permitted and under construction under Reg. Ref. 2142/20, as amended by Reg. Ref. 3507/20 (ABP-308961-20). The proposed amendments consist of the following: (i) Provision of a fire escape corridor, with new fire exit on to Montague Lane, and associated alterations to the lightwells at street level; (ii) Revised public realm works; (iii) Associated revisions to internal layout and eastern elevation; (iv) The amendments provide for a reduction in gross floor area to the permitted scheme of 7.6 sq.m. with an overall proposed GFA of 5,202.4 sq.m.

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**Area** Area 1 - South East  
**Application Number** 3033/23  
**Application Type** Retention Permission  
**Applicant** The Wilder Townhouse Ltd  
**Location** The Wilder, 22, Harcourt Terrace, Dublin 2, D02 ET61  
**Registration Date** 12/01/2023

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: The existing sign stating The Wilder is situated along the Adelaide Road boundary of the site, consisting of built-up white lettering with bronze returns. The sign measures 630 x 2590 mm. The lettering is interior lit with a warm white light produced. The sign has been fixed to an existing wall using a bronze painted bracket. The signage demarcates the existence of the operational guesthouse at this location.

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**Area** Area 1 - South East  
**Application Number** 3035/23  
**Application Type** Permission  
**Applicant** Philip Bradley, Chairperson, Board of Management  
**Location** St. Joseph's Boys National School, Terenure, Dublin 6  
**Registration Date** 13/01/2023

**Additional Information**

**Proposal:** Permission for 2 No. fire exit doors in the eastern facade of the original school building. One exit will be from an existing classroom and the second from an internal corridor. The works also involve the blocking of an existing inadequate fire exit on the western side to facilitate the relocation of the staff toilet.

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**Area** Area 1 - South East  
**Application Number** 3041/23  
**Application Type** Permission  
**Applicant** Barfel Ltd.  
**Location** 1, Holles Street, Dublin 2  
**Registration Date** 13/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Development works and Retention of Use (residential-single dwelling) at No.1 Holles Street, Dublin 02, a Protected Structure, (formerly Office). Works proposed to include:(1) the retention of alterations carried out (2) removal of modern partition walls, (3) replacement of modern plasterboard ceilings. The removal of (1) existing single storey 4.8sqm. lean-to structure (WC) to rear of building, (2) removal of later interventions and removal of redundant services; and the construction of a (1) new two storey over basement extension 29.4sq.meters to the rear with external terrace at second floor 16sq.meters, with enabling alterations to rear façade, (2) new extension 9.2sq.meters at third floor, to existing stair return providing new internal stair connection between second and third floor with enabling alterations to rear façade, and roof. Works to the existing building include: (1) conservation and refurbishment of the building fabric, including, (1)re-ordering planform of the existing building, (2) formation and alteration of openings, (3)upgrading of services throughout including new sanitary provisions, (4) provision of new external glazed door and sidelights to front façade at basement level. (5)upgrading of building fabric to provide fire resisting construction to provide protected escape route from upper floors to street, and provision of domestic scale fire suppression system. Works to external façade consisting of: (1)Cleaning masonry including removal of overpainting to masonry elements, pointing renewal and masonry repair to front façade, (2)Cleaning and refurbishment of railings and plinth, and paving, (3)Replacement of modern windows to front façade with timber double glazed sliding sash windows, (4) Replacement of existing doorcase with new timber doorcase with sidelights and elliptical overlight (5)Repair works to gable wall, rear facades and rear return, replacing existing concrete window sills with granite sills, replacement of existing uPVC windows with timber double glazed sash windows, (6)Replacement of uPVC rainwater goods with cast iron rainwater goods, (7)Renewal of slate roof using new natural slates, renewal of existing gutters. Repairs to parapet walls and chimney stacks including provisions of new chimney pots.

**Area** Area 1 - South East  
**Application Number** 5000/22  
**Application Type** Permission  
**Applicant** Lodge Capital Unlimited  
**Location** 73, Ailesbury Road, Dublin 4  
**Registration Date** 12/01/2023

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: (RPS no. 88) The development will consist of

- (i) The removal of the single storey addition (14 sq.m) located on the eastern gable of the house (constructed 1998) and the construction of a single storey extension of some 36 sq. m at same location;
- (ii) The removal of single storey shed/car port (60 sq.m) at the eastern side of the house and the construction of a detached, single storey building (77sq.m) comprising of a gym and home office at the same location. This outbuilding will incorporate a basement (83 sq.m), comprising of store rooms, plant, comms rooms and a gardener's shed;
- (iii) Removal of single storey extension (7.5 sq.m), built in 1998, located at ground floor level to the rear of the house (southern side) and the construction of a single storey extension (10 sq.m) in similar location;
- (iv) The refurbishment, upgrade and carrying out of conservation works to the house, including thermal upgrading of the building's fabric, the provision of solar panels to roof of outbuilding, installation of air to water heat pumps and the provision thin, double-glazed units (slimlite or equivalent) fitted to existing sash windows throughout, provision of rooflights to roof hips on eastern and western sides and the repositioning of existing rooflight to front (northern) roof slope of the house;
- (v) Internal alterations, modifications and part removal of existing walls and the construction of new internal partitions to the house including the provision of a new stairs within the existing Entrance Hall;
- (vi) Alterations to the fenestration pattern of the rear facade (southern) including the repositioning of existing Venetian window and the replacement of 2 no. x dormers built with the rear slope of roof to house, built to similar design of existing in similar locations.

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**Area** Area 1 - South East  
**Application Number** WEB1008/23  
**Application Type** Permission  
**Applicant** Wines Direct the Winemakers (Dublin) Ltd  
**Location** 89/91, Terenure Road North, Terenure, Dublin 6w  
**Registration Date** 09/01/2023

**Additional Information**

**Proposal:** Change of use from bank use to retail use with wine as primary product for sale, ancillary storage and internal alterations, new shopfront & painted brick, internal shutters, new illuminated fascia signage (c. 2.1sqm) and 2 double side externally illuminated projecting signs (c. 2.4 sqm) all at Ground floor, 89/ 91 Terenure Road North, Dublin 6W

**Area** Area 1 - South East  
**Application Number** WEB1879/22  
**Application Type** Permission  
**Applicant** JCDecaux Ireland Ltd  
**Location** The Junction of Macken Street & Grand Canal Street  
Street Lower, Dublin 2

**Registration Date** 13/01/2023

**Additional Information** Additional Information Received

**Proposal:** Development on a site located at 'The junction of Macken Street and Grand Canal Street Lower, Dublin 2'. This development will consist of the replacement of the 3-no. existing static advertising displays with 2 no. slimline digital displays (3.4m high by 6.28m wide) at the junction of Macken Street and Grand Canal Street Lower, Dublin 2. The application also includes the removal of an existing advertising display at 37 Emmet Road, Kilmainham, Dublin 8.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3030/23  
**Application Type** Permission  
**Applicant** Adrian and Wendy Crehan  
**Location** 58, Merton Drive, Dublin 6

**Registration Date** 11/01/2023

**Additional Information**

**Proposal:** 1. Demolition of an existing side extension behind the existing garage; existing rear extension; existing front glazed porch. 2. The construction of a part single storey, part two storey new ground floor side and rear extension along with first floor side and rear extension. 3. The existing attic is to be extended including a new dormer window to the rear roof. 4. Construction of new roof lights to the rear and front of the main roof.

The application includes for all associated internal alterations and external works at 58 Merton Drive, Ranelagh, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 3040/23  
**Application Type** Permission  
**Applicant** Colm & Fina Walsh  
**Location** 7, Ailesbury Park, Ballsbridge, Dublin 4  
**Registration Date** 13/01/2023

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** WEB1009/23  
**Application Type** Permission  
**Applicant** Michael Staines  
**Location** 13, Elm Park Terrace, Dublin 6w D6W XF82  
**Registration Date** 09/01/2023

**Additional Information**

**Proposal:** Planning permission is sought following recent grant of permission (application no WEB1617/22) to include alterations and additions to previous application as follows;

- (a) Alterations include roof height of previously granted proposed extension to rear to be raised, with a pitched portion to match existing ridge.
- (b) Additions include 3no. proposed windows to south boundary wall and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1010/23  
**Application Type** Permission  
**Applicant** LORRAINE MCCLOSKEY  
**Location** No. 2, Nutley Road, Dublin 4 D04 N1K2  
**Registration Date** 11/01/2023

**Additional Information**

**Proposal:** Permission for development at No. 2 Nutley Road, Dublin 4, D04 N1K2. The development will consist of demolition of an existing single storey extension to the rear, demolition of shed to the rear and construction of a single storey extension to the rear, demolition of existing flat roofed single storey annex to the front, and construction of a two storey extension to the front, demolition of existing roof and construction of replacement pitch roof with roof lights to the front and sides and flat roof dormer to the rear, construction of garden room to the rear (south-east) of the site, amendments to all elevations, internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1012/23  
**Application Type** Permission  
**Applicant** Alan & Emma Crawford  
**Location** 36, Zion Road, Dublin 6  
**Registration Date** 12/01/2023

**Additional Information**

**Proposal:** The proposed development will consist of minor alterations to that of granted planning permission, under planning Ref: WEB 1089/21. Minor alterations consist of proposed window on side elevation (North). Including all associated site works.



**Area** Area 1 - South East  
**Application Number** WEB1016/23  
**Application Type** Permission  
**Applicant** Andrea Free  
**Location** 31, Orwell Road, Rathgar, Dublin 6 D06 T2V6  
**Registration Date** 13/01/2023

**Additional Information**

**Proposal:** Alterations to a previously granted permission, Application Ref.: 2797/20, Grant Order Ref.: P1028. Consisting of: construction of new dormer roof windows to each of the semi-detached Houses 1 & 2 fronting onto Orwell Road and realignment of roof windows to rear of semi-detached Houses 1 & 2. Semi-detached Houses 3 & 4 at the rear of the site will remain unaltered from the granted permission.

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**Area** Area 1 - South East  
**Application Number** WEB1017/23  
**Application Type** Retention Permission  
**Applicant** Paul Downey  
**Location** 44, Martin Street, Portobello, Dublin 8 D08 N1Y6  
**Registration Date** 13/01/2023

**Additional Information**

**Proposal:** Retention planning permission for development consisting of the retention of a single storey ground floor rear extension comprising new kitchen & study area, alteration to front facade comprising removal of old front door and its replacement with new window to match existing adjacent and all associated minor internal & external alteration works, including demolition of small rear out building shed & outside WC

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0381/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 09/01/2023  
**Applicant** Ahmer Shah Khan  
**Location** 28, Kenilworth Road, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: The reinstatement of timber sash windows removed without permission, with details as fully set out in the report and the drawings listed below. The retention of the UPVC windows in the 1990s rear addition and the reinstatement of the 1990s balcony, executed without permission.

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**Area** Area 1 - South East  
**Application Number** 0401/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/01/2023  
**Applicant** Robert Fagan  
**Location** 39, Tritonville Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** SHEC: The proposed development consisting of the demolition of an existing single storey garage on back lane to rear of 39 Tritonville Road and the construction of a new 2-storey, 3 bedroom flat roofed mews house with roof lights, 1 no. off-street car parking space, bin & bicycle storage, private court yard garden to front, rear garden and new 2.1m tall boundary wall with retained garden to the rear.

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**Area** Area 1 - South East  
**Application Number** 3001/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/01/2023  
**Applicant** Rheda Donnelly  
**Location** 20, Morehampton Terrace, Dublin 4, D04 K6W0

**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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3637/17/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	10/01/2023
<b>Applicant</b>	College Square GP3 Limited
<b>Location</b>	College House, Nos. 2-3 Townsend Street, Dublin 2, D02 F990 & the former Screen Cinema, Nos. 16-19 Hawkins Street, Dublin 2, D02 DP65

### **Additional Information**

**Proposal:** EXT. OF DURATION: Permission for the development of a mixed-use office scheme at this site of 0.288 hectares, approximately, at College House, Nos. 2-3 Townsend Street, Dublin 2, D02 F990 & the former Screen Cinema, Nos. 16-19 Hawkins Street, Dublin 2, D02 DP65. The development will consist of the: demolition of the existing nine storey over part-basement College House Building ( 8,501 sq.m gross floor area ) including its associated multi-storey car park and ancillary structures; demolition of the existing three storey cinema building (1,363 sq.m gross floor area ); and their replacement by construction of a ten - storey over two-level basement commercial building ( with set-back Sixth, Seventh, Eighth and Ninth floor levels) (25,224 sq.m gross floor area ( including two basement levels of 5,022 sq.m gross floor area) accommodating: office space over Ground to Ninth Floor Levels (18,705 sq.m): a café/retail/restaurant unit at Ground Floor Level ( 248 sq.m); a c. 500 No. seater entertainment venue at Basement -1 and Basement - 2 Levels (2,100 sq.m ) including an associated bar, restaurant and box office located in a part double - height space at Ground Floor Level and First Floor Level (1,249 sq.m), a double height void at Ground Floor Level providing an external pedestrian route through the urban block; a plant enclosure at roof level including lift over - runs; and ancillary floor areas over all Floor Levels (ancillary space includes areas such as circulation cores (lifts and stairs), toilets, plant areas throughout the building, switch rooms etc.).

The development will also consist of the provision of: a new civic space to the south of the site at the junction of Hawkins Street and Townsend Street including a podium/ water feature, a cast iron feature Grille, tree planting, seating and bicycle stand (20 No. spaces); a central courtyard including a planter with intergraded seating; the repositioning of a post box on Townsend Street; the repositioning of bus stops and associated shelter on Townsend Street; 2 No. car lifts accessed via Townsend Street; car parking at Basement -2 Level (8 No. spaces including 2 No. mobility-impaired spaces); a bicycle lift accessed via Townsend Street; bicycle parking/ store at Basement - 2 Level 1 (230 No. spaces); landscaped roof terraces to the east and south elevation on the roof of the fifth floor Level, to the west and north elevation on the roof of the Sixth floor Level and to the west and south elevation on the roof of the Seventh Floor Level ; Shower rooms and changing areas; storage; waste compounds / stores; suds' measures including attenuation tank and green roofs; a comms room an ESB substation; a kitchen; elevational treatments; lighting signage; all hard and soft landscaping and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing ( foul and surface water drainage and water supply).

**Area** Area 1 - South East  
**Application Number** 4984/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/01/2023  
**Applicant** Melorpo Commercial Properties Ltd  
**Location** 28 Denzille Lane, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: the development will consist of:  
(a) change of use from office and garage uses to medical use consisting of GP offices and consultation rooms complete with ancillary treatment rooms;  
(b) the internal fit-out of the unit;  
(c) including all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5180/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/01/2023  
**Applicant** Kevin Moloney & Catriona Weafer  
**Location** Existing garden at Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3

**Additional Information**

**Proposal:** Planning permission for the erection of 2 No. two storey 3 bedroom bedroom detached dwelling houses (112.9m<sup>2</sup> gross area each, total 225.8m<sup>2</sup>), with on site car parking provision within site curtilage, vehicle & pedestrian access via existing access laneway, partial existing tree removal with new landscaping & planting, retention of existing boundaries with partial demolition of existing low stone wall & gate, new foul sewer & water services connections, on site surface water disposal & associated site works on site (325m<sup>2</sup> (0.0325ha) area approx) in existing garden.

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**Area** Area 1 - South East  
**Application Number** 5186/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/01/2023  
**Applicant** Barry O'Grady  
**Location** 9 & 10, Hume Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning consent for restoration works to the brick facades on the Northern, Southern and Eastern Facades of the protected structures, including, repair, re-pointing and consolidation of the brickwork, repointing of existing granite steps, Repair and restoration of the existing railing, stone plinth and metal balconies, Restoration and refurbishment of the existing sash windows and reveals.

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**Area** Area 1 - South East  
**Application Number** 5191/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/01/2023  
**Applicant** Jean Scally and Jonathan Hanly  
**Location** 76, Marlborough Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the existing dwelling, A Protected Structure, as follows: At garden level: demolition of 2no. flat roof, single storey, non-original additions to side and construction of new single storey extension to side with glazing to roof and elevations; new insulated floor slab, new openings at rear facade, remove non-original studs and install new stud layout to form utility, shower room and kitchen-dining area; remove existing structural partition wall and gable wall and support with new steel beam and column; No changes at entrance or second floor level; At top floor landing: widening of existing window opening to rear; To exterior: repoint brick and stonework, patch existing render, remove external window bars and renovate original sash windows; At roof: replace existing rooflight, re-roof and add solar panel array to rear slope; To Boundary wall: new vehicular entrance to front garden from Sandford Avenue; new pedestrian gate to rear garden from Sandford Avenue; Generally: raise level of boundary walls to garden to 2m height, strip all plumbing/heating and electrical services and install all new systems, remove non-original fittings, install new fittings and redecorate, and any associated repairs, builder's works, drainage works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 5192/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/01/2023  
**Applicant** Busycap Ltd.,  
**Location** 17, Portobello Dock, Portobello Harbour, Dublin 8, D08 E1V7

**Additional Information**

**Proposal:** Permission is sought for development relating to a previously permitted hotel development (Dublin City Council reg. ref. 4284/17) currently under construction at 17 Portobello Dock, Portobello Harbour, Dublin 8, D08 E1V7 (0.13ha). The proposed development will consist of: 1. On the southern elevation: a) The erection of a wall mounted internally illuminated sign (5.3 high by 1.01m wide). 2. On the eastern elevation: a) The erection of 2 no. wall mounted internally illuminated signs (0.92 high x 11.15m wide and 2.4 high x 1.8m wide); b) The erection of 2. no non-illuminated signs (0.6 high by 0.6m wide); c) The placing of 4 no. vinyl glazing logos (0.21m high x 0.27m wide) on the glazing of the revolving door at ground floor level; and, d) The re-location of the approved revolving door and pass door at ground floor level. 3) The development will also consist of any works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5194/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/01/2023  
**Applicant** Templeogue Synge Street GFC  
**Location** Dolphin Park, Crumlin Road, Dublin 12

**Additional Information**

**Proposal:** Application apply for a 10-year permission for development at Dolphin Park, Crumlin Road, Dublin 12. The development principally consists of: the realignment of the 2 No. existing Senior Pitches with 1 No. pitch enclosed in a 990 millimetre high spectator barrier/fence; an all-weather pitch enclosed in a 990 millimetre high spectator barrier/fence; grass training areas; warm-up areas; and the construction of a new 2 No. storey clubhouse (745.6 sq m). The clubhouse notably includes: changing rooms; south- east facing, first floor terrace; rooftop solar panels; a digital score board; and 2 No. logos (signage). The development also proposes the demolition and removal of the existing 1 No. storey clubhouse (190.1 sq m); ball-stop netting; 3 No. lighting poles; and hard-surfacing. In addition, the development proposes the provision of: a 2 metre wide jogging/walking path; 93 No. car parking spaces (including mobility impaired and EV charging spaces); coach and mini bus parking; cycle parking; 21 No. new floodlights ranging in height from 15 metres to 20 metres; public lighting; generator; goal posts and 12 metre high retractable ball-stop netting in locations throughout the site; ball wall; hard and soft landscaping; and all associated site works. A Natura Impact Statement has been prepared in respect of the proposed development.

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**Area** Area 1 - South East  
**Application Number** 5197/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/01/2023  
**Applicant** Riady Trading Ltd.  
**Location** 142-143, Baggot Street Lower, and Baggot Close, Dublin  
2

**Additional Information**

**Proposal:** Planning permission for the change of use from existing bank to licenced restaurant together with a new shopfront, signage and internal alteration works.

**Area** Area 1 - South East  
**Application Number** 5198/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/01/2023  
**Applicant** Eoin Goulding  
**Location** 107, Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: (a) Demolition of existing extension (Reg. Ref. 6069/05), to rear of dwelling and construction of new extension and all associated internal and external alterations and additions. Alterations to the protected structure require the formation of new opening in the existing return. (b) Construction of a storey and a half dormer ancillary gym / home office and all associated internal and external alterations and additions. The development incorporates a gym and motorbike garage at ground floor and a home office at first floor. The flat roofed dormer is located on the north facing roof slope of the proposed structure. The existing gates to the laneway serving the existing rear parking area are to be replaced with a roller shutter.

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**Area** Area 1 - South East  
**Application Number** 5201/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/01/2023  
**Applicant** Peter Beddy  
**Location** 35, Percy Place, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Rear Return - (a) removal of roof structure and partial demolition of external walls (b) construction of new 3rd storey over existing return with flat roof and flat rooflight (c) internal alterations to room layouts of rear return. Main House (d) internal alterations to basement room layouts (e) new opening and steps between rear reception room and stairs landing at upper ground floor level (f) removal of internal partitions between front rooms at first floor level (g) removal of non-original bathroom and associated stairs above first floor. Facades - (h) repointing of all existing brickwork with lime pointing (i) remaking of existing sashes to match existing using slimline double glazing (j) modification of external opening to rear façade at basement level to install new French Doors (k) new door opening in rear wall at upper ground floor (l) removal of existing external granite steps to rear and installation of new external steel stairs (m) solar panels to inner valley of main roof (n) refurbishment of front railings facing Percy Place (o) Relocation of low wall and railings within rear garden (p) and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5202/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/01/2023  
**Applicant** Capital Estates Management Ltd  
**Location** 9, Camden Place & 16, Camden Street Lower, Dublin 2

**Additional Information**

**Proposal:** RETENTION: Retention permission for additional basement area (82.6 sq.m.) to accommodate toilets kitchen and storage and minor modifications to elevations all as modifications to approved Licensed Restaurant under Application No. 3058/20.

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**Area** Area 1 - South East  
**Application Number** 5209/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/01/2023  
**Applicant** Hibernia Real Estate Group Limited  
**Location** Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure, RPS no. 3542), Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for the development comprising amendments to previously permitted development DCC Reg. Ref. 3024/18, as amended by DCC Reg. Ref. 4784/19 and 4319/22, at Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (Protected Structure RPS no. 3541) and no. 40 Harcourt Street (Protected Structure RPS no. 3542), Dublin 2. There are no works proposed to the protected structures arising from this amendment application. The development will consist of: -Alterations to the permitted western facade to provide for an increased provision of glazed panelling. -Revised entrance to the permitted commercial unit along the southern facade at ground floor level, providing for the removal of permitted signage and relocation of the entrance to sit flush with the external facade. There are no changes proposed to the permitted footprint, height, scale and mass of the permitted development Reg. Ref. 3024/18, as amended.

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**Area** Area 1 - South East  
**Application Number** 5210/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/01/2023  
**Applicant** Terry Doyle  
**Location** 47 Wellington Quay, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the existing building is three storey facing Wellington Quay with a two storey extension to the rear facing and set back from the adjoining Merchants Arch Laneway. Permission is sought to change the use of the building from existing retail on ground floor level, storage at basement, first floor, first floor return and second floor levels to a licensed restaurant at ground floor level, kitchen/toilets basement level and guest house comprising 3 bedrooms at first floor, 2 bedrooms in an extension of the first floor return and 3 bedrooms at second floor level - total 8 no double bedrooms with en-suite bathrooms. Access to the restaurant will be as presently exists to the shop from both Wellington Quay and the laneway of Merchants Arch with minimal alterations to the existing shopfront and including a new fascia sign. Access to the guesthouse will be from the existing door on Wellington Quay which presently serves the upper floors. The building will be upgraded and refurbished internally with minimal external changes.

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**Area** Area 1 - South East  
**Application Number** 5214/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/01/2023  
**Applicant** Olwyn Horgan  
**Location** 86, Moyne Road, Rathmines, Dublin 6, D06 N9E5

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of demolition of existing ground floor rear elevation pitched roof and replacement with new flat roof structure with glazed rooflight. New glazed wall extension of approx. 5m2 to existing ground floor rear elevation extension and new 10m2 single storey first floor rear elevation extension with removal of existing rear elevation sash window and relocating to new adjacent location shown. Internal modification to layout including removal of part existing internal wall between kitchen and dining room, new drainage layout with connection to existing services and ancillary works to garden area.

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**Area** Area 1 - South East  
**Application Number** 5260/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2023  
**Applicant** Widestar Ltd  
**Location** Dakota Bar, 8/9 South William Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION PERMISSION is sought for the permanent retention of an outdoor seating area at street level in front of 8/9 South William Street serving the existing licensed bar and restaurant to include 8 tables and 16 chairs surrounded by 2.0 metre high wind breakers (of glass and solid panels) and a planter, to remain in use during the business hours of the licensed premises.

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**Area** Area 1 - South East  
**Application Number** 5408/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/01/2023  
**Applicant** John Hallinan  
**Location** 48, Killeen Road, Dublin 6, D06 E9F9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of rebuilding fire damaged 2 storey granny flat extension to the side, single storey garage to the rear, rebuild of 2 storey stairwell enlarged to incorporate a utility room at ground floor, and larger bathroom on first floor, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5445/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/01/2023  
**Applicant** Molly Slattery, Mornwill Ltd.  
**Location** 26, Clare Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the restoration & refurbishment of front brick facade, a Protected Structure. The development will consist of gentle steam cleaning of facade brickwork, raking out of cementitious pointing, brickwork repair and replacement to badly damaged and spalled bricks, repointing using hydraulic lime to a wiggled finish as per sample on site, removal of paint to granite cills, removal of cementitious render to window reveals and repaired with new lime feathered reveals. The works will include structural consolidation and repair works to the front facade at second floor window head, third floor and parapet level, repair of and decoration to all sash windows.

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**Area** Area 1 - South East  
**Application Number** 5461/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2023  
**Applicant** Robert Conway  
**Location** Roseville, 1 Hyde Park, Terenure, Dublin 6W, D6WT674

**Additional Information**

**Proposal:** Permission is sought for construction of new vehicular entrance, dishing of footpath, and associated site works.

**Area** Area 1 - South East  
**Application Number** 5487/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2023  
**Applicant** Christopher Weeks and Niamh Geraghty  
**Location** 29 Ormond Road South, Dublin 6, A06 AOX6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RPS 179: The development will consist of:

1. Extension of existing storage area to side (west) elevation by 2.5 sqm at ground floor level, with finished floor level to match proposed kitchen extension to rear (north) elevation;
2. Proposed single storey kitchen extension of 43.09 sqm to rear (north) elevation;
3. Extension of 9.62 sqm to rear (north) elevation at upper ground floor level;
4. Roof lights to proposed single storey extension at ground floor level;
5. Replacement of existing uPVC windows at front with timber sash windows with slim double glazing;
6. Proposed solar PV panels at roof level, facing south and all associated engineering and site works necessary to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** 5493/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2023  
**Applicant** Santa Catalina Limited and Santa Cruz Limited  
**Location** Trident House, 60 Claremont Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development provides for the following:

- Demolition of an existing outbuilding and 2 no. garden walls which partially subdivide the site to the rear of Trident House apartments;
- Development of 4 no. three storey houses (2 no. 3 bed houses each with 3 double bedrooms and 2 no. 4 bed houses each with 2 double bedrooms and 2 single bedrooms) above ground floor, with car parking and ancillary storage at ground floor level, all to the rear of the Trident House apartment building, associated private gardens and balconies and 4no. new pedestrian gates to the adjacent laneway along the western boundary of the site;
- Widening of the existing vehicular access on the eastern boundary of the site with vehicular access to the four houses along the eastern site boundary;
- A new enclosed bin store and meter room to the front of Trident House apartments to serve the existing apartments;
- Reconfiguration of surfaced areas to the front and rear of Trident House to provide 5no. car parking spaces (3no. to the front of Trident House and 2no. spaces to the rear of Trident house, one of which is an accessible space) and 4no. Sheffield bike parking stands and 1no. cargo bike stand (9 spaces) to the front of Trident House;
- Above and below ground services and site-wide landscaping work including the provision of 62.8sq.m of landscaped communal open space for the existing Trident House apartments.

**Area** Area 1 - South East  
**Application Number** 5506/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/01/2023  
**Applicant** Soirse Doheny  
**Location** 188, Kimmage Road West, Kimmage, Dublin 12, D12 FW64

**Additional Information**

**Proposal:** PERMISSION & RETENTION: For retention and continuation of the use at ground floor of the premises in accordance with layout submitted, as a childcare facility for provision creche, Montessori school and ECCE services to accommodate max of 41 children with the hours of operation between 8.00 a.m. and 6.00 p.m. Monday to Friday, and the use of entire first floor in residential as a self contained apartment. Proposed works include for shed extension to the rear and retention of external Perspex covered canopy in rear garden/open space with ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 5537/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/01/2023  
**Applicant** John Kelly & Eoin Lyons  
**Location** 12, Pembroke Road, Ballsbridge, Dublin 4, D04 TV21

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use from mixed commercial and residential to single unit residential. Works will include: the demolition of an extension at second floor to the rear, the replacement of the roof finish, repointing of the brickwork, refurbishment of original windows and replacement of non-original windows, addition of internal partitions at second floor level and in the rear return to form bathrooms, kitchen and utility room, alter one window opening in the rear return, relocate one fireplace internally, replace stairs to lower ground floor, lay new insulated slab to lower ground floor, landscaping the front and rear garden, reinstate railings and gates to the front, full mechanical and electrical installation.

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**Area** Area 1 - South East  
**Application Number** WEB1475/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/01/2023  
**Applicant** Willy Brennan & Eleanor Garvey  
**Location** The Old Forge, 6, Bloomfield Park, and to the rear of no. 13 and no. 14 Longwood Avenue, Dublin 8

**Additional Information** Additional Information Received

**Proposal:** Demolition of part (29.5 sqm) of an existing single storey workshop and the construction of a two-storey extension of 60 sqm to the rear of the remaining workshop of 63 sqm to form a detached live/work mews dwelling along with new roof lights to the existing workshop roof, two cycle spaces and all associated site works at The Old Forge, 6 Bloomfield Park and to the rear of no. 13 and no. 14 Longwood Avenue, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** WEB2019/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/01/2023  
**Applicant** Colin Shannon and Siobhan Hanrahan  
**Location** 26, Effra Road, Rathmines, Dublin 6 D06 K8E8

**Additional Information**

**Proposal:** a) The demolition of the existing single storey extensions to rear including garage, b) Construction of a single storey extension to the rear of the property resulting in additional habitable floor area of 26sq.m. c) Replacement of vehicular access with pedestrian access to rear (Kenilworth Lane East), d) Internal alterations and minor elevational alterations including a new window to the rear of the first floor return, and, e) All associated site & landscaping works. The proposed works will result in an increase of the total floor area from 124sq.m to 150sq.m

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**Area** Area 1 - South East  
**Application Number** WEB2024/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/01/2023  
**Applicant** Derek O Shea  
**Location** 45, Lavarna Grove, Terenure, Dublin 6w D6W CK82

**Additional Information**

**Proposal:** The development will consist of First floor extension over the existing garage, modify the existing roof by moving the hip roof over the new extension, over the garage, converting the attic to provide an en-suite bathroom and bedroom with a new dormer window to the rear elevation, new roof window to the front of the existing roof and two new roof windows to the side of the new hipped roof. A new permanent canopy roof will also be added to the front over the existing garage and front doorway entrances.

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**Area** Area 1 - South East  
**Application Number** WEB2025/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/01/2023  
**Applicant** Gareth Vance  
**Location** 140, Tritonville Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The removal of the existing rear boundary wall and vehicular entrance in order to construct a new single storey garage/shed/home office structure in the rear garden with new vehicular and pedestrian entrance onto the existing lane way to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB2132/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/01/2023  
**Applicant** Ciara Lyster  
**Location** 1, Cowper Road & Cowper Mews, Rathmines, Dublin 6 D06 X3Y1

**Additional Information**

**Proposal:** PERMISSION: The development will consist of the following:

1. The construction of a new vehicular access gate to the front garden accessed from Cowper Road,
2. Dishing of footpath on Cowper Road to provide crossover to vehicular access gate.
3. Associated siteworks including the construction of new on-site driveway parking area.

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**Area** Area 1 - South East  
**Application Number** WEB2136/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/01/2023  
**Applicant** Lorraine McCloskey  
**Location** 2, Nutley Road, Dublin 4 D04 N1K2

**Additional Information**

**Proposal:** Permission for development at No. 2 Nutley Road, Dublin 4, D04 N1K2

The development will consist of demolition of an existing single storey extension to the rear, demolition of shed to the rear and construction of a single storey extension to the rear, demolition of existing flat roofed single storey annex to the front, and construction of a two storey extension to the front, demolition of existing roof and construction of replacement pitch roof with roof lights to the front and sides and flat roof dormer to the rear, construction of garden room to the rear (south-east) of the site, amendments to all elevations, internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2146/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2023  
**Applicant** David & Lyn Berkery  
**Location** 35, Park Avenue, Sandymount, Dublin 4 D04 HY40

**Additional Information**

**Proposal:** Demolition of single-story extensions to rear (32.4 Sq.m) and garage to side (20.8 Sq.m), construction of a single storey extension to side and rear (90.3 Sq.m); provision of a new window to existing gable (North West) elevation; new window and alterations to existing window ope on rear return side (Northwest) elevation; provision of rooflights; widening of existing vehicular entrance to 3.5m, and associated works.

**Area** Area 1 - South East  
**Application Number** WEB2153/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/01/2023  
**Applicant** GABERIAL COPPENGER  
**Location** 123, Wintergardens, Pearse Street, Dublin 2

**Additional Information**

**Proposal:** Change of use of the previously granted planning permission (Ref 3334/16) for change of use of the proposed bedroom from storage into bedroom residential accommodation

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**Area** Area 1 - South East  
**Application Number** WEB2154/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/01/2023  
**Applicant** Lolo Craven  
**Location** 68, Cowper Road, Dublin 6 D06 T9V2

**Additional Information**

**Proposal:** Single storey, two bedroom house in rear garden, attached to rear of existing house with new vehicular entrance to rear mews lane and all associated site works

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5018/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Xavier Management Holdings Limited
<b>Location</b>	The Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and, the ground floors of 40 Wexford Street, Dublin 2 D02 CH68 & 39 Wexford Street, Dublin 2, D02 Y389, 38 Wexford Street, Dublin 2, D02Y389

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for this site, the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08DX2A and the ground floors of 40 Wexford Street, Dublin 2, D02 CH68 and 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389.

The proposed development will consist of: The extension of the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and the ground floor of 40 Wexford Street, Dublin 2, D02 CH68 by amalgamation with the ground level of 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389 (the premises at 38 and 39 Wexford Street have been previously amalgamated and operational in their most recent use as a retail unit). The amalgamation will involve the demolition of part of the ground level wall between the Landmark Public House (a Protected Structure) and the ground floor level of 39 Wexford Street, Dublin 2, D02 Y389. Certain further demolition of existing partition walls at the ground level of the Landmark Public House (a Protected Structure) are also proposed. The development proposes a change of use of the premises at 38 and 39 Wexford Street from retail use to public house, with the extended area to be used as dining space at ground floor and storage space at first floor. The total extension area at ground and first floor is 144msq. The development will consist of the installation of a new shopfront to both buildings at 38 and 39 Wexford Street and internal modifications at ground floor to the layout of the Protected Structure, The Landmark Public House at 1 Kevin Street Lower and 40 Wexford Street. No new kitchen installation is proposed; the new dining area is to be serviced from the existing kitchen.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5047/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Portobello Inns Ltd
<b>Location</b>	31, Lennox Street, Portobello, Dublin 8

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission for an extension of the business opening hours (currently Monday to Sunday 9.30am to 5.00pm from Sunday to Tuesday 9.30am to 5.00pm and Wednesday to Saturday inclusive from 9.30am to 10.30pm).

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## Area 1 Appeals Decided

**None**





# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

02/23

(09/01/2023-13/01/2023)

**Area** Area 1 - South East  
**Application Number** 0006/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Roger O'Reilly and Lisa Ryan  
**Location** 80, Sandford Road, Ranelagh, Dublin 6  
**Registration Date** 09/01/2023

**Additional Information**

**Proposal:** SHEC: Demolition of the current single storey commercial building at no. 80 Sandford Road and the erection of 2 no. proposed residential units.

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**Area** Area 1 - South East  
**Application Number** 0008/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Lolo Craven  
**Location** 68, Cowper Road, Dublin 6  
**Registration Date** 10/01/2023

**Additional Information**

**Proposal:** SHEC: Single storey, two bedroom house in rear garden attached to rear of existing house with new vehicular entrance to rear mews lane.

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**Area** Area 1 - South East  
**Application Number** 0011/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Robert Doyle  
**Location** 23, Durrrow Road, Crumlin, Dublin 12  
**Registration Date** 12/01/2023

**Additional Information**

**Proposal:** SHEC: Two storey detached dwelling

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# Dublin City Council

## SECTION 5 EXEMPTIONS

02/23

(09/01/2023-13/01/2023)

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0010/23
<b>Application Type</b>	Section 5
<b>Applicant</b>	Nicholas McAuliffe
<b>Location</b>	Apollo House, 23/25 Sundrive Road, Kimmage, Dublin, 12
<b>Registration Date</b>	11/01/2023

**Additional Information**

**Proposal:** EXPP: Ascertaining the correct status in terms of planning for the first floor offices. It is our intention to apply for planning this year for a residential scheme and believe that under SI30 that the first floor offices are exempt from the requirement for planning but subject to fire and DAC approval?

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