



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**03/23**

(16/01/2023-20/01/2023)

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** 3045/23  
**Application Type** Permission  
**Applicant** John Kelly & Eoin Lyons  
**Location** 12, Pembroke Road, Ballsbridge, Dublin 4, D04 TV21  
**Registration Date** 16/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: The development will consist of change of use from mixed commercial and residential to single unit residential. Works will include: the demolition of a chimney and second floor extension to the rear, the replacement of the roof finish, repointing of the brickwork, refurbishment of original windows and replacement of non-original windows, new roof light in main roof and ridge glazing in rear return, PV solar panels on main roof, 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** 3047/23  
**Application Type** Permission  
**Applicant** Santa Catalina Limited and Santa Cruz Limited  
**Location** Trident House, 60 Claremont Road, Sandymount, Dublin 4  
**Registration Date** 16/01/2023

**Additional Information**

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

- Demolition of an existing outbuilding and 2no. garden walls which partially subdivide the site to the rear of Trident House apartments;
  - Development of 4no. three storey houses (one pair of semi-detached 3 bed houses each with 3 double bedrooms and one pair of semi-detached 4 bed houses each with 2 double bedrooms and 2 single bedrooms) above ground floor, with carparking 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 4 no. Sheffield bike parking stands and 1 no. 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.
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**Area** Area 1 - South East  
**Application Number** 3049/23  
**Application Type** Permission  
**Applicant** Sarah Finn  
**Location** Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8  
**Registration Date** 17/01/2023

**Additional Information**

**Proposal:** Permission for the construction of a new two storey 3 bedroom dwelling house and all associated works accessed at the existing vehicular entrance and the provision of a new vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 3055/23  
**Application Type** Permission  
**Applicant** LEO Laboratories Ltd  
**Location** 285, Cashel Road, Crumlin, Dublin 12, D12 E923  
**Registration Date** 18/01/2023

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3061/23  
**Application Type** Retention Permission  
**Applicant** Widestar Ltd  
**Location** Dakota Bar, 8/9 South William Street, Dublin 2  
**Registration Date** 18/01/2023

**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 licenced premises.

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**Area** Area 1 - South East  
**Application Number** 3066/23  
**Application Type** Retention Permission  
**Applicant** Crumlin Lower Advancing Youth (C.L.A.Y.)  
**Location** 31a Crumlin Road, Crumlin, Dublin 12, D12 VP99  
**Registration Date** 18/01/2023

**Additional Information**

**Proposal:** RETENTION PERMISSION: the development will consist/consists of retention permission for existing single storey detached multi-use structure (yoga, exercise, reading room, study, art space etc.) located to the west of existing C.L.A.Y. service building. The structure will be used ancillary to existing C.L.A.Y SERVICES on site and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3070/23  
**Application Type** Permission  
**Applicant** Orangeseed Designated Activity Company  
**Location** 24-28, Dame Street which includes The Mercantile Hotel and Dame House, Dublin 2, D02 C861  
**Registration Date** 19/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Amendment permission to planning permission Reg. Ref. 2505/19, ABP 305840-19 & 3278/21. The site of 0.0768ha is bound by Dame Street to the north, Dame Lane to the south and South Great Georges Street to the west. The subject site includes protected structures, RPS Ref. 2103 (24 Dame Street), RPS Ref: 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2. The proposed development comprises of the reconfiguration of the permitted development to increase bedroom numbers from 101 no. to 105 no and to provide for internal & external changes to the permitted development. The alterations consist of the following: At basement; internal partition alterations to allow for staff changing, linen stores & staff room, inclusion of accessible toilet, relocation of cold rooms, chef's office, dry store, beer store, keg lift & comms room & inclusion of linen lift in existing core. • At ground floor; alterations to lift lobby, reception layout and bar design with provisions for Kitchen/Bar pass through and inclusion of Cafe/bar design to ground at 24 Dame Street. The overall development will not increase the permitted floor area.

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**Area** Area 1 - South East  
**Application Number** 3071/23  
**Application Type** Permission  
**Applicant** Molly Slattery, Mornwill Ltd.  
**Location** 26, Clare Street, Dublin 2, D02 VX59  
**Registration Date** 19/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for a material alteration to the Clare St brick façade, a Protected Structure. The development will consist of the restoration and refurbishment of the front brick façade, gentle steam cleaning of façade 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 façade 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** 3080/23  
**Application Type** Permission  
**Applicant** Fattal Leonardo Operation (Ireland) Ltd  
**Location** Jury's Inn, 8 Christchurch Place, Dublin 8, D08 REK7  
**Registration Date** 20/01/2023

**Additional Information**

**Proposal:** The development will consist of erection of new hotel signage which will consist of the following: 2 no. vertical aluminium lettering signs (12.9m x 0.7m) with internal LED illumination on northwestern and northeastern facades of the front facade projection to the west, 1 no. horizontal lettering signage over main entrance (3.72m x 0.251m) with internal LED illumination and 3 no. horizontal signs (2 no. measuring 2.4m x 0.4m and 1 no. measuring 2.6m x 0.4m) over front porch of main entrance, all with internal LED illumination.

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**Area** Area 1 - South East  
**Application Number** 4097/22  
**Application Type** Permission  
**Applicant** Grange House Limited  
**Location** 36, Rathmines Road Upper, Dublin 6, D06 P2X9  
**Registration Date** 20/01/2023

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE : change of use of a vacant medical centre to a hotel which will serve as an extension to the Uppercross Hotel located at No. 26-32 Upper Rathmines Road, The proposed development comprises the following: the demolition of: (a) 2 no. detached sheds to the rear of the property (6.45sq.m and 25.6sq.m); (b) Part of the rear northern boundary wall between the existing hotel and subject site; (c) The middle link section of the building connecting the northern and southern elements of the building; and (d) part of the rear wall of the existing building; (ii) the change of use of the existing part 2, part 3 storey building (Block A) to provide short stay hotel accommodation comprising the following works: (a) construction of 3-storey middle link section between northern and southern elements of existing building to provide a link between the original building and a new 3 storey block to the rear (Block B). (b) Construction of 2 storey extension to the rear of the original building on the northwestern site boundary; (c) Relocation of main entrance and reconfiguration of internal layout to create a reception area and 3 no. en-suite bedrooms at ground floor, 3 no. en-suite bedrooms and 1 no. suite at first floor, and 2 no. en-suite bedrooms at second floor; (d) restoration of front and rear façades to original condition; (e) replacement of existing sash windows with new like-for-like windows (f) relocation of stairs to original position in house; (g) restoration of existing ramp leading up to the front of house; (iii) construction of 3-storey extension to the rear of the original building to be known as Block B which will be connected via the 3-storey middle link section. The extension will contain 3 no. en-suite bedrooms (1 no. on each floor), lift shaft, and a fire escape stairwell on southern façade. The external facade will be in keeping with the original building and will contain contemporary glazing with metal fins; (iv) construction of 2-storey mews-style building comprising 2 no. 2 bedroom self-catering family suites (73 sq.m. each) with living/kitchen/dining area and bathroom. The suites will provide hotel accommodation and will not be provided with balconies/terraces; (v) primary access will be provided via Rathmines Road Upper with a vehicular access being provided to the existing hotel car park to the rear which is accessed via Rathmines Road Upper (north of subject site). Internal pedestrian access to the existing hotel will be provided via the landscaped outdoor seating area; (vi) drainage, landscaping including provision of outdoor seating area to rear of the site and adjacent to existing hotel building, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting, signage and roof top plant enclosure.

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**Area** Area 1 - South East  
**Application Number** 4403/22  
**Application Type** Permission  
**Applicant** MG Developments  
**Location** 23-24, Mountain View Avenue, Dublin 6w & rear of nos.  
226-230 Harold's Cross Road

**Registration Date** 19/01/2023  
**Additional Information** Additional Information Received

**Proposal:** The development will consist/consists of alterations to existing planning permission granted Permission Ref No. 2409/19. The proposed alterations will consist of, Replacing 8 No. Previously approved apartments with 3 No. Townhouses. Proposed Townhouses to be 4 Storey with a pitched roof with gables and rooflights. Each proposed unit to comprise of 4 No. bedrooms each and 1 No. Internalized Car Parking Space from exiting laneway on Mountain View Avenue. Balcony's to be provided at first and second floor level facing East onto Mountainview Avenue and private open space to be provided to the rear (west) of the property . Alterations to 4 No. previously approved townhouses. Proposed alterations would consist of material changes to the elevations and provide an escape window in each house to the fourth floor on the eastern elevation.

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**Area** Area 1 - South East  
**Application Number** PWSDZ3074/23  
**Application Type** Permission  
**Applicant** ESB Engineering and Major Projects  
**Location** Adjacent to the Dublin Bay Power Generating Station,  
Pigeon House Road, Dublin, D04 Y5N2  
**Registration Date** 20/01/2023

**Additional Information**  
**Proposal:** PERMISSION:The proposed development will consist of the following elements:  
1.Demolition of two storage buildings and demolition of four oil tanks within the bunded area of the NORA Ringsend oil farm 2.Construction/installation of an Open Cycle Gas Turbine (OCGT) generating unit and associated plant and equipment, comprising the following main components: • Gas Turbine Air Intake (approx. 24m L x 18m W x 26m H) • Generator Enclosure (approx. 24m L x 18m W x 14.5m H) • Gas turbine enclosure including Gas Turbine auxiliaries and loading/ rotor turning area (approx. 53m L x 15m W x 26m H) • Exhaust Diffuser (approx. 14.5m L x 10.4m W x 10.5m H) • An exhaust stack 40m in height (approx. 8.0m diameter and 40m H) •Gas Turbine Power Control and Electrical Control & Instrumentation(C&I) Module (approx.24m L x 18m W x 10m H) •10 No. Fin Fan Coolers (approx. 45m L x 12.7 m W x 8m H) •Main Transformer (approx. 12.2 m L x7.5m W x 9.3 m H) • Main Transformer Bund including 3no blast walls (approx. 19.3 m L x 18.9 m W x 12m H) •Auxiliary Transformer (approx. 4.7m L x 4.0m W x 6.9m H) • Auxiliary Transformer Bund including 2no blast walls (approx.8.9m L x 8.5m W x 12m H) • Demineralised Water Treatment Plant (approx. 20m L x 10m W x 5.4m H) • Demineralised Water Tank (approx. 22.2m diameter and 14.7m H) • Water Supply / Gas Supply Rack (approx. 89.8m L x 102m W x 7m H) •Raw/Fire Water Tank (approx. 15.2m diameter and 14.7m H) • Fuel Oil Forwarding Pumps (approx. 10m L x 4m W x 5m H) •Combined Fire Fighting and Demin Water Forwarding Pumphouse (approx. 12m L x 5m W x 5.4m H) • 1No <1MW thermal output emergency diesel generator-250KWe (approx. 10m L x 4m W x 5m H) • Generator Circuit Breaker (approx. 8.8m L x 5.1m W x 4m H) •Gas Conditioning Compound (approx. 33.4m L x 25.3m W x 3.6m H), which includes: Gas Compressor and Auxiliaries Building (approx. 24m L x 7.5m W x 5m H) Gas Compressor Reducing Building (approx. 8m L x 6m W x 6m H) Gas Compressor Cooler (approx.

7m L x 4m W x 5 m H) Gas Compressor Blast Wall (approx. 30m L x 20m W x 8m H) • Continuous Emissions Monitoring System (CEMS) (approx. 3.5m L x 2.5m W x 5m H) •220kV Indoor Switchgear Building (approx. 30m L x 18m W x 18m H) and 3No bolted connections (approx. 12.5m L x 15m W x 15m H) •Hydrogen Storage Compound (approx. 6.5m L x 3.5m W x 3m H) • Containerised Office Building (approx. 12.2m L x 2.4m W x 2.6m H) • Containerised Storage (approx. 12.2m L x 2.4m W x 2.6m H) •Cable Joint Chamber (Underground) (approx. 5m L x 3m W) 3.Construction of bund wall between the proposed OCGT and NORA oil farm (approx. 69m L x 1.2m W x 3.5m H) 4.Connection to the existing gas Above Ground Installation (AGI) 5. All associated works to facilitate the development e.g. temporary construction compound, security fencing and gates, baffle walls, underground cables, new lighting arrangement, lightning and telecommunication masts, parking and surface water drainage network. The development consists of an activity for which an Industrial Emissions Licence is required. The application is located within lands which are categorised as Lower Tier and Upper Tier COMAH sites (Dublin Bay Power Station and NORA oil farm respectively) and therefore fall under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015. The application is partially located within Poolbeg West Strategic Development Zone (SDZ) Planning Scheme area. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority.

**Area** Area 1 - South East  
**Application Number** WEB1030/23  
**Application Type** Permission  
**Applicant** ROSS DUNNE  
**Location** 27A, Rathgar Avenue, Dublin 6 D06 T0X6  
**Registration Date** 19/01/2023  
**Additional Information**

**Proposal:** The partial demolition of existing single storey vehicle workshop and the subsequent construction of a 3 storey, 4 bedroom end of terrace house, with front and rear roof terraces, all associated site and landscaping works and a new vehicular access from Rathgar Villas.

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3043/23  
**Application Type** Retention Permission  
**Applicant** Gerry Brennan  
**Location** 24, Shanid Road, Harolds Cross, Dublin 6W  
**Registration Date** 16/01/2023  
**Additional Information**

**Proposal:** RETENTION: Retention permission to retain single storey extension to rear (west) and retain bay window to side (north) of property.

**Area** Area 1 - South East  
**Application Number** 3067/23  
**Application Type** Permission  
**Applicant** Rheda Donnelly  
**Location** 20, Morehampton Terrace, Dublin 4, D04 K6WO  
**Registration Date** 19/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission is sought for: A) Demolition of a ground floor partition and ground floor fireplace in the return, B) Provision of a new window and door opening in the west elevation of the rear return, C) Infilling the existing door in the west elevation of the rear return, D) Loft extension with associated stair and two dormer windows to the rear, E) Modification of outhouse and shed to provide a utility room, F) Provision of a new opening between the outbuildings and kitchen, G) Provision of a new toilet under stairs, H) Provision of insulating material to external walls, 1) Replacement of existing single-glazed timber sash windows with double-glazed timber sash windows, J) Replacement of existing timber panel front door with a higher performing timber panel door, K) Restoration of the original canopy at the entrance door, L) Re-rendering of rear external and side external walls, M) Light cleaning and repointing of front brickwork, N) Modification to rear boundary wall to accommodate vehicular entrance, O) Essential upgrade works to corroded steel beams at external passageway, P) Essential upgrade works to plumbing and electrics, Q) Modification of non-original garage / shed. RETENTION PERMISSION is sought for: External paving to the north of the garage.

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**Area** Area 1 - South East  
**Application Number** 3078/23  
**Application Type** Permission  
**Applicant** Conor & Lisa Stanley  
**Location** 90, Moyne Road, Rathmines, Dublin 6, D06 X6N2  
**Registration Date** 20/01/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for: a) The part demolition of the existing single storey extension to side and rear. b) Construction of a new part single, part two-storey extension to the side and rear of the property, c) Minor internal and elevational alterations to the main body of the existing dwelling, including a new opening along the northern elevation to facilitate access to the new 2-storey extension, alteration to existing bathroom layouts at first floor level, to include the relocation of the existing ensuite that serves the master bedroom, d) All associated site & landscaping works. At 90 Moyne Road, Rathmines, Dublin 6, D06 X6N2, which is a PROTECTED STRUCTURE, and will result in an increase of the total floor area from 246.5sq.m to 304.3sq.m.

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**Area** Area 1 - South East  
**Application Number** WEB1020/23  
**Application Type** Permission  
**Applicant** Kate Wheeler and David Woolfson  
**Location** 27, John Dillon Street, Christchurch, Dublin 8 D08  
K5K6  
**Registration Date** 16/01/2023

**Additional Information**

**Proposal:** The proposed development includes the demolition and replacement of an existing ground floor extension to the rear, an extension at first floor level to the rear, the internal reconfiguration of the dwelling, additional rooflights to the rear, a new pedestrian accessway from Davis Place to the rear and all associated site works. The primary pedestrian access will remain from John Dillon Street.

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**Area** Area 1 - South East  
**Application Number** WEB1021/23  
**Application Type** Permission  
**Applicant** David Harte & Lisa McNamee  
**Location** 27, Dartry Park, Dartry, Dublin 6  
**Registration Date** 16/01/2023

**Additional Information**

**Proposal:** The development will consist of; 1) the change of existing roof pitch to facilitate an upstairs attic conversion to habitable rooms, 2) one new roof light to the northern front elevation, and three new roof lights to the southern rear elevation, 3) internal alterations, and 4) all necessary site works to the existing single storey house.

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**Area** Area 1 - South East  
**Application Number** WEB1025/23  
**Application Type** Permission  
**Applicant** David & Lyn Berkery  
**Location** 35, Park Avenue, Sandymount, Dublin 4 D04 HY40  
**Registration Date** 17/01/2023

**Additional Information**

**Proposal:** The development consists of: 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.

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**Area** Area 1 - South East  
**Application Number** WEB1027/23  
**Application Type** Permission  
**Applicant** James McMahon  
**Location** 18, Palmerston Grove, Rathmines, Dublin 6 D06 X2C7  
**Registration Date** 18/01/2023

**Additional Information**

**Proposal:** Removal of existing window at ground floor level to southwest elevation, new brick to match existing. New high level window at ground floor level of southwest elevation. New roof window to the southwest hip of existing roof facade. Internal modifications with all ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1033/23  
**Application Type** Permission  
**Applicant** Lorraine McCloskey  
**Location** 2, Nutley Road, Dublin 4 D04 N1K2  
**Registration Date** 20/01/2023

**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 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0356/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 19/01/2023  
**Applicant** Hosted Kitchens Ltd  
**Location** Avalon House, 55 Aungier Street, Dublin 2, D02 CX54  
**Additional Information** Additional Information Received  
**Proposal:** EXPP, PROTECTED STRUCTURE, Whether fit out of the existing, permitted ground floor cafe unit for re-opening including fire risk prevention measures affecting the modern ceiling within this unit at Avalon House (PS) is or is not Exempted Development

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**Area** Area 1 - South East  
**Application Number** 0405/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 17/01/2023  
**Applicant** Kevin Carroll  
**Location** 8 Morehampton Road, Donnybrook, Dublin 4  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Basement Level

1. Removal of concrete floor slab to allow installation of DPM and new insulated slab.
2. Repair/Replace windows W-01, W-02, W-03. Issues with damp and air tightness, poorly repaired, taped.
3. Replace current modern window W-04, W-06. Opening sash broken.
4. Replace modern door D-05. Rotten and broken.
5. Replace door D-12. Modern and not closing.
6. Replace steel beams under front walkway.
7. Reopen existing stair to ground floor. Repair damaged steps and handrail.

Ground Floor

8. Windows W-17, W-18, W-19, D-26 appear to be existing single glazed up and down sash windows with cords in place, these require maintenance and painting. The current glazing is single panel, and it is proposed to carry out maintenance to the existing frames and cords and boxes to bring the windows to full working order and upgrade glazing to double glazed within existing frames.
9. Strip paint from existing front railing and repair and repaint.
10. Remove sand cement grout from step joints and replace with waterproof alternative to seal steps.

First Floor

11. Windows W-32, W-33, W-34 appear to be existing single glazed up and down sash windows with cords in place. These require maintenance and painting. Upgrade glazing to double glazed within existing frames.
12. Localized structural stitching of arch at R-19 reception hall and repair to plasterworks.

Second Floor

13. Windows W-50, W-44, W-45 appear to be existing single glazed up and down sash windows with cords in place. These require maintenance and painting. Upgrade glazing to double glazed within existing frames.

Annex Building

14. Basement: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-16.
15. Ground Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-30 and door D-31, floor joists and ceiling rafter to be checked for dry rot.
16. First Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-41, W-42 and W-43, floor joists and ceiling rafter to be checked for dry rot. Remove and replace all contaminated material off site.
17. Second Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-55 and W-52, floor joists and ceiling rafter to be checked for dry rot. Remove and replace all contaminated material off site. Some sign of damp on this level but not as severe as below – minimum works required.
18. Replace D-15 with new door. Currently rotten modern door.

#### External Works

19. Strip back sand cement render from chimney to rear annex building and re-plaster using lime render.
20. Strip back sand cement render from annex building and re-plaster using lime render through rear elevation.
21. Remove steel stair to rear elevation.
22. Remove external rainwater goods – gutter and down pipes and replace with new cast iron black gutter and rainwater pipes and SVP.
23. Repair and replace section of timber eaves and repaint to front.
24. Retaining wall at steps to basement requires repairs including removal and reconstruction of displaced cap.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0406/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	18/01/2023
<b>Applicant</b>	Waterways Ireland
<b>Location</b>	Wilton Terrace, Circular Lane, Dublin 2

#### Additional Information

**Proposal:** EXPP: A public realm upgrade Grand Canal, Circular Line towpaths - C lock 4 - Leeson St Bridge, to introduce a full public realm upgrade along the towpath on the Northern Bank between the Cycle path and the canal along the tow paths. The works will improve the surface for walking, will introduce more planting, new street furniture with some upgraded jetty structures. No trees will be removed and the design will be sympathetic to its surroundings.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0408/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	20/01/2023
<b>Applicant</b>	Ronan Desmond
<b>Location</b>	11, Rathdown Park, Dublin 6w

#### Additional Information

**Proposal:** EXPP: 1. Provision of a new bedroom window to the rear facade on foot of WEB1887/22. 2. Provision of external insulated render finish to the rear facade and part side gable at first floor level with dashed render finish to harmonise with the existing house in respect of materials and colour. 3. Infill existing window to side.

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**Area** Area 1 - South East  
**Application Number** 0414/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 20/01/2023  
**Applicant** American Chamber of Commerce  
**Location** 6, Wilton Place, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: Internal Works 1) Removal of non-original stud partitions, built in furniture, kitchenette, suspended lay-in ceilings and doors. 2) Modifications and alterations to non-original partition walls and openings. 3) Installation of new floor finishes on damp-proofing to lower ground level on non-original floor finish to specification of damp proofing specialist. 4) Installation of 2 layers of fire line board to plasterboard ceiling at underside of ground level floor structure, proposed rooms 1, 2, 3, 4 and 5 (asbestos survey confirmed modern plasterboard installed under all ground level floor structure). 5) Removal of 5 no. non-original doors to stairwell/corridor and replacement with 5 no. timber fire rated doors. 6) Internal redecoration - removal and replacement of all non-original floor finishes vinyl and carpet, and repainting all rooms, existing, retained non-original internal doors, skirting and window boards, all non-original fabric. External Works 1) General repair, painting and maintenance of external walls to the front and rear at lower ground level, to cleaning and repainting cast iron Italianate balustrade at main entrance, and to modern galvanised steel stairs in the front area. 2) Replacement of non-original composite entrance door and metal side screen from area at lower ground floor with painted hard wood timber framed panelled door and glazed side screen. 3) Replacement of glazing to uPVC roof light to rear ground level terrace.

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**Area** Area 1 - South East  
**Application Number** 0417/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 20/01/2023  
**Applicant** Duggan Bros.  
**Location** Front Entrance Gates, Beggars Bush, Haddington Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: Repairing the damaged stone

- To mark dowel positions, dots of thick paint are applied to one break face, and then the two pieces are quickly pressed together to transfer some of the paint onto the second face.
- Holes are then drilled perpendicular to the broken surface. The dowels are cut to length, and everything is dry assembled to check fit.
- If necessary the holes are adjusted, or timber wedges are added to support the pieces until the alignment is perfect.
- The holes in both sections are then filled with adhesive or grout, the dowel is fitted into one section, and the break surfaces covered with mortar.
- The joint is then immediately assembled and any overspill of mortar cleaned away.
- The stone may need to be bound with tape or ratchet straps until the resin has cured or the mortar has set.
- Finally, the surface cracks and voids can be filled with mortar.

Reinstating damaged voussoir

- Retain existing granite graft currently in position in arch. Clean area with dry brush making ready

to receive stone. Remnants of previous repairs (black repair mortar) to be removed.

- Stone to be lifted onto scaffold on pallet by tele handler.
- Cutting stonework to make room for reinstatement to be avoided if at all possible but may be necessary. This would be done with a 4 " angle grinder, hammer and chisel or small SDS hammer action drill.
- Operatives to investigate option to dowel in situ voussoirs to tie in reinstated stone. This will depend on availability of space to work stone into position.
- NHL 3.5 lime mortar applied to bed and back of existing stone. Voussoir to be manually lifted into position and slid, using timber skids/shims into position.
- When in place stone to be held in position with timber wedges.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3009/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/01/2023
<b>Applicant</b>	Dermot Barry
<b>Location</b>	8, Warwick Terrace, Ranelagh, Dublin 6

**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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3018/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/01/2023
<b>Applicant</b>	Noreen Rice
<b>Location</b>	Farmer Browns, 170, Lower Rathmines Road, Rathmines, Dublin 6

**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).

**Area** Area 1 - South East  
**Application Number** 3041/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/01/2023  
**Applicant** Barfel Ltd.  
**Location** 1, Holles Street, Dublin 2

**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.

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**Area** Area 1 - South East  
**Application Number** 3113/22  
**Application Type** Retention Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 17/01/2023  
**Applicant** Finbar McGrath  
**Location** 22, DodderView Cottages, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the existing two-storey extension to the rear of the existing property including alterations to previously approved planning ref. 3133-14.

**Area** Area 1 - South East  
**Application Number** 3781/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 17/01/2023  
**Applicant** Foley Wines Ltd  
**Location** 4-5, Chatham Street (backing onto Tangier Lane),  
Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: Retention permission for (a) change of use from treatment clinic at first floor (with 2 no. shared ground floor door and 2 no stairs) to restaurant with kitchen at first floor (with 2 no. shared ground floor doors and 2 no. stairs); and b) planning permission for new signage at the front entrance door.

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**Area** Area 1 - South East  
**Application Number** 3795/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/01/2023  
**Applicant** Gas Networks Ireland  
**Location** Grass verge adjacent to Dolphins Barn Fire Station,  
Rutland Avenue, Dublin 12

**Additional Information** Additional Information Received

**Proposal:** Permission to install a 5.25m x 1.1m x 2.3m (LxWxH) above ground natural gas pressure reduction cabinet with all ancillary services and associated site works.

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**Area** Area 1 - South East  
**Application Number** 4128/22  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 18/01/2023  
**Applicant** Oonagh O'Hagan  
**Location** 10, Baggot Street Upper, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Retention & Permission: The development will consist of works and repairs to 10 no. Baggot Street Upper, Dublin 4, a Protected Structure (RPS no. 442), as follows:

- External works consist of the re- slating of the front portion of the roof and necessary repairs to flashing.
  - Repointing and brick façade repairs are to be carried out to the front façade moulding to sandstone features and capping, all of which has deteriorated and is spalling from the façade.
  - Retention permission is also sought for the change of use from residential to medical use at second floor level and from office to medical use at first floor level.
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**Area** Area 1 - South East  
**Application Number** 4315/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** Tom O'Donovan  
**Location** Rear of no. 27 Bloomfield Avenue, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal:** Permission to erect a 2 storey 2 bed mews house (gross floor area of 92.20 sq. metres) including an enclosed garage for one car as per planning permission ref: 5287-03 at Avenue Road, Dublin 8 (Rear of No. 27 Bloomfield Avenue, Dublin 8)

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**Area** Area 1 - South East  
**Application Number** 4906/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** 1 Merrion Land Ltd  
**Location** "The Gowan Motor Site" 143, Merrion Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of an amendment to the permitted development under DCC Reg. Ref. 4240/19 (ABP-306756-20) to:  
- Amendment to basement to include commercial sprinkler and alteration to the car parking layout resulting in a reduction of 3 no. car parking spaces. - Amendment to the ground floor to include a new access external platform lift, new recess doorway and alteration to materials. - Amendment to landscaping to accommodate vents along Merrion Road and a sustainable blue roof system in the Courtyard. The development will also include all associated site development works, services provision, access, and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 5217/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/01/2023  
**Applicant** Paddy Stephens  
**Location** Site of c. 0.0844 hectares at Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1  
**Additional Information**  
**Proposal:** The application site is accessed via a shared private lane via Pigeon House Road. The proposed development comprises of 1 no. two bed part single, part two storey dwelling of circa 238 sq.m gross floorspace to the front (north) of the existing dwelling (Bayview Cottage) on the site. The proposed development includes the demolition of a small shed on the site, provision of private open space for the new dwelling, 2 no. car parking spaces for the new dwelling, creation of new vehicular entrance to the site from the private shared lane, and all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5219/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2023  
**Applicant** Chris & Sarah O'Connell  
**Location** 49, Raglan Lane, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development which is not a Protected Structure but adjoins the rear garden of a Protected Structure at 49 Raglan Road. The proposed development consists of alterations to the front elevation of the existing mews house to facilitate onsite parking, demolition of recent rear extension and the construction of a two storey extension to the rear. The extended house will have 3-bedrooms, kitchen/dining, living room, home office and a series of rooflights. Also proposed is an extension of rear garden space, new boundary garden division wall to the rear, new vehicular access from Raglan Lane with 1 no. parking space undercroft, automated gate and all associated site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 5224/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2023  
**Applicant** Paul and Natalia McEnroe  
**Location** Hatherton, Richmond Avenue South, Dublin 6, Dublin

**Additional Information**

**Proposal:** The development will consist of: i) Demolition of a non original single storey flat roof extension to the rear of the house (ii) construction of a new single storey flat roofed extension at 165 sq.m. to the rear of the house linking to an annex constructed in 1997; (iii) blocking up of existing windows to the north elevation of the annex and forming one new window; (v) modifying two windows to the existing house at lower ground floor on the North elevation to form French doors; (vi) modifying one existing window to the lower ground floor entrance hall on the south elevation (vii) provision of heat pumps and hard landscaping works to the rear (viii) all ancillary works necessary to facilitate the development including SuDS drainage.

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**Area** Area 1 - South East  
**Application Number** 5227/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/01/2023  
**Applicant** Raj Annamalai  
**Location** 3 Leeson Close, Dublin 2 rear 64 Lower Leeson Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RPS No. 4426. The development will consist of :  
1. A change of use from office to residential. The proposed development will consist of partial demolition of existing 2 storey structure removing all non-original building fabric and to retain existing ground floor area demise and remains of stone wall gables to original coach mews.  
2. Construction of a new 2 storey 3 bedroom with home office mews dwelling with off street car parking,  
3. Screened terraces to front and rear elevations at first floor level,

4. Conservation type rooflights to pitched roof section to front and rear elevations,
5. Boundary wall repairs to original limestone walls to rear garden area and all site development works including new brick boundary wall to rear garden.

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**Area** Area 1 - South East  
**Application Number** 5230/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 17/01/2023  
**Applicant** Tim O'Connor  
**Location** 217/219 Rathmines Road Lower, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Retention of 4 no. external wall mounted retractable awnings and 3 no. drinks shelves to the south facade of Martin B. Slattery's pub and Planning Permission for maintenance access stairs to the flat roof at the rear over storage room, 1 no. external wall mounted retractable awning over the rear entrance, 4 no. externally wall mounted heaters and an external first floor terrace to the south facade with new door in lieu of existing window with glazed balcony.

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**Area** Area 1 - South East  
**Application Number** 5235/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/01/2023  
**Applicant** Kelly Rafferty  
**Location** 1, Anglesea Road, Dublin 4 and the grounds of Zardos Court, Anglesea Road, Dublin 4, D04 C7N3

**Additional Information**

**Proposal:** Planning permission alterations to the boundary wall fronting No 1 Anglesea Road and the grounds of Zardos Court, Anglesea Road, Dublin 4, D04 C7N3. The alterations comprise the removal of the upper part of the wall and its replacement with a higher section of wall, and removing the render leaving a pointed limestone finish. The piers will be repaired and raised.

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**Area** Area 1 - South East  
**Application Number** 5242/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/01/2023  
**Applicant** Lenman Investments Ltd  
**Location** 127, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for repair, reinstatement and renovation works to existing upper floors (ground, first, second and third floors) of existing building in established office use, and change of use from night club to offices of area c 150 sq.m at basement level only, all to existing four-storey over basement terraced building, of area c.508 sq.m. which is a Protected Structure, (RPS Ref.425), at 127 Baggot Street Lower, Dublin 2 for Lenman Investments Limited. The repair and reinstatement works include the following:- at roof level, replace the Velux rooflights with conservation grade rooflights; at third floor level, the reinstatement of one ceiling and partition and 4 no. five-panel door-sets and architraves, and

missing skirtings in each room; at second floor level, the reinstatement of missing skirtings in each room; at first floor, the reinstatement of missing skirtings and dado in each room, and the re-ordering of non-original toilet partitions in the return; at ground floor; the reinstatement of missing skirtings and dados in each room, the reinstatement of the stairs to re-connect basement and ground floor levels, and the re-ordering of non-original toilet partitions in the return and half-landing; at basement level, the removal of the front entrance lobby and reinstatement of the original area, wrought-iron steps, railings, and windows and the insertion of modern internal partitions. The works will also include the construction of a single-storey extension of c.16.5 sq.m. to the rear of the existing modern extension at rear basement level.

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**Area** Area 1 - South East  
**Application Number** 5245/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** Sarah McDonnell and Mark Taylor  
**Location** 6, Vergemount, Clonskeagh Road, Dublin 6, D06X0Y6  
**Additional Information**

**Proposal:** Permission is sought for part demolition of existing two storey return to rear of existing house and construction of new two storey extension to rear.

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**Area** Area 1 - South East  
**Application Number** 5248/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** David Wall  
**Location** 18, Lansdowne Road, Ballsbridge, Dublin 4, D04 E5C3  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Provision of in-curtilage 2 No. off-street car parking spaces with 1 No. EV charging point, accessed by a new vehicular gated entrance from Lansdowne Road. The proposed development includes repair and refurbishment of front boundary wall details and of the existing pedestrian gate entrance and repair/ replacement of tiled paving; landscaping and all associated building services and works.

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**Area** Area 1 - South East  
**Application Number** 5254/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 20/01/2023  
**Applicant** Greenfield Ideas Ltd.  
**Location** 43-44 Baggot Street Lower, Dublin 2, 11A Fitzwilliam Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention planning permission for: a) change text on sign fascia; b) provide external wall mounted heaters; c) changes to shopfront (minor); d) provide planters; e) make a new window opening; f) serve coffee through window and g) restore granite plinth, wall and railing.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5267/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/01/2023
<b>Applicant</b>	St. Vincent's Healthcare Group
<b>Location</b>	Lands to the south-east of Saint Vincent's Private Hospital (D04 N2E0), to the south-west of Caritas Convalescent Centre (D04 KX73) and to the north-east of Marmion House (D04 P2T8), off Merrion Road, Dublin 4

#### **Additional Information**

**Proposal:** The development will consist of :

- (i) partial removal of stone boundary wall separating St. Vincent's Private Hospital and Caritas Convalescent Centre;
- (ii) creation of new roadway and footpath to tie in with existing access roads serving St. Vincent's Private Hospital and Caritas Convalescent Centre;
- (iii) provision of new infiltration trench and all associated SuDs works;
- (iv) all associated ancillary works necessary to facilitate the development. The proposed development will facilitate enhanced permeability and ease of access within the wider Saint Vincent's and Religious Sisters of Charity campuses.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5520/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/01/2023
<b>Applicant</b>	Seabren Developments Limited
<b>Location</b>	120, 122 & 124 Merrion Road, Dublin 4, D04 P8X5, D04 H9V3 & D04 R2X8 and the laneway to the rear on Shrewsbury Park

#### **Additional Information**

**Proposal:** Amendments to previous planning application (ref. no. 3462/21). The amendments consist of a reduction in the total number of new houses from 8 to 7, by combining the sites of no. 7 & 8 from the previous application into a single dwelling (no. 7) and adding a basement level. The newly proposed no.7 dwelling is a 5-bedroom, 3-storey over basement house with

- (i) external courtyards to the front and rear at basement level;
- (ii) a roof terrace at second floor level,
- (iii) a bin store to the front and bicycle store to the rear,
- (iv) a new internal layout, increased floor area and associated elevational changes,
- (v) a large garden to the rear and landscaped area to the front with parking for two cars (total number of parking spaces remains unchanged from previous application),
- (iv) all associated site and landscaping works.

**Area** Area 1 - South East  
**Application Number** 5536/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/01/2023  
**Applicant** Fattal Leonardo Operation (Ireland) Ltd.  
**Location** Jury's Inn, 8 Christchurch Place, Dublin 8, D08 REK7

**Additional Information**

**Proposal:** The development will consist of erection of new hotel signage which will consist of the following; 2 no. vertical aluminium lettering signs (12.9m x 0.7m) with internal LED illumination on northwestern and northeastern facades of the front façade projection to the west, 1 no. horizontal lettering signage over main entrance (3.72 m x 0.251 m) with internal LED illumination and 3 no. horizontal signs (2 no. measuring 2.4m x 0.4m and 1 no. measuring 2.6 m x 0.4 m) over front porch of main entrance, all with internal LED illumination.

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**Area** Area 1 - South East  
**Application Number** 5539/22  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 18/01/2023  
**Applicant** Elizabeth Rice  
**Location** 53, Palmerston Road, Rathmines, Dublin 6, D06 T624

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for a) Elevation alterations to the existing 2-storey extension to the rear, including the replacement of the existing windows and the removal of a previously added balcony, b) Essential upgrading works to the existing timber and lead canopy to the rear of the house at lower ground level, c) Removal of existing, previously added modern staircase that connects the lower ground floor to the entrance level d) New traditional staircase arrangement within the zone of the existing hallway to connect the lower ground floor to the entrance level e) Internal alterations to include increasing the opening between existing kitchen and front living room at lower level, moving the wall between existing WC and storage area at lower level, the formation of a new wall to enclose the new staircase at lower level, a new 2130mm wide and 2100mm high opening of the existing wall between the rear reception room at entrance level and the adjoining storage area, the blocking of the access door between the main hallway and the long linear storage unit at main entrance level, the removal of the void in the rear extension and to accommodate a new bathroom, and f) All associated site & landscaping works. The works will not increase the floor area of the dwelling.

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**Area** Area 1 - South East  
**Application Number** DSDZ5240/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/01/2023  
**Applicant** TikTok Technology Limited  
**Location** The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23

**Additional Information**

**Proposal:** Permission for development to amend a permitted scheme. The site is located within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development consists of modifications to previously approved applications, DSDZ2457/16, DSDZ2041/17, DSZD3639/17, DSDZ3183/19, DSDZ3229/19, DSDZ3545/19, DSDZ3335/22, comprising of; modification at basement level including an additional 6no. bicycle storage spaces, extension of a bicycle storage enclosure, and the removal of 5no. car parking spaces and 2no. motor bicycle spaces to accommodate a plant and generator room. Proposals also include; the extension of the ground floor slab within the building footprint (66m<sup>2</sup>) for commercial office use, the application of full height opaque glazing film on the existing ground floor north west corner glazing, a proposed satellite dish and plant at level 06 and, new plant on level 07 roof, all ancillary to proposed office fit-out.

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**Area** Area 1 - South East  
**Application Number** WEB1005/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/01/2023  
**Applicant** RAH Brazilian Food Limited  
**Location** Unit 3-5, Royal Hibernian Way, Dublin 2, D02 V268

**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** WEB1010/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/01/2023  
**Applicant** LORRAINE MCCLOSKEY  
**Location** No. 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.

**Area** Area 1 - South East  
**Application Number** WEB1012/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/01/2023  
**Applicant** Alan & Emma Crawford  
**Location** 36, Zion Road, Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1016/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/01/2023  
**Applicant** Andrea Free  
**Location** 31, Orwell Road, Rathgar, Dublin 6 D06 T2V6

**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** WEB1020/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/01/2023  
**Applicant** Kate Wheeler and David Woolfson  
**Location** 27, John Dillon Street, Christchurch, Dublin 8 D08 K5K6

**Additional Information**

**Proposal:** The proposed development includes the demolition and replacement of an existing ground floor extension to the rear, an extension at first floor level to the rear, the internal reconfiguration of the dwelling, additional rooflights to the rear, a new pedestrian accessway from Davis Place to the rear and all associated site works. The primary pedestrian access will remain from John Dillon Street.

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**Area** Area 1 - South East  
**Application Number** WEB1357/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2023  
**Applicant** JCDecaux Ireland Limited  
**Location** 7, Geraldine Terrace, Milltown Road, Dublin 6  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** The replacement of the existing south-facing Première internally illuminated 6.4m wide x 3.4m high advertising display (granted under Reg. Ref. WEB1003/19) on the southern gable wall of No. 7 Geraldine Terrace with a 6.4m wide x 3.3m high digital advertising display, to be positioned at 2.4m above ground level; and all associated site works and services

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**Area** Area 1 - South East  
**Application Number** WEB2040/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** RYDENCA LIMITED  
**Location** 190A, Sundrive Road, Dublin 12,D12 F8N3  
**Additional Information**  
**Proposal:** Permission is sought for construction of a single storey extension with flat roof to the front & side and a single storey extension with pitched roof to the rear of existing detached house, 3 no. of velux windows and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB2066/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2023  
**Applicant** Orla and John Collins  
**Location** 3, Serpentine Avenue, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** Planning Permission for the proposed demolition of the existing ground floor rear extension of the existing terrace house and the proposed construction of a new ground floor level, rear extension to provide a laundry room and lounge, with 4 no. rooflights, adaption and extension to existing rear flat roof terrace area, with all associated internal reconfigurations and external works to facilitate the development at 3 Serpentine Avenue, Ballsbridge, Dublin 4. D04 H0C9.

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**Area** Area 1 - South East  
**Application Number** WEB2150/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/01/2023  
**Applicant** Ross Dunne  
**Location** 27A, Rathgar Avenue, Rathgar, Dublin 6 D06 T0X6  
**Additional Information**

**Proposal:** The partial demolition of existing single storey vehicle workshop and the subsequent construction of a 3 storey, 4 bedroom end of terrace house, with front and rear roof terraces, all associated site and landscaping works and a new vehicular access from Rathgar Villas

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4241/22  
**Appeal Type** Written Evidence  
**Applicant** Cathal & Claire Moran  
**Location** 52, Charleston Road, Ranelagh, Dublin 6, D06 V588  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Development will consist of alterations to an existing house including: (i) the partial demolition of a three-storey side projection (10.2 sq.m) and construction of a new three-storey mono- pitched extension (60 sq.m) to the northeast; (ii) formation of door opes to the existing side elevation at lower and upper ground floors; (iii) removal of windows to the existing side elevation at lower ground and first floors; (iv) internal alterations including the removal of non-original doors. The development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4714/22  
**Appeal Type** Written Evidence  
**Applicant** Peter Pfeffer  
**Location** St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, D12 W62N

**Additional Information** Additional Information Received

**Proposal:** Planning permission for change of use (1,209 sq.m.) from convent to tourist hostel, including internal layout modifications and external alterations including minor elevational changes and a 102 sq.m. external amenity space and access stairs (with associated glass surrounds) at south-east corner.

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**Area** Area 1 - South East  
**Application Number** 5077/22  
**Appeal Type** Written Evidence  
**Applicant** Royal Irish Academy of Music  
**Location** 38, Fenian Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of an amendment to planning application planning ref: 4085/22, consisting of part removal of non-original roof structure and the addition of fourth floor set-back extension of some 27 sq.m with associated roof terrace (11 sq.m) to the south; Replacement of concrete coping to existing brick gable to the street with granite coping stones, the provision of a new stairs to serve the proposed roof extension and all associated works including fireproofing, to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5147/22  
**Appeal Type** Written Evidence  
**Applicant** Adrian O'Hara  
**Location** Rear of 138, Rathgar Road Rathgar, Dublin 6 with main pedestrian access onto Garville Road, (protected structure)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of:  
A. The demolition of an existing non-original single storey garage and shed to the rear of the property.  
B. The construction of a detached three storey, flat roof, three-bedroom mews type dwelling to the rear of 138 Rathgar Road a protected structure, (in separate ownership), with main pedestrian access onto Garville Road,  
C. All ancillary site services, rooflights, privacy screens, bicycles, bin stores and landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1978/22  
**Appeal Type** Written Evidence  
**Applicant** Nicholas and Clodagh Finnerty  
**Location** Adjacent to 9, Rathdown Villas, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of the construction of one 87m<sup>2</sup>, 2.5 storey, detached dwelling house with a rooflight on a side garden site adjacent to an existing dwelling house; 9 Rathdown Villas. Alterations to an existing boundary wall to create a new vehicular entrance off Rathdown Villas. 2 new car parking spaces onsite. Connection to public water and foul network. All sewage, drainage, landscaping, and ancillary works. (This application is an amendment to the previous planning permission 1473/17 i.e. removal of approved basement level with some minor adjustments to the design).

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2062/21
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	20/01/2023
<b>Applicant</b>	KW Investments Funds ICAV
<b>Location</b>	Stokes Place, St. Stephen's Green South and Harcourt Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission with a life of 7 years, at a site (c.0.7 ha). The site is generally bounded by Nos. 92-100 St. Stephen's Green (Protected Structures) and small apartment block to the rear of No. 95 St. Stephen's Green to the north and east; Harcourt Street to the west; Nos. 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south; and Iveagh Gardens (Protected Structure) to the south east. Proposed development comprises office redevelopment (c. 39,932 sqm total), including: a new 4 to 8 storey office building (c.32,101 sqm gfa office space) over double basement (c.6,347 sqm) with setbacks at 4th, 5th, and 6th floor levels; insert terraces at 1st, 2nd & 3rd floor levels to St. Stephen's Green and Harcourt Street; and roof terraces at 4th, 5th, 6th and 7th floor levels; 1 no retail/cafe/restaurant unit (c.465 sqm gfa); and all associated and ancillary site works, hard and soft landscaping, including: Demolition of existing 5 to 7-storey office complex, including basement (c. 17,550 sqm gfa); vehicular and pedestrian access to site and basement car park at existing site entrances at St. Stephen's Green South and Harcourt Street; new double basement to accommodate 70 no. car parking spaces (of which 4 no. disabled spaces and 35 no. with EV points), 600 no. bicycle spaces, 25 no. motorbike spaces, storage, plant and office welfare facilities; 20 no. surface level visitor bicycle parking spaces; planting and hard landscaping of circulation and amenity spaces at lower ground to 7th floor levels; ancillary plant and stair/lift core at roof level; ESB sub station; 6 no. 300mm microwave link dishes in total, on a 3m steel pole support structure together with associated equipment on the rooftop of Block A; construction management measures at the interface of the proposed works and protected structures, including no. 100 St. Stephens Green and No. 91 Harcourt Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4408/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	20/01/2023
<b>Applicant</b>	Pat & Noreen Rice
<b>Location</b>	19, Serpentine Avenue, Ballsbridge, Dublin 4, D04 F6E8

**Additional Information**

**Proposal:** Permission for: i) partial removal of front railings and plinth wall; ii) dished footpath and kerb; to provide a new vehicular entrance with double gates; for 1 no. on-site car parking space and associated landscaping and external works, to include permeable gravel and paving surfaces.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

03/23

(16/01/2023-20/01/2023)

**Area** Area 1 - South East  
**Application Number** 0017/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Sarah Finn  
**Location** Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8  
**Registration Date** 17/01/2023

**Additional Information**

**Proposal:** SHEC: Two storey 3 bedroom dwelling house and all associated works with vehicular access from Vergemount Park.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

03/23

(16/01/2023-20/01/2023)

**Area** Area 1 - South East  
**Application Number** 0014/23  
**Application Type** Section 5  
**Applicant** Tom Phillips & Associates  
**Location** The Tram Cafe, Clonmel Street, Dublin 2  
**Registration Date** 16/01/2023

**Additional Information**

**Proposal:** EXPP: 1. Whether the Repurposed Shipping Container (RSC) utilised as a tea / coffee take away counter (selling tea and coffee and associated goods) is or is not exempted development within the meaning of the Act? 2. Whether the outdoor seating area and public toilets utilised as ancillary elements for The Tram Cafe is or is not development or is or is not exempted development within the meaning of the Act? 3. Whether the connections (water, electricity etc.?) is or is not development and is or is not exempted development within the meaning of the Act? 4. Whether the associated signage and advertising is or is not exempted development within the meaning of the Act?

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**Area** Area 1 - South East  
**Application Number** 0020/23  
**Application Type** Section 5  
**Applicant** Tadhg Sullivan  
**Location** 1, Aungier Street, (including 20 Lower Stephen Street)  
Dublin 2 D02 DT04  
**Registration Date** 19/01/2023

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The works proposed to the two offices are as follows: Ceilings: Original ceilings previously replaced by the tenant in occupation and original ceiling no longer present. Plastered Gyproc ceilings to be retained. Walls: Proposal is to line these walls with insulated plasterboard with tape and joint finish to match all other areas of the building in line with the heat calculation completed to ensure the building can comply with the current building regulations and operate with the air to water heat pump installed to cater for this location ahead of the application to list the building in the RPS. Skirting: Existing skirting is a mix of various finishes. Removal of existing skirting and replacement with new three compartment trunking to provide cable routing for electrical and data services to match that completed in all other areas of the building. Windows: Of the 37 no. windows present in the building 32 no. have been replaced to date with double glazed PVC windows to match the existing style and comply with the building regulations. (The remaining 5 no. windows are on site and awaiting fitting but access was denied by the previous tenant). Proposal is to replace these 5 no. windows to match those previously replaced and provide a uniform finish to the building elevations. Flooring: Retain the existing floorboard but remove the existing carpeting (installed 1990 to 1995) and replace with the new carpeting to match the other areas of the building. (Carpeting is on site for this location) Doors: Proposal is to replace the existing two timber door sets with new fire rated doors to the FD30S standard in order to comply with the fire safety certificate received. These FD30S doors are required as the building has only one stairwell serving the entire floorplate. Proposal is to replace the door sets and associated architrave to match the doors in all other location within the building. Lighting: Existing fittings are florescent type fixed directly to the plastered ceiling. Proposal is to replace the existing lighting with energy efficient LED suspended lighting to match the other floors of the building. Fire Alarm: Completion of the fire alarm protection to the building with the installation of fire detection points within the two offices by extension of the cabling currently located outside the office space. Comms/Data: Extend cabling from the corridor outside the space to provide conductivity via skirting trunking.



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