



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

32/22

(08/08/2022-12/08/2022)

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 3621/22
Application Type Permission
Applicant JP Dairy Developments Limited
Location 4-16 Saint Brendan's Cottages, Dublin 4
Registration Date 08/08/2022
Additional Information A.I Article 35 Received

Proposal: Planning permission for the development will consist of the demolition of the 4 existing vacant shed units and the construction of 3 two-storey three-bedroom mews houses and 1 two-storey, two-bedroom mews house with existing access from Saint Brendan's Cottages including 2 off street carparking spaces.

Area Area 1 - South East
Application Number 3778/22
Application Type Permission
Applicant John Power
Location 52, Merrion Square East, Dublin 2, D02 RR98
Registration Date 09/08/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Works include the change of use from office to private residential. The demolition of the lift shaft and motor room and making good of the floors and roof. The removal of the existing flat roof and roof access stairs and replacement with a terrace, sunroom and access stairs. The removal of all kitchen and bathroom fittings and replacement with new. The removal and alteration of existing stud partition walls and the construction of new walls. The removal of plasterboard dry lining and making good of internal wall surfaces. The removal and replacement of non-original joinery with new joinery to an appropriate detail to include: windows, internal doors, architraves, skirtings and floors. Cleaning and repair of the remaining historic cornices and replacement of modern cornices with new to an appropriate design. Alterations to the existing stairs to reverse modern alterations including the replacement of the second to third floor stairs and removal of the third floor mezzanine. The repair and repointing of the brickwork facades. Alteration to window and door openings at basement level. New mechanical and electrical installation including a heat pump with external unit.

Area Area 1 - South East
Application Number 3892/22
Application Type Permission
Applicant Paul Gannon
Location 28 Fitzwilliam Square South, Dublin 2 D02 XF88 and 28 Kingram Place Dublin 2 D02 YE86
Registration Date 09/08/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURES: For development at this site, 28 Fitzwilliam Square South, Dublin 2 D02 XF88 and 28 Kingram Place, Dublin 2 D02 YE86 Protected Structures. Works to the main house include the demolition of extensions to the rear at ground and first floor. The removal of internal partitions and screens at first and second floors and a new opening

between the ground floor reception rooms. Alterations to basement layout and partial excavation of basement floor for services. Alterations to the internal layout of rooms at ground floor return, first floor return, second floor and third floor. Construction of a sunroom at ground floor rear with a balcony at first floor return level and access steps to the rear garden. The removal and replacement of a number of non-original window sashes and the reinstatement of the window to the stairs. New french doors from first floor return to new balcony. Repointing of the brick facades front and rear. Reinstatement of a leaded fanlight to the front door. The insertion of bathrooms and a kitchen with associated services. New mechanical and electrical services with underfloor heating at ground floor level and heat pump with external unit. The addition of solar panels to the roof. Works to the mews include the change of use of the first floor to a one-bedroom flat, ancillary to the main house. The replacement of the roof with the inclusion of a roof light at ridge level and solar panels. New windows and doors. New kitchen and bathroom with associated mechanical and electrical services. Removal of cement render to north elevation and repointing of brick and stone to front and rear.

Area	Area 1 - South East
Application Number	4635/22
Application Type	Permission
Applicant	Ronnie Smith
Location	Units 11 and 12 Crumlin Business Centre, Stannaway Drive, Crumlin, Dublin 12
Registration Date	08/08/2022

Additional Information

Proposal: The development will consist/consists of permission for erection of PV solar panels on roof of Units 11 and 12 and all associated site works.

Area	Area 1 - South East
Application Number	4637/22
Application Type	Permission
Applicant	Aideen Horan and Barry Hickley
Location	'Merlyn Court', 17B Merlyn Park, Ballsbridge, Dublin 4, D04 P2K8.
Registration Date	08/08/2022

Additional Information

Proposal: The development will consist of : (i) demolition of existing single-storey bungalow dwelling and ancillary storage shed; (ii) construction of a contemporary replacement part-single, part two-storey, four bedroom, detached dwelling with single-storey elements to front and rear. The dwelling will be serviced by 2 no. car parking spaces and 215 sq.m. of private open space in the form of rear garden, a 'zen'/'secret' garden and 1 no. terrace at first floor level; (iii) construction of single-storey ancillary residential building for personal healthcare assistants accommodation; (iv) the proposal will be accessed from a new/replacement vehicular access off Merlyn Park; (v) the proposed development also includes all ancillary works, including Suds drainage, landscaping and boundary treatments, necessary to facilitate the development.

Area Area 1 - South East
Application Number 4652/22
Application Type Permission
Applicant Andrew Gill and Orla Gillen
Location No. 1A, Rathgar Place, Rathmines, Dublin 6, D06H2V3
(to rear of No. 162 Rathgar Road, Protected Structure
RPS Ref. 7125)
Registration Date 10/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for a two-storey extension to existing end-of-terrace two-storey derelict coach house to provide a two-storey 3-bedroom mews dwelling accessed via Rathgar Place. The works include conservation and upgrade of existing coach house in order to provide an off-street car parking space and new staircase at ground floor, 4no. new window openings to the elevation facing Rathgar Place, reinstatement of first floor with bedroom at first floor level, reinstatement of slated pitched roof structure at a level 550mm above original. Two-storey extension to rear of existing coach house to include two-storey glazed lightwell separating the existing coach house structure from the new extension and a new two storey green flat-roofed structure to provide kitchen and living space at ground floor level and 2no. bedrooms at first floor level with associated ancillary accommodation within the coach house structure. Site works to include drainage works and hard and soft landscaping to rear garden area and new 1.8m high stone boundary wall separating the mews dwelling and garden from the garden of no. 162 Rathgar Road.

Area Area 1 - South East
Application Number 4660/22
Application Type Permission
Applicant Verdure Montessori Ltd
Location Leeson Park Creche and Montessori , 39 Leeson Park,
Ranelagh, Dublin 6, D06 CX63
Registration Date 11/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of an increase in the number of childcare spaces for children aged 0-5 years from the previously approved 25 spaces (planning reference 3295/02) to a maximum of 33. There will be no physical modifications or changes to the existing building or site.

Area Area 1 - South East
Application Number DSDZ4642/22
Application Type Permission
Applicant Niamh Greaney, Auveen Greaney & Dearbhil Greaney
Location Unit 3/4, Block D, Butler's Court, 77, Sir John
Rogerson's Quay, Dublin 2
Registration Date 09/08/2022

Additional Information

Proposal: The development will consist of change of use of this unit from coffee shop to office, with internal alterations to facilitate this change of use and all associated site works necessary to facilitate the development. This application relates to land within the North Lotts and Grand Canal docks strategic development zone .

Area Area 1 - South East
Application Number WEB1741/22
Application Type Permission
Applicant Cahir O'Higgins
Location 27, Brookfield, Kimmage, Dublin 12 D12 N2E1
Registration Date 11/08/2022
Additional Information
Proposal: New 2 and a half storey detached four bedroom house to side with new vehicular entrance and all associated site works

Area Area 1 - South East
Application Number WEBDSDZ1730/22
Application Type Permission
Applicant Kilduff
Location Apt. No. 32 77, Sir John Rogerson's Quay, Dublin 2 D02 KT78
Registration Date 09/08/2022
Additional Information
Proposal: Mr Tony Kilduff seeks full Planning Permission for the integration of the 7th floor, two bedroom apartment No. 31 (Floor area 78M2) with the 8th floor, two bedroom penthouse apartment, No. 32 (floor area 305M2) via the 7th floor by a single door in the party wall between the two apartments on the 7th floor. No. 31 is to be refitted as an study/home office, home gym and a storage area, with the removal of a kitchen and inclusion of new partitions. On the 8th floor in No.32 a retrofit will include the rearrangement of the kitchen in No. 32 at 8th floor level and the provision of a canopy, open on 3 sides and closed on the west side over the 8th floor set back terrace to apartment No. 32 as well as a replacement of the windows and fenestration to the north and west elevations in particular the replacement of a window and single door with a full sliding door on the west side of the apartment, with the addition of a heat pump to replace a gas fired boiler in No. 32 . The area of the apartments when combined will total 383M2 in an 8 storey over basement mixed residential and commercial building at 77 Butlers Court, Sir John Rogersons Quay (corner of Benson St and Sir John Rogersons Quay) Dublin 2.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3389/22
Application Type Permission
Applicant Niall O Carroll and Mary Sheahan
Location 79 Anglesea Road,, Donnybrook, Dublin 4, D04 C1W4
Registration Date 08/08/2022
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission is sought for removal of the flat roof and roof light of the contemporary single storey rear extension and the construction of a new two storey extension to the rear over part of the original extension. The flat roof will be reinstated, in part, with a new roof light. The proposal will involve removal of two small original sash windows from the rear, upper levels and will accommodate a fourth bedroom at first floor level and a new dressing room and ensuite at second floor level.

Area Area 1 - South East
Application Number 4651/22
Application Type Permission
Applicant Sean & Ciara Collins
Location 109, Bangor Road, Crumlin, D12 N2Y1
Registration Date 10/08/2022

Additional Information

Proposal: The proposed works will include a roof extension with a rear dormer and conversion of the attic to provide a store and playroom with internal alterations including a new stair access to the attic.

Area Area 1 - South East
Application Number 4656/22
Application Type Permission
Applicant Aideen Corscadden and Niall O'Brien
Location 21 Ashdale Road, Terenure, Dublin 6W, D6W NC89
Registration Date 11/08/2022

Additional Information

Proposal: The development will consist of the removal of
(i) existing single storey mono-pitched roof sun room extension to the rear;
(ii) wooden single storey garden shed and a planter to the rear and the construction of : (iii) a single storey flat roof extension to the side and rear; (iv) a single storey flat roof garage and bike store to the rear; (v) new rear boundary wall opening with roller shutter and relocation of the existing pedestrian entrance door; (vi) rooflights & internal modifications; (vii) minor alterations to rear and side elevations & all ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 4657/22
Application Type Permission
Applicant Cliona O Faolain
Location 2 Edenvale Road, Ranelagh, Dublin 6, D06 NA78
Registration Date 11/08/2022

Additional Information

Proposal: RETENTION PERMISSION: for an opaque glazed window to side gable of existing house with associated ancillary works.

Area Area 1 - South East
Application Number 4658/22
Application Type Permission
Applicant Ravensglen Developments Ltd .
Location 46 Rathmines Road Lower, Dublin 6
Registration Date 11/08/2022

Additional Information

Proposal: Permission for (a) new boundary treatment consisting of a railing, entrance gate and hedgerow, (b) bin storage and bicycle parking and all associated site works.

Area Area 1 - South East
Application Number WEB1729/22
Application Type Permission
Applicant Therese Cooney
Location 8, Nutley Lane, Dublin 4 D04 P1H2
Registration Date 08/08/2022

Additional Information

Proposal: Conversion of her attic to storage and a bathroom, including changing her existing hipped end roof to a half hipped, gable end roof, a dormer window to the rear, a velux rooflight to the rear and windows to the new side gable wall, all at roof level.

Area Area 1 - South East
Application Number WEB1740/22
Application Type Permission
Applicant Karen Dowling
Location 13, Keeper Road, Drimnagh, Dublin 12 D12 NX72
Registration Date 11/08/2022

Additional Information

Proposal: Removal of existing single storey rear extension and replace with new 2 storey rear extension and all associated site works.

Area Area 1 - South East
Application Number WEB1743/22
Application Type Permission
Applicant Conor O'Donnell
Location 114, Harold's Cross Cottages, Harold's Cross, Dublin 6 D06 HX71
Registration Date 12/08/2022

Additional Information

Proposal: Addition of roof window to front to align with existing front window below that. Roof window to serve living room of single storey cottage.

Area Area 1 - South East
Application Number WEB1744/22
Application Type Permission
Applicant Louise White and Alan Brady
Location 87, Iveagh Gardens, Dublin 12 D12 EE78
Registration Date 12/08/2022

Additional Information

Proposal: The development will consist of the removal of the existing rear extension, construction of new single storey rear extension and dormer attic conversion, and associated site works

Area 1 Decisions

Area Area 1 - South East
Application Number 0225/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 09/08/2022
Applicant Tom Murphy
Location 97 Ranelagh, St Peter's, Dublin 6.

Additional Information

Proposal: EXPP: A declaration as to whether the change of use from a delicatessen shop to a restaurant is development and is a development requiring planning consent.

Area Area 1 - South East
Application Number 2194/17/X1
Application Type Extension of Duration of Permission
Decision ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date 09/08/2022
Applicant Simon Evans & Maureen Griffin
Location 49, Kimmage Grove, Dublin 6W

Additional Information

Proposal: EXT. OF DURATION Planning permission is sought for the construction of a new two storey (2 bedroom) dwelling house with vehicular access and parking to fore and associated site works to the side of existing house.

Area Area 1 - South East
Application Number 3275/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 09/08/2022
Applicant Charlemont Regeneration Ltd.
Location Charlemont Street/Tom Kelly Road, Dublin 2, D02 P489

Additional Information Additional Information Received

Proposal: The development (site area of 0.07 hectares) will consist of the change of use and amalgamation of two units, Unit 5 and Unit 6 (otherwise known as Unit C and D), minor amendments, and erection of associated signage zones at ground floor level (south-western corner) of Block 2, which forms part of the permitted Charlemont Square development under DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 4152/17, Ref. 4562/18 and Ref. 4707/18 and Ref. 2178/20. The development comprises: Amalgamation of Unit 5 and Unit 6 (otherwise known as Unit C and D). (GFA 360m² and 156m²) to provide for a single unit; Change of use from permitted restaurant (360m²) and retail (156m²) to licensed premises with restaurant; Reconfiguration of internal layout to include a kitchen, staff area, and WC facilities, and provision of an outdoor seating area; and Erection of 6 no. illuminated signage zones including 4 no. affixed on the south-west elevation and 2 no. affixed on the west elevation at ground-floor level (total area c. 2.4m²).

Area Area 1 - South East
Application Number 3505/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/08/2022
Applicant David Wall
Location 96 Lansdowne Park, Ballsbridge, Dublin 4, D04 K5Y3,
and within the curtilage of 18 Lansdowne Road,
Ballsbridge, Dublin 4.

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: permission for the demolition of existing garden room and small annex and the addition of two, 3 storey townhouses with off street car parking, with charging points, by widening of existing vehicular access for the two proposed dwellings, landscaping front and rear and all associated building services and works. The proposed works area within the curtilage of a protected structure.

Area Area 1 - South East
Application Number 4215/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/08/2022
Applicant John & Niamh Halpin
Location 29, Ferns Road, Crumlin, Dublin 12, D12 N5K7

Additional Information

Proposal: Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area Area 1 - South East
Application Number 4220/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/08/2022
Applicant City Space Properties Limited
Location 13, Fownes Street Upper, Temple Bar, Dublin 2, D02
X066

Additional Information

Proposal: Redevelopment of the existing three storey over basement commercial building to include the change of use from office use to guesthouse accommodation with ground-level Café / retail unit. The proposed development includes for the construction of an additional floor setback at roof level. The proposed guesthouse will comprise 13 no. bedrooms and ancillary accommodation including multi-purpose/ day room, with a reception integrated as part of the café. The external lightwell will be extended to ground floor level to the rear, with new formed internal elevations changes to fenestration and amended elevational treatment to Fownes St. facade with signage and associated site works.

Area Area 1 - South East
Application Number 4221/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/08/2022
Applicant Jeremy Delannoy and Eavan McGovern
Location 8, McMahon Street, Portobello, Dublin 8, DO8 Y9N3

Additional Information

Proposal: The development will consist of; A) The demolition of the existing single storey return and sheds to the rear of the existing dwelling , B) the construction of a new part single storey, part two storey flat roof extension to the rear of the existing dwelling, C) a new rooflight in the central valley of the existing dwelling, D) demolition of the existing rear boundary wall to the laneway, and replacement with a new wall, pedestrian entrance gate and doors to bin and bicycle storage, and E) all associated site works and services.

Area Area 1 - South East
Application Number 4222/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/08/2022
Applicant Hawksmoor Dublin Limited
Location Ground Floor at 34 College Green (a Protected Structure) and lower ground floor of 6 Suffolk Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of change of use from retail to licensed restaurant. Changes are proposed to the back of house area to provide for kitchen, storage and service areas, new mechanical ventilation system, new internal timber and glazed screens to form restaurant bar and private dining rooms, new internal lobby entrance, new external railings and seating area at ground floor level to front of 34 College Green and an internally illuminated identification sign over the front door, new external illumination to ground floor windows and totem menu sign and all other works associated with restaurant use.

Area Area 1 - South East
Application Number 4233/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/08/2022
Applicant Mark & Jen Wilson
Location 22, Frankfort Avenue, Rathgar, Dublin 6, D06F7P9

Additional Information

Proposal: The proposed development will consist of; a) single story extension to the rear of the property with 1no. roof light, b) conversion of the existing single-storey hip roof to a flat roof to the existing rear extension with increased ceiling height c) demolition of rear shed abutting neighbouring structure and all associated site works.

Area Area 1 - South East
Application Number 4235/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 09/08/2022
Applicant Derek Murtagh
Location 3/4 Kevin Street Lower and Liberty Lane, Portobello,
Dublin 8

Additional Information

Proposal: Permission is sought for a development which will include: a) the partial demolition of existing buildings on site including: (i) full demolition of rear two-storey extension and car park fronting Liberty Lane; ii) removal of external walls at Nos. 3/4 Kevin Street and retention of existing concrete floor plates and support structures (existing ground floor unit of No. 4 Kevin Street will remain untouched); b) Re-use and incorporation of existing concrete floor plates from ground to second floor levels into the new development consisting of the construction of an 8 storey hotel comprising 81 no. bedrooms, with setback and terraces at third and sixth floors; c) Provision of an entrance, reception area, lounge, luggage store, WC, staff break room, stair core, 2 no. lift cores, water storage, service room, switch room, staff bike storage, bin storage and 1 no. separate (existing) takeaway unit at ground floor; and provision of bedroom suites on upper floors with machine room at sixth floor; d) Provision of car parking garage to rear of development and recessed taxi set down area at ground floor level accesible from Liberty Lane; e) Permisssion is also sought for all associated works including boundary treatments, infrastructure, lighting, green-blue roof, foul/surface drainage and site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4238/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/08/2022
Applicant Emma Cashman and Peter MacMahon
Location 55, Palmerston Road, Rathmines, Dublin 6, D06 K6PO

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: The development will consist of: Planning Permission is sought for the retention of an attic conversion and associated works at 55 Palmerston Road, Dublin 6. Works include the installation of a timber stair from first floor landing to attic space, the creation of a storage space and WC at attic level, new plasterboard and stud partitions to attic space, remedial works to timber roof structure, the installation of 3 no. new rooflights to the rear pitch of the main roof, associated ancillary works and associated ancillary mechanical and electrical works. 55 Palmerston Road is a protected structure.

Area Area 1 - South East
Application Number 4241/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/08/2022
Applicant Cathal & Claire Moran
Location 52, Charleston Road, Ranelagh, Dublin 6, D06 V588

Additional Information

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.

Area Area 1 - South East
Application Number 4244/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/08/2022
Applicant Brona Burke and Philip Gilboy
Location Nutgrove Lodge , 58B Gilford Road, , also known as Nutgrove House 58A Gilford Road , Sandymount , Dublin 4

Additional Information

Proposal: Permission sought for an additional bedroom to the proposed house previously granted planning permission on 12th August 2020 under register reference no. 2217/20 located at the northern side of Nutgrove House, 58A Gilford Road, Sandymount, Dublin 4 which is also referred to as Nutgrove Lodge, 58B Gildord Road, Sandymount, Dublin 4. The proposed additional bedroom is to the rear (west) at second floor level and is a continuation of the bedroom accommodation already established at this level. The floor area of the proposed additional area is 14.7sq.m.

Area Area 1 - South East
Application Number 4245/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/08/2022
Applicant Mark FitzGerald
Location 30, Palmerston Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for minor alterations. The works proposed comprise: Modifications to the existing bathroom layout at first (top) floor level; Change of use from bedroom to a utility/ laundry room at first (top) floor level; Modifications to the existing kitchen layout at garden level; Connecting the under-steps external storage area into the main body of the house; Conservation/restoration works to sash windows to the rear of the property.

Area Area 1 - South East
Application Number 4249/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/08/2022
Applicant Acragar Ltd.
Location 39, Clanbrassil Street Upper, Dublin 8

Additional Information

Proposal: Permission for change of use for the front part of the existing 2 storey take-away restaurant building (vacant). The application seeks modifications to Block 1 of the previously granted permission DCC Reg. Ref. 3619/20 (ABP-309667-21). Block 1 comprised of a part 2 storey/ part 2 storey plus pitched roof building at 39 Clanbrasil Street Upper accommodating 1 No. take-away restaurant unit at ground & 1st floor level (including existing structure fronting onto Clanbrassil Street Upper) and 4 No. apartments (4 No. 2 Bedroom 2 storey own-door duplex apartment units) extending along Orr's Terrace. The modifications seek change of use of previously granted take-away restaurant use to residential use to provide 1 No. Duplex Studio over ground and first floor. The proposed works include removal of existing signage and provision of a new entrance door to the front. All with associated bin store, bicycle store, and associated site works.

Area Area 1 - South East
Application Number 4254/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/08/2022
Applicant Orla Marron & Bojula Enrique Torao Garcia
Location 201, Upper Rathmines Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works to the curtilage of the Protected Structure including: proposed widening of existing rear vehicular access to allow for new roller shutter; construction of new timber clad garden shed of 8m² to the rear of the garden and all associated site development works.

Area Area 1 - South East
Application Number 4255/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/08/2022
Applicant Michael Murray
Location Eden Cottage, 39 Seafort Avenue, Dublin 4, D04 P9T8

Additional Information

Proposal: The development will consist of the construction of a new part-one, part-two storey extension to the rear of the existing dwelling with flat roof skylight, setback the front entrance to allow an open porch, internal alterations to existing dwelling to allow proposed new internal layout , proposed new habitable pitched roof with rear gable end with roof-lights, front dormer and side dormer with skylight, ground floor level courtyard to allow garden access from same and all ancillary site works.

Area Area 1 - South East
Application Number 4256/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/08/2022
Applicant Ian and Ann Kelly
Location 52 Derrynane Gardens, Bath Avenue, Dublin 4
Additional Information
Proposal: Permission for new vehicular entrance to front and area for off street parking to front and associated site works.

Area Area 1 - South East
Application Number 4259/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/08/2022
Applicant Chabad-Lubavitch of Ireland CLG
Location 89, Rathmines Road Upper, Dublin 6
Additional Information
Proposal: The development will consist of the proposed change of use of the existing ground floor restaurant & first floor residential unit, to community facility and the construction of a first floor store-room, with a floor area 30.8 sqm to the rear of the property & the construction of a steel framed & glazed awning to the front at ground floor, facing Rathmines Road Upper, along with all associated site works.

Area Area 1 - South East
Application Number 4265/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/08/2022
Applicant Patrick and Kate Durkan
Location 11 Park Avenue, Sandymount, Dublin 4
Additional Information
Proposal: The development will consist of the blocking up of an existing door open in the boundary wall, the construction of a new single storey garage to the side of the house and a new pedestrian entrance with wrought iron gate and masonry pillars to match existing.

Area Area 1 - South East
Application Number 4607/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/08/2022
Applicant Bashview Limited
Location 14-15, Trinity Street and 1-4A Dame Lane and fronting onto Saint Andrew's Lane, Dublin 2, D02 C58
Additional Information
Proposal: The proposed development will consist of amendments to the previously permitted development granted under Dublin City Council Reg. Ref. 2421/20 and An Bord Pleanála Reg.

Ref. ABP-309400-21. The proposed amendments include reconfiguration of the permitted development as follows: (i) Basement Level: Reconfiguration of the shape and structure of the basement level from that permitted, resulting in a reduction of the proposed area by c. 48.65 sqm to an overall c. 326.58 sqm. (ii) Ground Floor Level: Reconfiguration of the permitted ESB Substation/Switchroom (c. 14 sqm) to a Double Substation (c. 27.74 sqm) resulting in a relocation of the associated doorways to the north elevation onto Dame Lane; relocation of the main entrance doorway; reduction in the area for the permitted Restaurant from c. 447.8 sqm to c. 375.92 sqm; change of use of part of the permitted Office area to Café/Reception area c. 74.14 sqm. (iii) First to Eight Floor Levels: Reconfiguration of the internal core area to accommodate a unisex WC arrangement; an increase of the office areas on these floors by a total of c. 174.4 sqm; minor changes to the external façade to facilitate. (iv) Roof Level: Reconfiguration of the proposed roof level plant area to align with Passivhaus compliance, including the provision of 2 no. high efficiency Air Handling Units, resulting in a minor increase in height to c. 36.279m above ground (44.129m ODM, including lift overrun). (v) All associated site development works.

Area	Area 1 - South East
Application Number	4614/22
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/08/2022
Applicant	Elvera Butler
Location	77 Haddington Road, Ballsbridge, Dublin 4
Additional Information	
Proposal:	RETENTION PERMISSION for development consisting of a change of use from educational institution to domestic dwelling.

Area	Area 1 - South East
Application Number	WEB1570/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/08/2022
Applicant	Jennifer Browne
Location	384, Captain's Road, Crumlin, Dublin 12 D12 C7F8
Additional Information	
Proposal:	Extension to rear of existing extension at ground floor level (to create family ancillary accommodation) with partial 1st floor extension over with internal modifications and associated site works.

Area	Area 1 - South East
Application Number	WEB1578/22
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	12/08/2022
Applicant	Benjamin and Courtney Thomas
Location	25, Pembroke Cottages, Dublin 4 D04 A6P5
Additional Information	
Proposal:	RETENTION: Benjamin and Courtney Thomas intend to apply for Retention Permission for development at 25 Pembroke Cottages Dublin 4. Permission for planning retention for the

existing extension with flat roof and 1 no. sky light on the flat roof to the rear side of the existing extension and 1 no. Velux rooflight to the rear side of the existing cottage roof.

Area Area 1 - South East
Application Number WEB1720/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/08/2022
Applicant Karen Dowling
Location 13, Keeper Road, Drimnagh, Dublin 12 D12 NX72
Additional Information
Proposal: The proposed development consists of removal of existing single storey rear extension and replace with new 2 storey rear extension and all associated site works.

Area Area 1 - South East
Application Number WEB1729/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/08/2022
Applicant Therese Cooney
Location 8, Nutley Lane, Dublin 4 D04 P1H2
Additional Information
Proposal: Conversion of her attic to storage and a bathroom, including changing her existing hipped end roof to a half hipped, gable end roof, a dormer window to the rear, a velux rooflight to the rear and windows to the new side gable wall, all at roof level.

Area Area 1 - South East
Application Number WEBDSDZ1730/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/08/2022
Applicant Kilduff
Location Apt. No. 32 77, Sir John Rogerson's Quay, Dublin 2 D02 KT78
Additional Information
Proposal: Mr Tony Kilduff seeks full Planning Permission for the integration of the 7th floor, two bedroom apartment No. 31 (Floor area 78M2) with the 8th floor, two bedroom penthouse apartment, No. 32 (floor area 305M2) via the 7th floor by a single door in the party wall between the two apartments on the 7th floor. No. 31 is to be refitted as an study/home office, home gym and a storage area, with the removal of a kitchen and inclusion of new partitions. On the 8th floor in No.32 a retrofit will include the rearrangement of the kitchen in No. 32 at 8th floor level and the provision of a canopy, open on 3 sides and closed on the west side over the 8th floor set back terrace to apartment No. 32 as well as a replacement of the windows and fenestration to the north and west elevations in particular the replacement of a window and single door with a full sliding door on the west side of the apartment, with the addition of a heat pump to replace a gas fired boiler in No. 32 . The area of the apartments when combined will total 383M2 in an 8 storey over basement mixed residential and commercial building at 77 Butlers Court, Sir John Rogersons Quay (corner of Benson St and Sir John Rogersons Quay) Dublin 2.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	4040/22
Appeal Type	Written Evidence
Applicant	Hugh Chaloner & Shona O'Neill
Location	8 Moyne Road, Ranelagh, Dublin 6, D06 HH98
Additional Information	

Proposal: PROTECTED STRUCTURE: the development will consist of demolition of the existing 9.1m² single storey extension at ground floor level at the rear of the house, construction of a new 13.8m² single storey extension at ground floor level at the rear of the house, lowering the sill level of the existing window in the rear reception room at ground floor level to form a doorway into the proposed new extension, creation of a new opening at ground floor level in the north wall of the existing return at the rear of the house to connect the proposed new extension, creation of a new window opening at ground floor level in the rear facade of the existing return, demolition of the existing 2.75m² single storey lean to outhouse in the rear garden, construction of a new 1.5m² single storey outhouse in the rear garden and ancillary works including repair of the render finish at the rear of the house.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2244/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	10/08/2022
Applicant	Red Rock Donnybrook Ltd
Location	lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4, D04 K3T8
Additional Information	

Proposal: Planning permission for development on lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4. The subject site is currently occupied by the "Circle K" petrol filling station and is bound by Brookvale Road to the north and west, Donnybrook Road to the east and an existing motor garage to the south. The development will consist of the demolition of the existing structures on site and construction of a twelve storey (c. 39.5m.) over basement building (c. 8,930 sq.m. total GFA including basement of c. 877 sq.m.) with retail and cafe/restaurant use (c. 570 sq.m.) at ground floor level and "Build to Rent" residential use at 1st to 11th floor levels (c. 7,428 sq.m. including ground floor entrance). The proposed development will comprise:- Demolition of the existing petrol filling station and associated structures on site c. 58 sq.m.;- Construction of 84 no. 'Build-to-Rent' apartment units over 12 no. storeys with a dwelling mix of 1 no. studio unit, 51 no. 1 bed units, 32 no. 2 bed units;- Provision of private open space in the form of balconies/terraces to all individual units;- Provision of 1 no. retail unit and 1 no. cafe/restaurant unit at ground floor level c. 570 sq.m. GFA with pedestrian access from the northern and eastern elevations;- Provision of outdoor communal terraces at 1st and 2nd floor level on the south western elevation of the building, at 8th floor level to the south of the building and at 11th floor level to the west of the building;- Additional setbacks at 7th floor level from the south west elevation and 8th floor from the eastern elevation of the building;- Provision of 6 no. car parking spaces (1 no. accessible space, 2 no shared Go Car spaces and 3 no. residential spaces),

190 no. bicycle parking spaces and 2 no. motorcycle parking spaces at basement level;
- Separate vehicular and bicycle lifts accessed via Brookvale Road to provide access to the proposed basement;- New pedestrian access to the residential element from the northern elevation;- Provision of internal communal residential amenities and facilities;- Provision of bin storage, switch room and substation at ground floor level of the western elevation, plant at roof level concealed by the building's parapet, hard and soft landscaping and all associated works to facilitate the development.

Area	Area 1 - South East
Application Number	3758/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	10/08/2022
Applicant	Pierce and Pippa Casey
Location	31 Mountain View Road, Ranelagh, Dublin 6, D06 K5N3

Additional Information

Proposal: Planning permission is sought for A. attic conversion of the two storey house roofspace including: building up of side wall to form gable and extend roof ridge across forming gable roof, construct dormer rooflight and rooflight to rear - proposed use is bedroom and wc/shower room, B. demolish existing single storey extension to rear, C. construct part single and part two storey extension to rear consisting of : ground floor kitchen/dining/living areas and first floor bedroom extension.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

32/22

(08/08/2022-12/08/2022)

Area Area 1 - South East
Application Number 0265/22
Application Type Social Housing Exemption Certificate
Applicant Aideen Horan and Barry Hickey
Location 'Merlyn Court', 17B Merlyn Park, Ballsbridge, Dublin
4, D04 P2K8
Registration Date 12/08/2022
Additional Information
Proposal: SHEC: Demolition of existing structures and construction of 1 No. replacement dwelling and provision of personal care assistant staff accommodation.



Dublin City Council

SECTION 5 EXEMPTIONS

32/22

(08/08/2022-12/08/2022)

Area Area 1 - South East
Application Number 0259/22
Application Type Section 5
Applicant David Tennyson & Helen Coburn Walshe
Location 62 & 64 Greenlea Road, Terenure, Dublin 6W
Registration Date 08/08/2022
Additional Information
Proposal: EXPP: Alterations to the roof of the existing semi-detached garages.

Area Area 1 - South East
Application Number 0262/22
Application Type Section 5
Applicant Valerie Roche
Location 46, Garville Avenue, Rathgar, Dublin 6, D06 T228.
Registration Date 09/08/2022
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Minor alterations to layout of front garden to improve accessibility and in line with best conservation practice. 1- Rehang the front gate.
2 - Widening of the gateway into the front garden from the main stairway to the house.
3 - Sloping decent to downstairs entrance. 4 - Add seating area at entrance door level.

Area Area 1 - South East
Application Number 0263/22
Application Type Section 5
Applicant Pumpkinspace Limited
Location Travelodge Hotel, 44 Townsend Street, Dublin Docklands, D02 DY01.
Registration Date 09/08/2022
Additional Information
Proposal: EXPP: Proposed new art mural to be painted to the external facade of the rear courtyard elevation of an existing hotel building.

Area Area 1 - South East
Application Number 0264/22
Application Type Section 5
Applicant Ivan Frantar
Location Kirkwood, Park Avenue, Sandymount, Dublin 4
Registration Date 11/08/2022

Additional Information

Proposal: EXPP: The Primary purpose is to install a gate at the entrance of the building. Secondly, extend the height of the street facing fence either with wood base metal based. To clarify, nothing upon the structure of the building will be modified, maybe the floor for bolts and knots to install supporting gate and fence and reconnecting cable electricity wiring.

Area Area 1 - South East
Application Number 0266/22
Application Type Section 5
Applicant Heights Hospitality Operation Ltd
Location 7 Westmoreland Street / 39 Fleet Street, Dublin 2
Registration Date 12/08/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Replacement of text/symbol to external fascia signage. 2. Removal of internal modern fit out including floor insertions in original single height room. 3. New interior fit-out within basement/ground floor areas.
