



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

33/22

(15/08/2022-19/08/2022)

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 3604/22
Application Type Permission
Applicant Brenda Quinlan
Location 1A, Heytesbury Lane, Ballsbridge, Dublin 4
Registration Date 17/08/2022
Additional Information Additional Information Received

Proposal: Permission for the demolition of an existing two storey house with glass conservatory which is non-compliant with building regulations, site clearance and construction of a 2 storey dwelling house with a mansard roof and attic level accommodation (total 242.5sq). One off street car parking space, a new motorised gate to the front vehicular entrance, together with all associated ancillary site development and landscaping works.

Area Area 1 - South East
Application Number 3620/22
Application Type Permission
Applicant Declan Swaine
Location 42, Dolphin Road, Dublin 12
Registration Date 15/08/2022
Additional Information Additional Information Received

Proposal: The development will consist of (i) building an end of terrace 2 storey house to the side of the existing dwelling at 42 Dolphin Road, Dublin 12; (ii) providing a new vehicular entrance to the front of 42 Dolphin Road, Dublin 12 with access from Dolphin Road and (iii) all associated site and drainage works.

Area Area 1 - South East
Application Number 4087/22
Application Type Permission
Applicant Schwan Ebrahim
Location 24, Camden Street Lower, Dublin 2 D02Y621
Registration Date 19/08/2022
Additional Information Additional Information Received

Proposal: Planning permission for the removal of condition No. 5 of planning approval Ref. No. 3501/15 to have no restrictions of hours of operation, change of use of restaurant to allow cafe style usage, amendments to existing layout to convert existing storage rooms allow for private family seating areas, allowance for the sale of hot food for consumption off the premises, allowance for delivery pick up from the restaurant.

Area Area 1 - South East
Application Number 4668/22
Application Type Permission
Applicant Musgrave Operating Partners Ireland Ltd
Location SuperValu Rathgar, 44-45 Highfield Road & 13 Orwell Road, Rathgar, Dublin 6
Registration Date 16/08/2022

Additional Information

Proposal: The development will consist of : (a) alterations to ground floor level shopfront glazing on Highfield Road elevation; (b) replacement of 3 no. signage fascia panels with updated SuperValu signage with blacklit lettering on Highfield Road and Orwell Road elevations; (c) replacement of existing double sided projecting sign with updated SuperValu signage with blacklit lettering on Orwell Road elevation.

Area Area 1 - South East
Application Number 4671/22
Application Type Permission
Applicant Bashview Limited
Location c.0.0948 ha site at 14-15 Trinity Street and 1-4A Dame Lane and fronting onto Saint Andrew's Lane, Dublin 2, D02C58
Registration Date 16/08/2022

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 Pleanala 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 doorway 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 Cafe/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 facade to facilitate these amendments. (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 4672/22
Application Type Permission
Applicant Niamh Barry Design Limited
Location 16, Fitzwilliam Lane, Dublin 2, D02RW77
Registration Date 16/08/2022

Additional Information

Proposal: The development will principally comprise the demolition of the single-storey commercial building (97 sq m) and the construction of a 2-storey gallery building (154 sq m). The gallery will include: covered front/entrance (south) terrace with screen at ground floor level; front (south) terrace at first floor level; rear (north) terrace at first floor level; green roof; rooftop PV array; signage; and all associated above and below ground site development works.

Area Area 1 - South East
Application Number 4673/22
Application Type Permission
Applicant Desmond Ennis & Pamela Morton
Location Ferns , 16A Sydney Parade Avenue, Dublin, D04F5Y6
Registration Date 16/08/2022

Additional Information

Proposal: The proposed development comprises of the construction of a new detached 2 storey with attic, three bedroom dwelling (120 sq.m) to the rear (north-west) of the existing dwelling (Ferns, 16A Sydney Parade Avenue) with one associated roof light. The development will also include amendments to the existing boundary treatments to the front (north-east) and side (south-east) of the subject site and the creation of a new vehicular entrance with 1 no. parking space to serve the proposed dwelling. Associated drainage, landscaping and ancillary works.

Area Area 1 - South East
Application Number 4674/22
Application Type Permission
Applicant Ventaway Limited
Location Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)
Registration Date 17/08/2022

Additional Information

Proposal: Ten year planning permission for proposed development comprising : Demolition of the existing buildings and structures; • Construction of a building up to 24 storeys in height (108.4 metres above ground) over a double basement including arts centre, offices, gym and ancillary uses; • The arts centre is contained at basement -1, ground and first floor level • The gym is proposed at ground level onto Moss Street; The offices are proposed from ground to 23rd floor (24th storey) with terraces to all elevations; • The double basement provides for 11 car parking spaces and 424 bicycle spaces • The overall gross floor area of the development comprises 35,910 sq.m. including 1,404 sq.m. arts centre, 22,587 sq.m. offices and 244 sq.m. gym. All ancillary and associated works plant, and development including temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application .

Area Area 1 - South East
Application Number 4676/22
Application Type Permission
Applicant Goldwing Real Estate Ventures Ltd
Location 9-12, Dawson Street, Dublin 2
Registration Date 17/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Extent of protected structure : Building A (1934) , onto Dawson Lane : Building envelope and main office spaces , Building B 1964 , 11-12 Dawson Street : Elevations to Dawson Street and Dawson Lane and main staircase with stained glass windows , Building C (1971) , 9-10 Dawson Street : Front elevation only) . The proposed development consists of a variation to the previously approved development Reg. Ref 4716/18. The proposed changes to the previously approved are; a) Modifications to the basement and ground floor access arrangement to the new stair core on the east elevation of the new build element to the rear of Building C (1971) at Dawson Lane, including provision of a metal enclosure to the basement access stair, adjustments to steps and hard landscaping b) Provision of an additional security barrier to the top of the existing vehicular ramp.

Area Area 1 - South East
Application Number 4677/22
Application Type Permission
Applicant DTDL Limited
Location Units C1, C2, C3, C4, C5 (D02 TE82), C5B (D02 E825), C6 Ground Floor, Stephen's Green Shopping Centre, Saint Stephen's Green West, Dublin 2
Registration Date 17/08/2022

Additional Information

Proposal: Planning permission for development at Units C1, C2, C3, C4, C5A (D02 TE82), C5B (D02 E825), C6, Ground Floor, Stephen's Green Shopping Centre, St. Stephen's Green West, Dublin 2. The proposed development consists of: Demolition of existing kiosk structures (Units C1, C2, C3, C4, C5A, C5B, C6) within the ground floor mall; Construction of new café/restaurant kiosk unit, with back of house and serving areas (114 sq.m.) and associated seating area (109sq.m.) to be called Unit C4-C6; Signage zones to new unit; All associated works.

Area Area 1 - South East
Application Number 4687/22
Application Type Permission
Applicant Exchequer Developments Limited
Location The Central Hotel, Nos 1-5 Exchequer Street and Nos 11, 14, 15 & 16 South Great George's Street and No. 12 Dame Court, Dublin 2.
Registration Date 18/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this 0.044ha site at The Central Hotel (a protected structure RPS. Ref. No. 2719), Nos 1-5 Exchequer Street and

Nos 11, 14, 15 & 16 South Great George's Street and No. 12 Dame Court, Dublin 2. The proposed development will consist of amendments to the previously permitted development granted under Dublin City Council Reg. Ref. 3250/21. The proposed amendments include reconfiguration of the permitted development as follows: (i) Basement Level: The change of use of the basement level of No. 11 South Great George's Street (c. 71.5 sqm) from hotel to public bar, and the reconfiguration of internal circulation areas to accommodate the use; the reconfiguration of internal circulation areas and extension of the basement of No. 12 Dame Court (c. 28.5 sqm) to accommodate an accessible WC & shower and attenuation tank, modifications to the service pipework under basement slab. (ii) Ground Floor Level: The change of use of ground floor of No. 11 South Great George's Street (c. 124 sqm) from retail use to public bar, and the reconfiguration of internal circulation areas to accommodate the use; the change of use of part of Nos 1-5 Exchequer Street (c. 43 sqm) from retail use to restaurant/kitchen and removal of platform lift; use of part hotel reception area as informal retail as part of the permitted hotel reception area at Nos 1-5 Exchequer Street. (iii) First Floor Level: introduction of a section of raised existing flooring in order to accommodate acoustic separation above Nos 10, 11, 12, 13, 14 and part 15 South Great George's Street. (iv) All associated site development works.

Area	Area 1 - South East
Application Number	4689/22
Application Type	Permission
Applicant	Conor Carroll
Location	1, Mount Street Upper, Dublin 2
Registration Date	19/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works to a protected structure, a terraced single-pile three-bay four story over basement with basement well. Note: The house is sub-divided into 5 no. residential units. Works involve façade renewal/remedial works to the street elevational to include the removal of cementitious pointing and stopping mortars and repointing of brick using traditional Irish wig pointing in accordance with the specification and method statement from the appointed conservation architects.

Area	Area 1 - South East
Application Number	4691/22
Application Type	Permission
Applicant	Wishmill Ltd.
Location	Unit 1 & Unit 2, Supervalu Sundrive Shopping Centre, Sundrive Road, Kimmage, Dublin 12
Registration Date	19/08/2022

Additional Information

Proposal: Planning permission for development consisting of the demolition of an internal wall structure between Unit 1 and Unit 2 to form one combined unit of 141m², change of use of unit 1 and unit 2 from retail use to dental clinic, elevational changes to include new glazing and new signage and all associated works.

Area Area 1 - South East
Application Number 4693/22
Application Type Permission
Applicant Martina Donohue
Location Bloomfield Park, Rear 12 Bloomfield Avenue,
Portobello, Dublin 8
Registration Date 19/08/2022

Additional Information

Proposal: The development will consist of the construction of a new two storey, two bedroom dwelling, with three dormer windows, with a total floor area of 72.4m², associated private space. The construction of a new boundary wall to the rear of the dwelling and all associated site works.

Area Area 1 - South East
Application Number WEB1750/22
Application Type Permission
Applicant Cahir O'Higgins
Location 27, Brookfield, Kimmage, Dublin 12 D12 N2E1
Registration Date 16/08/2022

Additional Information

Proposal: Demolition of single storey extension to side and construction of 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 WEB1751/22
Application Type Permission
Applicant Skechers USA Ltd
Location 13-14, Grafton Street, Dublin 2 D02 TRN0
Registration Date 16/08/2022

Additional Information

Proposal: Skechers USA Ltd, intend to apply for Planning Permission for development at this site, No. 13-14 Grafton Street, Dublin 2, (which is within the Grafton Street and Environs Architectural Conservation Area) The development at the existing shopfront will consist of:- 1. The installation of 1 no. 3505mm wide x 300mm high back lit, internally halo illuminated signage consisting of 300mm high polyester powder coated 70mm deep individual letters to stand off existing fascia by 30mm. 2. The installation of 1 no. double sided projecting sign 1060mm long x 500mm high, consisting of polyester powder coated mild steel framing and support arm; polyester powder coated 40mm high fret cut aluminium lettering and backer, all fixed to existing pilaster 4215mm above external ground level. 3. The installation of 1 no. 125mm high x 1455mm wide sign, consisting of PVC faced foam backed individual letters, affixed to existing panel above door. And all ancillary works.

Area Area 1 - South East
Application Number WEB1764/22
Application Type Permission
Applicant Skechers USA Ltd
Location 13-14, Grafton Street, Dublin 2 D02 TR70
Registration Date 18/08/2022

Additional Information

Proposal: Skechers USA Ltd, intend to apply for Planning Permission for development at this site, No. 13-14 Grafton Street, Dublin 2, (which is within the Grafton Street and Environs Architectural Conservation Area) The development at the existing shopfront will consist of: -The installation of 1 no. 3505mm wide x 300mm high back lit, internally halo illuminated signage consisting of 300mm high polyester powder coated 70mm deep individual letters to stand off existing fascia by 30mm. - The installation of 1 no. double sided projecting sign 1060mm long x 500mm high, consisting of polyester powder coated mild steel framing and support arm; polyester powder coated 40mm high fret cut aluminium lettering and backer, all fixed to existing pilaster 4215mm above external ground level. -The installation of 1 no. 125mm high x 1455mm wide sign, consisting of PVC faced foam backed individual letters, affixed to existing panel above door. And all ancillary works.

**Area 1
DOMESTIC**

Area Area 1 - South East
Application Number 4663/22
Application Type Retention Permission
Applicant Craig Addison
Location 118, Larkfield Gardens, Dublin 6w, D6W FX39
Registration Date 15/08/2022

Additional Information

Proposal: RETENTION: Retention planning permission for vehicular access with space for 1 vehicle.

Area Area 1 - South East
Application Number 4666/22
Application Type Permission
Applicant Hisa Morris
Location 36 South Lotts Road, Ringsend, Dublin 4, D04 DE77
Registration Date 16/08/2022

Additional Information

Proposal: The development will consist of : (i) partial demolition of existing part single-storey, part two-storey extension to rear; (ii) attic conversion, including construction of flat-roofed dormer roof extension to rear inclusive of raising of existing ridgeline height by 400mm; (iii) construction of part single-storey, part two storey pitched roofed extension to rear, incorporating velux rooflights to ground and first floor roofs; (iv) 1 no. velux rooflight to front pitch of existing main roof; (v) internal modifications; (vi) minor alterations to all elevations & all ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 4670/22
Application Type Permission
Applicant Johnathan & Nicola McCormick
Location 24, Northbrook Road, Ranelagh, Dublin 6, D06DK03
Registration Date 16/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of alterations to the front left window at basement level, removing the existing sash window and replacing it with timber framed french doors. Modifications to the window include; extending the existing brick surrounding the window to the ground with a matching brick, re-using the existing sill as the threshold of the new door, re-using the existing stonework within the landscaping of the patio, and lowering the level of the existing patio by one step, with all associated site works above and below ground, all at No. 24 Northbrook Road (Protected Structure), a 3 storey semi-detached dwelling.

Area Area 1 - South East
Application Number 4675/22
Application Type Permission
Applicant Darragh & Victoria Connaughton
Location 39, Nutley Lane, Donnybrook, Dublin 4, D04 F8Y2
Registration Date 17/08/2022

Additional Information

Proposal: The proposed development will consist of (i) demolition of existing single storey annex to side, existing two storey annex to rear and single storey annex to rear of existing dwelling house (ii) remove existing canopy over front door; (iii) replace existing windows and external doors; (iv) construct new single storey and new two storey extension to rear and new single storey extension to side of existing dwelling house; (v) construct new dormer window to rear roof plane; (vi) install new contemporary canopy to lower front elevation; (vii) raise height of existing entry piers and replace existing gates; (viii) associated site works.

Area Area 1 - South East
Application Number 4685/22
Application Type Permission
Applicant Alfred Hunt & Abigail Barnett Hunt
Location 125, Anglesea Road, Dublin 4
Registration Date 18/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of internal alterations to the lower ground floor and the introduction of a new external door and an external glazed canopy to the rear garden and the extension of the modern return on lower ground and upper ground floor level.

Area Area 1 - South East
Application Number 4688/22
Application Type Permission
Applicant Josh and Anne Linton
Location 2, Rathdown Villas, Terenure, Dublin 6W, D6W HC96
Registration Date 19/08/2022

Additional Information

Proposal: Planning permission is sought for the construction of new double storey extension to the rear, new dormer window at first floor to the front, widening of existing front vehicular entrance, stand-alone bike shed in back garden and single storey stand-alone spa room, studio and tool shed at rear of back garden and associated works. Demolition works of the shed and breakfast room on ground floor, part rear wall at first floor and internal walls at ground and first floor. The proposed works to the dwelling will consist of new kitchen/family room, bedroom extension with walk in wardrobe and en-suite and study area.

Area Area 1 - South East
Application Number WEB1746/22
Application Type Permission
Applicant Patrick Twomey
Location 5, St. Broc's Cottages, Donnybrook, Dublin 4 D04 K7K5
Registration Date 15/08/2022

Additional Information

Proposal: Increased ridge height to existing roof to incorporate attic conversion with dormer to rear and two storey extension to rear incorporating first floor north-east facing balcony and new pedestrian access to side.

Area Area 1 - South East
Application Number WEB1748/22
Application Type Permission
Applicant Karen Dowling
Location 13, Keeper Road, Drimnagh, Dublin 12 D12 NX72
Registration Date 15/08/2022

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 WEB1756/22
Application Type Permission
Applicant Caitriona Ryan
Location 73, Merrion Village, Ballsbridge, Dublin 4 D04 F8X8
Registration Date 16/08/2022

Additional Information

Proposal: The development will consist of ground and first floor extensions and renovations to an existing dwelling along with new garden structures and all associated works.

Area Area 1 - South East
Application Number WEB1760/22
Application Type Permission
Applicant Nicholas McNicholas & Maris Ylitalo
Location 28, Park Lane, Sandymount, Dublin 4 D04 ND29
Registration Date 18/08/2022
Additional Information
Proposal: Attic conversion with dormer windows to rear and incorporating raising of ridge line.

Area Area 1 - South East
Application Number WEBDSDZ1767/22
Application Type Permission
Applicant Tony Kilduff
Location Apt. No. 31 & 32, Butlers Court, 77, Sir John Rogerson's Quay, (corner of Benson St and Sir John Rogersons Quay), Dublin 2
Registration Date 19/08/2022

Additional Information
Proposal: Planning Permission for the integration of the 7th floor, two bedroom apartment No.31 (Floor area 78 sq.m) with the 8th floor, two bedroom, duplex penthouse apartment, No.32 (floor area 305 sq.m) via the 7th floor by a new single door in the party wall between the two apartments on the 7th floor. No.31 is to be refitted as a study/home office, home gym and a storage area, with the removal of a kitchen and bathroom, and addition of new partitions. On the 8th floor in No.32 a retrofit will include the rearrangement/re-position of the kitchen and bathroom, and the provision of a canopy, open on 3 sides and closed on the west side over the 8th floor set back terrace as well as a replacement of the windows and fenestration to the north and west elevations at this level. 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 383 sq.m (net) in an 8 storey over basement mixed residential and commercial building at Butlers Court, 77 Sir John Rogersons Quay (corner of Benson St and Sir John Rogersons Quay) Dublin 2. The application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area 1 Decisions

Area Area 1 - South East
Application Number 0233/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 19/08/2022
Applicant Milltown Inns Ltd
Location The Dropping Well, Classons Bridge, Milltown, Dublin 6
Additional Information
Proposal: EXPP; Alterations to facade to front of structure. Granite was used

Area Area 1 - South East
Application Number 0234/22
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/08/2022
Applicant BCP Investment Fund
Location 4-5, South William Street, Dublin, 2
Additional Information
Proposal: EXPP,PROTECTED STRUCTURE; Provision of secondary glazing to existing window openings to first, second and third floor level to front and rear of building

Area Area 1 - South East
Application Number 0237/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 19/08/2022
Applicant Paul Hughes
Location 26, Pembroke Lane, Dublin 4
Additional Information
Proposal: EXPP Internal & external alterations of existing Mews a) Elevational Alterations to the front and rear of the property including the replacement and upgrade of all the existing windows b) Removal of the existing Velux rooflight to the front of the property c) Repair to the existing roof structure and replacement of all existing concrete roof tiles d) All internal alterations e) All associated site and landscaping works f) New (concealed) Roller shutter to existing vehicular opening to Pembroke Lane

Area Area 1 - South East
Application Number 3611/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/08/2022
Applicant BoVision
Location Mulligan & Haines, 32, Dame Street, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of alterations to the existing ground floor layout an existing Bar and Restaurant. The works will include a.) The relocation of the front main entrance to the north elevation. b.) Revised ground floor layout with amended entry to the basement c.) New escape door to the north elevation onto Dame Street from the basement with a minor increase in floor area. d.) All ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3776/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/08/2022
Applicant Torchglen Limited
Location 13 Trinity Street and St. Andrew's Lane, Dublin 2
Additional Information Additional Information Received
Proposal: Planning permission for retention, upgrading and refurbishment of the existing 4 storey building and its change of use (including an extended basement) from retail/office to tourist hostel accommodation and associated ancillary facilities. The proposal will involve the demolition of the rear 2 storey annex building and replacement with a 9 storey building with additional roof plant structure to accommodate a 35 bedroom hostel with a basement consisting of a restaurant bar, kitchen and utilities and a ground floor consisting of reception, lobby area and bedroom accommodation with further accommodation on upper 8 floors. The proposal will include drainage works and all associated site development works.

Area Area 1 - South East
Application Number 4207/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 17/08/2022
Applicant Eoin Goulding
Location 137, Rathmines Road Lower, Dublin 6
Additional Information Additional Information Received
Proposal: RETENTION: The development will consist of: Retention for a material change of use from retail to restaurant use at ground floor level to a terraced 2 storey mixed use development. Retention permission is also sought for external mechanical extract and ventilation ducts to rear of property serving the restaurant use. The subject area for retention measures 200.8m2 gross internal area which includes rear escape stair core at ground floor level to rear of property.

Area Area 1 - South East
Application Number 4268/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/08/2022
Applicant Una Fitzgibbon
Location 4, Warner's Lane, Ranelagh, Dublin 6
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of a change of use of former office building, at the rear of no. 4 Leeson Street Upper (a protected structure), to a 4 bedroom dwelling, with changes to front and rear facade, including new dormer window at 2nd floor level, new balconies at 2nd and 1st floor levels and new gate/boundary treatment (all to front), 2 no. off street parking spaces, off street bicycle parking and bin storage.

Area Area 1 - South East
Application Number 4274/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/08/2022
Applicant Fleet Hotel Limited
Location The Fleet Hotel, 19-20 Fleet Street, Dublin 2, D02 WP97

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development at a site c. 0.13Ha (1,306 sq m) RPS reference no. 2920 & 8537) The development proposes the demolition of total of c.264 sq m including the existing flat roof terrace on Price's Lane and the link corridor to the rear of the flat roof terrace; the demolition of a pitched roof along Price's Lane and the removal of the existing roof structure to the existing return within the interior of the existing block where additional floors are proposed. The proposed development will principally consist of the provision of 17 no. new bedrooms to the 3rd, 4th and 5th floors of the hotel and alterations to existing bedroom layouts on the 2nd, 3rd and 4th floors, resulting in an increase in the total number of bedrooms from 93 no. to 104 no, an overall increase of 11 no. bedrooms; the relocation of the existing cold water storage tank from the fifth floor level (attic level) to the ground floor and basement levels and all associated internal and external works. The development proposes an increase in floor area from c.5,516 sq m to c. 5,879 sq m. There is no increase in height beyond the highest point of the existing building. The development principally replicates the scheme as permitted under DCC reg. ref. 2149/17, which is now expired.

Area Area 1 - South East
Application Number 4278/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/08/2022
Applicant Helen Boland
Location 9, Palmerston Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the repointing of the main facade/elevation to Palmerston Road in the 'Irish Wiggling Style' together with local mortar repairs to existing brickwork and as necessary the replacement with brick specials.

Area Area 1 - South East
Application Number 4284/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 16/08/2022
Applicant Trailfinders Ireland Ltd.
Location 4-5, Dawson Street, Dublin 2, DO2FH72

Additional Information

Proposal: PERMISSION & RETENTION: Permission for modifications to previously permitted development under planning reg. ref. 0801/95. The proposed modifications consist of internal layout changes to fourth-floor level only and retention of reversion from the permitted use as apartment to original use of office; and the installation of 35 sqm of roof-mounted solar PV panels on the existing main flat roof.

Area	Area 1 - South East
Application Number	4289/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/08/2022
Applicant	Trinity Leisure Holdings Limited
Location	Site of c. 388sqm located at Former Tara Street Fire Station, Pearse Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development at a site of c.388sqm located at Former Tara Street Fire Station, Pearse Street, Dublin 2 (including the Brick Watch Tower - a protected structure RPS no. 7994). It is located on the corner of Tara Street and Pearse Street. The development will consist of change of use from former nightclub/fire station to office at ground floor and basement level, the removal of modern internal finishes and refurbishment including reconfiguration of rooms, relocation of stairs, introduction of lightwells and escape stairs to basement, provision of staff facilities, kitchen area and toilets, restoration and retention of the timber doors and windows, window frames, feature lighting of arches including general external cleaning and restorations, brass nameplates to main entrance, all associated site development works and services provision required to enable the development of the site.

Area	Area 1 - South East
Application Number	4290/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	16/08/2022
Applicant	Signal Infrastructure Limited
Location	La Touche House, 1 Grove Road, Rathmins, Dublin 6

Additional Information

Proposal: Permission for the erection of 3no. a antennas and 2no. link dishes mounted on support poles together with remote radio units, 1no. outdoor cabinet, 1no. power board and associated equipment mounted on a steel mounting support platform and housed within a shrouded enclosure at the rooftop. The development will provide mobile voice and data services in the area.

Area	Area 1 - South East
Application Number	4299/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	18/08/2022
Applicant	Jaqueline Maloney
Location	75, Ringsend Road, Dublin 4

Additional Information

Proposal: Development will consist of converting first-floor flat roof into a private open space to the rear of the existing property.

Area Area 1 - South East
Application Number 4301/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/08/2022
Applicant Bernard Morrison
Location 22 Neagh Road, Terenure. Dublin 6w

Additional Information

Proposal: RETENTION PERMISSION: for alterations to previously approved planning application no. 4833/19 to include changing the 1st floor hipped roof to a gable roof & alterations to windows at 1st floor level at front & rear.

Area Area 1 - South East
Application Number 4307/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/08/2022
Applicant Elaine Dunne
Location 37 Saint Patrick's Villas, Dublin 4

Additional Information

Proposal: The development consisting of ground floor extension to existing bathroom to form utilities room with associated windows, door and new parapet height. Configured ground and first floor layouts to include a new fenestration at first floor en-suite to the north east elevation, revised fenestrations to the first floor bathroom set back to the north west elevation both to receive opaque glazing. New windows & doors. New velux window to roof. External insulation & render to the north east & south east elevations. Reconfigured shed to the rear courtyard with gross internal floor area of 135.1m² and all associated site works.

Area Area 1 - South East
Application Number 4312/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/08/2022
Applicant The DAVY Platform ICAV
Location Elmpark Green, Merrion Road, Dublin 4

Additional Information

Proposal: The existing office and leisure centre is located between the Links Apartment building to the west and the Bay Apartment building to the east. The leisure centre was permitted under DCC Reg. Ref.: 1539/02 & ABP Ref.: PL29S.201622 and subsequently amended by DCC Reg. Ref. 4445/18 and 2186/21. The development will consist of Change of use of the first floor of the building as permitted under DCC Reg. Ref. 4445/18 from office to leisure use and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4315/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/08/2022
Applicant Tom O'Donovan
Location Rear of no. 27 Bloomfield Avenue, Dublin 8

Additional Information

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)

Area Area 1 - South East
Application Number 4318/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/08/2022
Applicant Graham & Elaine Abell
Location 60, Brighton Road, Dublin 6, D06 V602

Additional Information

Proposal: PROTECTED STRUCTURE: Development will consist of the demolition of an existing single storey part of the return to the rear and construction of single storey extension to the rear including 3 rooflights, construction of a barbeque enclosure to the rear and a separate shed to the rear, demolition of existing garden wall to the rear lane and construction of new wall and new vehicular access to the rear lane and construction of a bicycle enclosure to the front. The proposed works will also include remodelling of ground floor windows to the side of the return, new opening between existing return at ground floor and extension, remodelling of interior of ground, first and second floor levels of return including drylining, addition of ensuite bathroom to main first floor level, works to ceiling under existing rooflight of main roof, addition of a rooflight to the roof of the return, cleaning and repointing of the brick facade to the front, side and rear, installation of PV solar panels to the rear existing main roof and general refurbishment. The proposed works include landscaping including timber screening to existing garden walls to the rear and associated siteworks.

Area Area 1 - South East
Application Number 4319/22
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/08/2022
Applicant Hibernia REIT Plc
Location Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure, RPS no. 3542), Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: permission for the development comprising amendments to previously permitted development DCC Reg. Ref. 3024/18, as amended by DCC Reg. Ref. 4784/19, at Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (protected structure RPS no. 3541) and no. 40 Harcourt Street (protected structure RPS no. 3542), Dublin 2. There are no works proposed to the protected structures arising from this amendment

application. The development will consist of :- change of use of the approved retail/cafe/restaurant/class 2 financial services unit (200 sq.m) fronting onto Charlotte Way to 'ancillary Cafe/Office' use and amalgamation with the permitted office floor space at ground floor level and the formation of a new pedestrian entrance to the building onto Charlotte Way, associated changes to the western elevation fronting onto Charlotte Way, reconfiguration of ground floor level to provide improved services, delivery and cycle parking access from Charlotte Way and the reconfiguration of ESB substation/switch room and fire escape routes.

Area Area 1 - South East
Application Number 4611/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/08/2022
Applicant Ciaran Bolger and Catherine Moran
Location 5 Leahy's Terrace, Sandymount, Dublin 4

Additional Information

Proposal: The proposed development consists of demolition of exiting rear chimney stack, part demolition of existing two storey rear annexe construction of new single storey rear extension, reconstruction of part existing two storey extension and construction of additional floor over existing two storey rear elevation including ancillary site works.

Area Area 1 - South East
Application Number 4612/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/08/2022
Applicant Carroll Estates Dublin Ltd
Location Mews at Little Fitzwilliam Place to the rear of 33 Baggot Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for material alterations to the existing two-storey mid-terrace mews office building (ridge height circa 7 meters above ground level) at Little Fitzwilliam Place to the rear of 33 Baggot Street Lower. The Mews was rebuilt in mid-20th Century and is within the curtilage of a protected structure, listed in the Dublin City Council Record of Protected Structures (RPS) No. 357. The application includes the following works: removal of existing corrugated asbestos sheets roof and replace with natural slate roof and reinstated to the original Mews ridge height (7.3 meters above ground level) to align with adjacent terrace buildings. Alterations to elevation to Little Fitzwilliam Place consisting of new door opening, new window opening and timber sliding sash at first floor, replacement of mid-20th C casement window with timber sliding sash at first floor. Removal of sand/cement render and replacement with lime harling coat finish. Construction of first floor single-storey extension (9.4 sqm) to rear to incorporate wc facilities and winter garden balcony at first floor. Internal alterations to include new access stairs at ground floor (5 sqm), re-organisation of first floor office area (39.6 sqm) featuring an open-plan office with new kitchenette. New mechanical and electrical works throughout.

Area Area 1 - South East
Application Number 4628/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/08/2022
Applicant CPFM Limited
Location Cafe 105, 105, Clonskeagh Road, Dublin 6, D06 A4N6

Additional Information

Proposal: Development will consist of the construction of a new rear deck to an existing café. The works will include a) A new rear deck at ground floor level to facilitate outdoor seating b) Internal modifications to the ground floor to allow access to proposed rear deck c) Demolition of the lower ground floor entrance porch d) A new covered external lower ground floor area by virtue of the new rear ground floor deck e) All ancillary site works to facilitate this development.

Area Area 1 - South East
Application Number 4631/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/08/2022
Applicant Crofttray Ireland Limited T/A Kingdon Of Sweets .
Location 15 Westmoreland Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for removal of unauthorised ground floor shopfront fascia board and signage; installation of new ground floor shopfront fascia board and individually mounted non-illuminated acrylic lettering signage; painting of existing shopfront surround grey and all associated works. A structure included on the Dublin City Council's Record of Protected Structures (Reference: 8540) and located within the O'Connell & Environs Scheme of Special Planning Control (2016).

Area Area 1 - South East
Application Number 4643/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/08/2022
Applicant Aquamarine Wellness
Location 6, Saint Andrew Street, Dublin 2

Additional Information

Proposal: PERMISSION & RETENTION: Planning Permission/Change of Use at 6 St Andrew's Street, Dublin 2. The structure is within an Architectural Conservation Area; The development will consist of Change of Use from office space to commercial use, specifically for beauty salon, skin care treatment, aesthetic treatment, nails and waxing, body sculpting, on the first, second, third and basement, from office to commercial use and retention of exterior signage.

Area Area 1 - South East
Application Number 4651/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/08/2022
Applicant Sean & Ciara Collins
Location 109, Bangor Road, Crumlin, D12 N2Y1

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 4654/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/08/2022
Applicant Latifa Ennoui
Location 32 Marine Drive, Sandymount, Dublin 4

Additional Information

Proposal: RETENTION PERMISSION: Permission for retention on completion of alterations to front garden wall and vehicular entrance to form higher wall and sliding timber effect aluminium gate in widened opening as well as matching pedestrian gate.

Area Area 1 - South East
Application Number 4662/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/08/2022
Applicant Karl Geraghty and Colette O'Dea
Location 28 Derrynane Gardens, Dublin 4, D04 YE28

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 skylights, internal alterations to existing dwelling to allow proposed new internal layout proposed new front porch, proposed new vehicular gate entrance and area for off street parking to front and all ancillary site works.

Area Area 1 - South East
Application Number 4663/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/08/2022
Applicant Craig Addison
Location 118, Larkfield Gardens, Dublin 6w, D6W FX39

Additional Information

Proposal: RETENTION: Retention planning permission for vehicular access with space for 1 vehicle.

Area Area 1 - South East
Application Number DSDZ4649/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/08/2022
Applicant Fastwell Ltd
Location Site at Grand Canal Square, Dublin 2

Additional Information

Proposal: The proposed development will consist of the change of use of 2 no. metal structures (currently accommodating pedestrian access to the basement pedestrian access to the basement car park from Grand Canal Square) to provide 2 no. commercial/retail kiosk type units; remodelling the internal reconfiguration of both units in addition to maintaining their existing circulation and means of escape function to the basement car park. The proposed new external treatment will replace sections of the existing metal mesh panels in both Kiosks with fixed and opening glazing panels within the same footprint, form and proportions as the existing structures. The roofs of both structures will be replaced with solid insulated and weathered roof structures. Proposed unit No. 1, 35.6m² internal floor area within an overall kiosk footprint of 63.9m², located in the southeast corner of the square is proposed to accommodate a coffee refreshment kiosk with a new sales hatch on the western facade relocated entrance doors on the southern facade creating a new internal accommodation for customers and a new, exit doors from existing escape stairs from basement car park on the eastern facade. Proposed unit No. 2, 49.8m² internal floor area within an overall kiosk footprint of 93.1m², located in the northwest corner of the square will accommodate a flower shop (florist) with a new entrance on the southern facade to provide access to the shop interior. Permission is also sought for signage and site development works associated with the above proposed development. The site, the subject of this proposed development is within the Grand Canal Dock/North Lotts Strategic Development Zone.

Area Area 1 - South East
Application Number WEB1357/22
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 19/08/2022
Applicant JCDecaux Ireland Limited
Location 7, Geraldine Terrace, Milltown Road, Dublin 6
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number WEB1591/22
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 15/08/2022
Applicant The Hairy Lemon LTD
Location 40, Drury Street/42 Stephen's Street Lower, Dublin 2
D02 NV08

Additional Information

Proposal: RETENTION: To retain three no. external projecting flag banners affixed to the façade of The Hairy Lemon at 40 Drury St/42 Stephens St Lower, D02NV08

Area Area 1 - South East
Application Number WEB1740/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/08/2022
Applicant Karen Dowling
Location 13, Keeper Road, Drimnagh, Dublin 12 D12 NX72

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 WEB1741/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/08/2022
Applicant Cahir O'Higgins
Location 27, Brookfield, Kimmage, Dublin 12 D12 N2E1

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 WEB1751/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/08/2022
Applicant Skechers USA Ltd
Location 13-14, Grafton Street, Dublin 2 D02 TRN0

Additional Information

Proposal: Skechers USA Ltd, intend to apply for Planning Permission for development at this site, No. 13-14 Grafton Street, Dublin 2, (which is within the Grafton Street and Environs Architectural Conservation Area) The development at the existing shopfront will consist of:- 1. The installation of 1 no. 3505mm wide x 300mm high back lit, internally halo illuminated signage consisting of 300mm high polyester powder coated 70mm deep individual letters to stand off existing fascia by 30mm. 2. The installation of 1 no. double sided projecting sign 1060mm long x 500mm high,

consisting of polyester powder coated mild steel framing and support arm; polyester powder coated 40mm high fret cut aluminium lettering and backer, all fixed to existing pilaster 4215mm above external ground level. 3. The installation of 1 no. 125mm high x 1455mm wide sign, consisting of PVC faced foam backed individual letters, affixed to existing panel above door. And all ancillary works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3457/22
Appeal Type	Written Evidence
Applicant	Red Rock Pleasants Street Ltd.
Location	49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

Additional Information Additional Information Received

Proposal: Planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (DO8 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (DO8 HY62), Dublin 8. The subject site is currently occupied by a two-storey unit with a café at ground floor and 1 no. apartment at first floor level at 49 Pleasants Street, 2 no. two-storey restaurant/café units at 50 and 51 Pleasants Street, a three-storey office building at Pleasants House and a two-storey former dwelling house, now in use as a commercial store, at 5 Pleasants Lane. The site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north. The development will consist of the demolition of existing structures on site and the construction of a five-storey over basement mixed use building (max. height 20.3m) comprising of office and retail/café/restaurant use (c. 3,518 sqm total GFA including basement of 564 sqm) with setbacks at 2nd & 4th floor levels. The proposed development will comprise:

- Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sqm GFA;
- Construction of a five-storey (20.3m) over basement, mixed use building, consisting of retail/café/restaurant and office use with setbacks at 2nd and 4th floor levels on southern and western elevations;
- Provision of 2,120 sqm of office space on each floor from basement to 4th floor level and provision of a retail/café/restaurant unit on ground floor and basement level (258 sqm);
- The provision of 2 no. external terraces at 2nd floor level (11 sqm) and at 4th floor level (81.5 sqm) on the southern & western elevation;
- The provision of plant at basement and roof level;
- Provision of green roof at 4th floor and roof level;
- Provision of ESB substation, switch room at ground floor level;
- Provision of bicycle and electric scooter store to provide 38 no. bicycle spaces at basement level accessed via bike lift;
- All ancillary works to facilitate the development.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2739/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	17/08/2022
Applicant	Derek Connolly
Location	Rear of 52 Leinster Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for demolition of existing shed and construction of two storey and part three storey detached mews house in the rear garden of No. 52 Leinster Road, Rathmines, Dublin 6, a protected structure. The new house will include a garage and vehicular access to Grosvenor Lane, a screened terrace to the rear on the first floor and top floor, roof lights, alterations to existing boundary walls, and all associated site works.



Dublin City Council

SECTION 5 EXEMPTIONS

33/22

(15/08/2022-19/08/2022)

Area	Area 1 - South East
Application Number	0270/22
Application Type	Section 5
Applicant	Crown Capitol Partnership
Location	28, Elgin Road, Dublin 4
Registration Date	18/08/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Redecoration of existing apartments. A. Repainting and updating flooring in living areas, new white goods B. Replacing damaged and missing tiles within bathrooms, updating broken sanitary ware and faulty electric showers. C. Minor maintenance work throughout building- i. Removing vegetation from gutters ii. Landscaping to front and rear iii. Service of fire alarm iv. Service and repair of sash windows. Removal of existing metal railing at lower ground floor level to comply with the active fire certificate on the building.
