



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

35/22

(29/08/2022-02/09/2022)

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 2059/17/X1
Application Type Extension of Duration of Permission
Applicant JD Brady
Location 7, Cope Street, Dublin 2
Registration Date 01/09/2022

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE - Permission for change of use from office to restaurant at ground floor and basement, with new entrance door and window to replace existing front facade window, at ground floor level, extractor/ventilation duct to rear, internal alterations, balconies and extension at rear to serve existing apartments at 1st, 2nd and 3rd floors, a protected structure (2046) (doorway, door and surround only).

Area Area 1 - South East
Application Number 3735/22
Application Type Permission
Applicant Le Favre Merrion Holdings Limited
Location 39-43, Merrion Square East, (Protected Structures),
D02 NP96, D02 R997 with frontage to Stephen's Place,
Dublin 2
Registration Date 02/09/2022

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of works to the main structures and rear returns of Nos. 39-43 Merrion Square as follows: (i) Alterations to fenestration of front facades of Nos. 40-41 Merrion Square including removal of non-original window arrangements and replacement with new timber sash windows in keeping with surrounding buildings; (ii) removal of all uPVC rainwater goods and SPVs and replacement with cast iron or cast aluminium rainwater goods and SVPs, removal of non-historic windows and replacement with new timber sash windows to the rear facade of nos. 39-43; (iii) removal of external security bars from windows and conduct necessary repairs to granite cills with lime and mortar repairs to rear elevations; (iv) cleaning and repair of rear elevations; (v) removal of modern door to rear of No. 42 and reinstatement of a large tripartite window to match window above; (vi) replacement of existing window with new external timber doors to rear of No. 41; (vii) replacement of existing doors to the rear returns of the ground floor of No. 39 and ground floor and basement of No. 42 with new windows; (viii) internal alterations at basement, ground, first, second and third floor levels to Nos. 39-43 comprising the removal of existing non-original wall partitions, doors, windows and carpet/modern floor coverings and the installation of new partitions to reveal original room layouts and facilitate the reconfiguring and fitouts of W/Cs throughout the buildings including new glazed screen and doors and replacement of timber panelled doors with like for like; (ix) removal of non-historic stairs (later addition) to rear return of No. 40; (x) removal of electrical power, lighting, electrical heaters and communications technology throughout 39-43 Merrion Square and replace with less intrusive alternatives and new electrical heaters in more appropriate locations; (xi) removal of mid-century sham ionic columns installed after the 20th century fire to be removed; (xii) restoration works including careful cleaning of chimneys and chimney pieces, repairs to timber sash windows, metal windows, decorative plasterworks and timber/tile flooring to be carried out by specialists; (xiii) new cast iron grates to be installed into existing chimney pieces; (xiv) provision of new fire rated and non-fire rated timber doors; (xv) new contemporary style fitouts of existing kitchenettes incorporating tea stations; (xvi) upgrading of existing services using existing risers and

under existing floorboards; (xvii) new guardings to existing stair landings; (xviii) new guardings to existing windows; (xix) removal of external modern doors to coal stores and replacement with new gates; (xx) new external timber doors and window configuration to arched walls below entrance steps; and (xxi) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3779/22
Application Type Permission
Applicant Via Properties Ltd
Location 146-156, Harolds Cross Road, Dublin 6
Registration Date 01/09/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE : Development will consist of a) Demolition of existing buildings on site, with the exception of house number 152, which is a protected structure RPS. Ref. 8899, b) Construction of a residential development (c.1,665 sq.m), 3 and 4 storey in height, containing a total of 22 apartments comprising of 13 one bedroom units and 9 two bedroom units. c) Alterations, refurbishments works and a change of use from commercial retail to residential use are proposed for No. 152, two of the 22 units will be in No. 152, d) Bicycle store for 70 cycle spaces, bin store substation and plant rooms on the ground floor, e) Communal garden at ground floor level and communal terrace at third floor level f) All ancillary site development works, green roofs, boundary treatment works (including reduction in height of existing wall to rear) and services.

Area Area 1 - South East
Application Number 4744/22
Application Type Permission
Applicant Canada Goose
Location 64, Grafton Street, Dublin 2, D02 HK20
Registration Date 29/08/2022
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (a) the fit-out of the interior for retail purposes including the removal of existing modern fit-out partitions and fixed furniture; (b) the installation of new retail fit- out partitions and fixed furniture; (c) the installation of new connecting staircase from ground to first floor level replacing a modern staircase; (d) the upgrading of services provision & fire rated floors and walls within the building; (e) the replacement of existing retail signage within the signage area above the glazed shop windows with new simplified signage, and (f) a new disc logo sign affixed to the front elevation of the building.

Area Area 1 - South East
Application Number 4750/22
Application Type Retention Permission
Applicant Colm Egan
Location Units 1 & 2 Terenure Business Park, Beechlawn Way, Dublin 6
Registration Date 30/08/2022
Additional Information

Proposal: RETENTION PERMISSION: for the retention of part change of use from warehouse to trade showroom use, retention of existing roller shutters, glazing and signage to the north side elevation.

Area Area 1 - South East
Application Number 4753/22
Application Type Permission
Applicant Mont Blanc International GmbH
Location 1 Anne Street South, Dublin 2, D02 NP59
Registration Date 30/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of removal of existing 'Inglot signage and projecting banner at first floor level. Proposed external signage to existing timber storefront fascia at ground floor level in the form of individually pin mounted front-lit letters with a proposed internally illuminated 'snow cap' roundel behind the existing fenestration at first floor level. Minor alteration to storefront facade facing Anne Street South at ground floor level to include the replacement of existing modern sliding entry doors with traditional double leaf timber entry doors. All associated site works.

Area Area 1 - South East
Application Number 4763/22
Application Type Permission
Applicant Exchequer Developments Limited
Location The Central Hotel, Nos 1-5, Exchequer Street and Nos 11, 14, 15 & 16 South George's Street and No.12 Dame Court, Dublin 2
Registration Date 31/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: 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 the 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 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 4765/22
Application Type Permission
Applicant Jingleberry Limited
Location The Arthaus Hotel, Mercer Street Lower, Dublin 2
Registration Date 01/09/2022

Additional Information

Proposal: Planning permission for a single illuminated external sign approximately located at The Arthaus Hotel, Mercer Street Lower, Dublin 2. This external signage application is in relation to a previously permitted development (Dublin City Council Reg. Ref. 2937/20) generally comprising minor amendments to the ground floor elevations along Mercer Street & York Street. The proposal shall consist of a single projecting external sign illuminated on both sides .

Area Area 1 - South East
Application Number 4766/22
Application Type Permission
Applicant Mercroft Taverns Ltd
Location Rear 29 Market Arcade, South Great Georges Street, Dublin 2
Registration Date 01/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use from retail to a licenced premises as part of Market Bar as a tasting room to rear.

Area Area 1 - South East
Application Number 4768/22
Application Type Permission
Applicant Martina Donohue
Location Bloomfield Park, Rear of 12 Bloomfield Avenue, Portobello, Dublin 8
Registration Date 01/09/2022

Additional Information

Proposal: The development will consist of the construction of a new two storey detached, two bedroom dwelling, with two dormer windows to the front and one dormer window to the rear, with a total floor area of c.72.4 m2, 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 4771/22
Application Type Permission
Applicant Luhmann Dublin Ltd
Location 21 Fitzwilliam Place, Dublin 2
Registration Date 02/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS No, 2774) Permission is sought for works to the lower ground floor to consist of the following: change of use of the lower ground floor from commercial to residential consisting of two residential units, comprising of one studio (52m2) and one 1-bedroom apartment (56m2). Internal works: internal alterations and provision of new

lightweight partitions to form spaces necessary for residential use; replace existing non-historic doors with new fire rated doors; new mechanic and electrical services installations; new fittings and finishes internally. External works: replace existing mild steel stair within front light well with new stair to improve accessibility; remove cementitious render to front facade and facade to entrance at lower ground floor and re-render with breathable lime render; replace existing uPVC door and associated window with new glazed hardwood timber door and window to front entrance of lower ground floor; replace existing non-historic hardwood timber door with new glazed hardwood timber door to rear entrance of lower ground floor; remove existing external security bars from windows at lower ground floor; remove existing external security bars from windows at lower ground floor; removal of external boiler house to rear (5m²); re-positioning of lower level retaining wall at rear between car park area and sunken yard; new external accessible stair and ramp to rear providing access to 1-bedroom apartment; new hard and soft landscaping proposal; new bicycle parking spaces, new car parking spaces; new enclosed ventilated refuse stores and all associated site services. The proposal will result in residential use throughout the lower ground floor providing a studio apartment to the front and a one-bedroom apartment to the rear.

Area	Area 1 - South East
Application Number	4774/22
Application Type	Retention Permission
Applicant	Cormak Ltd
Location	The Merrion Inn, 188, Merrion Road, Dublin 4, D04 Y512
Registration Date	02/09/2022

Additional Information

Proposal: RETENTION PERMISSION: For the following development; 1) A 'BAR' shopfront sign with downward illumination to the front (southwest) facade 2) 2 no. internally illuminated high level signs to the side (southeast & northwest) elevations and 3) 4 no. flag poles and associated holders at high level to the front (southwest) elevation.

Area	Area 1 - South East
Application Number	4777/22
Application Type	Permission
Applicant	James O'Flynn
Location	46, Eglinton Road, Dublin 4
Registration Date	02/09/2022

Additional Information

Proposal: Proposed development comprises • Demolition of a existing single storey dwelling. • Construction of a new 2 storey family dwelling incorporating a semi-autonomous, semi-independent living unit, to cater for a special needs family member. • Lowering of existing ground levels to front and rear gardens together with associated landscaping, and drainage works. • Construction of new front boundary, widened road entrance, and new gates. • Reconstruction and restoration of side boundaries and walls.

Area Area 1 - South East
Application Number 4779/22
Application Type Permission
Applicant GWR Property Co. Ltd.
Location 26, Donnybrook Road, Dublin 4
Registration Date 02/09/2022

Additional Information

Proposal: Permission for the replacement of 1 no. existing backlit '48 sheet' advertising panel (6.0 x 3.0m, surface area 18m²) with a single 4.5m x 3.0m (surface area 13.5m²) digital advertising panel along with associated site works.

Area Area 1 - South East
Application Number 4780/22
Application Type Permission
Applicant Amatrek Ltd
Location 28-30, Fleet St, Dublin 2
Registration Date 02/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: For the retention of modifications and amendments of works commenced under Planning Permission Ref 3397/15 (now expired) which included the reconfiguration and alterations to walls and partitions to facilitate the proposed cafe/bar use at ground floor level, stairs access from basement level (not implemented) including raised level of part of existing floor to facilitate drainage pipes, demolition of part of internal wall to provide for access to neighbouring fire escape corridor at 29 Fleet Street (not implemented) and insertion of void within existing floor to basement level below (not implemented). The works previously approved at basement level of existing licensed premises comprised of alterations to existing internal doors, corridor and stairs to provide access from the existing basement level to the ground floor level of 29 and 30 Fleet Street (partially implemented). Retention of works required on foot of the granted Fire Safety Certificate (FSC 3256/21) & Regularisation Fire Safety Certificate (3004742) which is pending and includes the blocking up of the existing escape route that previously discharged through the adjoining Hostel and retention of a new protected escape stair and protected escape route from the basement to the ground level at 30 Fleet St in lieu of previously approved fire escape route. Retention of other completed works including kitchen, stores and dumb waiter, alterations to bar counter and new toilet facilities at basement level. Removal of contemporary accommodation stair connecting the basement and ground floor bar area. Alterations to ground floor betting office (vacant) include new disabled WC and bar counter. Retention of external works consisting of reinstatement of the doorway entrance to 30 Fleet Street. Planning permission is also requested for works previously approved but not completed under planning permission (Ref 3397/15) which include the refurbishment of the building facade and change of use of ground floor betting office (vacant) to licensed cafe/bar and proposed dumb waiter (not previously approved), refurbishment and maintenance of the 1st, 2nd and 3rd floor facade of 29 and 30 Fleet Street and lighting and all ancillary site and development works.

Area Area 1 - South East
Application Number DSDZ4751/22
Application Type Permission
Applicant Fastwell Ltd
Location The Kiosks at Grand Canal Square, Dublin 2
Registration Date 30/08/2022

Additional Information

Proposal: The proposed development will consist of the change of use of 2 no. mesh clad and metal structures (currently accommodating pedestrian access to the basement car park at 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 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 onto 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 the proposed development is within the Grand Canal Dock / North Lotts Strategic Development Zone.

Area Area 1 - South East
Application Number PWSDZ3406/22
Application Type Permission
Applicant Pembroke Beach DAC
Location Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4
Registration Date 01/09/2022
Additional Information A.I Article 35 Received

Proposal: Permission for development for a mixed use development (Referred to as Phase1B) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily, but not exclusively, on a net site area of 0.76 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme. The overall site is also the subject of an application for planning permission (Phase 1 RFI Scheme) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase 1 RFI Scheme is located directly adjacent to the proposed Phase 1B development within the overall

site. Access and servicing of the proposed Phase 1B development will be by way of the central boulevard and adjoining side street as included in the Phase 1 RFI Scheme application for planning permission (PWSDZ3207/21) which also seeks to amend the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things. The proposed Phase 1B development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 0.76 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the permitted vehicular and basement access point, materials, urban tree locations and landscaping, and changes in level for the permitted streets, village green and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 43,944 sq m (37,020 sq m above basement, together with a basement/undercroft area of 6,924 sq m, comprising 1 No. block (identified as Block L) to provide: 356 No. apartment units and associated residential amenity facilities; ground floor retail unit; together with associated infrastructural works on the overall site. The 356 No. apartment units will consist of: 264 No. apartment units; 55 No. affordable housing apartments; and 37 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.) The proposed Phase 1B development will consist of:

- The building will range in height from 5 – 18 storeys over basement/undercroft to provide 356 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block, consisting of: 89 No. 1-bedroom units (2no. studio 1-bedroom 1 person and 87 no. 1-bedroom 2 persons); 213 No. 2-bedroom units; and 54 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 844 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities);
- Retail space located at the ground floor (310 sq m);
- A total of 69 No. car parking spaces (incl. 6 No. car share spaces) located at basement level with vehicular access from the street level along the north-western elevation and the new adjacent side street, and the provision of 11 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces)) (Note the 11 No. on-street car parking spaces is inclusive of 2 No. on-street car parking spaces proposed as part of the Phase 1 Residential application for planning permission (PWSDZ3207/21));
- Provision of 610 No. bicycle parking spaces (550 No. long-stay standard bicycle parking spaces located at basement level); 38 No. short-stay standard bicycle parking spaces located at surface level; 17 No. cargo bicycle parking spaces located at basement level; and 5 No. cargo bicycle parking spaces located at surface level);
- plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise c.2441 sq m of residential communal courtyards (incl. children's play areas), and roof terraces (6th, 8th, 10th & 17th Floors); and
- 1 No. ESB double substation and associated LV switch rooms located at ground floor along the south elevation. The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area Area 1 - South East
Application Number WEB1791/22
Application Type Permission
Applicant Derek Singleton
Location 67, Garville Lane, Dublin 6
Registration Date 30/08/2022

Additional Information

Proposal: Demolition of the existing studio and the construction of a 2.5 storey (including a mezzanine floor over ground level) detached mews house plus boundary walls, gateway and one off street parking space.

Area Area 1 - South East
Application Number WEB1808/22
Application Type Permission
Applicant Vermilion Indian Cuisine Ltd
Location 94 Terenure Road North, Terenure, Dublin 6W, D6WTY70
Registration Date 01/09/2022

Additional Information

Proposal: Permission for external signage/advertising at Vermilion Restaurant, 94 Terenure Road North, Dublin 6WTY70 comprising: (i) a 2.2 x 1.2m restaurant billboard, flat-mounted at first floor level on the south facing side wall and (ii) 3no. 2.5 x 0.5m projecting, double-sided, vertical, restaurant banners positioned between the first floor front windows.

Area Area 1 - South East
Application Number WEB1809/22
Application Type Permission
Applicant Dr. Martens AirWare Ireland
Location 83, Grafton Street, Dublin 2
Registration Date 02/09/2022

Additional Information

Proposal: New shopfront signage to comprise the following; 1 - Main facade signage to read 'Dr. Martens'. Overall sign dimensions are 385mm high x 3000mm wide, sign area 1.155m². The sign is comprised of individual built-up metal lettering with an overall depth of 80mm. Front face of lettering is white acrylic with a metal surround and side with black powder coated paint finish. The sign is illuminated with integrated lighting. 2 - Signage board, mounted perpendicular to facade with Dr. Martens logo. Board dimensions are 600mm high x 600mm wide, area 0.36m². Signage board to be fabricated from aluminium with black powder coated paint finish. The sign is illuminated with integrated lighting.

Area Area 1 - South East
Application Number WEB1819/22
Application Type Permission
Applicant JCDecaux Ireland Ltd
Location The junction of Macken Street and Grand Canal Lower, Dublin 2
Registration Date 02/09/2022

Additional Information

Proposal: Permission for development at this site 'The junction of Macken Street and Grand Canal Lower, Dublin 2'. This development will consist of the replacement of the 3 no. existing static advertising signs (3.603m high by 6.429m wide) structure with 2 no. slimline digital displays (3.4m high by 6.28m wide) at the junction of Macken Street and Grand Canal Lower, Dublin 2. The application also includes the removal of an existing advertising display at 37 Emmet Road, Kilmainham, Dublin 8.

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 4746/22
Application Type Permission
Applicant Peter Dalton
Location 28 Dartmouth Square North, Ranelagh, Dublin 6, D06 TW14
Registration Date 29/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: the proposed works consist of the demolition of the existing rear return at lower ground floor level, removal of non-original overhang extension at rear of property at upper round floor level, removal of sections of internal and external wall at lower ground floor level and internal reconfiguration at lower ground floor level. An extension of total 54 sq.m. is proposed at lower ground, upper ground and first floor levels at the rear of the house with the lower ground floor element to accommodate an open-plan kitchen and dining area, upper ground floor element to provide an additional bedroom and first floor element to provide a family bathroom. An additional rooflight and solar panels will be added within the internal valley of the double roof structure. Works will also include minor changes to the rear boundary wall and access roller door, roof repair and all associated site works.

Area Area 1 - South East
Application Number 4747/22
Application Type Retention Permission
Applicant Latifa Ennoui
Location 32 Marine Drive, Sandymount, Dublin 4, D04 F294
Registration Date 29/08/2022

Additional Information

Proposal: RETENTION PERMISSION: (a) Permission for retention of alterations to front garden including higher front garden wall, widened vehicular entrance and new pedestrian entrance; (b) Permission for new sliding timber effect aluminium vehicular gate and matching pedestrian gate.

Area Area 1 - South East
Application Number 4762/22
Application Type Permission
Applicant Micheál Twomey
Location 115, Anglesea Road, Ballsbridge, Dublin 4, D04 P1H3
Registration Date 31/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for works to main house including internal insulation, loft insulation, new en-suite with rooflight and new bathroom at first floor, removal of cement pointing and repointing in lime mortar to front elevation and single-storey garden level rear extension with shallow pitched roof and rooflight. Extension of the single storey rear garage building towards the garden and upwards to provide a mezzanine, with a new pitched roof with rooflights and PV panels and with a balcony onto the rear lane.

Area Area 1 - South East
Application Number 4773/22
Application Type Permission
Applicant Harry Carpendale
Location 14, Magennis Square, Dublin 2
Registration Date 02/09/2022

Additional Information

Proposal: Permission to demolish single storey rear extension & construct single storey & 2-storey rear extension, and associated works.

Area Area 1 - South East
Application Number WEB1233/22
Application Type Permission
Applicant Eamonn & Henrike Fallon
Location 5, Albany Road, Ranelagh, Dublin 6
Registration Date 31/08/2022

Additional Information Additional Information Received

Proposal: The development consists of the (1) construction of a basement (166.9 sq m) extension underneath the ground to the rear (south) of the property and (2) construction of a ground floor extension (15.9 sq m) to facilitate a link to the basement to the rear of the property. The development will also include landscaping; skylights; and all associated site and development works above and below ground.

Area Area 1 - South East
Application Number WEB1602/22
Application Type Permission
Applicant Laura-Jayne Gilmore
Location 47, Sandymount Avenue, Ballsbridge, Dublin 4 D04 RX46
Registration Date 29/08/2022

Additional Information Additional Information Received

Proposal: Permission is sought for an extension to a semi-detached dwelling. The development will consist of demolition of an existing single storey front garage and rear store structures, and construction of - two storey pitch roof extension at front and side of house, single storey flat roof front porch extension, part single storey flat roof and part two storey pitch roof rear extension, attic conversion to bedrooms, internal modifications, hip roof modified to gable roof, velux rooflights to

front and rear, and solar panels to front and rear pitched roof, detached flat roof garden room in the rear garden, bicycles-bin structure in the front garden, widening of existing vehicular gate, and associated site works.

Area Area 1 - South East
Application Number WEB1792/22
Application Type Permission
Applicant Sinead Mitchell & Andrew Moloney
Location 2, Eagle Hill Avenue, Dublin 6w
Registration Date 31/08/2022
Additional Information

Proposal: The development will consist of the removal of existing dormer window and replacement with a new larger dormer window at roof level to the rear of existing dwelling.

Area Area 1 - South East
Application Number WEB1793/22
Application Type Permission
Applicant Matthew & Niamh O' Donohoe
Location 78, Eglinton Road, Dublin 4, D04 A0F8
Registration Date 30/08/2022
Additional Information

Proposal: The development will consist of: construction of a single storey detached ancillary recreational building, provision of a pedestrian entrance gate to the rear off Tramway Lane, and all landscaping and site development works.

Area Area 1 - South East
Application Number WEB1795/22
Application Type Retention Permission
Applicant Katelyn and John O'Riordan
Location 15, Sandymount Road, Sandymount, Dublin 4
Registration Date 30/08/2022
Additional Information

Proposal: RETENTION & PERMISSION: 1. RETENTION PERMISSION for two new windows on the 1st and 2nd floor rear elevation of the existing return and alterations to existing windows on the 1st and 2nd floor side elevation of the existing return 2. PERMISSION to lower the ground level to enlarge the external "area" at the front ground floor entrance and for new railings designed to match the style of existing railings to provide guarding to the enlarged area, along with associated site works.

Area Area 1 - South East
Application Number WEB1796/22
Application Type Permission
Applicant Caitriona Ryan
Location 73, Merrion Village, Ballsbridge, Dublin 4
Registration Date 30/08/2022

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 WEB1797/22
Application Type Permission
Applicant David Bradley
Location 8, Nutley Lane, Dublin 4
Registration Date 30/08/2022

Additional Information

Proposal: Conversion of his attic to storage and a bathroom, including changing the existing hipped end roof to a half hipped, gable end roof, four velux rooflights to the rear and two velux rooflights to the side, all at roof level.

Area Area 1 - South East
Application Number WEB1798/22
Application Type Permission
Applicant Elizabeth Coman
Location 12, Lavarna Grove, Terenure, Dublin 6w D6W YT35
Registration Date 30/08/2022

Additional Information

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

Area Area 1 - South East
Application Number WEB1802/22
Application Type Permission
Applicant Brid O'Sullivan
Location 16, Chelmsford Avenue, Ranelagh, Dublin 6
Registration Date 31/08/2022

Additional Information

Proposal: Single storey ground floor extension to rear and with roof lights to existing rear roof slope together with connection to all services and associated site works.

Area Area 1 - South East
Application Number WEB1810/22
Application Type Permission
Applicant Manus & Gillian Agnew
Location 53, Claremont Road, Sandymount, Dublin 4, D04 WK50
Registration Date 02/09/2022

Additional Information

Proposal: The development will consist of (i) the demolition of a two-storey return structure to the rear of the existing dwelling, (ii) the construction of (a) a replacement two-storey extension to the rear of the existing dwelling, (b) 4 No. Rooflights to the rear of existing roof structure, (c) 2 No. Rooflights to the rear of proposed rear extension, (d) the widening of the front vehicular entrance, (e) associated internal alterations and external works.

Area Area 1 - South East
Application Number WEB1814/22
Application Type Permission
Applicant Mark Hensey & Noelle Casey
Location 23, Tritonville Court, Sandymount, Dublin 4, D04 AK37
Registration Date 02/09/2022

Additional Information

Proposal: The development will consist of the removal of the existing garage at the side of the house, replaced with a 1-storey side extension, a two-storey extension to the rear of the house, and external insulation with a render finish to the front and sides of the house. The works include the removal of the mock-classical concrete columns & entablature, to be replaced with a contemporary projecting canopy. The development will also consist of the widening of the existing vehicular access to 3 metres.

Area 1 Decisions

Area Area 1 - South East
Application Number 0248/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 29/08/2022
Applicant National University of Ireland
Location 49 Merrion Square East, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Alteration and Conversion of an existing WC to become a print room.

Area Area 1 - South East
Application Number 0253/22
Application Type Section 5
Decision SPLIT DECISION (PERMISSION & REFUSAL)
Decision Date 29/08/2022
Applicant The Provost Trinity College
Location Printing House, Trinity College, Dublin, 2
Additional Information
Proposal: EXPP,PROTECTED STRUCTURE, Roof & facade Repairs & cleaning & reinstatement of original historic openings, sash windows and demolitions of non-historic internal fitout and services

Area Area 1 - South East
Application Number 0258/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 01/09/2022
Applicant Kevin Moloney and Catherine Weafer
Location Side of Cois Cuan, 45A, Pigeon House Road, Dublin 4, D04 V4F3
Additional Information
Proposal: SHEC: Erection of 2 No 2 storey 3 bedroom dwelling houses and associated site works.

Area Area 1 - South East
Application Number 0259/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 02/09/2022
Applicant David Tennyson & Helen Coburn Walshe
Location 62 & 64 Greenlea Road, Terenure, Dublin 6W
Additional Information
Proposal: EXPP: Alterations to the roof of the existing semi-detached garages.

Area Area 1 - South East
Application Number 2389/17/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 02/09/2022
Applicant Mairead Foley
Location 81, Gordon Street, Ringsend, Dublin 4
Additional Information
Proposal: EXT. OF DURATION: The development will consist of: (1) Demolition of existing single storey extension to the rear of the existing terraced dwelling. (2) Construction of a new two storey extension to the rear with an attic conversion and dormer extension, all to the rear of the existing two storey terraced dwelling.

Area Area 1 - South East
Application Number 3389/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/09/2022
Applicant Niall O Carroll and Mary Sheahan
Location 79 Anglesea Road,, Donnybrook, Dublin 4, D04 C1W4
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 3621/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 02/09/2022
Applicant JP Dairy Developments Limited
Location 4-16 Saint Brendan's Cottages, Dublin 4
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 3749/21
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 01/09/2022
Applicant Sue Keegan
Location 1 Captains Avenue, Crumlin, Dublin 12
Additional Information

Proposal: The development will consist of an attic conversion with dormer roof to rear plus changing of existing roof profile from hipped to new mini Dutch roof and all associated site works.

Area Area 1 - South East
Application Number 4173/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/09/2022
Applicant Patrick Stephenson & Laura Scott
Location 15, Palmerston Road, Rathmines, Dublin 6, D06 H2C0
Additional Information Additional Information Received

Proposal: **Proposal:** PROTECTED STRUCTURE: The development will consist of the refurbishment and the restoration of the existing house (currently in two separate units) into a single family home, with works to include: i) reinstatement of stairs to basement ii) removal of non-original toilet and lobby extension at piano nobile level iii) alterations to ground floor to provide new family, utility, kitchen and double height living spaces iv) alterations to piano nobile level to include access from proposed office space to new library v) revisions to first floor to provide en-suite and family bathroom vi) re-servicing and decoration of the interior. Exterior works to include: a) construction of new external deck and screen with access from piano nobile level through existing dining room with new external stair to garden level; b) new paving to archway and forecourt to rear with new gate and screen to laneway c) two no. new access openings in existing garden wall d) two new freestanding porch structures to rear e) new solar photovoltaics at rear pitch of house f) removal of existing roof light and installation of new roof light to proposed dressing area at first floor.

Area Area 1 - South East
Application Number 4391/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 29/08/2022
Applicant Dorata Romanska
Location 4, Poddle View, Kimmage, Dublin 12
Additional Information

Proposal: RETENTION: 1) Change of use of existing attic space to bedroom use, with 1no. rooflight to the front roof plane and 3no. rooflights to the rear roof plane and all associated site works.

Area Area 1 - South East
Application Number 4393/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/08/2022
Applicant Thomas & Noeleen Fitzgerald
Location 5, Ferns Road, Crumlin, Dublin 12
Additional Information

Proposal: The development consist of first floor rear extension above existing ground floor rear extension with internal alterations and attic conversion with dormer to rear roof slope and all associated site works.

Area Area 1 - South East
Application Number 4394/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/08/2022
Applicant Mary McEvaddy
Location 26, Fitzwilliam Street Upper, Dublin 2, D02W5T8
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of change of use of basement office to a 2-bedroom apartment.

Area Area 1 - South East
Application Number 4396/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/08/2022
Applicant Gearoid Murphy & Maeve Brady
Location 18, Morehampton Terrace, Donnybrook, Dublin 4, D04 Y9C9

Additional Information
Proposal: PROTECTED STRUCTURE: Permission is sought for works to a protected structure incorporating the demolition of non-original conservatory and garden shed structures; construction of a new single-storey rear extension with rooflight; demolition and replacement of 2-storey rear return; addition of new rooflight at roof level of rear return; lowering of floor level to the rear ground floor; infilling of non-original ground floor door; provision of new opening for ground floor door; provision of new toilet under stairs; replacement of non-original rear elevation windows; modification of non-original rear ground floor door opening; re-rendering of rear external walls; light cleaning and re-pointing of front brickwork; restoration and repainting of existing timber sash windows and doors; modification to rear-boundary wall to accommodate vehicular entrance and covered bin storage area; and all associated landscaping and ancillary site works.

Area Area 1 - South East
Application Number 4403/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/08/2022
Applicant MG Developments
Location 23-24, Mountain View Avenue, Dublin 6w & rear of nos. 226-230 Harold's Cross Road

Additional Information
Proposal: The development will consist/consists of alterations to existing planning permission granted Permission Ref No. 2409/19. The proposed alterations will consist of, Replacing 8 No. Previously approved apartments with 3 No. Townhouses. Proposed Townhouses to be 4 Storey with a pitched roof with gables and rooflights. Each proposed unit to comprise of 4 No. bedrooms each and 1 No. Internalized Car Parking Space from exiting laneway on Mountain View Avenue. Balcony's to be provided at first and second floor level facing East onto Mountainview Avenue and

private open space to be provided to the rear (west) of the property. Alterations to 4 No. previously approved townhouses. Proposed alterations would consist of material changes to the elevations and provide an escape window in each house to the fourth floor on the eastern elevation.

Area Area 1 - South East
Application Number 4404/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/08/2022
Applicant Clontarf Dental Practice Ltd
Location 77, Morehampton Road, Dublin 4, D04 DH51

Additional Information

Proposal: Change of use from café to dental surgery together with modifications to the front (north east) elevation. The proposed development includes all ancillary works necessary to facilitate the development comprising 5 no. consulting rooms, x-ray room, reception, waiting area, staff and visitor welfare facilities.

Area Area 1 - South East
Application Number 4408/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 31/08/2022
Applicant Pat & Noreen Rice
Location 19, Serpentine Avenue, Ballsbridge, Dublin 4, D04 F6E8

Additional Information

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

Area Area 1 - South East
Application Number 4412/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/08/2022
Applicant Derek O'Gorman
Location 41, Heytesbury Street, Dublin 8, D08X7K5

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to excavate the front garden to lower ground floor level to provide a concealed bin/bike store with reconfigured pedestrian steps.

Area Area 1 - South East
Application Number 4414/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/08/2022
Applicant Emily Brew and Ryan Kelly
Location 203, Bangor Road, D12A4X5

Additional Information

Proposal: Permission to create a new vehicular entrance to provide for off street parking with associated kerb dishing.

Area Area 1 - South East
Application Number 4415/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 29/08/2022
Applicant Anne Kearns
Location 5, Malone Gardens, Dublin 4, D04V1F3

Additional Information

Proposal: Permission to widen existing pedestrian entrance and create a new vehicular entrance to provide for off street parking with associated kerb dishing.

Area Area 1 - South East
Application Number 4417/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/08/2022
Applicant Noel Ruane
Location 34, Wellington Road, Dublin 4, D04P2X5

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of refurbishment works & alterations to existing two storey over basement mid terrace dwelling house. Works to include a) the reinstatement of new stairs from basement to upper ground floor where original stairs existed to reconnect basement and ground floor, with associated alterations including removal of existing under stairs store, b) removal of ex. modern rear glazed door to kitchen/breakfast room and replacement with new glazed doors and screen, c) provision of new sky light to first floor master ensuite bathroom located to rear of ex. roof, inc. associated alterations & refurbishment of existing bathroom, d) other minor associated repair/maintenance works internally & externally to facilitate works.

Area Area 1 - South East
Application Number 4418/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 31/08/2022
Applicant Christopher, Gregory, Michael & Declan McGinn
Location 24 & 22A South Lotts Rd. and 101 Gordon St., Ringsend, Dublin 4

Additional Information

Proposal: The development will consist of: a) conversion of 101 Gordon St. back into a house, with existing Yard/Patio to rear, from existing use as part shop and part residential, and removal of double doors and rebuilding wall on Gordon St. elevation; b) change of use of Ground Floor (excluding entrance hall and stairs to accommodation at First Floor) of 24 & 22A South Lotts Road from 2 shops and part residential to Cafe with ancillary take away, and construction of extension to rear of 22A South Lotts Road at Ground Floor level, all for use as Cafe with ancillary facilities; c) removal of 3 no. car parking spaces from forecourt to provide landscaped outdoor seating area; d) construction of First Floor extension & balcony over 22A South Lotts Rd. to include new extract duct for proposed Cafe, and conversion of existing residential accommodation at First Floor level of 24 South Lotts Road to provide a 1 Bedroom apartment; e) fitting awning over shop on South Lotts Road elevation; f) 2 no. new Velux rooflights to rear of 24 South Lotts Road and 101 Gordon Street.

Area Area 1 - South East
Application Number 4420/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/08/2022
Applicant Paddy & Jayne Power
Location Dinard, 52 St. Kevin's Park, Dublin 6, D06PY92

Additional Information

Proposal: Permission for development comprising: i) The demolition of single storey structures to the rear of the existing dwelling at ground floor level, ii) The construction of; a) a single storey extension to the rear of the existing dwelling, b) a replacement dormer at first floor level and new dormer at attic floor level, both to the rear, c) rooflights at attic and ground floor levels, d) a single storey garden room structure to the rear of the existing property, within the rear garden, e) widening of vehicular access and f) all associated internal alterations and external works.

Area Area 1 - South East
Application Number 4422/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 31/08/2022
Applicant Eoin and Oda Foyle
Location 11, Charleville Road, Rathmines, Dublin 6, D06 Y2RO

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to construct a new mews dwelling house at the rear of the site. The mews will comprise two bedrooms, two bathrooms, kitchen and living area, hall toilet and two external private courtyard spaces, one at half basement level and one at roof level, enclosed by solid walls. The building will have a maximum height of 4.5 metres above ground level and will contain a total internal floor area of 120 sq.m., distributed over four half levels,

and two private open spaces comprising a total of 40 sq. m. All windows will be internal to the site and no windows will face outwards from the site. Existing stone walls to the garden will be retained and the proposed mews will have a plastered finish to match the original rear walls of adjacent properties. The existing garden will be subdivided using a stone wall, and pedestrian access will be provided from Charleville Road via a two-metre-wide passageway along the eastern boundary of the site. A new opening will be made in the existing front boundary wall and railings to provide a pedestrian gate, which will be constructed of wrought iron, to match the original railings. The site is within the curtilage of a Protected Structure at no.11 Chareville Road. No alterations are proposed to the existing Protected Structure itself, other than the new pedestrian access in the garden areas within its curtilage.

Area	Area 1 - South East
Application Number	4430/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/09/2022
Applicant	St. John Simpson
Location	17, Mountpleasant Avenue Lower, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of a new single storey rear extension and associated alterations to the existing return, internal refurbishments, provision of solar PV panels to rear roof and sundry site works.

Area	Area 1 - South East
Application Number	4439/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/09/2022
Applicant	Frank and Rebecca Mitchell
Location	42H Palmerston Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE (RPS No. 6215) (and is a corner site with Cowper Road). The development will consist of: (i) the demolition of the existing non-original, single storey rear extension and a section of the northern side wall of the existing kitchen and dining room area at ground floor level; (ii) the construction of part 1 and part 2 storey extension, with rooflights, to the rear and side of the existing dwelling together with refurbishment works to the existing dwelling; (iii) internal works to the dwelling consist of : (a) amendment to existing window in the second floor bedroom; (b) refitting of second floor bathroom; (c) reconfiguration of en-suite bathroom on first floor; (d) provision of a new en-suite bathroom on first floor; (e) conversion of existing first-floor bathroom to bedroom; (f) provision of new skylight to first floor landing; (g) subdivision of mezzanine-level bedroom to provide access to proposed rear extension; (h) conversion of existing study to access to new extension; (i) removal of toilet on lower floor; (j) the reconfiguration of kitchen and dining area as part of the layout of the new extension; (k) insulation of external walls of dwelling; (iv) external works include refurbishment of existing windows to include retrofitting with double-glazing and repointing of existing brickwork at front, side & rear elevations; (v) removal of existing pedestrian and vehicular entrances from Palmerston Road and Cowper Road and replacement with matching-boundary wall treatments; (vi) provision of a new vehicular entrance and driveway to the front of the dwelling from Palmerston Road; (vii) provision of a new pedestrian entrance from Cowper Road; (viii) permission is also sought for any landscaping, alterations to all elevations, drainage and ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4441/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/09/2022
Applicant Joanna Minch
Location 20 Durham Road, Sandymount, Dublin 4, D04 H922

Additional Information

Proposal: Permission is sought for amendments to previously granted planning application reference no. 3467/20. The amendments comprise an increase in the height of the rear dormer to obtain a habitable room in the converted loft; associated elevational changes and all associated site works.

Area Area 1 - South East
Application Number 4443/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/09/2022
Applicant Three Ireland (Hutchinson) Limited
Location 165, Lower Kimmage Road, Dublin 6, D6W HH57

Additional Information

Proposal: The development will consist of the removal of an existing 6m stayed pole on top of the rooftop and replacement with a 6m steel lattice support structure, the relocation of existing dishes and antennae from the stayed pole to be removed onto the proposed steel lattice support structure, together with additional antennas, dishes, RRU's and ancillary works. The development will provide high speed wireless data and broadband services.

Area Area 1 - South East
Application Number 4449/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01/09/2022
Applicant Harold Properties Limited
Location 214-216-218 Harold's Cross Road, Harold's Cross, Dublin 6W

Additional Information

Proposal: Permission to demolish an existing car valeting canopy / washing station and single storey building at rear of units 214-216; also erect new 2 storey extension at rear of units 214-216 to consist of one open-plan retail unit on ground floor and one open-plan professional office on first floor. For the existing 2 storey building proposed internal alterations are the integration of ground floors at unit no's 214-216 (currently 'Graham Walker Cars') and at unit 218 (currently 'Gold Thai Massage') into one open - plan retail unit, also the integration of first floors at unit no's 214-216-218 (currently 'Graham Walker Cars') into one open-plan professional office. Permission also sought for change of permitted use from 'shops and offices' (plan no. 0395/91) to retail use for the ground floor and to professional office use for the first floor. New ground floor fenestration to front elevation. Access to front retail unit will be from Harold's Cross Road. Access to the rear retail unit and both first floor professional offices will be from an existing vehicular gate entrance on Mountain View Avenue with an additional entrance to the rear ground floor retail unit from Shamrock Villas.

Area Area 1 - South East
Application Number 4463/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01/09/2022
Applicant Emma Jane and Barry McNally
Location 27 Terenure Road West, Terenure, Dublin 6w
Additional Information
Proposal: Permission is sought to form new vehicular entrance and driveway for off street car parking.

Area Area 1 - South East
Application Number 4676/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Goldwing Real Estate Ventures Ltd
Location 9-12, Dawson Street, Dublin 2
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 4687/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
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.

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 4693/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Martina Donohue
Location Bloomfield Park, Rear 12 Bloomfield Avenue,
Portobello, Dublin 8

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 4698/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Kidds Care Montessori
Location Kidds Care Montessori, 14 Adelaide Road, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to increase the capacity of the existing montessori from the permitted maximum 20 children to a new maximum of 30 children and all associates site works.

Area Area 1 - South East
Application Number 4708/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/08/2022
Applicant Xavier Management Holdings Ltd.
Location 'The Landmark Public House', 1 Kevin Street, Dublin 8, D08 DX2A, the ground floor of 39 Wexford Street, Dublin 2, D02Y389 & the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the extension of the Landmark Public House (a Protected Structure), located at 1 Kevin Street, Dublin 8, D08 DX2A,

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

Area	Area 1 - South East
Application Number	4711/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/08/2022
Applicant	Jean Ryan
Location	109, Tritonville Road, Sandymount, Dublin 4, D04 A500

Additional Information

Proposal: Permission for the provision of a new vehicular entrance with a new gate and parking provision for one vehicle in the front garden with associated works and landscaping.

Area	Area 1 - South East
Application Number	4713/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/08/2022
Applicant	GWR Property Co. Ltd.
Location	26 Donnybrook Road, Dublin 4

Additional Information

Proposal: Planning permission for the replacement of 1 no. existing backlit '48 sheet' advertising panel (6.0m x 3.0m, surface area 18m²) with a single 4.5m x 3.0m (surface area 13.5m²) digital advertising panel along with associated site works.

Area	Area 1 - South East
Application Number	4725/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/08/2022
Applicant	Mulberry Company (Sales) Ltd.
Location	No. 24, Duke Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the replacement of the existing shopfront at ground floor level, including shopfront glazing, entrance door and signage, with new Corten finish aluminium and glass shop front; existing stone clad fascia to be retained with new replacement individual internally illuminated sign letters; new wall-mounted bus-stop style projecting internally illuminated sign panel, and replacement flag banner to existing retained flagpole.

Area	Area 1 - South East
Application Number	DSDZ4436/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/09/2022
Applicant	Dublin Bus
Location	Dublin Bus Depot, Ringsend Road, Ringsend, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: this application relates to a proposed development within a Strategic Development Zone (SDZ) Planning Scheme Area. The development will consist of a free standing single storey ESB Sub-station and MV switch room (approx. 63 sq.) to the side boundary of the site (southern side) and all associated site works.

Area	Area 1 - South East
Application Number	PWSDZ3406/22
Application Type	Permission
Decision	REVISED DRAWINGS ARTICLE 35
Decision Date	01/09/2022
Applicant	Pembroke Beach DAC
Location	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

Additional Information

A.I Article 35 Received

Proposal: Permission for development for a mixed use development (Referred to as Phase1B) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily, but not exclusively, on a net site area of 0.76 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme. The overall site is also the subject of an application for planning permission (Phase 1 RFI Scheme) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase 1 RFI Scheme is located directly adjacent to the proposed Phase 1B development within the overall site. Access and servicing of the proposed Phase 1B development will be by way of the central boulevard and adjoining side street as included in the Phase 1 RFI Scheme application for planning permission (PWSDZ3207/21) which also seeks to amend the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things. The proposed Phase 1B development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 0.76 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the permitted vehicular and basement access point, materials, urban tree locations and landscaping, and changes in level for the permitted streets, village green and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 43,944 sq m (37,020 sq m above

basement, together with a basement/undercroft area of 6,924 sq m, comprising 1 No. block (identified as Block L) to provide: 356 No. apartment units and associated residential amenity facilities; ground floor retail unit; together with associated infrastructural works on the overall site. The 356 No. apartment units will consist of: 264 No. apartment units; 55 No. affordable housing apartments; and 37 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.) The proposed Phase 1B development will consist of:

- The building will range in height from 5 – 18 storeys over basement/undercroft to provide 356 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block, consisting of: 89 No. 1-bedroom units (2no. studio 1-bedroom 1 person and 87 no. 1-bedroom 2 persons); 213 No. 2-bedroom units; and 54 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of ‘height’ in Figure 11.3 to be taken from the constructed ground floor level; references to ‘basement’ and ‘undercroft’, respectively, are interchangeable given the changes in level across the site);
- The provision of 844 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities);
- Retail space located at the ground floor (310 sq m);
- A total of 69 No. car parking spaces (incl. 6 No. car share spaces) located at basement level with vehicular access from the street level along the north-western elevation and the new adjacent side street, and the provision of 11 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces) (Note the 11 No. on-street car parking spaces is inclusive of 2 No. on-street car parking spaces proposed as part of the Phase 1 Residential application for planning permission (PWSDZ3207/21));
- Provision of 610 No. bicycle parking spaces (550 No. long-stay standard bicycle parking spaces located at basement level); 38 No. short-stay standard bicycle parking spaces located at surface level; 17 No. cargo bicycle parking spaces located at basement level; and 5 No. cargo bicycle parking spaces located at surface level);
- plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise c.2441 sq m of residential communal courtyards (incl. children’s play areas), and roof terraces (6th, 8th, 10th & 17th Floors); and
- 1 No. ESB double substation and associated LV switch rooms located at ground floor along the south elevation.

The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area	Area 1 - South East
Application Number	WEB1618/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/08/2022
Applicant	Declan Connolly
Location	1, Eglinton Park, Donnybrook, Dublin 4 D04 N8X9
Additional Information	

Proposal: • Amendments to previously granted permission (Reg. Ref. WEB5153/21) to consist of construction of a new two-storey bay window to the front; • All associated demolition, internal alterations, drainage and ancillary works.

Area Area 1 - South East
Application Number WEB1627/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/09/2022
Applicant Joe and Carol Christle
Location 21, Frankfort Avenue, Rathmines, Dublin 6, D06 T2X7

Additional Information

Proposal: The development will consist of: • Completion works to the detached single storey ancillary outbuilding to the rear consisting of a new raised roof and parapet height; 6 no. roof lights; Provision of a non-habitable second storey; New windows at first floor to front (garden) and rear (lane); Altered door opening at ground floor to rear (lane); Altered window opening / fenestration and new surround detail at ground floor to front (garden); • Alterations to the existing main house two storey rear extension consisting of the reduction in width and alteration of the fenestration of the rear first floor bedroom window; • Alterations to the existing main house single storey rear extension consisting of a new roof light and alteration of a door into a window; • All associated internal alterations, site, landscaping, drainage and ancillary works.

Area Area 1 - South East
Application Number WEB1781/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Leonora Lyne
Location 2, Le Vere Terrace, Harold's Cross, Dublin 6, D6W VE42

Additional Information

Proposal: The development will consist of the demolition of an existing single storey side extension and the construction of a new single storey extension to the side, including a new window to the front elevation, with a roof terrace above, a flat rooflight with associated upstand walls to the rear pitch of the roof structure and all ancillary works.

Area Area 1 - South East
Application Number WEB1783/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Delahunty & Harley Architects
Location 15, Sandymount Road, Sandymount, Dublin 4

Additional Information

Proposal: RETENTION & PERMISSION: 1. RETENTION PERMISSION for two new windows on the 1st and 2nd floor rear elevation of the existing return and alterations to existing windows on the 1st and 2nd floor side elevation of the existing return. 2. PERMISSION to lower the ground level to enlarge the external "area" at the front ground floor entrance and for new railings designed to match the style of existing railings to provide guarding to the enlarged area, along with associated site works.

Area Area 1 - South East
Application Number WEB1785/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/08/2022
Applicant Matthew & Niamh O' Donohoe
Location 78, Eglinton Road, Dublin 4 D04 A0F8
Additional Information

Proposal: Construction of a single storey detached ancillary recreational building, provision of a new pedestrian entrance gate to the rear off Tramway Road, and all landscaping and site development works.

Area Area 1 - South East
Application Number WEB1791/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/09/2022
Applicant Derek Singleton
Location 67, Garville Lane, Dublin 6
Additional Information

Proposal: Demolition of the existing studio and the construction of a 2.5 storey (including a mezzanine floor over ground level) detached mews house plus boundary walls, gateway and one off street parking space.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3275/22
Appeal Type Written Evidence
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 4012/21
Appeal Type Written Evidence
Applicant Ian Craigie
Location 20, Oakley Road, Ranelagh, Dublin 6
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of a section of the rear return walls at garden level and ground floor level, and the construction of a part single storey, part two storey extension to the rear, internal alterations, the reconfiguration of two bathrooms and the installation of a utility room in the existing house, and associated site works.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2872/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 01/09/2022
Applicant Mount Way Offices Limited
Location 94/95, Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East)
Additional Information A.I Article 35 Received

Proposal: Permission is sought for development at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East). The development will consist of the following: (i) demolition of the existing 2 no. interconnected, three-storey over basement buildings at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958) and all ancillary structures and buildings on site, including the existing two-storey structure to the rear (D02 F682) with frontage to Love Lane East; (ii) construction of an eight-storey over basement office development, with a set-back seventh floor level, comprising of: (a) office space, including the provision of staff facilities and a bin store, bicycle storage area and plant room at basement level; (b) office space, including office lobby/reception area; staff facilities and an ancillary break out coffee/meeting space at ground floor level; (c) office space on upper floor levels, including staff facilities on each floor level; and (d) roof access and lift overrun at roof level; and (iii) drainage, landscaping and all associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB5148/21
Appeal Decision AMEND CONDITIONS
Appeal Decision Date 30/08/2022
Applicant James Alex Doran
Location 50, Grosvenor Lane, Rathmines, Dublin 6
Additional Information

Proposal: The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first floor, part two storey extension to the rear of the existing end of terrace dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.

Area Area 1 - South East
Application Number WEB5149/21
Appeal Decision AMEND CONDITIONS
Appeal Decision Date 30/08/2022
Applicant David Ryan
Location 49, Grosvenor Lane, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first-floor, part two-storey extension to the rear of the existing terraced dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.



Dublin City Council

SECTION 5 EXEMPTIONS

35/22

(29/08/2022-02/09/2022)

Area Area 1 - South East
Application Number 0185/22
Application Type Section 5
Applicant Thomas Barrett
Location 16, Stamer Street, Portobello, Dublin 8, D08 A6C5.
Registration Date 01/09/2022

Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE. Reinstatement of Glass side Panels either side of the door. Replacement of felt above entrance door. Replacement of felt on flat roof of outshot bathroom. Repairing the shed roof. Removal of growth from chimney. Rewiring and replumbing house.

Area Area 1 - South East
Application Number 0280/22
Application Type Section 5
Applicant Causeway Ventures Ltd
Location 23 Elgin Road,, Ballsbridge, Dublin 4.
Registration Date 30/08/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Repair works to the existing lower ground floor of a rear extension (as previously permitted under 6241/06 and not part of the original protected structure). The conservatory floor was flooded and underlying water below the screed saturated the insulation, rendering it unfit for purpose. The works require, to remove the sand & cement screed and rigid insulation and replace the insulation and reinstate the screed. The conservatory floor is at a lower level to the main dwelling and there was no damage whatsoever to the fabric of the existing dwelling. As a result, there are no works proposed to the existing historic fabric of the protected structure dwelling.
