



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**41/22**

(10/10/2022-14/10/2022)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5010/22
<b>Application Type</b>	Permission
<b>Applicant</b>	The Marist Educational Authority
<b>Location</b>	Catholic University School (CUS), 89, 90, 91 & 92, Leeson Street Lower, Dublin 2
<b>Registration Date</b>	10/10/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The works include the removal of the two storey prefabricated buildings on the northern side of the campus to facilitate the construction of a new two storey over basement building parallel to and with a high level glazed link to the existing Chapel/Gym. This new building is to incorporate a Fitness Suite and Technology Room at basement level, a new Canteen at ground floor level and Classrooms with associated Office at first floor level. Solar panels are to be installed on the roof of this building, The existing Chapel/Gym building is to be modified internally to provide student Social Space at the western end and a tiered Lecture Theatre at the eastern end. Specific modifications to this building will include the addition of toilet facilities under the gallery at the western end, the creation of new under window cill access's midway on the northern and southern facades to link the proposed Social Space to both the Canteen and to a new external landscaped area. In addition, glazed roof lighting is to be provided in the central bay together with double doors in the eastern gable to provide access from the upper level of the Lecture Theatre to the first floor level of the Classroom blocks. The existing three storey Canteen and Classroom Building in the south/east corner of the campus is to be demolished to make way for a new three storey over basement building incorporating a new Gym with equipment storage rooms at basement level, 6 Classrooms at first floor level and 2 Classrooms and 2 Science Rooms at second and third floor levels. Plant rooms are to be located at basement and ground floor level at the western end to include direct access to Stable Lane. Other ancillary spaces, including Toilets, Locker Areas and Science Preparation Rooms, are to be provided at each level as appropriate. To facilitate means of escape from the new basement Gym, a staircase is also to be provided at the western end to give direct escape to Stable Lane. Escape doors are to be provided on the eastern end to Quinn's Lane from the stair core between this building and the existing Examination Hall. There are no works envisaged to this Examination Hall. For connectivity, a Tunnel is to be constructed from the existing Administration/Classroom Building on the northern side to provide direct access to the stair and lift cores in this new building from the Changing Rooms in the basement of this existing building and to the proposed fitness suite. In order to construct a Student Entrance to the overall new facility, modifications will be required to the western end of the existing Administration/Classroom Building. 89 and 90 Leeson Street Lower are to be refurbished for use as Administration and support Offices to the school. The adjoining houses, 91 and 92 Leeson Street Lower are to be refurbished to provide a total of 10no. apartments consisting of 1no. one bedroomed apartments in each house at basement, ground and first floor levels and 2no. two bedroomed apartments in each house at second + third floor levels with other associated ancillary uses in the two storey over basement return building at 92. Numbers 89, 90, 91 and 92 Leeson Street Lower are Protected Structures - ref. numbers 4444, 4445, 4446 and 4447 in the DCC Record of Protected Structures. The works will include the removal of all subterranean ancillary extensions to the rear of 89 to 92 to create a soft landscaped garden for the full width of the houses for use by staff and students to the rear of 89 and 90 and to provide private open space for the residential units in 91 and 92. The western gable wall of the Chapel/Gym building is to be linked to the existing student access corridor from Leeson Street Lower by way of a fully glazed suspended bridge over the new landscaped garden. Other ancillary works are to include some internal modifications to the classroom block and to the stand alone

Junior School building together with extensive on site landscaping. A temporary construction access is to be formed from Quinns Lane to the site for the duration of the build.

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**Area** Area 1 - South East  
**Application Number** 5015/22  
**Application Type** Permission  
**Applicant** Raj Annamalai  
**Location** 64 Leeson Street Lower, Dublin 2  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (RPS No.:4426): The development will consist of:

1. A change of use from office to multi-unit residential use. The proposed development will consist of 6 no. apartments, 2 no. x 2 bed apts., 3 no. x 1 bed apts. & 1 no. duplex studio within a 4 storey over basement terraced Georgian building.
2. Alterations & extension to rear return at first and second floor return levels to accommodate duplex studio. Extended area = 11.6 m2. Alterations proposed will reduce parapet height to existing 4-storey return and provide for a small glazed / screened terrace for the studio apt.
3. Alterations to front basement stairwell access and iron railings to provide for new stair access to basement apartment. Existing concrete steps to be removed.
4. Removal of all non-original building fabric and modern additions including all mechanical and electrical services and installations.
5. Conservation renewal and repair to all existing and or damaged period fabric and decorative elements including all internal and external joinery, flooring etc. All existing original sash windows/openings restored and repaired where possible. All non-original sash windows replaced with new sets to match original detail.
6. Removal of cement mortar / render to original brick (front and rear) and repointed with lime mortar to original detail. Original masonry to boundary walls repaired and repointed also.
7. Insertion of 3 no. conservation roof lights to inner valley roof slope.
8. Excavation of basement levels to provide for a new insulated concrete floor. Damp proofing / tanking as required to this level utilising best conservation practice.
9. Sensitive and careful fabric interventions to facilitate new drainage, mechanical and electrical installations, fixtures and fittings and all necessary fire safety interventions and services to meet with current building regulations.
10. New external landscaping to rear private and communal open spaces.

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**Area** Area 1 - South East  
**Application Number** 5016/22  
**Application Type** Permission  
**Applicant** Bartra Property (Merrion Road) Limited  
**Location** 98 Merrion Road, Dublin 4  
**Registration Date** 11/10/2022

**Additional Information**

**Proposal:** Permission for development to amend a permitted Build-to Rent Shared Living Residential Development at 0.22 Ha site at No 98 Merrion Road, Dublin 4. The development will principally consist of amendments to the elevations and roof profile of the permitted scheme (DCC Reg. Ref. 3019/20; ABP Ref: PL29S.308936), principally comprising a 'change from a pitched roof with overhanging eaves to a flat roof, providing an increase in height to the recessed top level by 145mm, increasing from 15.660 metres (plus lift overrun) to 15.805 metres (plus lift overrun); and the provision of a double-height facade treatment at the entrance on the Merrion Road/south west elevation. Other minor changes include; the addition of a ventilation grille to windows and changes

to windows sizes throughout the scheme; the provision of an aluminium spandrel panel under the windows at lower ground floor level on the north-east, north-west and south east elevations; the provision of two additional windows at lower ground floor level and one additional window in the staircore at fourth floor level on the north eastern elevation; the replacement of a window with a ventilation grille at ground floor level on the north-eastern elevation; the provision of brise soleil at third and fourth floor levels; general minor facade amendments, amendments to the internal layout at lower ground floor level; the provision of plant; the provision of signage and all associated changes above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5018/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Xavier Management Holdings Limited
<b>Location</b>	The Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and, the ground floors of 40 Wexford Street, Dublin 2 D02 CH68 & 39 Wexford Street, Dublin 2, D02 Y389, 38 Wexford Street, Dublin 2, D02Y389
<b>Registration Date</b>	11/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for this site, the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08DX2A and the ground floors of 40 Wexford Street, Dublin 2, D02 CH68 and 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389. The proposed development will consist of: The extension of the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and the ground floor of 40 Wexford Street, Dublin 2, D02 CH68 by amalgamation with the ground level of 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389 (the premises at 38 and 39 Wexford Street have been previously amalgamated and operational in their most recent use as a retail unit). The amalgamation will involve the demolition of part of the ground level wall between the Landmark Public House (a Protected Structure) and the ground floor level of 39 Wexford Street, Dublin 2, D02 Y389. Certain further demolition of existing partition walls at the ground level of the Landmark Public House (a Protected Structure) are also proposed. The development proposes a change of use of the premises at 38 and 39 Wexford Street from retail use to public house, with the extended area to be used as dining space at ground floor and storage space at first floor. The total extension area at ground and first floor is 144msq. The development will consist of the installation of a new shopfront to both buildings at 38 and 39 Wexford Street and internal modifications at ground floor to the layout of the Protected Structure, The Landmark Public House at 1 Kevin Street Lower and 40 Wexford Street. No new kitchen installation is proposed; the new dining area is to be serviced from the existing kitchen.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5019/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Sunny Quarter DAC
<b>Location</b>	Harcourt Street and Adelaide Road, Dublin 2.
<b>Registration Date</b>	11/10/2022

**Additional Information**

**Proposal:** Permission for development at a 0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north

(south of One, Two and Three Park Place). The development consists of the following amendments to the development permitted under Reg. Ref. 2388/18 ABP Ref. ABP-301931-19); Reg. Ref. 3292/21 and is currently under construction.

(i) provision of 4 no. external accessible terraces (north, south and west elevations) at seventh, ninth and tenth floor. Glazed railings/screens are proposed to all terraces;

(ii) alterations to south elevation to provide selected copper coloured treatment to frame 2 no. building entrances incorporating signage zones;

(iii) revised soffit detail to plaza entrance;

(iv) minor amendments to the basement plant, car and bicycle parking layout;

(v) all associated site development works and consequential amendments to the permitted development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5027/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Levi Strauss (UK) Ltd.
<b>Location</b>	38, Grafton Street, Dublin 2
<b>Registration Date</b>	12/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of new lightweight partially enclosed canopy over existing external second floor rooftop walkway and relocation of existing bus stop sign on Grafton Street shopfront elevation from 4905mm to 3100mm above ground level. The building is a protected structure and is located in an Architectural Conservation Area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5037/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Teachers Union of Ireland
<b>Location</b>	73, Orwell Road, Rathagr, Dublin 6, D06 YP89
<b>Registration Date</b>	13/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the relocation of existing shed to the rear, the construction of a single storey detached multipurpose room with a single storey covered walkway in the rear garden and the construction of No. 2 glass canopies to the rear elevation of the existing protected structure and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5040/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Simon Evans & Maureen Griffin
<b>Location</b>	49, Kimmage Grove, Kimmage, Dublin 6W, D6W Y152
<b>Registration Date</b>	14/10/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 5042/22  
**Application Type** Permission  
**Applicant** The Tara Building Ltd  
**Location** 1, 3, 5, 7, 9 Tara Street & 5, 6, 7 George's Quay,  
Dublin 2  
**Registration Date** 14/10/2022

**Additional Information**

**Proposal:** The proposed development will consist of: Change of use of the existing buildings to provide a bar and foodhall which consists of 13 separate units serving food/ drinks. Retention and refurbishment of the existing facades and alteration to the internal layout of the buildings to create one building with seating/dining/service/bathroom/ancillary areas associated with the operation of the proposed new use. Alteration and extension of the basement to provide ancillary facilities. Construction of a new associated roof terrace area, including new permanent roof over part of the terrace, along with an open area with retractable awnings. The proposal also includes all associated works to enable the development of the proposal.

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**Area** Area 1 - South East  
**Application Number** 5044/22  
**Application Type** Retention Permission  
**Applicant** Greenfield Ideas Ltd.  
**Location** 11, Ashtons Pub, Vergemount, Clonskeagh Road, D06X27  
**Registration Date** 14/10/2022

**Additional Information**

**Proposal:** RETENTION: for the following: a) Alterations to the west (front) facade to provide two no. shopfronts with names over and replacement of previously existing canopies; alterations to the front door including a change of level to eliminate a step; and the provision of planters/enclosure to previously used outdoor dining area; b) the construction of new west walls to the carpark; c) the reconstruction of a previously existing roofed outdoor seating area at upper ground floor level (45sqm) /open service yard; d) an open sided roof covering to an outdoor seating area (140sqm) at garden level (lower ground floor); e) enclosure of lower ground floor area, including a chiller room (38sqm); f) two storey extension (13sqm per total) to the rear (east), facing the River Dodder; g) new window to east elevation lower ground floor , h) steel pedestrian gate at north-east corner of site.

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**Area** Area 1 - South East  
**Application Number** 5047/22  
**Application Type** Permission  
**Applicant** Portobello Inns Ltd  
**Location** 31, Lennox Street, Portobello, Dublin 8  
**Registration Date** 14/10/2022

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** WEB1933/22  
**Application Type** Permission  
**Applicant** Dallas Walker  
**Location** 22, Clanwilliam Square, Grand Canal Quay, Dublin 2,  
D02 XY46  
**Registration Date** 10/10/2022  
**Additional Information**  
**Proposal:** Change of use from offices to Medical facility.

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**Area** Area 1 - South East  
**Application Number** WEB1953/22  
**Application Type** Permission  
**Applicant** Dallas Walker  
**Location** 22, Clanwilliam Square, Grand Canal Quay, Dublin 2,  
D02 XY46  
**Registration Date** 14/10/2022  
**Additional Information**  
**Proposal:** Change of use from offices to Medical facility.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 5009/22  
**Application Type** Permission  
**Applicant** Peter & Claire O'Halloran  
**Location** 17, Fortfield Terrace, Rathmines, Dublin 6  
**Registration Date** 10/10/2022  
**Additional Information**  
**Proposal:** The development will consist of: (i) Removal of existing chimney to rear. (ii) The construction of first floor extension to the side of existing dwelling with pitched roof extended over. (iii) Construction of a new dormer window to rear at attic level. (iii) Extension to the garage to the front at ground level, including extension of lean to roof over. (iv) New Velux windows to the side and front roof, serving attic stairs and first floor landing. (v) Alteration to fenestration treatment to west elevation at first floor level. (vi) Alterations to all elevations, internal alterations, associated landscaping and all ancillary and ground works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 5014/22  
**Application Type** Permission  
**Applicant** Thomas Small & Yvonne Sadlier  
**Location** 64, Rathdown Avenue, Terenure, Dublin 6W  
**Registration Date** 10/10/2022  
**Additional Information**  
**Proposal:** The development will consist of the demolition of existing side detached shed and the construction of a new single storey attached granny flat to north-east side of property, the construction of a single storey attached porch extension to south-west of property, the raising of

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existing pitched roof and the conversion of resulting attic space to provide habitable accommodation at first floor level. Permission is sought for associated new windows and rooflights at ground and first floor level. Site works include the construction of a new pedestrian access to southern boundary of site and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5017/22  
**Application Type** Permission  
**Applicant** Sean & Ciara Collins  
**Location** 109, Bangor Road, Crumlin, Dublin 12 N2Y1  
**Registration Date** 11/10/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 5021/22  
**Application Type** Permission  
**Applicant** Jean Ryan  
**Location** 109 Tritonville Road, Dublin 4, D04 A500  
**Registration Date** 11/10/2022

**Additional Information**

**Proposal:** The development will consist of the removal of the existing pedestrian gate and part demolition of the existing railings on the boundary of the site with Tritonville Road and the construction of a new mechanised sliding gate to form a new 3 metre wide vehicular entrance to new paved parking area for one vehicle and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** 5026/22  
**Application Type** Permission  
**Applicant** Eimer Kiely & John McCullough  
**Location** 32, Palmerston Gardens, Rathmines, Dublin 6, D06 X5A0  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** The development will consist of the construction of (i) a single storey flat roof ground floor porch extension with rooflight to the side; (ii) a single storey pitched roof bay window extension to the front; (iii) 2 no. Velux windows, one on each side of the main roof; (iv) internal modifications; (v) external insulation with smooth render finish to all existing external walls; (vi) alterations to all elevations & all ancillary works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5029/22  
**Application Type** Permission  
**Applicant** Rory O'Neill  
**Location** 19, Portobello Road, Dublin 8  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** Permission is sought for (a) demolition of existing single storey extension to rear, (b) construction of new two storey extension to rear, (c) alterations to rear of existing house to provide for new split-level two-storey accommodation, (d) elevated ridge level at front, (e) new mansard shaped slated roof to rear with 2 new dormer windows, all to single storey terraced house.

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**Area** Area 1 - South East  
**Application Number** 5030/22  
**Application Type** Permission  
**Applicant** Michael Sherry  
**Location** 9, Wellington Road, Ballsbridge, Dublin 4  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the alteration and extension of the existing building to provide a single storey extension at second floor level, constructed on top of an existing two storey over basement return to the rear of the property, to provide an additional bedroom and bathroom. The development includes modifications of the existing arched stairwell window to drop the cill level together with an additional flight of stairs to facilitate access to the new extension. All at no 9 Wellington Road, Ballsbridge, Dublin 4. A protected structure.

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**Area** Area 1 - South East  
**Application Number** 5031/22  
**Application Type** Permission  
**Applicant** John and Karen Keane  
**Location** 11, Wellington Road, Ballsbridge, Dublin 4  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the alteration and extension of the existing building to provide a single storey extension at second floor level, constructed on top of an existing two storey over basement return to the rear of the property, to provide an additional bedroom and bathroom. The development includes modifications of the existing arched stairwell window to drop the cill level together with an additional flight of stairs to facilitate access to the new extension.

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**Area** Area 1 - South East  
**Application Number** 5032/22  
**Application Type** Permission  
**Applicant** Doreen Shivnen & Daire Hogan  
**Location** 28, Wellington Road, Ballsbridge, Dublin 4, D04 E2R3  
**Registration Date** 13/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of alterations to the front and rear including repointing of the front elevation, replacement of non-original side door to the front lower level, addition of velux access hatch to the lower front roof, replacement of non-original windows and doors to the rear elevation, addition of external louvres, replacement of original windows to the rear elevation, alteration of window openings to the side of the rear annex, alteration of an internal partition to the lower level and associated conservation, repair and ancillary works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1929/22  
**Application Type** Permission  
**Applicant** Matt Salisbury  
**Location** 24, Saint Kevin's Park, Dartry, Dublin 6 D06 V8V0  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** The works will consist of the demolition of an existing single storey extension, and single storey sheds to rear. The construction of a new single storey extension to rear and single storey annex to the rear and side connected with a glazed passage way. The annex will contain a study, laundry, WC, plant room and bike storage. A first floor extension to the side, widening of the entrance gates and internal alterations including the removal of a chimney and stack. The addition of a dormer window and roof lights to the rear. The construction of a single storey garden room to the rear. No parking or mature trees will be affected.

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**Area** Area 1 - South East  
**Application Number** WEB1930/22  
**Application Type** Permission  
**Applicant** Rosemarie Manning  
**Location** 4, Leeson Village, Dublin 4 D04 E8AO  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** The development will consist of; the construction of a new single storey extension to the rear of the house, new glazed roof to the front to enclose the existing open courtyard, modifications to 1 existing window and addition of 2 new windows on the gable wall. Solar panels are proposed on the roof to the rear of the house. The development includes roof lighting to the front of the house and other minor works.

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**Area** Area 1 - South East  
**Application Number** WEB1931/22  
**Application Type** Retention Permission  
**Applicant** Dan Hickey & Mary McInerney  
**Location** 4, Sandymount Castle Park, Dublin 4 D04 HP24  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** The development consists of the retention of the following modifications to application no. 3510/20: (1) A larger dormer roof extension. (2) The construction of a new, electrical meter structure to front garden. (3) Minor alterations/modifications to the converted garage and side/rear extensions including modified window and door sizes, alteration to the roof, and altered materials. (4) The construction of a rear, garden shed, area 10m2.

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**Area** Area 1 - South East  
**Application Number** WEB1932/22  
**Application Type** Permission  
**Applicant** Cormac Breen and Aimee Carmody  
**Location** 47, Neagh Road, Dublin 6w D6W WD53  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** The development will consist of alterations to existing front garden boundary and pedestrian gateway and creation of new vehicular entrance 3.5m wide with off-street parking space, new gates and all associated site, landscaping works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1934/22  
**Application Type** Permission  
**Applicant** Gary Fitzpatrick & Clare Bermingham  
**Location** 47, Nutley Avenue, Ballsbridge, Dublin 4 D04 X3T7  
**Registration Date** 10/10/2022

**Additional Information**

**Proposal:** 1) Alterations to front porch; 2) a two storey rear extension; 3) Attic conversion with the addition of 3 rooflights; 4) removal of existing piers and part of existing front boundary wall; 5) new driveway entrance consisting of a new piers including a new crossover path verge with dished kerbs all along with the associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1939/22  
**Application Type** Permission  
**Applicant** Rosemarie Manning  
**Location** 4, Leeson Village, Dublin 4 D04 E8A0  
**Registration Date** 11/10/2022

**Additional Information**

**Proposal:** The development will consist of; the construction of a new single storey extension to the rear of the house, new glazed roof to the front to enclose the existing open courtyard, modifications to 1 existing window and addition of 2 new windows on the gable wall. Solar panels are proposed on the roof to the rear of the house. The development includes roof lighting to the front of the house and other minor works.

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**Area** Area 1 - South East  
**Application Number** WEB1940/22  
**Application Type** Permission  
**Applicant** Katharine Maurer  
**Location** 1, Saint Martin's Park, Kimmage, Dublin 6w D6W R208  
**Registration Date** 11/10/2022

**Additional Information**

**Proposal:** Ground floor extension to rear with green roof, first floor extension to side with pitched roof and first floor extension to rear with green roof, attic conversion with dormer window to rear, alignment of lintel to existing ground floor window to front to match existing living room window lintel height, replacement of square brick lintel over porch with brick arch, provision of SuDS (rain water storage and percolation), widening of vehicular access to front and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1941/22  
**Application Type** Permission  
**Applicant** Roisin Moriarity  
**Location** 13, Adrian Avenue, Terenure, Dublin 6w D6W RC66  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** First floor extension to the side. Single storey extension to the rear. Garage conversion for extended living. Attic conversion for storage with dormer window to the rear. Raised gable to the side. Two velux windows to the front roof area. Widening of vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1942/22  
**Application Type** Permission  
**Applicant** Patricio Brennan and Grace Loring  
**Location** 124, Lansdowne Park, Dublin 4 D04 P2K6  
**Registration Date** 12/10/2022

**Additional Information**

**Proposal:** The development will consist of the conversion of the existing attic and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a rooflight to the front and a window in the gable at attic level and associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1944/22  
**Application Type** Permission  
**Applicant** John Byrne  
**Location** 23, Elmpark Avenue, Ranelagh, Dublin 6 D06 TY40  
**Registration Date** 13/10/2022

**Additional Information**

**Proposal:** The demolition of existing rear two storey extension and the construction of two storey extension to rear of existing house at ground floor circa 17sqm and first floor circa 5sqm and 6 roof lights. All of the above to include all associated ancillary site works at the above address.

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**Area** Area 1 - South East  
**Application Number** WEB1946/22  
**Application Type** Permission  
**Applicant** Yvonne & Conor Hensey  
**Location** 27, Claremont Park, Sandymount, Dublin 4  
**Registration Date** 13/10/2022

**Additional Information**

**Proposal:** Demolition of existing two-storey return and garage, and construction of new two-storey extension to side with hipped roof, tiled to match existing, part two-storey part single-storey extension to rear, altered window openings to front elevation, new dormer to rear roof, 1no. roof-light to front, 1no. roof-light to side, widening of existing vehicular entrance and all associated drainage and landscaping works.

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**Area 1  
Decisions**

**Area** Area 1 - South East  
**Application Number** 0298/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 11/10/2022  
**Applicant** Jason Carr and Aoife O'Gorman  
**Location** 17, Charleville Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of non-original timber sash windows with new double-glazed timber sash windows.

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**Area** Area 1 - South East  
**Application Number** 0300/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 10/10/2022  
**Applicant** D. L. Builders  
**Location** 83 Rathgar Road, Dublin 6.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Decoration of the already painted rendered walls at Garden Level to the front of the house, decoration of the front door and surrounds and windows front and back, cleaning and painting of cast iron railings to the front of the house at the steps, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes, the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in First Floor rooms in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

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**Area** Area 1 - South East  
**Application Number** 0303/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 12/10/2022  
**Applicant** Commissioner of Public Works in Ireland  
**Location** Bandstand at St Stephen's Green, Dublin 2, D02DX88

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Structural repairs to three of the eight slender columns which also act as rainwater pipes, which may need to be recast due to the number of cracks. Replacement of the aluminium rainwater goods with cast-iron to match the original. Repairs to the existing concrete masonry base plinth and entrance steps. Repairs, sanding and varnishing of the timber decking. Repainting of all metal work to an historical painting scheme based on paint analysis. Repainting of timber soffit and ceiling areas.

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**Area** Area 1 - South East  
**Application Number** 0304/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 13/10/2022  
**Applicant** Michael Foley & Niamh O'Sullivan  
**Location** 10, Carlton Mews, Shelbourne Avenue, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXPP: The works include the removal of an existing railing above a ground floor bay window to the front of the property.

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**Area** Area 1 - South East  
**Application Number** 0307/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 14/10/2022  
**Applicant** Greenfield Ideas Ltd  
**Location** 11A Fitzwilliam Street Lower / 43-44 Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Change text on sign on fascia. Provide external wall mounted heaters. Changes to shopfront (minor). Replace canopies. Replace outdoor seating. Provide planters. Make new window opening. Serve coffee through window. Restore granite plinth, wall and railing.

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**Area** Area 1 - South East  
**Application Number** 2194/17/X1  
**Application Type** Extension of Duration of Permission  
**Decision** REFUSE EXT. OF DURATION OF PERMISSION  
**Decision Date** 11/10/2022  
**Applicant** Simon Evans & Maureen Griffin  
**Location** 49, Kimmage Grove, Dublin 6W

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3971/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/10/2022  
**Applicant** Prime GP 1 Limited  
**Location** Former Highfield Plant Nursery located off Oaklands Crescent Road, Highfield Road, Rathgar, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the development of a 0.67 hectare site at the former Highfield Plant Nursery located off Oakland's Crescent Road, Highfield Grove and St. Luke's Hospital Service Road, all accessed off Highfield Road, Rathgar, Dublin 6. The development site is principally bounded by the rear gardens of St. Kevin's Park to the south, Highfield Grove and Four Oaks to the North, Sunbury Park to the east and Saint Luke's Hospital to the west. The proposed development will consist of the demolition of the existing derelict glass greenhouses and relate structures (c.4,503sqm), the construction of a four-storey building providing a 120 no. bed space nursing home (c. 7,630sqm) and all associated ancillary development including roof plant and equipment, hard and soft landscaping, 2 no. courtyards, boundary treatments internal roads and pathways, the provision of internal surface water and foul drainage pipes, attenuation tanks, SuDs features, service provision and related pipework, ESB substation, ESB switch room, generator room and 2 no. waste storerooms, car parking, bicycle parking, public lighting, signage and all associated site development and excavation works above and below ground level. Vehicular access to the proposed nursing home will be via the existing vehicular access off Oakland's Crescent and Saint Luke's Hospital service road to the west. An additional pedestrian/bicycle access is proposed via Highfield Grove to the north.

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**Area** Area 1 - South East  
**Application Number** 4222/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/10/2022  
**Applicant** Hawksmoor Dublin Limited  
**Location** Ground Floor at 34 College Green (a Protected Structure) and lower ground floor of 6 Suffolk Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development consists of change of use from retail to licensed restaurant. Changes are proposed to the back of house area to provide for kitchen,

storage and service areas, new mechanical ventilation system, new internal timber and glazed screens to form restaurant bar and private dining rooms, new internal lobby entrance, new external railings and seating area at ground floor level to front of 34 College Green and an internally illuminated identification sign over the front door, new external illumination to ground floor windows and totem menu sign and all other works associated with restaurant use.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4360/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/10/2022
<b>Applicant</b>	Gianni Clifford & Lynden Breathnach
<b>Location</b>	59, Grosvenor Square, Rathmines, Dublin 6, D06 T1W3
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for works comprising the proposed removal of original single storey extension to rear and proposed new single storey extension to rear with rooflight, refurbishment of existing house including repointing of brick to front elevation and chimneys, refurbishment of front door and original windows throughout including shutters, temporary removal of window cill and wall at front for access and painting of railings, insulation to soffit of entrance porch, re-slating of roof with repairs to roof including roof timbers, valleys and chimneys, replacement of rainwater goods, replacement of rooflight and new solar panel to rear, reconfiguration of rear return with removal of chimney, chimneybreast, walls, windows, doors and flooring, insulation of ground floor, external walls and attic, removal of non-original fixtures and fittings, refurbishment of fireplaces, new openings to rear elevation with new windows and double door, blocking up of window to side and larger window opening with new window to rear, replacement of non-original ceilings and original sloped ceiling, new bathrooms, new attic hatches and replacement of skylight internally, damp treatment to walls, redecoration and painting internally including removal of wallpaper throughout, repairs to walls & ceilings and sanding and varnishing of floorboards, new plumbing and electrics throughout and all associated siteworks including hard and soft landscaping.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4666/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/10/2022
<b>Applicant</b>	Hisa Morris
<b>Location</b>	36 South Lotts Road, Ringsend, Dublin 4, D04 DE77
<b>Additional Information</b>	

**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  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/10/2022  
**Applicant** Jonathan & Nicola McCormick  
**Location** 24, Northbrook Road, Ranelagh, Dublin 6, D06DK03

**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.

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**Area** Area 1 - South East  
**Application Number** 4671/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/10/2022  
**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

**Additional Information**

**Proposal:** The proposed development will consist of amendments to the previously permitted development granted under Dublin City Council Reg. Ref. 2421/20 and An Bord Pleanála Reg. Ref. ABP-309400-21. The proposed amendments include reconfiguration of the permitted development as follows: (i) Basement Level: Reconfiguration of the shape and structure of the basement level from that permitted, resulting in a reduction of the proposed area by c.48.65 sqm to an overall c. 326.58 sqm. (ii) Ground Floor Level: Reconfiguration of the permitted ESB Substation/Switchroom (c. 14 sqm) to a Double Substation (c.27.74 sqm) resulting in a relocation of the associated 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.

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**Area** Area 1 - South East  
**Application Number** 4672/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/10/2022  
**Applicant** Niamh Barry Design Limited  
**Location** 16, Fitzwilliam Lane, Dublin 2, D02RW77

**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.

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**Area** Area 1 - South East  
**Application Number** 4673/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/10/2022  
**Applicant** Desmond Ennis & Pamela Morton  
**Location** Ferns , 16A Sydney Parade Avenue, Dublin, D04F5Y6

**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.

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**Area** Area 1 - South East  
**Application Number** 4674/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/10/2022  
**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)

**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 .

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**Area** Area 1 - South East  
**Application Number** 4675/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/10/2022  
**Applicant** Darragh & Victoria Connaughton  
**Location** 39, Nutley Lane, Donnybrook, Dublin 4, D04 F8Y2

**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.

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**Area** Area 1 - South East  
**Application Number** 4677/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/10/2022  
**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

**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.

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**Area** Area 1 - South East  
**Application Number** 4688/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/10/2022  
**Applicant** Josh and Anne Linton  
**Location** 2, Rathdown Villas, Terenure, Dublin 6W, D6W HC96

**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.

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**Area** Area 1 - South East  
**Application Number** 4689/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/10/2022  
**Applicant** Conor Carroll  
**Location** 1, Mount Street Upper, Dublin 2

**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.

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**Area** Area 1 - South East  
**Application Number** 4691/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/10/2022  
**Applicant** Wishmill Ltd.  
**Location** Unit 1 & Unit 2, Supervalu Sundrive Shopping Centre, Sundrive Road, Kimmage, Dublin 12

**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 141m<sup>2</sup>, 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.

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**Area** Area 1 - South East  
**Application Number** 4700/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/10/2022  
**Applicant** Society of Chartered Surveyors Ireland  
**Location** 38, Merrion Square East, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a) removal and replacement of the existing modern security railings to the two front elevation windows at basement level, b) removal of the existing modern security gates to the entrance door at basement level, c) the replacement of the existing front entrance door at basement level, d) the replacement of the rear timber exit door at basement level, e) replacement of the existing timber doors internally at basement level, f) the installation of accoustic linings to the walls of the proposed recording

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studio room at basement level, g) the installation of a new partition wall with glazed section at basement level to create a computer hub room, h) installation of new electrical, lighting and audio visual fittings to suit the new layout complete with surface mounted trunking, i) the installation of new fire detection and emergency lighting to suit the new layout complete with surface mounted trunking, and j) all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4702/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/10/2022  
**Applicant** Shelbourne Greyhound Stadium Limited  
**Location** Shelbourne Park Greyhound Stadium, South Lotts Road, Dublin 4

**Additional Information**

**Proposal:** Development includes the demolition of existing turnstile pavilion and other minor demolitions, construction of partial extension over existing roof terrace at third floor level, change of use/extension of use at ground floor level to provide for exhibition space, offices sports bar/restaurant and coffee shop inclusive of outdoor seating and external landscaping and elevation upgrades to main entrance and stadium building inclusive of signage and lighting together with internal modifications throughout at the above address.

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**Area** Area 1 - South East  
**Application Number** 4815/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/10/2022  
**Applicant** Mulberry Company (Sales) Ltd.  
**Location** 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.

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**Area** Area 1 - South East  
**Application Number** 4971/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/10/2022  
**Applicant** Echelon Indoor Cycling Limited  
**Location** Unit 5, The Times Building, Numbers 14 and 15 D'Olier Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Numbers 14 and 15 D'Olier Street are protected structures (RPS nos. 2299 and 2300 respectively). The proposed development consists of the

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change of use of the subject unit from retail services/hair salon use to use as fitness and yoga studio, provision of signage within two signage zones to the existing unit facade, and all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1764/22  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 12/10/2022  
**Applicant** Skechers USA Ltd  
**Location** 13-14, Grafton Street, Dublin 2 D02 TR70

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1915/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/10/2022  
**Applicant** George O'Gorman  
**Location** 21, Daniel Street, Dublin 8 D08 X6Y7

**Additional Information**

**Proposal:** Erection of a new rear extension to include extension of the existing front pitch roof, new rear flat roof to provide first floor bedroom accommodation with velux to the front and rear first floor elevation & internal renovations to the existing terrace cottage and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1926/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/10/2022  
**Applicant** Roisin Moriarity  
**Location** 13, Adrian Avenue, Terenure, Dublin 6w D6W RC66

**Additional Information**

**Proposal:** First floor extension to the side. Single storey extension to the rear. Garage conversion for extended living. Attic conversion for storage with dormer window to the rear raised gable to the side. Two velux windows to the front roof area. Widening of vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1930/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/10/2022  
**Applicant** Rosemarie Manning  
**Location** 4, Leeson Village, Dublin 4 D04 E8AO

**Additional Information**

**Proposal:** The development will consist of; the construction of a new single storey extension to the rear of the house, new glazed roof to the front to enclose the existing open courtyard, modifications to 1 existing window and addition of 2 new windows on the gable wall. Solar panels are proposed on the roof to the rear of the house. The development includes roof lighting to the front of the house and other minor works.

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**Area** Area 1 - South East  
**Application Number** WEB1933/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/10/2022  
**Applicant** Dallas Walker  
**Location** 22, Clanwilliam Square, Grand Canal Quay, Dublin 2, D02 XY46

**Additional Information**

**Proposal:** Change of use from offices to Medical facility.

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**Area** Area 1 - South East  
**Application Number** WEB1934/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/10/2022  
**Applicant** Gary Fitzpatrick & Clare Bermingham  
**Location** 47, Nutley Avenue, Ballsbridge, Dublin 4 D04 X3T7

**Additional Information**

**Proposal:** 1) Alterations to front porch; 2) a two storey rear extension; 3) Attic conversion with the addition of 3 rooflights; 4) removal of existing piers and part of exiting front boundary wall; 5) new driveway entrance consisting of a new piers including a new crossover path verge with dished kerbs all along with the associated site works.

**Area** Area 1 - South East  
**Application Number** WEBDSDZ1767/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/10/2022  
**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

**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.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 4537/22  
**Appeal Type** Written Evidence  
**Applicant** St Agnes Property Limited  
**Location** Lands to the rear of St Agnes Convent, Captains Place, St Agnes Avenue, Crumlin, Dublin 12, within the Primary Care and Sheltered Housing Development

**Additional Information**

**Proposal:** The development will consist of construction of 4 no. single storey (bungalow units) Independent Living Units with terraces along with associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1683/22  
**Appeal Type** Written Evidence  
**Applicant** Aoibheann Treacy  
**Location** 17 Chelmsford Lane, Ranelagh, Dublin 6, D06 N932

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for the construction of a new part single-storey - part two storey extension to rear of house, new attic dormers to front and rear, new porch entrance to front, amendments to existing front window openings and retention of previously widened vehicular entrance to front.



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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3101/22
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	@11/10/2022
<b>Applicant</b>	Strandmount Limited
<b>Location</b>	Charlemont Place, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at a 0.1024 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development will consist of amendments to the permitted aparthotel development as granted under Dublin City Council Reg. Ref. 3549/19 [An Bord Pleanála Case Reference PL29S.305585] and amended under Dublin City Council Reg. Ref. 3196/20, to include the following modifications: an additional 3 No. aparthotel bedrooms which will increase the number of bedrooms from 44 No. to 47 No.; omission of Basement Level -2 which provided a plant enclosure; internal modifications at all levels; provision of a lightwell to east elevation of the 2 No. additional bedrooms at Basement Level -1; relocation of bicycle parking at Basement Level -1; omission of 3 No. car parking spaces at Basement Level -1; provision of an external bin store at Basement Level -1; modifications to plant enclosure at Roof Level; provision of a ballasted guardrail (1.1 m high) at Roof Level; provision of a lift overrun which extends to 19.375 m; modifications to permitted signage on west elevation; modifications to permitted entrance canopy and associated signage facing south; elevational changes; modified landscaping; and all associated site and development works above and below ground. The total gross floor area of the permitted aparthotel development will be reduced from 1,737 sqm over basement level of 666 sq m to 1,711 sq m over basement level of 401 sq m.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

41/22

(10/10/2022-14/10/2022)

**Area** Area 1 - South East  
**Application Number** 0338/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Clodagh and Nicholas Finnerty  
**Location** Side garden site adjacent to 9 Rathdown Villas,  
Terenure, Dublin 6w  
**Registration Date** 11/10/2022  
**Additional Information**  
**Proposal:** Construction of a 87m2, 2.5 storey, detached dwelling house on side garden site adjacent to an existing dwelling house at 9 Rathdown Villas.

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**Area** Area 1 - South East  
**Application Number** 0342/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Simon Evans and Maureen Griffin  
**Location** Site to side at 49, Kimmage Grove, Kimmage, Dublin 6W  
**Registration Date** 14/10/2022  
**Additional Information**  
**Proposal:** SHEC: Construction of a new two storey (2 Bedroom) dwelling house with vehicular access and parking to fore and associated site works to the side of existing house.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

41/22

(10/10/2022-14/10/2022)

**Area** Area 1 - South East  
**Application Number** 0288/22  
**Application Type** Section 5  
**Applicant** Mr. Peter Beddy  
**Location** 35, Percy Place, Dublin 4  
**Registration Date** 11/10/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Basement Level: Item 1A: - Carefully break out exiting non-original concrete slab to sub base. - Install French drain to structural engineer's details. - Install DPC and new concrete slab (with underfloor heating) to structural engineer's details. Item 1B: - Carefully remove external cementitious render to external walls up to underside of existing stone coping (at floor level of upper ground floor). - Re-render external walls with lime based render. ItemB2: -Locally carefully remove existing plaster to inside face of walls (up to 1100mm above FFL). - Re-plaster internal faces (where previously removed) with lime-based render. Item C1: - Carefully remove existing non-original concrete/paving slabs and reduce external ground level to match internal FFL of basement. - Install permeable gravel ground surface. (Upper) Ground Floor Level: Item B1: - Carry out remedial works to existing granite steps as proposed in conservation damp proof report. Item O: Front Reception Room - Localised removal of contaminated plaster C.1m2. Item T: Rear Return - Repairs to Lath & Plaster Ceiling. Item Z: Rear Return - Removal of contaminated plaster throughout room. First Floor Level: Item A: Front Bedroom (Large) - Repairs to Lath & Plaster Ceiling. Item C: Front Bedroom (Small) - Localised removal of contaminated plaster C.1m2 Item G: Half-Landing - Localised removal of contaminated plaster c.2m2 Roof Level: Item R1: - Asbestos roof slates identified throughout roof to be removed by registered asbestos removal subcontractor prior to other works. - Breathable membrane underlay to be installed on existing timber structure. - Natural slate finish to full extent of existing main roofs. Item R2: - Existing felt and copper linings and flashings to be removed throughout roofs. - New lead flashings and linings to be installed with adequate lateral falls to avoid ponding. Item R3: - Carefully remove external cementitious render to No. 35 side of front and rear chimney stacks. - Install new lead flashings - Repair brickwork (where necessary) and re-point underlying brickwork of chimney stacks with lime-based mortar. Item R4: - Existing dilapidated steel rooflight to be replaced with single velux conservation type rooflight. Item R5: - Remedial works to existing front and rear parapets.

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**Area** Area 1 - South East  
**Application Number** 0337/22  
**Application Type** Section 5  
**Applicant** Petit Cafe Food Co.  
**Location** 35A, Kildare Street, Dublin 2, D02 YK38.  
**Registration Date** 14/10/2022

**Additional Information**

**Proposal:** EXPP: Erecting an awning or canopy to shelter dining outside. Wind sensorred.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0340/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	McArdle Carpentry & Building Contractors
<b>Location</b>	24, Chelmsford Road, Ranelagh, Dublin 6
<b>Registration Date</b>	14/10/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Upgrade of existing bathroom facilities in existing locations, utilizing existing service routes only; Upgrade of existing kitchenette facilities in existing locations utilising existing service routes only; Rewiring within existing service ducts and runs; Upgrade of electrical circuits; Replacement of existing electric radiators throughout; Provision of fire upgrade works to include compartmentalization of floors; Provision of fire rated door sets in place of non-original doors; Replacement of modern floor finishes throughout; Redecoration internally; Repaint lower ground floor front wall; Removal of overgrown vegetation throughout.

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