



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**43/22**

(24/10/2022-28/10/2022)

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 Large Scale Residential Development

## Stage 3

**Associated documents available to view on website**

<b>Area</b>	Area 1 – South East
<b>Application Number</b>	LRD6003/22-S3
<b>Application Type</b>	Large Residential Development -3
<b>Applicant</b>	Cairn Homes Montrose Limited
<b>Location</b>	a c.4.155 ha site which previously formed part of the overall RTÉ Campus at Montrose, Donnybrook, Dublin 4
<b>Registration Date</b>	26/10/2022

### **Additional Information**

**Proposal:** We, Cairn Homes Montrose Limited, intend to apply for a 10 year permission for a proposed Large-scale Residential Development (LRD) at a c.4.155 ha site which previously formed part of the overall RTÉ Campus at Montrose, Donnybrook, Dublin 4 prior to its purchase in July 2017 by Cairn Homes Montrose Limited. The development includes a Right of Way comprising of a strip of land within the RTÉ campus, linking the development site with the Stillorgan Road (R138) Airfield junction. The development will consist of: The demolition of the former RTÉ Sports and Social Club (c.1,233 sq.m.), all structures associated with the former Fair City set (c.604 sq.m.), extensions to Mount Errol House and adjacent stable building (c.100 sq.m.) (a Protected Structure, RPS Ref. 7846), 1 no. shed (c.31 sq.m.) and removal of 1 no. security hut (c.5 sq.m.) to the north west of the site and associated ancillary structures. 1 no. 1.5 metre high wall running east-west adjacent to the internal road is proposed to be taken down and re-used for the construction of entrance piers at Ailesbury Close. All car existing car parking on site is to be removed. The proposed development comprises a Large-scale Residential Development of 688 no. apartments comprising of 272 no. Build to Sell units and 416 no. Build to Rent units, 1 no. hotel (with 192 no. rooms and associated restaurant and ancillary facilities); 1 no. childcare/creche facility; 2 no. residential amenity areas, 1 no. management suite, 2 no. parcel collection facilities; and 7 no. substations. The total gross internal floorspace area of the proposed development is c.91,646 sq.m. which is comprised of c.79,963 sq.m. of residential floorspace and c.11,683 sq.m. of commercial floorspace. The proposed blocks will consist of: • Block 1 (4 - 5 storeys) comprises 29 no. residential units (4 no. studio units, 8 no. 1-bed units, 15 no. 2-bed units and 2 no. 3-bed units), residential amenity area (c.657 sq.m.) over ground floor and 1st floor levels to include parcel collection area, bicycle store (c.71 sq.m.), bin store (c.50 sq.m.), plant room (c.27 sq.m.) all at ground floor level and solar photovoltaic panels at roof level with a max. height of 17.3 metres (31.1 metres OD) • Block 2 (5 - 8 storeys) comprises 76 no. residential units (4 no. studio units, 31 no. 1-bed units, 36 no. 2-bed units and 5 no. 3-bed units), bicycle store (c.76 sq.m.) and plant room (c.29 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 26.3 metres (40.875 metres OD); • Block 3 (5 - 8 storeys) comprises 76 no. residential units (4 no. studio units, 31 no. 1-bed units, 36 no. 2-bed units and 5 no. 3-bed units), bicycle store (c.76 sq.m.) and plant room (c.29 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 26.3 metres (40.875 metres OD); • Block 4 (5 - 8 storeys) comprises 76 no. residential units (4 no. studio units, 31 no. 1-bed units, 36 no. 2-bed units and 5 no. 3-bed units), bicycle store (c.76 sq.m.) and plant room (c.29 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 26.3 metres (40.875 metres OD) • Block 5 (9 - 16 storeys) comprises 80 no. residential units (64 no. 1-bed units and 16 no. 2-bed units), 1 no. hotel (c.10,276 sq.m.) with 192 no. rooms and associated restaurant and ancillary facilities, gym (c.394 sq.m.) over basement and ground floor levels, bin store (c.37 sq.m.) and plant room (c.68 sq.m.) at ground

level, provision of telecommunications infrastructure comprising 4 no. steel support pole frames allowing for 24 no. broadband panel antennas, 30 no. Ø0.3m and 10 no. Ø0.6m microwave links all at roof level, together with associated ancillary equipment and cabinets; and plant and solar photovoltaic panels at roof level with a max. height of 55.6 metres, (70 metres OD); • Block 6 (4 - 6 storeys) comprises 36 no. units (20 no. 1-bed units and 16 no. 2-bed units), residential amenity area (c.667 sq.m.) over ground floor and 1st floor levels, bicycle store (c.55 sq.m.), bin store (c.33 sq.m.) and plant room (c.29 sq.m.) at ground floor level, and solar photovoltaic panels at roof level with a max. height of 20.45 metres (34.85 metres OD); • Block 7 (6 - 10 storeys) comprises 103 no. residential units (6 no. studio units, 39 no. 1-bed units, 52 no. 2-bed units and 6 no. 3-bed units), bicycle store (c.60 sq.m.) and plant room (c.29 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 32.75 metres, (48.4 metres OD); • Block 8 (6 - 10 storeys) comprises 103 no. residential units (6 no. studio units, 39 no. 1-bed units, 52 no. 2-bed units and 6 no. 3-bed units), bicycle store (c.60 sq.m.) and plant room (c.29 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 32.75 metres, (48.4 metres OD); • Block 9 (6 - 10 storeys) comprises 94 no. residential units (38 no. 1-bed units, 51 no. 2-bed units and 5 no. 3-bed units), residential amenity area (c.180 sq.m.) comprising management suite, meeting room, parcel collection area, store and WC, childcare/creche facility (c.418 sq.m.), bicycle store (c.54 sq.m.), bin store (c.9 sq.m.), plant room (c.27 sq.m.) at ground floor level, and solar photovoltaic panels at roof level with a max. height of 33.35 metres, (48.85 metres OD); and • Block 10 (2 - 3 storeys) comprises 15 no. Age Friendly residential units (13 no. 1-bed units and 2 no. 2-bed units), bin store (c.11 sq.m.), plant room (c.27 sq.m.) consultation room (c.15.5 sq.m.) and treatment room (c.9.8 sq.m.) at ground floor level and solar photovoltaic panels at roof level with a max. height of 10.85 metres (23.45 metres OD). A single level basement of c.18,919 sq.m. accessed from the Stillorgan Road (R138) Airfield junction to provide 457 no. car parking spaces, 490 no. cycle parking spaces and 20 no. motorcycle spaces and other ancillary services for residential and other uses in the scheme including gym (basement level), bin stores, comms rooms, plant rooms, sprinkler plant/tanks, water tanks, compactors, boiler/CHP plant areas, air source and heat pump plant room, stores, generator rooms, hotel back of house areas (BOH), hotel plant/sprinkler and water tank areas. At surface level and within the public areas with access from the Stillorgan Road (R138) Airfield junction, 21 no. car parking spaces are provided (5 no. car parking spaces adjacent to the proposed crèche, 13 no. car parking spaces for Blocks 2-4, and 3 no. car parking spaces for the hotel and associated coach set-down). At surface level with access from Ailesbury Close, a total of 12 no. parking spaces are provided for Mount Errol House and Block 10 (7 no. car parking spaces and 1 no. accessible parking space for the Age Friendly Living units at Block 10, and 1 no. accessible parking space and 3 no. visitor parking spaces at Mount Errol House). 679 no. cycle spaces are provided at surface level with 89 no. visitor cycle spaces to be provided throughout the public areas at ground level in the form of Sheffield stands adjacent to the entrances to the various blocks. The proposed development delivers a new urban neighbourhood with c.9,727 sq.m. of public open space across two main landscape areas within the Cairn landholding and other ancillary services for residential and other uses in the scheme. A change of use is sought for Mount Errol House (a Protected Structure, RPS Ref. 7846) from commercial offices and studios to a restaurant and café (c.449 sq.m.). It is intended to refurbish the associated stable building adjacent to Mount Errol House to provide a change of use to 1 no. artisan food shop (c.146 sq.m.). Vehicular and pedestrian entrances to the site are provided via the Stillorgan Road (R138) Airfield junction, which will be the main entrance to the proposed scheme, with pedestrian/cyclist access and limited vehicular access from Ailesbury Close to the serve the Age Friendly Living units in Block 10 and Mount Errol House and stable building (a Protected Structure, RPS Ref. 7846). Two pedestrian/cyclist entrances are also provided to the south along the Stillorgan Road (R138) with 2 no. further pedestrian-only entrances located between Blocks 7 and 8 and adjacent to the Stillorgan Road (R138) Airfield junction.

The proposed development includes an upgrade to the existing 150mm diameter sewer at Ailesbury Close to a 225mm diameter sewer to facilitate a foul drainage connection from the proposed development. Amendments and upgrades to the shared access road from the Stillorgan Road (R138) Airfield junction to the south east including provision of a kerbed carriageway of 5.5 metres width and the provision of a 2.5 metres wide footpath along the northern boundary. The proposed development includes the removal of part of the boundary wall on the western side of the Airfield junction to facilitate landscaping and signage, all enabling and site development works, landscaping, play areas, lighting, green roofs, services and connections, boundary treatments, signage, waste management and all other site ancillary works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. All application documentation and information is available to view online at the following website set up by the applicant: [www.montroseplanninglrd.com](http://www.montroseplanninglrd.com). The Planning Application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.) and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3930/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Lidl Ireland GmbH
<b>Location</b>	Site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12, D12 HT99
<b>Registration Date</b>	24/10/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for development at this site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12 (Eircode D12HT99). The proposed development will consist of the demolition of existing buildings on site (1,316 sq.m gross floor area) and the construction of a mixed use retail/commercial and residential development totalling 9,177sq.m gross floor area comprising a supermarket with ancillary off-licence and bakery and associated circulation, storage, staff accommodation, canteen, toilets, shower facilities, deliveries room and ESB substation totalling 2,811 sq.m gross floor area (of which 1,463 sq.m is net retail sales area), 3 no. ground floor independent retail/commercial units of 181 sq.m including a mezzanine, 194 sq.m and 82 sq.m and 60 no. residential apartments on 4 levels (Levels 1M, 2, 3 and 4) comprising 30 no. one-bedroom units, 29 no. two-bed units and 1 no. three bed unit and all associated private amenity space, circulation, lift and stair cores and escape stairs. The supermarket is located at first floor level over an undercroft car park with access gained via travellators located in the entrance lobby at street level fronting Herberton Road. The proposed development also comprises communal amenity space in the form of a landscaped podium level courtyard (610 sq.m) located at second floor level. Access to the apartment units is gained via 3no. entrance points one of which is located on the north eastern corner of the building fronting Herberton Road and two remaining entrances are located on the southern elevation addressing the new internal access road. The ground floor level includes ancillary residential accommodation including entrance lobbies, bin store and cycle stores and other ancillary uses. Vehicular access to serve the proposed development will be provided via a new entrance from Herberton Road located at the south eastern boundary of the site. The supermarket is serviced by an external delivery/service area and dock leveller located at the north western corner of the building. The development is serviced by a surface level undercroft car park containing 56 no. car parking spaces. 14 no. surface car parking spaces are provided on the internal access road. 128 no. cycle parking spaces are proposed within secure designated storage areas and surface cycle parking as part of the development. The proposed building is a 6 storey equivalent structure (4 floors of residential over commercial). Permission is also sought for public lighting, signage, hard and soft landscaping, boundary treatment and all ancillary and associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4002/22  
**Application Type** Permission  
**Applicant** Copper Bridge C 2015 ICAV  
**Location** Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4 and the Ballsbridge Hotel, Pembroke Road, Dublin 4  
**Registration Date** 28/10/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development at this site comprising Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4 and the Ballsbridge Hotel, Pembroke Road, Dublin 4. The proposed development comprises the construction of a new boundary treatment between the existing Lansdowne Place development and the existing adjacent hotel comprising a low wall with railing c.2.4m in height overall, so as to define the boundary of the separate Lansdowne Place development on a site of 1.25Ha. The development also comprises the closure of all basement level links constructed in the Lansdowne Place development between the existing Lansdowne Place development and the adjoining hotel site. The effect of this development is to make Lansdowne Place a standalone development on 1.25Ha, and to sever Lansdowne Place from the remaining part of the overall site permitted under Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), unless/until permission has been granted for the redevelopment of the existing hotel site. The development being proposed is thereby an amendment to Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454) - the parent permission', as extended by Reg. Ref. 4015/09/X1, as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17, 3620/18, 3700/21 and 3705/21. For clarity, the proposed amendments stemming from this application will not alter any of the residential units at Lansdowne Place permitted under Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), as amended; all on an overall site of 2.98Ha.

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**Area** Area 1 - South East  
**Application Number** 4418/22  
**Application Type** Permission  
**Applicant** Christopher, Gregory, Michael & Declan McGinn  
**Location** 24 & 22A South Lotts Rd. and 101 Gordon St., Ringsend, Dublin 4  
**Registration Date** 26/10/2022  
**Additional Information** Additional Information Received  
**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** 5106/22  
**Application Type** Permission  
**Applicant** Bartra Development Co. Ltd.  
**Location** The "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** Permission for development at this site at The "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2. (Lands bound by Clanwilliam Square to the south, Grand Canal Quay to the east, the Dublin - Rosslare mainline railway to the north and Macken Villas and Macken Street to the west). The development will consist of: Modifications to the permitted office development Reg. Ref. 2808/19, Bord Ref. ABP304878-19 (as modified by Reg. Refs. 2682/21 and 3386/21) and involves revisions to the permitted facades as follows: South West Elevation: use of brick at the Grand Canal Quay boundary wall interface in lieu of previously permitted metal, addition of transom within double height glazing to foyer, provision of automatic opening vents (AOVS) above fire escape door, use of metal soffit above entrance door in lieu of previously permitted brick with associated minor modifications to mezzanine floorplate and provision of capping to glazing at parapet level; South East Elevation: addition of transom within double height glazing to foyer, reconfiguration of glazing and spandrel panel layouts at Level M1; North East Elevation: reconfiguration and alterations to louver, glazing and spandrel panel layouts at Levels M1 to 4.

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**Area** Area 1 - South East  
**Application Number** 5110/22  
**Application Type** Permission  
**Applicant** Embassy of the Republic of Korea in Ireland  
**Location** 72 Merrion Square South, Dublin 2, D02 TW54  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the installation of 2 nos. flagpoles at first floor level on the outside of the building which is a protected structure and the installation of a plaque at ground floor level adjacent to the front door.

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**Area** Area 1 - South East  
**Application Number** 5112/22  
**Application Type** Permission  
**Applicant** Paddy Stephens  
**Location** Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** The development will consist of  
(a) the demolition of the existing dwelling and the existing shed,  
(b) the construction of a detached, 3-bedroom single storey dwelling (131.60sq.m.) together with 10 no. associated roof lights,  
(c) all associated boundary treatments , landscaping and site works with provision for 1 no. parking space

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**Area** Area 1 - South East  
**Application Number** 5117/22  
**Application Type** Permission  
**Applicant** Jamie Moran and Lauren Healy  
**Location** Lands to the rear of No. 1D Silverdale, Rathmines,  
Dublin 6  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** Permission is sought for development consisting of

- (i) removal of existing rear boundary wall with vehicular/pedestrian access to Palmerston Villas;
- (ii) construction of 1 no. two-storey over lower ground floor level, three-bedroom contemporary infill dwelling with sloped roof, partial sedum roof and served by 1 no. on-curtilage vehicular parking space;
- (iii) provision of ground floor level central courtyard, comprising garden space and outdoor dining area and 2 no. courtyards at first floor level; and
- (iv) all associated ancillary works necessary to facilitate the development including drainage works, site works, boundary treatments and landscaping.

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**Area** Area 1 - South East  
**Application Number** 5118/22  
**Application Type** Retention Permission  
**Applicant** Burger Better Limited T/A Bujo Burger  
**Location** 84, Terenure Road East , Terenure , Dublin 6  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** Retention :The development consists of the change to the permitted opening hours as set out in Planning Reg. Ref. 3765/14, from between 8am to 7pm Monday to Sunday, to between 12pm and 12am Monday to Sunday, changes to the front façade of the unit, and inclusion of a collection hatch to the front of the building.

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**Area** Area 1 - South East  
**Application Number** 5119/22  
**Application Type** Permission  
**Applicant** Mulberry Company (Sales) Ltd.  
**Location** 24, Duke Street, Dublin 2  
**Registration Date** 26/10/2022

**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** 5120/22  
**Application Type** Permission  
**Applicant** HECF One Clarendon Row 2 Sarl  
**Location** 'Chatham and King', Chatham Street, Dublin 2 bounded to the north by Chatham Street, to the south by the rear of The Gaiety Centre, King Street South, to the west by Clarendon Row & the east by 6 Chatham Street & Gaiety Theatre (Protected Structure)  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** Change of use of the approved retail floor space at upper basement level to indoor recreation use (Class 11) with ancillary bar / restaurant and the installation of an internal mezzanine (517 sq.m) within the upper basement level.

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**Area** Area 1 - South East  
**Application Number** 5130/22  
**Application Type** Permission  
**Applicant** St. Vincent's Healthcare Group Limited  
**Location** St. Vincent's University Hospital, Elm Park, Dublin 4  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** PERMISSION: Permission for development at a c.0.223 ha site. The development consists of; (i) the demolition of an existing stone clad wall with railing and the removal of 3 no. silver birch trees located adjacent to the Elm Mount Unit Building; (ii) the construction of a single storey over basement Electrical Energy Centre (c. 358.5 sqm) and external stone clad wall to the south-west of the St. Vincent's University Hospital Campus to serve St. Vincent's University Hospital; (iii) provision of a green roof to proposed Electrical Energy Centre, and, (iv) all associated site development works and site services above and below ground required to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5134/22  
**Application Type** Permission  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, D04 PF86  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Planning permission for area lighting on 4 no. 15m high poles at the southern side of the football training pitch, associated ground works and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5147/22  
**Application Type** Permission  
**Applicant** Adrian O'Hara  
**Location** Rear of 138, Rathgar Road Rathgar, Dublin 6 with main pedestrian access onto Garville Road, (protected structure)  
**Registration Date** 28/10/2022

**Additional Information**

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

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

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**Area** Area 1 - South East  
**Application Number** 5148/22  
**Application Type** Permission  
**Applicant** Glandore Business Centres Ltd.  
**Location** Fitzwilliam Hall, 25/27 Fitzwilliam Place, Dublin 2  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for amendments to the permitted development ref. 2434/21. The proposed amendments comprise of adjustments to the external finishes of the permitted kiosk. No amendments are proposed to permitted setting out dimensions or external landscaping works. No. 25 Fitzwilliam Place is a protected structure within the boundary of the site.

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**Area** Area 1 - South East  
**Application Number** DSDZ5140/22  
**Application Type** Permission  
**Applicant** TikTok Technology Limited  
**Location** The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Permission for development to amend a permitted scheme at The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23. The site is located within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development consists of modifications to previously approved application DSDZ3335/22, comprising of; modification at basement level including additional 6no. bicycle storage spaces, extension of bicycle storage enclosure, and the removal of 5no. car parking spaces and 2no. motor bicycle spaces to accommodate a plant and generator room. Proposals also include the extension of the ground floor slab within the building footprint (66m<sup>2</sup>) for commercial office use, a proposed satellite dish and plant at level 06 and plant on level 07 roof, all ancillary to the proposed office fit-out.

**Area** Area 1 - South East  
**Application Number** WEB1978/22  
**Application Type** Permission  
**Applicant** Nicholas and Clodagh Finnerty  
**Location** Adjacent to 9, Rathdown Villas, Terenure, Dublin 6w  
**Registration Date** 24/10/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1986/22  
**Application Type** Permission  
**Applicant** CR Architecture  
**Location** 54, Durrrow Road, Dublin 12  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** The development will consist of a new 2 storey, end-of-terrace, attached 2-bedroom house to side & extension to rear. Works include a new vehicular access to front, a new pedestrian access to front & new vehicular access to side, 6 roof lights to side & rear, all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1991/22  
**Application Type** Permission  
**Applicant** Jane Feighery  
**Location** 54, Durrrow Road, Crumlin, Dublin 12  
**Registration Date** 27/10/2022

**Additional Information**

**Proposal:** The development will consist of a new 2 storey, end-of-terrace, attached 2-bedroom house to side & extension to rear. Works include a new vehicular access to front, a new pedestrian access to front & new vehicular access to side, 6 roof lights to side & rear, all associated site development works.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 5109/22  
**Application Type** Permission  
**Applicant** Theresa Newman  
**Location** 14 St. Endas Road, Terenure, Dublin 6, D06 XP83  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** Permission for part demolition and development which the works will consist of demolition (13 sqm) of an existing single storey to the rear, construction of a new one/two storey side 68.6 sqm (41.8 sqm at ground floor and 26.8 sqm at first floor) extension to the rear and side of the property and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5123/22  
**Application Type** Permission  
**Applicant** Forthbridge Ltd.  
**Location** 261, Harolds Cross Road, Dublin 6W, D6WKO99  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission for retention of the following works to the two-storey building at the rear: 1. Lowering of the cill height of 4 x No. rear-facing windows into French Windows: 2. A 4sqm extension to the north-east elevation. 3. The extension of the side wall 1.4M to the south-west elevation. 4. The removal of the timber fascia and construction of a parapet wall and capping 250mm above existing fascia. 5. Demolition of the 8.5sqm single-storey rear extension and 6.1sqm outbuilding and replacement with 12.5sqm single-storey rear extension. Planning permission for the following works; 3 x roof dormers to the front, a 1M high 6.5sqm water tank enclosure on the rear flat roof.

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**Area** Area 1 - South East  
**Application Number** 5125/22  
**Application Type** Permission  
**Applicant** Sarah McDonnell and Mark Taylor  
**Location** 6, Vergemount, Clonskeagh Road, Dublin 6, D06X0Y6  
**Registration Date** 26/10/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 5133/22  
**Application Type** Retention Permission  
**Applicant** The Ryan Partnership  
**Location** 36, Ailesbury Road, Dublin 4, D04 X361  
**Registration Date** 27/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of amendments to the previously approved planning permission, register reference 2072/17 comprising (a) Alterations to the basement layout and the reduction of the gross floor area of the basement by 332 sqm. (b) Alterations to the position of the Staff Accommodation Unit and the increase in the gross floor area of the Staff Accommodation Unit by 5 sqm. (c) Alterations to the position of the Garden Pavilion.

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**Area** Area 1 - South East  
**Application Number** 5135/22  
**Application Type** Permission  
**Applicant** Mr. Steven Sam  
**Location** 9 Windmill Road, Dublin 12, D12 W425  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Permission is sought for

1. construction of single storey extension to rear garden (consisting of kitchen, living areas),
  2. velux rooflights at front, side and rear roof of the existing dwelling,
  3. widen existing vehicular entrance (with new piers and gates) and dishing of footpath.
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**Area** Area 1 - South East  
**Application Number** 5136/22  
**Application Type** Permission  
**Applicant** Judith and Ken Murnaghan  
**Location** 3 Neville Road, Rathgar. Dublin 6, D06 R5P1  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Permission is sought for the construction of a new single-storey extension to the rear of the existing dwelling house together with all associated works to facilitate the proposed extension including site development works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 5146/22  
**Application Type** Retention Permission  
**Applicant** Cliona O Faolain  
**Location** 2, Edenvale Road, Ranelagh, Dublin 06, D06 NA78  
**Registration Date** 28/10/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1982/22  
**Application Type** Permission  
**Applicant** George O'Gorman  
**Location** 21, Daniel Street, Dublin 8 D08 X6Y7  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** For the refurbishment of the existing ground floor cottage, an additional new 2 story rear extension to include raising the ridge of the pitched roof to provide first floor bedroom with Velux roof lights to the front and rear, including associated site works and minor drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1983/22  
**Application Type** Permission  
**Applicant** Derek O' Shea  
**Location** 45, Lavarna Grove, Terenure, Dublin 6w  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** The development will consist of First floor extension over the existing garage, modify the existing roof by moving the hip roof over the new extension, over the garage, converting the attic to provide an en-suite bathroom and bedroom with a new dormer window to the rear elevation, new roof window to the front of the existing roof and two new roof windows to the side of the new hipped roof. A new permanent canopy roof will also be added to the front over the existing garage and front doorway entrances.

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**Area** Area 1 - South East  
**Application Number** WEB1984/22  
**Application Type** Permission  
**Applicant** Caitriona Ryan  
**Location** 73, Merrion Village, Ballsbridge, Dublin 4 D04 F8X8  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The retention of works at ground, first and second floor level including:

- Extension of the house at ground floor level with 2 No. rooflights to northern corner.
- Extension at first floor level incorporating 2 No. rooflights in extended pitched roof.
- Demolition of conservatory and partial completion / erection of structural columns and beams for replacement sunroom and proposed covered terrace to the south and south west
- Openings into the existing house for proposed first floor extensions at first floor.
- Installation of 4 no. rooflights replacing previously existing balcony at second floor.
- New render finish to dormer at second floor (to be painted dark grey / black).
- The removal of a chimney to southeast elevation.
- Provision of opening for proposed kitchen window on southeast elevation.
- Associated demolition of internal partitions and walls.
- The demolition of a bin store and sheds.
- The use of former garage as habitable accommodation.

Planning permission for the following works:

- Completion of sunroom extension and covered terrace with flat roof and flat rooflights to the south and west corner.
- Completion of extension and infill of balcony over existing flat roof at first floor level.

- Kitchen extension with 1 No. rooflight to the southeast.
- New garden shed with flat roof including plant room, bin store and green screen wall adjacent to the driveway.
- Alterations to former garage area and extension and alteration to entrance porch and bay window.
- Installation of 34 sqm solar panels to main roof on southwest elevation.
- The proposed development will result in an increase of the floor area from 329.6 sqm to 442 sqm.
- All associated development, landscaping and ancillary works required to carry out the development.

**Area** Area 1 - South East  
**Application Number** WEB1993/22  
**Application Type** Permission  
**Applicant** Colin Shannon and Siobhan Hanrahan  
**Location** 26, Effra Road, Rathmines, Dublin 6, D06 K8E8  
**Registration Date** 27/10/2022

**Additional Information**

**Proposal:** a) The demolition of the existing single storey extensions to rear including garage, b) Construction of a single storey extension to the rear of the property resulting in additional habitable floor area of 26sq.m. c) Replacement of vehicular access with pedestrian access to rear (Kenilworth Lane East) d) Internal alterations, and e) All associated site & landscaping works. The proposed works will result in an increase of the total floor area from 124sq.m to 150sq.m.

## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0317/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/10/2022  
**Applicant** Esprit Investments Ltd  
**Location** Mespil Court, Mespil Road & Burlington Road, Dublin 4

**Additional Information**

**Proposal:** SHEC: The proposed development is a 4-storey mixed use building extension comprising: A 2-storey, raised bridge, office use building extension, adjoining the 2nd and 3rd floors of the existing Mespil Court office building on its northwestern elevation; plant room at 1st floor and office core extending down to ground floor level (total GFA c. 721 sqm). A 4-storey, over basement, mixed use building comprising: 1 no. cafe at ground floor and basement, with ancillary storage and staff welfare facilities at basement level (total GFA c.202 sqm) and associated external northern terrace at ground floor level; 3 no. 2-bedroom residential apartment units at 1st, 2nd and 3rd floors, each with associated balconies on the northern and southern facades.

**Area** Area 1 - South East  
**Application Number** 0318/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/10/2022  
**Applicant** Thomas Hopkins  
**Location** Side of Sleepy Hollow, 5a Temple Villas, Palmerston Road, Rathmines Dublin 6

**Additional Information**

**Proposal:** SHEC: New 3 Storey detached single family dwelling (146m2).

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**Area** Area 1 - South East  
**Application Number** 0321/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 27/10/2022  
**Applicant** IBI International Investemens Ltd  
**Location** Adelaide Chambers, Peter Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

Ground Floor (East Wing): Refurbish WC areas including new floor, wall and ceiling finishes including lighting, ceramics and doors. First Floor (East Wing): Refurbish WC areas including new floor, wall and ceiling finishes including lighting, ceramics and doors.

Second Floor (East & West Wing): Replace suspended ceilings in office area incl. new modular energy efficient LED ceiling lights. Remove non original partitions. Remove non original doors and side screens. Remove non original kitchen include all fittings, wall and floor finishes. New kitchenette Replace carpet tile floor finish in office area. Replace/Repaint non original skirtings. Repaint walls. Refurbish WC areas including new floor, wall and ceiling finishes including lighting, ceramics and doors, provide new shower facilities. Create 2 No. wall opes to side of chimney breasts. New lightweight partition to create new 1200m wide access corridor including new doors. Remove section of central corridor wall and install steel beam to create open plan space. 2 No. grilles c. 400x400mm to rear façade to accommodate mechanical ventilation installation. Air conditioning contained within the new suspend ceiling installation. New radiators throughout.

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**Area** Area 1 - South East  
**Application Number** 2059/17/X1  
**Application Type** Extension of Duration of Permission  
**Decision** ADDITIONAL INFORMATION (EXT. OF PERM)  
**Decision Date** 24/10/2022  
**Applicant** JD Brady  
**Location** 7, Cope Street, Dublin 2

**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).

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**Area** Area 1 - South East  
**Application Number** 3479/22  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 26/10/2022  
**Applicant** Bamboozle Ltd.  
**Location** 5, Saint Andrew Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION & PERMISSION:PROTECTED STRUCTURE: Development at No. 5 Saint Andrew Street, Dublin 2 (a four storey over basement Protected Structure - Register of Protected Structures Ref. no. 7568).

The proposed development consists of:

- Retention planning permission for: the change of use of the first, second and third floors from office to residential use (3 no. c. 50 sq.m apartments, one at first floor level, one at second floor level, one at third floor level); and internal alterations to the Protected Structure associated with the change of use of the upper floors from office to residential use; and
- Planning permission for internal for fire safety related works at ground, first, second and third floor levels.

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**Area** Area 1 - South East  
**Application Number** 3942/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** K.P. Crown Dental  
**Location** 196/196A , Harolds Cross Road, Terenue, Dublin 6W, D6W VN24

**Additional Information** Additional Information Received

**Proposal:** RETENTION & PERMISSION : 1. Retention Permission for the dental clinic at 196A (first floor) 2. Change of use from retail to dental clinic at 196A (ground floor). 3. To construct a new staircase at 196A. To connect two units of 196A & 196 on the ground floor with a new opening. Internal alteration works, alteration works to the shop front and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4017/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Randalswood Construction Ltd  
**Location** 29-30, Baggot Street Lower, Dublin 2  
**Additional Information** Additional Information Received

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

- (1) minor internal alterations at basement, ground, first, second and third floor levels of both properties comprising; (i) the removal of existing wall partitions and the installation of new partitions; (ii) the replacement/relocation of existing electricity/ drainage service points; and, (iii) the provision of new heating units; (2) the removal of existing external staircase, and filling in of existing door opes to same, and all associated infrastructure to the rear of No. 29 Baggot Street Lower; and, (3) the removal of existing external staircases serving the basement levels of both

properties via Baggot Street Lower and the provision of 1 no. replacement staircase to serve the basement level of No. 30.

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**Area** Area 1 - South East  
**Application Number** 4046/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Denise Coughlan  
**Location** No. 43 Avenue Road, Portobello, Dublin 8 (to the rear and within the curtilage of No. 43 South, Circular Road D08 HK76 (a Protected Structure) and east of No. 45 Avenue Road, (D08 F6P3)

**Additional Information** A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE: Permission is sought for development comprising: (i) demolition of existing structure (comprising commercial garage with ancillary office and shed) (ii) construction of a three-storey, three-bedroom mews dwelling. The dwelling will be served by 1 no. car parking space and various areas of private open space in the form of a rear private garden and terraces at first and second floor levels. Vehicular access to the dwelling will be provided from Avenue Road. A second access for pedestrians will be provided via an existing laneway along the east of the site; and (iii) Permission is also sought for all ancillary works, inclusive of boundary treatments and SuDS drainage, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4083/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** James Whelan & Anne Fahy  
**Location** 22, Sandymount Castle Park, Dublin 4, D04 XA31  
**Additional Information** Additional Information Received

**Proposal:** Permission to construct a one-bedroomed single storey detached dwelling to rear of existing house and associated works.

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**Area** Area 1 - South East  
**Application Number** 4255/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Michael Murray  
**Location** Eden Cottage, 39 Seafort Avenue, Dublin 4, D04 P9T8  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 4449/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Harold Properties Limited  
**Location** 214-216-218 Harold's Cross Road, Harold's Cross,  
Dublin 6W

**Additional Information** Additional Information Received

**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.

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**Area** Area 1 - South East  
**Application Number** 4463/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Emma Jane and Barry McNally  
**Location** 27 Terenure Road West, Terenure, Dublin 6w  
**Additional Information** Additional Information Received

**Proposal:** Permission is sought to form new vehicular entrance and driveway for off street car parking.

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**Area** Area 1 - South East  
**Application Number** 4464/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** 57 South William Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: (RPS Ref. 8594) planning permission for change of previously approved use under reg. ref. 2396/19 from cafe and education to healthcare-related consultancy and ancillary use together with new shopfront and signage.

**Area** Area 1 - South East  
**Application Number** 4750/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Colm Egan  
**Location** Units 1 & 2 Terenure Business Park, Beechlawn Way,  
Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** 4762/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/10/2022  
**Applicant** Micheál Twomey  
**Location** 115, Anglesea Road, Ballsbridge, Dublin 4, D04 P1H3

**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.

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**Area** Area 1 - South East  
**Application Number** 4763/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2022  
**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

**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: (1) 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.

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**Area** Area 1 - South East  
**Application Number** 4765/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Jingleberry Limited  
**Location** The Arthaus Hotel, Mercer Street Lower, Dublin 2

**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 .

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**Area** Area 1 - South East  
**Application Number** 4768/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Martina Donohue  
**Location** Bloomfield Park, Rear of 12 Bloomfield Avenue, Portobello, Dublin 8

**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.

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**Area** Area 1 - South East  
**Application Number** 4771/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/10/2022  
**Applicant** Luhmann Dublin Ltd  
**Location** 21 Fitzwilliam Place, Dublin 2

**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

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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 (5m<sup>2</sup>); 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4774/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	SPLIT DECISION(RETENTION PERMISSION)
<b>Decision Date</b>	26/10/2022
<b>Applicant</b>	Cormak Ltd
<b>Location</b>	The Merrion Inn, 188, Merrion Road, Dublin 4, D04 Y512

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4779/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/10/2022
<b>Applicant</b>	GWR Property Co. Ltd.
<b>Location</b>	26, Donnybrook Road, Dublin 4

**Additional Information**

**Proposal:** Permission for the replacement of 1 no. existing backlit '48 sheet' advertising panel (6.0 x 3.0m, surface area 18m<sup>2</sup>) with a single 4.5m x 3.0m (surface area 13.5m<sup>2</sup>) digital advertising panel along with associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4783/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	28/10/2022
<b>Applicant</b>	Elvera Butler
<b>Location</b>	77 Haddington Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** RETENTION PERMISSION for development consisting of a change of use from educational institution to a single domestic dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4785/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/10/2022
<b>Applicant</b>	Trinity College Dublin (c/o the Estates and Facilities Directorate)
<b>Location</b>	Printing House (a Protected Structure-Ref No. 2003 and a Recorded Monument -Ref No.: DU018-020508), in New Square and, at House 33-37(a Protected Structure-Ref 2003) located within the campus of Trinity College Dublin, Dublin 2

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development consists of the following: 1. Refurbishment and temporary fit-out works to the Printing House, and a temporary change of use for a period of five years, to allow it to operate as an exhibition space to include: A temporary fit-out, for a period of five years, to the Printing House (360m<sup>2</sup>), incorporating an exhibition room with display case relocated from the Old Library, secure storage rooms, security office, and WC at ground floor level and associated plant space at basement level. The fit-out works will include the installation of demountable reversible steel and concrete structures, steel framed metal stud partitions, timber and steel doors, fire curtain, blockwork walls, and associated services including sprinkler system, ventilation, heating, cooling, information technology and electrical systems. Internal refurbishment, including insulation of the roof, upgrading fire rating of historic floors retaining all historic elements, upgrading fire resistance of three historic doors, temporary removal and storage on site of one door leaf, redecoration of interior at ground level including the entrance hall. External refurbishment works consisting of pointing the east elevation to replace variety of non-historic finishes, cleaning of the Portland stone portico and Calp rubble side elevations, refurbishment of historic railings and replacement of non-historic boiler room door. The construction of a demountable steel temporary structure (29 sq.m) along the eastern edge of the Printing House to provide an accessible entrance through an existing doorway, involving widening of the door opening. 2. The construction of a Temporary Pavilion in New Square, for a period of five years, with a gross internal area of 900m<sup>2</sup> comprising of an exhibition space (576m<sup>2</sup>), retail space (170m<sup>2</sup>), WCs, staff room, storage and plant space. The temporary pavilion is organised in two building volumes, ranging in height from 6.7m to 9.9m. The building will have a metal structure, and will be clad with coloured metal panels. A screened temporary external plant enclosure (72m<sup>2</sup>) will be located to the rear of the Temporary Pavilion. 3. Landscaping including temporary sloped surfaces in New Square to provide accessible entrances to the Temporary Pavilion, reseeding of lawn, temporary removal of 2 sections of chain around the perimeter of New Square. 4. The provision of a temporary sign, for a period of five years, located at the western facade of House 33-37 (a Protected Structure) of c. 1m x 9m and an exterior temporary, for a period of five years, wayfinding feature light fixed to the rear brick-faced facade of Houses 33-37. 5. Permission is also sought for all associated site development above and below ground and temporary construction operations.

**Area** Area 1 - South East  
**Application Number** 4788/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Barry & Aine Balfe  
**Location** 36 Sandymount Avenue, Ballsbridge, Dublin 4, D04 T384

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission sought for demolition of rear single storey pavilion extension and erection of single storey extension in its place, lowering of floor level in kitchen & rear extension, re-roofing of pitched roofs to original building, re-pointing and repairs to existing chimneys, enlarging existing en-suite to master bedroom, formation of door opening between master bedroom and proposed dressing room, removal of en-suite in rear 1st floor 1996-1997 extension, removal of gallery floor from existing stairs, alterations to internal layouts to existing 1996-1997 side extension, replacement of 1996-1997 'aluclad' windows and uPVC double glazed window to rear and sides, replacement of mechanical and electrical services through and associated minor repairs and full repairs and decoration throughout. Also retention permission is sought for retention of existing velux roof windows on roofs to original house.

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**Area** Area 1 - South East  
**Application Number** 4789/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Santa Catalina Limited and Santa Cruz Limited  
**Location** Trident House, 60 Claremont Road, Sandymount, Dublin  
4

**Additional Information**

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

1. refurbishments works to the exterior of Trident House, including removal of all existing windows; lowering all window openings to floor level on front and rear facades and installation of new full height glazed doors with Juliette balconies at first and second floor; installation of new glazed window to stairwell on front facade; infill of 6 no. windows to each side elevation (12no. in total) and installation of new windows to remaining 12no. windows; a new external insulation system to all facades with brick slip finish to front and rear facades and render finish to side facades; re-cladding of existing entrance canopy; removal of existing roof finish and insulation and replace with new insulation and roof finish with new fascia/eaves to all sides; new low-level boundary walls to ground floor private amenity spaces; the consolidation of rainwater/soil vent pipes to the side facades;
2. a new single storey outbuilding to the rear of the existing building to house a new cold water storage tank, associated pump and below ground works to provide new water main connection and all ancillary site works.



**Area** Area 1 - South East  
**Application Number** 4826/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Archbishop Marsh's Library  
**Location** Archbishop Marsh's Library, St. Patrick's Close,  
Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of the proposed replacement of existing single-glazed windows and ground floor door of 1980's bindery building that falls within the curtilage of Archbishop Marsh's Library (protected structure ref. 7747), with double-glazing. No change of use proposed.

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**Area** Area 1 - South East  
**Application Number** 4878/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2022  
**Applicant** Gas Networks Ireland  
**Location** Brookfield Green, Kimmage, Dublin 12

**Additional Information**

**Proposal:** Permission to install a 1.8m x 1.42m x 0.51m (HxLxW) above ground natural gas pressure reduction cabinet and an accompanying 3.25m high vent stack with all ancillary services and associated site works in the footpath adjacent Brookfield Green, Kimmage, Dublin 12.

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**Area** Area 1 - South East  
**Application Number** 5053/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/10/2022  
**Applicant** Kevin Moloney & Catrina Weafer  
**Location** Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3

**Additional Information**

**Proposal:** Planning permission for the erection of 2 no. two storey 3 bedroom detached dwelling houses (112.9m<sup>2</sup> gross area each, total 225.8m<sup>2</sup>), with on site car parking provision within site curtilage, vehicle & pedestrian access via existing access laneway, partial existing tree removal with new landscaping & planting, retention of existing boundaries with partial demolition of existing low stone wall & gate, new foul sewer & water services connections, on site source water disposal & associated site works on site (325m<sup>2</sup> (0.0325ha) area approx.) in existing garden.

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**Area** Area 1 - South East  
**Application Number** 5062/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/10/2022  
**Applicant** Eoin Goulding  
**Location** 107 Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the development at this site will consist of :  
(a) demolition of existing extension (reg. ref. 6069/05) to rear of dwelling and construction of new extension and all associated internal and external alterations and additions. Alterations to the protected structure require the formation of new opening in the existing return,  
(b) construction of a storey and half dormer mews / garden structure incorporating a gym and first floor home office and all associated internal and external alterations and additions. The existing gates to the mews laneway serving the existing rear parking area are to be replaced with roller shutter.

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**Area** Area 1 - South East  
**Application Number** 5068/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/10/2022  
**Applicant** Templeogue Synge Street GFC  
**Location** Dolphin Park, Crumlin Road, Dublin 12

**Additional Information**

**Proposal:** Application for a 10-year permission for development. The development principally consists of:

- the realignment of the 2 No. existing Senior Pitches with 1 No. pitch enclosed in a 990 millimetre high spectator barrier/fence;
- an all-weather pitch enclosed in a 990 millimetre high spectator barrier/fence;
- grass training areas;
- warm-up areas;
- and the construction of a new 2 No. storey clubhouse (745.6 sq m). The clubhouse notably includes: changing rooms; south-east facing, first floor terrace; rooftop solar panels; a digital score board; and 2 No. logos (signage).

The development also proposes the demolition and removal of: the existing 1 No. storey clubhouse (190.1 sq m); ball-stop netting; 3 No. lighting poles; and hard-surfacing.

In addition, the development proposes the provision of: a 2 metre wide jogging/walking path; 93 No. car parking spaces (including mobility impaired and EV charging spaces); coach and mini bus parking; cycle parking; 21 No. new floodlights ranging in height from 15 metres to 20 metres; public lighting; generator; goal posts and 12 metre high retractable ball-stop netting in locations throughout the site; ball wall; hard and soft landscaping; and all associated site works. A Natura Impact Statement has been prepared in respect of the proposed development.

**Area** Area 1 - South East  
**Application Number** 5074/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/10/2022  
**Applicant** Jean Scally and Jonathan Hanly  
**Location** 76, Marlborough Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the existing dwelling, a protected structure, as follows: At garden level: demolition of 2no. flat roof, single storey, nonoriginal additions to side and construction of new single storey extension to side with glazing to roof and elevations; new insulated floor slab, new openings at rear facade, remove non-original studs and install new stud layout to form utility, shower room and kitchen-dinning area; remove existing structural partition wall and gable wall and support with new steel beam and column; No changes at entrance or second floor level; At top floor landing; widening of existing window ope to rear; To exterior: repoint brick and stonework, patch existing render, remove external window bars and renovate original sash windows; At roof: replace existing rooflight and re-roof; To boundary wall: new vehicular entrance to front garden from Sandford Avenue; new pedestrian gate to rear garden from Sandford Avenue; Generally: raise level of boundary walls to garden to 2m height, strip all plumbing/heating and electrical services and install all new systems, remove non-original fittings, install new fittings and redecorate, and any associated repairs, builder's works, drainage works and landscaping.

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**Area** Area 1 - South East  
**Application Number** DSDZ4213/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Calibrate Real Estate Ltd.  
**Location** Underground Car Park, Block A, Grand Canal Square,  
Grand Canal Quay, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** RETENTION PERMISSION for development of interior works in underground car park not affecting the external appearance of the car park.

- (a) relocation of office to new position creating 2 no. new parking spaces,
  - (b) reduction in size of granted plant room to create 3 no. new parking spaces,
  - (c) new store area to rear of existing stairwell removing 2 no. granted parking spaces,
  - (d) net result in 3 no. new parking spaces,
  - (e) new white lining parking layout allowing for one way system and increasing parking spaces from the granted 150 spaces to a total of 162 spaces and all associated site development works.
- The application relates to a proposed development within a Strategic Development Zone Planning Scheme Area.
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**Area** Area 1 - South East  
**Application Number** DSDZ4751/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/10/2022  
**Applicant** Fastwell Ltd  
**Location** The Kiosks at Grand Canal Square, Dublin 2

**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 35.6m<sup>2</sup> internal floor area within an overall kiosk footprint of 63.9m<sup>2</sup> 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, 49.8m<sup>2</sup> internal floor area within an overall kiosk footprint of 93.1m<sup>2</sup> 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.

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**Area** Area 1 - South East  
**Application Number** PWSDZ3406/22  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 25/10/2022  
**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** WEB1359/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Darmody Architecture  
**Location** 81 Leinster Park, Harold's Cross, Dublin, 6 D6W F304  
**Additional Information** Additional Information Received

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

- a) Material alterations to the existing end of terrace three storey dwelling to relocate the side entrance door to the front elevation, alter the existing ground floor bay window and canopy on the front elevation, remove the canopy and block up all openings on the side elevation, extend the pitched roof and side wall to form a gable with a rooflight to the front elevation.
- b) Construction of an end of terrace three and part two storey three bedroom dwelling abutting the side elevation of No. 81 and St. Clare's Avenue boundary.
- c) Reduce the area of rear garden to No.81 to provide a rear garden to the proposed dwelling and provide both with pedestrian gate access to the rear to Grosvenor Lane.
- d) Reconfigure the external landscape and parking to the front of No.81 to provide 2no. additional parking spaces and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1792/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2022  
**Applicant** Sinead Mitchell & Andrew Moloney  
**Location** 2, Eagle Hill Avenue, Dublin 6w  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1793/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Matthew & Niamh O' Donohoe  
**Location** 78, Eglinton Road, Dublin 4, D04 A0F8  
**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  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Katelyn and John O'Riordan  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1797/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** David Bradley  
**Location** 8, Nutley Lane, Dublin 4

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1808/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Vermilion Indian Cuisine Ltd  
**Location** 94 Terenure Road North, Terenure, Dublin 6W, D6WTY70

**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** WEB1820/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Elizabeth Coman  
**Location** 12, Lavarna Grove, Terenure, Dublin 6w D6W YT35  
**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

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**Area** Area 1 - South East  
**Application Number** WEB1886/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/10/2022  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12 D12 H7VD  
**Additional Information**

**Proposal:** I, Ramon Escriva Intend to apply for Planning Permission for Construction of a single storey extension to front to provide porch outside main door and increasing the size of the parlour room to provide a third bedroom. Permission for vehicular entrance to be widened. To provide 1.5 parking spaces to allow for motorbike/bicycles at 101 Bangor Rd, Crumlin, Dublin 12, D12 H7V0.

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**Area** Area 1 - South East  
**Application Number** WEB1961/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2022  
**Applicant** DEREK O SHEA  
**Location** 45, Lavarna Grove, Dublin 6w D6W CK82  
**Additional Information**

**Proposal:** The development will consist of first floor extension over the existing garage, modify the existing roof by moving the hip roof over the new extension, over the garage, converting the attic to provide an en-suite bathroom and bedroom with a new dormer window to the rear elevation, new roof window to the front of the existing roof and two new roof windows to the side of the new hipped roof. A new permanent canopy roof will also be added to the front over the existing garage and front doorway entrances.

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**Area** Area 1 - South East  
**Application Number** WEB1970/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2022  
**Applicant** Rory O'Gorman  
**Location** 21, Daniel Street, Dublin 8  
**Additional Information**

**Proposal:** For the refurbishment of the existing ground floor cottage, an additional new 2 storey rear extension to include raising the ridge of the pitched roof to provide first floor bedroom with velux roof lights to the front and rear, including associated site works and minor drainage works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3779/22  
**Appeal Type** Written Evidence  
**Applicant** Via Properties Ltd  
**Location** 146-156, Harolds Cross Road, Dublin 6  
**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** 4084/22  
**Appeal Type** Written Evidence  
**Applicant** Shelley Horan & Lorcan Staines  
**Location** 13, Brighton Road, Dublin 6, D06 X282  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE : Development for (a) Removal of c. 18.9 sqm garage at the rear garden with access off the laneway to the rear; (b) Removal of c. 6.0 sqm of garden sheds at the rear garden; (c) Construction of c. 20.6 sqm free standing, single storey, pitched roof, garden room at the rear garden; (d) Replacement of gate fronting onto laneway to rear; (e) And all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4597/22  
**Appeal Type** Written Evidence  
**Applicant** Edward Fitzgerald  
**Location** 22 Ranelagh Road, Ranelagh, Dublin 6, D06 ED96

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS: 6968) site area 0.0221 ha. The development will consist of :

- (a) change of use from multiple units to single family use,
- (b) removal of 20th century partitions and stair at lower ground floor level and reinstatement of original features removed or modified during previous works,
- (c) removal of non-original sand and cement render to front and rear elevations and replacement with lime based breathable render to selected colour,
- (d) cleaning and repoining of brickwork to front,
- (e) restoration of original features including historically correct 2 over 2 pane timber sash windows, provision for energy upgrade of all windows to conservation approved thin double glazing, restoration of all existing sliding sash windows and surrounds and replacement where only required,
- (f) replacement of non-original lower ground floor entrance front door and provision of a new door in period style,
- (g) careful removal of a non-original two storey extension to the rear of the property to provide access to,
- (h) the construction of a new kitchen/dining & family room, single storey extension with private roof terrace above to the rear of the property at lower ground floor level,
- (i) provision for the lowering of one window cill to the rear at upper ground floor level to provide door access to private terrace,
- (j) provision for new upper ground floor extension with existing access from half landing with flat green sedum roof,
- (k) provision for one small dormer extension to the rear to provide improved habitable height space to existing half landing room come new master bathroom at second floor level,
- (l) the careful removal and lowering of the non-original concrete floor slab at lower ground floor level by approx. 370mm to provide 2.4M clear head height in main access corridor & kitchen with improved ventilation & light throughout,
- (m) reinstatement of third bedroom habitable space by the realignment of one stud partition at second floor level,
- (n) various landscaping in rear garden including raised planters, outdoor fireplace with chimney, single storey garden room with flat green sedum roof and pergola,
- (o) various landscaping to the front including disability access complaint steps - reuse of existing materials,
- (p) provision for two electric car charging points,
- (q) repair and refurbishment of surviving historic fabric within the main house including decorative plasterworks, joinery and staircase,
- (r) to include conservation of historic fabric, repair refurbishment, renovation, alterations and improvements to the existing buildings layouts, including all associated site works.

**Area** Area 1 - South East  
**Application Number** WEB1744/22  
**Appeal Type** Written Evidence  
**Applicant** Louise White and Alan Brady  
**Location** 87, Iveagh Gardens, Dublin 12 D12 EE78  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1746/22  
**Appeal Type** Written Evidence  
**Applicant** Patrick Twomey  
**Location** 5, St. Broc's Cottages, Donnybrook, Dublin 4 D04 K7K5  
**Additional Information**

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

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2868/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @25/10/2022  
**Applicant** Helen Boland  
**Location** 9, Palmerston Road, Rathmines, Dublin 6  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of amendments to a previously granted planning permission register reference No. 4566/19 for a single storey extension and internal alterations to an existing dwelling. The amendments consist of: A) The increase in the height, width and depth of the single storey rear extension. B) The 3 no. modulations on the west and east corners of the rear extension walls to be removed. C) An increase in the width of the glazed link between the existing dwelling and the new extension. D) The width of the area where the spiral stair is proposed has been increased. E) The roof to the proposed bay window changed from a flat to a pitched roof. F) The proposed en-suite between the 2 existing bedrooms has been omitted and the store changed to a new shower room to the lower ground floor. G) The brickwork to the front elevation to be repointed. H) Ramp to the sunken patio removed and proposed new stairs shown. I) Door access point and wall openings under the front entrance stair to be blocked up and rendered. J) Minor internal alterations. K) All ancillary site works to facilitate the development.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

43/22

(24/10/2022-28/10/2022)

**Area** Area 1 - South East  
**Application Number** 0347/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Paddy Stephens  
**Location** Bayview Cottage, 45B Pigeon House Road, Ringsend,  
Dublin 4, D04 P6K1  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** SHEC: The development will consist of A.) The demolition of the existing dwelling and the existing shed, B.) The construction of a detached, 3-bedroom, single-storey dwelling(131.60sq.m.) together with 10 no. associated roof lights, C.) All associated boundary treatments, landscaping, and site works with provision for 1 no. parking space.

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**Area** Area 1 - South East  
**Application Number** 0348/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Thomas Small and Yvonne Sadlier  
**Location** 64, Rathdown Avenue, Terenure, Dublin 6W  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** SHEC: The construction of new single storey attached Granny flat to north east side of property.

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**Area** Area 1 - South East  
**Application Number** 0353/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Adrian O Hara  
**Location** Rear of 138 Rathgar Road, Rathgar, Dublin 6  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** SHEC 3 storey flat roof, 3 bed mews

A. The demolition of an existing non-original single storey garage and shed to the rear of the property.

B. The construction of a detached three storey, flat roof, three-bedroom mews type dwelling to the rear of 138 Rathgar Road a protected structure, (in separate ownership), with main pedestrian access onto Garville Road,

C. All ancillary site services, rooflights, privacy screens, bicycles, bin stores and landscaping.

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**Area** Area 1 - South East  
**Application Number** 0354/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Jamie Moran & Lauren Healy  
**Location** Lands to the rear of No. 1D Silverdale, Rathmines,  
Dublin 6  
**Registration Date** 28/10/2022  
**Additional Information**  
**Proposal:** SHEC 1, 2 storey over ground level 3 bed dwelling, 1 parking space,2 courtyards

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# Dublin City Council

## SECTION 5 EXEMPTIONS

43/22

(24/10/2022-28/10/2022)

**Area** Area 1 - South East  
**Application Number** 0266/22  
**Application Type** Section 5  
**Applicant** Heights Hospitality Operation Ltd  
**Location** 7 Westmoreland Street / 39 Fleet Street, Dublin 2  
**Registration Date** 25/10/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE:

1. Replacement of text/symbol to external fascia signage.
  2. Removal of internal modern fit out including floor insertions in original single height room.
  3. New interior fit-out within basement/ground floor areas.
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**Area** Area 1 - South East  
**Application Number** 0349/22  
**Application Type** Section 5  
**Applicant** BCP Investment Fund  
**Location** 4-5, South William Street, Dublin, 2  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of signage panel, awning, lighting, menu board and letterbox to No. 5, removal of raised lettering to signage panel No. 4 and repainting ground floor level shopfronts to both buildings.

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**Area** Area 1 - South East  
**Application Number** 0350/22  
**Application Type** Section 5  
**Applicant** David Mortenson  
**Location** 56 Grosvenor Square, Rathmines, Dublin 6  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Upgrading of fire safety works to current standards (to include fire detection and alarm, fire separation between units, fire protection to M & E services and escape windows) electrical re-wiring, re-plumbing, damp proofing of basement/lower ground floor level walls and floor, replacement of existing bathrooms & kitchens, and internal finishes (flooring & tiling) with decoration throughout.

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