



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

51/22

(19/12/2022-23/12/2022)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	4055/22
Application Type	Permission
Applicant	Stephen Court Ltd
Location	Stephen Court, 18-21, Saint Stephen's Green, Dublin 2, D02 N960
Registration Date	21/12/2022
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE : Planning permission for development at Stephen Court, 18-21 St. Stephen's Green, Dublin 2 (D02N960). The front of the site faces onto St. Stephen's Green and the rear onto Joshua Lane. Vehicular access is provided to the rear, from Dawson Street via Joshua Lane. The western and eastern boundaries on St. Stephen's Green are formed by No's. 17 and 22 St. Stephen's Green, respectively (both Protected Structures). The proposal includes development within the former curtilage of No. 17 St. Stephen's Green, a Protected Structure. The proposal includes the demolition of all existing structures on site and the construction of new structures, as detailed below. Demolition:

-The demolition of the existing office development (c. 14,086 sq m. including a coffee shop) comprising 3 no. interlinked blocks ranging in height from 6 storeys (c.20m + setback penthouse floor) facing St. Stephen's Green, to 7 storeys (c. 23.2m + setback plant floor) at the rear; and Construction:

- The construction of a new office development (c. 21,219 sq m), including an associated arts facility (c. 494 sq m) and retail outlet (c. 72 sq m), and, additionally, a new publicly accessible landscaped courtyard (c. 575 sq m).

The proposed development will range in height from 5 storeys (c. 20.6 m) on the St Stephen's Green frontage, through setback floors of 6 to 7 storeys (up to c. 28.75 m) to the rear, giving a maximum overall height, including rooftop plant, of c. 31.8 m. The scheme includes external terraces facing St Stephen's Green at 5th and 6th Floor levels. The existing 211 car spaces will reduce to 35 spaces, accommodated at basement level, accessed via Joshua Lane, with 6 additional car spaces provided for No.17 St. Stephens Green (with these accessed through an existing entrance on St. Stephens Green). 297 bicycle spaces will be provided, including 9 cargo bike spaces and 14 visitor spaces. The proposed development includes associated plant, landscaping and ancillary development and site works-above and below ground.

Area	Area 1 - South East
Application Number	4578/22
Application Type	Permission
Applicant	Westridge Milltown Limited
Location	'Dunelm', Rydalmount, Milltown Road, Dublin 6
Registration Date	22/12/2022
Additional Information	Additional Information Received

Proposal: Planning permission for a Build to Rent residential development on lands at 'Dunelm', Rydalmount, Milltown Road, Dublin 6. The site is located to the east of the Green Luas line, to the south of residential dwellings at No's 1 and 2 Rydalmount and east of the residential dwelling known as 'Kadiv' at Rydalmount, Milltown Road.

The proposed Build to Rent residential development will consist of the following:

- Demolition of the existing building (comprising the residential dwelling known as 'Dunelm') and structures on site;
- Construction of a Build-to-Rent (BTR) residential development, comprising 63 no. BTR apartments with a mix of 5 no. studio units, 27 no. 1 bed units, 30 no. 2 bed units and 1 no. 3 bed unit in two no. blocks (Block A and Block B), including resident support and amenity facilities;
- Block A, to the south of the site, comprises 55 no. BTR units, including 1 no. studio, 27 no. 1 bed units, 26 no. 2 bed units and 1 no. 3 bed units, in a part 4 to part 6 storey, over lower ground floor and basement level building (maximum of eight levels to Milltown Road). Resident support and amenity facilities are proposed at basement, ground and fifth floor level. Balconies are proposed on the northwest, southwest, southeast and northwest elevations;
- Block B, to the northwest of the site, comprises 8 no. BTR units, including 4 no. studio units and 4 no. 2 bed units, in a 4 storey building. Balconies are proposed on the south, east and north elevations. Block A and Block B will be connected by a bridge link at first to third floor level;
- The development includes ancillary resident support and amenity facilities for the BTR residential units, with a total floor area of 252.5 sq.m, including a large item storage area and a bike and bin store at basement level, concierge/management area and foyer area at ground floor level and lounge/ residential function room at fifth floor level all within Block A and a pavilion communal amenity building to the north of Block A;
- The proposal includes communal open space at ground level and a communal roof terrace at fifth floor level of Block A;
- The basement level (Block A) contains 10 no. car parking spaces, 1 no. motorcycle space, 6 no. e-scooter spaces and 98 no. cycle spaces (including 2 no. cargo spaces). The basement level also includes bin storage, a storage room for apartments and cores. A generator room, sprinkler tank room and water storage tank room are proposed at lower ground floor level;
- The proposal includes 32 no. cycle parking spaces and 2 no. car parking spaces at surface level, accessed from the existing access road and a new vehicular access to the basement level from Milltown Road;
- The proposal includes associated public realm works to Milltown Road, including alterations to the existing footpaths/ public road, a new signalised junction incorporating advanced cycle stacking lanes in the westbound direction, set back of the existing road median, provision of a new signalised pedestrian crossing of Milltown Road, provision of an uncontrolled pedestrian crossing of the development access junction and associated signals, tactile paving and road markings;
- The proposal includes an ESB substation and associated set down area, landscaping, boundary treatment, PV panels, green roofs and a plant enclosure at roof level, site services and all associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4771/22
Application Type Permission
Applicant Luhmann Dublin Ltd
Location 21 Fitzwilliam Place, Dublin 2
Registration Date 21/12/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: (RPS No, 2774) Permission is sought for works to the lower ground floor to consist of the following: change of use of the lower ground floor from commercial to residential consisting of two residential units, comprising of one studio (52m²) and one 1-bedroom apartment (56m²). Internal works: internal alterations and provision of new lightweight partitions to form spaces necessary for residential use; replace existing non-historic doors with new fire rated doors; new mechanic and electrical services installations; new fittings and finishes internally. External works: replace existing mild steel stair within front light well with new stair to improve accessibility; remove cementitious render to front facade and facade to entrance at lower ground floor and re-render with breathable lime render; replace existing uPVC door and associated window with new glazed hardwood timber door and window to front entrance of lower ground floor; replace existing non-historic hardwood timber door with new glazed hardwood timber door to rear entrance of lower ground floor; remove existing external security bars from windows at lower ground floor; remove existing external security bars from windows at lower ground floor; removal of external boiler house to rear (5m²); re-positioning of lower level retaining wall at rear between car park area and sunken yard; new external accessible stair and ramp to rear providing access to 1-bedroom apartment; new hard and soft landscaping proposal; new bicycle parking spaces, new car parking spaces; new enclosed ventilated refuse stores and all associated site services. The proposal will result in residential use throughout the lower ground floor providing a studio apartment to the front and a one-bedroom apartment to the rear.

Area Area 1 - South East
Application Number 5072/22
Application Type Permission
Applicant Bartra Property (Merrion Road) Limited
Location 98, Merrion Road, Dublin 4
Registration Date 19/12/2022
Additional Information Additional Information Received

Proposal: Permission for development to amend a permitted Build-to-Rent Shared Living Residential Development. The development will principally consist of amendments to the elevations and roof profile of the permitted scheme (DCC Reg. Ref. 3019/20; ABP Ref:PL29S.308936), principally comprising a change from a pitched roof with overhanging eaves to a flat roof, providing an increase in height to the recessed top level by 145 mm, increasing from 15.660 metres (plus lift overrun) to 15.805 metres (plus lift overrun); and the provision of a double-height facade treatment at the entrance on the Merrion Road/south-west elevation. Other minor changes include; the addition of a ventilation grille to windows and changes to windows sizes throughout the scheme; the provision of an aluminium spandrel panel under the windows at lower ground floor level on the north-east, north-west and south east elevations; the provision of two additional windows at lower ground floor level and one additional window in the staircore at fourth floor level on the north-western elevation; the replacement of a window with a ventilation grille at ground floor level on the north-eastern elevation; the provision of brise soleil at third and fourth floor levels; general minor facade amendments; amendments to the internal layout at lower ground floor level; the provision of plant; the provision of signage; and all associated changes above and below ground.

Area Area 1 - South East
Application Number 5471/22
Application Type Retention Permission
Applicant Highgate Developments
Location 199/201 Harold's Cross Road, Dublin 6w
Registration Date 19/12/2022

Additional Information

Proposal: RETENTION PERMISSION: for retention of a temporary vehicular access, temporary removal and reinstatement of existing railings plinth walls, granite gate piers with iron gate and all associated ancillary works at front. The front railings are within the curtilage of a protected structure R.P.S number 3584 .

Area Area 1 - South East
Application Number 5480/22
Application Type Permission
Applicant Walthill Properties Limited
Location Baggotrath House, Newbridge Avenue, Sandymount, Dublin 4 (including 11 Newbridge Drive, Sandymount, Dublin 4, D04 C9Y5)
Registration Date 20/12/2022

Additional Information

Proposal: The development will consist of: The demolition of No.11 Newbridge Drive (a single dwelling with a total gross floor area of 248sq.m) and the construction of 22no. residential units consisting of: a. 14no. houses comprising 12no. 3-bed three storey terraced units, 1no. 4-bed two storey detached unit and 1no. 3-bed 3 storey (part single storey) house b) 4 no. ground floor apartments, comprising of 2no. 1-bed units and 2no. 2-bed units, and 4no. 3-bed duplex units, in a single three storey block, with private amenity space in the form of terraces for the ground floor units and winter gardens for the duplex units. Permission is also sought for minor revisions to the existing shared vehicular access off Newbridge Avenue, with separate access to 1no. detached house only (the future No.11 Newbridge Drive) from Newbridge Drive; associated vehicular and cycle parking; landscaping; and all associated site and development works.

Area Area 1 - South East
Application Number 5484/22
Application Type Permission
Applicant Parsad Ramphul
Location 12, Aston Quay, Dublin 2, D02TE81
Registration Date 20/12/2022

Additional Information

Proposal: The developmeent will consist of change of use of existing ground floor hearing centre to an internet cafe with new associated signage to existing shop front.

Area Area 1 - South East
Application Number 5485/22
Application Type Permission
Applicant The Dolphin
Location Nos. 22, 23, (incorporating 23A) and 24 Aungier Street (Protected Structures) and No. 40 Bow Lane East, Dublin 2
Registration Date 20/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of modifications to the previously approved development, (application Reg Ref. 4170/18, ABP-303453-19), consisting of the omission of the 200 sq. m. basement level to the rear of no. 23 and 24 Aungier Street and No. 40 Bow Lane East, minor internal modifications to the previously approved ground and mezzanine levels to include the relocation of toilets and service areas and all associated site works.

Area Area 1 - South East
Application Number 5490/22
Application Type Permission
Applicant Dame Plaza Property Trading Designated Activity Company
Location Unit F, One Central Plaza (formerly known as the Central Bank Building), Dame Street, Dublin 2, (a Protected Structure Ref: 8830). Unit F is located at ground level with Cope Street to the north and Fownes Street Upper to the west.
Registration Date 20/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development relates to permission for a change of use of Unit F (26.6 sq.m) from permitted use as a restaurant/café unit (as permitted under Reg. Ref.:3620/17; ABP Ref: ABP-300063-17, as amended by DCC Re. Ref.: 3275/19) to a café/restaurant unit and takeaway for the sale of coffee and/or food/hot food for consumption off premises. The unit will accord with the permitted opening hours of the wider Central Plaza restaurant/café units of 7am to 11.30pm. Permission is also sought for external seating adjacent the unit onto Cope Street and Fownes Street Upper.

Area Area 1 - South East
Application Number 5493/22
Application Type Permission
Applicant Santa Catalina Limited and Santa Cruz Limited
Location Trident House, 60 Claremont Road, Sandymount, Dublin 4
Registration Date 21/12/2022

Additional Information

Proposal: The development provides for the following:

- Demolition of an existing outbuilding and 2 no. garden walls which partially subdivide the site to the rear of Trident House apartments;
- Development of 4 no. three storey houses (2 no. 3 bed houses each with 3 double bedrooms and 2 no. 4 bed houses each with 2 double bedrooms and 2 single bedrooms) above ground floor, with car parking and ancillary storage at ground floor level, all to the rear of the Trident House apartment building, associated private gardens and balconies and 4no. new pedestrian gates to the adjacent laneway along the western boundary of the site;
- Widening of the existing vehicular access on the eastern boundary of the site with vehicular access to the four houses along the eastern site boundary;
- A new enclosed bin store and meter room to the front of Trident House apartments to serve the existing apartments;
- Reconfiguration of surfaced areas to the front and rear of Trident House to provide 5no. car parking spaces (3no. to the front of Trident House and 2no. spaces to the rear of Trident house, one of which is an accessible space) and 4no. Sheffield bike parking stands and 1no. cargo bike stand (9 spaces) to the front of Trident House;
- Above and below ground services and site-wide landscaping work including the provision of 62.8sq.m of landscaped communal open space for the existing Trident House apartments.

Area Area 1 - South East
Application Number 5494/22
Application Type Permission
Applicant Derek Murtagh
Location 3/4 Kevin Street Lower and Liberty Lane, Portobello, Dublin 8
Registration Date 21/12/2022

Additional Information

Proposal: Permission is sought for a development which will include :

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

Area Area 1 - South East
Application Number 5499/22
Application Type Permission
Applicant Irish Life Assurance plc
Location Site at Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2
Registration Date 21/12/2022

Additional Information

Proposal: Development at a 0.35 hectare (approx.) site. The proposal will comprise amendments to planning permission Reg.Ref. 4155/18; ABP Ref.: 303806-19, as amended by Reg. Ref. 2343/21. The development will consist of amendments to the basement, lower ground floor, ground floor and first floor levels to facilitate 2 no. car lifts accessed from the rear (northeast elevation) of the building at ground floor off Shelbourne Lane providing access to basement level; 2 no. bicycle lifts accessed from ground floor (southeast elevation) to basement level; reconfiguration of lower ground floor including amended lightwell; reconfiguration of basement floor to provide 34 car parking spaces (67 permitted), 230 no. bicycle spaces (215 permitted) and relocated plant, shower rooms, locker room and drying room from lower ground floor level. Amendments to the southeast elevation only and all ancillary works required to facilitate the development. The proposal will result in an additional 524 sq.m of floor space.

Area Area 1 - South East
Application Number 5506/22
Application Type Permission
Applicant Soirse Doheny
Location 188, Kimmage Road West, Kimmage, Dublin 12, D12 FW64
Registration Date 21/12/2022

Additional Information

Proposal: PERMISSION & RETENTION: For retention and continuation of the use at ground floor of the premises in accordance with layout submitted, as a childcare facility for provision creche, Montessori school and ECCE services to accommodate max of 41 children with the hours of operation between 8.00 a.m. and 6.00 p.m. Monday to Friday, and the use of entire first floor in residential as a self contained apartment. Proposed works include for shed extension to the rear and retention of external Perspex covered canopy in rear garden/open space with ancillary site works.

Area Area 1 - South East
Application Number 5507/22
Application Type Permission
Applicant Orangeseed Designated Activity Company
Location 24-28 Dame Street which includes the Mercantile Hotel and Dame House, Dublin 2, D02 C861 & D02 ND77
Registration Date 21/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: amendment permission to planning permission Reg. Ref. 2505/19, ABP305840-19 & 3278/21 at this site. Permission for the site of 0.0768 ha is bounded by Dame Street to the north Dame Lane to the south and South Great Georges Street to the west. The subject site includes protected structures RPS Ref. 2103 (24 Dame Street), RPS Ref. 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2. The proposed development comprises of the reconfiguration of the permitted development to increase bedroom numbers from 101 no. to 105 no and to provide for internal and external changes to the permitted development. The alterations consist of the following: at first floor, change of use of male and female changing area to single bedroom and provision of cleansers store, reducing size of room 1-14, at second floor, inclusion of additional bedroom in new build area and associated elevational changes & provision of cleansers store, reducing size of room from 2-14, at third floor, inclusion of additional bedroom in new build area and associated elevational changes and provision of cleansers store, reducing size of room 3-14, at fourth floor, inclusion of additional bedroom in new build area and provision of cleansers store, reducing size of room 4-14, at fifth floor, alteration to rooms 5-01 and 5-03 due to position of existing steel locations. Alteration to room 5-09, removal of roof light to ensuite and increase in plant area (including screening) to screen additional water tank required to meet irish water requirement, at roof level, increase in plant area (including screening) to screen larger water tank (area only) required to meet irish water requirement, Minor alterations to elevations to include change in elevational treatment to align with internal changes & increase in brickwork and changes to punch aluminium windows on the south elevation (facing Dame Lane). The overall development will not increase the permitted floor area.

Area Area 1 - South East
Application Number 5511/22
Application Type Retention Permission
Applicant Swigmore Inns Limited
Location DOHENY AND NESBITT, 5, BAGGOT STREET LOWER, DUBLIN 2
Registration Date 21/12/2022

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Retention of unauthorised attachment of advertising and advertising banners to the facade.

Area Area 1 - South East
Application Number 5512/22
Application Type Permission
Applicant Mia Taverns Ltd
Location Birchalls Of Ranelagh Public House, 127-129, Ranelagh, Dublin 6, D06 W8X4
Registration Date 21/12/2022

Additional Information

Proposal: Proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Anna Villa and proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Ranelagh Road.

Area Area 1 - South East
Application Number 5516/22
Application Type Retention Permission
Applicant Hillquarter Investments Ltd
Location The Lansdowne Hotel, 27/29 Pembroke Road, Dublin 4
Registration Date 22/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Planning permission for retention of 'Horse Box' Bar structure located within the front forecourt of the Lansdowne Hotel for a temporary period of two years. All at the Lansdowne Hotel 27/29 Pembroke Road, Dublin 4, D04 X5W9. A Protected Structure.

Area Area 1 - South East
Application Number 5520/22
Application Type Permission
Applicant Seabren Developments Limited
Location 120, 122 & 124 Merrion Road, Dublin 4, D04 P8X5, D04 H9V3 & D04 R2X8 and the laneway to the rear on Shrewsbury Park
Registration Date 22/12/2022

Additional Information

Proposal: Amendments to previous planning application (ref. no. 3462/21). The amendments consist of a reduction in the total number of new houses from 8 to 7, by combining the sites of no. 7 & 8 from the previous application into a single dwelling (no. 7) and adding a basement level. The newly proposed no.7 dwelling is a 5-bedroom, 3-storey over basement house with

- (i) external courtyards to the front and rear at basement level;
- (ii) a roof terrace at second floor level,
- (iii) a bin store to the front and bicycle store to the rear,
- (iv) a new internal layout, increased floor area and associated elevational changes,
- (v) a large garden to the rear and landscaped area to the front with parking for two cars (total number of parking spaces remains unchanged from previous application),
- (iv) all associated site and landscaping works.

Area Area 1 - South East
Application Number 5527/22
Application Type Retention Permission
Applicant Cleo Limited
Location Basement of 18, Kildare Street, Dublin 2, D02 YW63
Registration Date 22/12/2022

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: The development consists of retention of the use as a short-term letting Studio apartment comprising of an area of 29.57 sq.m.

Area Area 1 - South East
Application Number 5530/22
Application Type Permission
Applicant Dairbhe Developments Limited
Location Lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6.
Registration Date 22/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for a Build-to-Rent apartment development on lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6. The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure) to the north; Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Lower Rathmines Road, Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road to the west; and Fortescue Lane and 3 no. dwellings (Bessborough Court) to the east. The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of a 1 no. new 4-storey apartment building (part 3-storey, part 4-storey). The building will comprise 29 no. Build-to-Rent apartments (28 no. 1-bed apartments, 1 no 2-bed duplex unit); with balconies/terraces to the east and west elevations and 1 no. communal roof terrace located at fourth-floor level; residential support facilities at ground floor level to include facility management office; parcel store; laundry; bike store; shared multimedia room; gym; 1 no. ESB substation; 7 no. car parking spaces; 48 no. bicycle parking area (32 no. indoor spaces and 16 no. external spaces); landscaping; public lighting; boundary treatment; and all associated site development and engineering works necessary to facilitate the proposed development. Vehicular and pedestrian access will be provided via Lower Rathmines Road.

Area Area 1 - South East
Application Number 5531/22
Application Type Permission
Applicant Anti-Aging Cosmetic Clinic
Location 55, Main Street, Donnybrook, Dublin 4
Registration Date 23/12/2022

Additional Information

Proposal: The development will consist of the change of use of existing first floor level and entrance staircase from office use to medical and related consultant use.

Area Area 1 - South East
Application Number 5535/22
Application Type Permission
Applicant Robert Doyle
Location 23, Durrrow Road, Crumlin, Dublin 12
Registration Date 23/12/2022

Additional Information

Proposal: Planning permission for a. 2 storey detached dwelling with dormer to rear, b. New vehicular access to provide for off street car parking and dishing of footpath to accommodate the same, c. All associated site works on site.

Area Area 1 - South East
Application Number 5536/22
Application Type Permission
Applicant Fattal Leonardo Operation (Ireland) Ltd.
Location Jury's Inn, 8 Christchurch Place, Dublin 8, D08 REK7
Registration Date 23/12/2022

Additional Information

Proposal: The development will consist of erection of new hotel signage which will consist of the following; 2 no. vertical aluminium lettering signs (12.9m x 0.7m) with internal LED illumination on northwestern and northeastern facades of the front façade projection to the west, 1 no. horizontal lettering signage over main entrance (3.72 m x 0.251 m) with internal LED illumination and 3 no. horizontal signs (2 no. measuring 2.4m x 0.4m and 1 no. measuring 2.6 m x 0.4 m) over front porch of main entrance, all with internal LED illumination.

Area Area 1 - South East
Application Number 5537/22
Application Type Permission
Applicant John Kelly & Eoin Lyons
Location 12, Pembroke Road, Ballsbridge, Dublin 4, D04 TV21
Registration Date 23/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of change of use from mixed commercial and residential to single unit residential. Works will include: the demolition of an extension at second floor to the rear, the replacement of the roof finish, repointing of the brickwork, refurbishment of original windows and replacement of non-original windows, addition of internal partitions at second floor level and in the rear return to form bathrooms, kitchen and utility room, alter one window opening in the rear return, relocate one fireplace internally, replace stairs to lower ground floor, lay new insulated slab to lower ground floor, landscaping the front and rear garden, reinstate railings and gates to the front, full mechanical and electrical installation.

Area Area 1 - South East
Application Number 5538/22
Application Type Permission
Applicant Stem Wines Limited
Location 11A, Baggot Street Lower , Dublin 2, D02 HW44
Registration Date 22/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use from retail to use as an off-licence at ground floor and ancillary storage at basement level. Internal fit-out works will consist of the levelling of the existing ground floor, provision of internal universal access ramp and universal access toilet and all ancillary works. All the works to be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government.

Area Area 1 - South East
Application Number WEB2148/22
Application Type Permission
Applicant E.W.R. RATHGAR LTD.
Location 27A, Rathgar Avenue, Rathgar, Dublin 6 D06 T0X6
Registration Date 22/12/2022

Additional Information

Proposal: Demolition of existing single storey vehicle workshop, the subsequent construction of 4 no. 3 storey, 4 bedroom terraced houses, with roof terraces to front and rear, associated site & landscaping works and new vehicular access from Rathgar Villas

Area Area 1 - South East
Application Number WEB2149/22
Application Type Permission
Applicant Joseph Dunne
Location Rathgar Avenue, Dublin 6 D06 X3T0 Rear of Nos. 27, 28 & 29 Rathgar Avenue
Registration Date 22/12/2022

Additional Information

Proposal: Demolition of existing single storey light industrial shed, the subsequent construction of 2 no. 3 storey, 4 bedroom semi-detached houses, with front and rear roof terraces, all associated site & landscaping works and new vehicular access from Rathgar Villas.

Area Area 1 - South East
Application Number WEB2150/22
Application Type Permission
Applicant Ross Dunne
Location 27A, Rathgar Avenue, Rathgar, Dublin 6 D06 T0X6
Registration Date 22/12/2022

Additional Information

Proposal: The partial demolition of existing single storey vehicle workshop and the subsequent construction of a 3 storey, 4 bedroom end of terrace house, with front and rear roof terraces, all associated site and landscaping works and a new vehicular access from Rathgar Villas

Area Area 1 - South East
Application Number WEB2154/22
Application Type Permission
Applicant Lolo Craven
Location 68, Cowper Road, Dublin 6 D06 T9V2
Registration Date 23/12/2022

Additional Information

Proposal: Single storey, two bedroom house in rear garden, attached to rear of existing house with new vehicular entrance to rear mews lane and all associated site works

Area Area 1 - South East
Application Number WEBDSDZ2135/22
Application Type Permission
Applicant Area Coffee Limited
Location Unit 1, Ropemaker Place, Grand Canal Dock, Dublin 2
Registration Date 19/12/2022

Additional Information

Proposal: Change of use from existing commercial/retail unit to proposed cafe. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3947/22
Application Type Permission
Applicant John Pollock
Location 48, Mountpleasant Square, Dublin 6
Registration Date 21/12/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission for the following works: (a) construction of two-storey extension to the rear including rooflight, (b) retention of changes made to existing rear extension built on foot of planning permission No. 4002/05, except as they are in turn changed by the current proposal, (c) modifications to that existing rear extension including construction of new bay window, (d) installation of internal passenger lift in main house, (e) construction of external access ramp to front including modifying existing railings and plinth, (f) changing existing basement windows at front to doors, (g) moving the existing front external stairs to basement from the right to the left side including modifying existing railings and plinth, (h) construction of new internal stairs flight from first floor landing to existing rear extension at first floor, (j) modifying internal and external walls as indicated on plans.

Area Area 1 - South East
Application Number 5468/22
Application Type Permission
Applicant Colm & Fina Walsh
Location 7, Ailesbury Park, Ballsbridge , Dublin 4
Registration Date 19/12/2022
Additional Information

Proposal: Permission to demolish rear two storey projection, and to construct new one and two storey rear extension, modify roof of main house to rear incorporating two bedrooms in attic. Renovate existing dwelling and all associated site works.

Area Area 1 - South East
Application Number 5477/22
Application Type Retention Permission
Applicant Conor Treacy
Location 59 Bath Avenue, Sandymount, Dublin 4, D04 CY58
Registration Date 19/12/2022
Additional Information

Proposal: RETENTION PERMISSION: the development consist of retention of alterations to existing railing to facilitate vehicular access.

Area Area 1 - South East
Application Number 5481/22
Application Type Permission
Applicant Peter & Roseanne O'Grady Walshe
Location 8, Raglan Lane, Ballsbridge, Dublin 4, D04A5F3
Registration Date 20/12/2022

Additional Information

Proposal: The development will consist of: Refurbishment and alteration of existing 3 storey house to include: The construction of single storey extensions to the front (east) and rear (west) of the existing building including demolition of existing boundary wall and its rebuilding in granite to match existing walls on laneway and construction of a slate-roofed single storey covered area incorporating a utility room and P.V. solar panels to its west facing pitch. The raising of the front (east) and rear (west) eaves of dwelling to create a parapet and the alteration of the front (east) return at attic level. Relocation of 2no. Velux rooflights and addition of 1no. dormer window to rear(west) and 1no. dormer window to front (east) roof pitch.

Area Area 1 - South East
Application Number 5487/22
Application Type Permission
Applicant Christopher Weeks and Niamh Geraghty
Location 29 Ormond Road South, Dublin 6, A06 AOX6
Registration Date 20/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RPS 179: The development will consist of:

1. Extension of existing storage area to side (west) elevation by 2.5 sqm at ground floor level, with finished floor level to match proposed kitchen extension to rear (north) elevation;
2. Proposed single storey kitchen extension of 43.09 sqm to rear (north) elevation;
3. Extension of 9.62 sqm to rear (north) elevation at upper ground floor level;
4. Roof lights to proposed single storey extension at ground floor level;
5. Replacement of existing uPVC windows at front with timber sash windows with slim double glazing;
6. Proposed solar PV panels at roof level, facing south and all associated engineering and site works necessary to facilitate the proposed development.

Area Area 1 - South East
Application Number 5489/22
Application Type Permission
Applicant Fern Daly and Peter Lee
Location 120, Larkfield Gardens, Dublin 6W, D6W DA22
Registration Date 20/12/2022

Additional Information

Proposal: Permission for attic conversion works, to include dormer roof extension and velux roof light to the rear and Velux roof lights to the front, internal modifications and all associated site works.

Area Area 1 - South East
Application Number 5500/22
Application Type Permission
Applicant Donnchadh O Mordha & Noirin Johnson
Location 35, Hazelbrook Drive, Terenure, Dublin 6W, Dublin, D6WNV09
Registration Date 21/12/2022

Additional Information

Proposal: PERMISSION & RETENTION: The development will consist of "Planning Permission" sought for alterations to existing property to include demolition works, removal of existing adjoining shed structure to rear, new ground floor extension to front, side and rear of existing property, new first floor extension to side and rear of existing property, 4 No. new roof lights, new bin store structure to front, width reduction of existing first floor rear bedroom window, internal reconfiguration, landscaping works, SuDS drainage and all associated ancillary works to facilitate the development. "Retention Permission" also sought for previous widening of existing vehicular entrance to the front of the property (facing Hazelbrook Drive) which includes removal of 1 no. existing entrance pier and construction of 1 no. matching new entrance pier to facilitate widening of existing vehicular entrance.

Area Area 1 - South East
Application Number 5518/22
Application Type Permission
Applicant Bríd Prendergast & Ciaran O'Brien
Location 31 Bushy Park Road, Rathgar, Dublin 6
Registration Date 22/12/2022

Additional Information

Proposal: The development will consist of; (i) replacement of existing dormer windows to rear of main roof with 2 no. flat-roofed dormer extensions; (ii) internal modifications; (iii) minor alterations to all elevations & all ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 5519/22
Application Type Permission
Applicant Susan Lawson & Ryan Meade
Location 39, Saint Martin's Park, Kimmage, Dublin 6W
Registration Date 22/12/2022

Additional Information

Proposal: The conversion of 22.4m² of the existing attic into storage space, including the alteration of the existing hipped roof to a gabled roof, 3 new rooflights to the front pitch and 3 new rooflights to the rear pitch.

Area Area 1 - South East
Application Number 5523/22
Application Type Retention Permission
Applicant Declan Mullany
Location 1, Norwood Park, Ranelagh, Dublin 6, D06 P5W4
Registration Date 22/12/2022

Additional Information

Proposal: RETENTION: Existing attic conversion and associated dormer roof construction to the rear.

Area Area 1 - South East
Application Number 5524/22
Application Type Permission
Applicant Fiona & Philip Ardagh
Location 77, Kenilworth Square East, Dublin 6
Registration Date 22/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Conservation based repair works comprising:

- a) Replacement of existing non-original uPVC windows to front and rear elevations with traditional hardwood sliding sashes with slimline double glazing.
 - b) Repointing of brickwork to front elevation with traditional lime based mortar.
 - c) Treatment of internal damp and repair of existing cornice to front Reception Room at Entrance Level.
 - d) Removal of existing boast pebbledash to rear return and replastering with traditional lime based render with ruled and lined finish.
 - e) Blocking up of non-original opening to gable wall to front Reception Room at Entrance Level with conservation based repairs to existing plaster and reinstatement of skirting board to match original.
 - f) Addition of new en suite bathroom to master bedroom at first floor level with new connections to existing soil vent stack to rear elevation.
 - g) Opening up of existing structure to rear return to enable construction of new single storey flat roofed extension as open plan family area comprising kitchen/ living/ dining room at garden level.
 - h) Removal of non-original metal balustrade at front and construction of new external access steps in granite as new secondary entrance to existing extension to north of existing house;
 - j) New hard and soft landscaping to rear at garden level only and
 - k) all associated site works including compliance with SuDS requirements for surface water attenuation and disposal at 77 Kenilworth Square East, Dublin 6, D06 C983, a Protected Structure within an Architectural Conservation Area.
-

Area Area 1 - South East
Application Number 5539/22
Application Type Permission
Applicant Elizabeth Rice
Location 53, Palmerston Road, Rathmines, Dublin 6, D06 T624
Registration Date 23/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for a) Elevation alterations to the existing 2-storey extension to the rear, including the replacement of the existing windows and the removal of a previously added balcony, b) Essential upgrading works to the existing timber and lead canopy to the rear of the house at lower ground level, c) Removal of existing, previously added modern staircase that connects the lower ground floor to the entrance level d) New traditional staircase arrangement within the zone of the existing hallway to connect the lower ground floor to the entrance level e) Internal alterations to include increasing the opening between existing kitchen and front living room at lower level, moving the wall between existing WC and storage area at lower level, the formation of a new wall to enclose the new staircase at lower level, a new 2130mm wide and 2100mm high opening of the existing wall between the rear reception room at entrance level and the adjoining storage area, the blocking of the access door between the main hallway and the long linear storage unit at main entrance level, the removal of the void in the rear extension and to accommodate a new bathroom, and f) All associated site & landscaping works. The works will not increase the floor area of the dwelling.

Area Area 1 - South East
Application Number WEB2134/22
Application Type Permission
Applicant Annabelle & Tommaso Del Re
Location 9, Ramleh Park, Dublin 6 D06 TW32
Registration Date 19/12/2022

Additional Information

Proposal: Full planning permission for a dormer style window to the rear along with the associated site works at No 9 Ramleh Park, Dublin 6, D06 TW32.

Area Area 1 - South East
Application Number WEB2136/22
Application Type Permission
Applicant Lorraine McCloskey
Location 2, Nutley Road, Dublin 4 D04 N1K2
Registration Date 19/12/2022

Additional Information

Proposal: Permission for development at No. 2 Nutley Road, Dublin 4, D04 N1K2

The development will consist of demolition of an existing single storey extension to the rear, demolition of shed to the rear and construction of a single storey extension to the rear, demolition of existing flat roofed single storey annex to the front, and construction of a two storey extension to the front, demolition of existing roof and construction of replacement pitch roof with roof lights to the front and sides and flat roof dormer to the rear, construction of garden room to the rear (south-east) of the site, amendments to all elevations, internal alterations and all associated site works.

Area Area 1 - South East
Application Number WEB2138/22
Application Type Permission
Applicant Al Damin
Location 3, Geraldine Terrace, Milltown Road, Milltown, Dublin 6, D06 R3W8
Registration Date 20/12/2022

Additional Information

Proposal: The development will consist of the refurbishment of the existing two storey house, including a new roof light to the rear pitch of the roof, demolition of the existing single storey lean-to and the construction of a two storey extension to the side and front of the existing house and all ancillary works.

Area Area 1 - South East
Application Number WEB2139/22
Application Type Permission
Applicant Sile Ryall
Location 37A, Main Street, Donnybrook Road, Dublin 4, D04 E652
Registration Date 20/12/2022

Additional Information

Proposal: The development will consist of removal of existing chimney. Construction of proposed roof terrace on existing ground floor flat roof to rear of property (south). Amendments to glazing on first floor on rear elevation (south). Internal modifications and all ancillary works.

Area Area 1 - South East
Application Number WEB2142/22
Application Type Permission
Applicant Rosemary Whelan & Jacobus Havemann
Location 17, Emmet Road, Inchicore, Dublin 8
Registration Date 21/12/2022

Additional Information

Proposal: New attic dormer roof structure to the rear of the ridge line, rooflight to the rear of the ridge line and rooflight to the front slope of the roof.

Area Area 1 - South East
Application Number WEB2146/22
Application Type Permission
Applicant David & Lyn Berkery
Location 35, Park Avenue, Sandymount, Dublin 4 D04 HY40
Registration Date 22/12/2022

Additional Information

Proposal: Demolition of single-story extensions to rear (32.4 Sq.m) and garage to side (20.8 Sq.m), construction of a single storey extension to side and rear (90.3 Sq.m); provision of a new window to existing gable (North West) elevation; new window and alterations to existing window ope on rear return side (Northwest) elevation; provision of rooflights; widening of existing vehicular entrance to 3.5m, and associated works.

Area Area 1 - South East
Application Number WEB2152/22
Application Type Permission
Applicant David Moran
Location 49, Priory Road, Dublin 6w
Registration Date 22/12/2022

Additional Information

Proposal: Planning permission for demolition of existing shed, construction of single storey extension, and retention permission of existing garden-room and all associated site works

Area Area 1 - South East
Application Number WEB2153/22
Application Type Permission
Applicant GABERIAL COPPENGER
Location 123, Wintergardens, Pearse Street, Dublin 2
Registration Date 23/12/2022

Additional Information

Proposal: Change of use of the previously granted planning permission (Ref 3334/16) for change of use of the proposed bedroom from storage into bedroom residential accommodation

Area 1 Decisions

Area Area 1 - South East
Application Number 0385/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2022
Applicant Leslie and Maureen Cowan
Location 48, Brighton Square, Rathgar, Dublin 6

Additional Information

Proposal: SHEC: Demolition of existing single storey side garage and the construction of a new three storey house (154sq.m) with integrated garage to the side of the existing house, and associated works.

Area Area 1 - South East
Application Number 0392/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2022
Applicant JP Dairy Developments Limited
Location The rear of 4 to 16 Saint Brendan's Cottages, Dublin 4

Additional Information

Proposal: SHEC: The development will consist of the demolition of the 3 existing vacant shed units and the construction of 3 two-storey, two-bedroom plus study mews Houses with existing access from Saint Brendan's Cottages including 3 off street car parking spaces.

Area Area 1 - South East
Application Number 0393/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2022
Applicant Vincent Duignan
Location 84, Northumberland Road, Dublin 4, D04 PY94.
Additional Information
Proposal: SHEC: Construction of a two storey mews type house with attic level.

Area Area 1 - South East
Application Number 0394/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2022
Applicant Siobhan Corcoran and Michael Timmons
Location 8, Olney Crescent, Terenure, Dublin 6w
Additional Information
Proposal: SHEC: The development will consist of the demolition of the existing shed, partial demolition of the front and side boundary wall and the construction of a new detached two-storey two bedroom house, a single storey shed, new boundary wall, new vehicular access, 1 no. parking space, associated SUDS drainage and hard and soft landscaping.

Area Area 1 - South East
Application Number 5222/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/12/2022
Applicant Suzanne McAuley
Location 4, Annesley Park, Ranelagh, Dublin 6, D06 TX45
Additional Information
Proposal: PROTECTED STRUCTURE: For the construction of internal partitions and associated layout alterations, demolition of existing kitchen window and door to rear facade, and proposed enlarged kitchen window to rear facade, and all ancillary site works.

Area Area 1 - South East
Application Number 5232/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/12/2022
Applicant Spectrum Mental Health Ltd
Location 3, Fitzwilliam Place, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of Change of Use of the premises (Ground Floor & First Floor Return only), The building is a protected structure. The proposed development comprises to revert its previous Change of Use, currently from General Medical Use back to Commercial-Offices. There is no involvement on any internal, external or structural alterations to the existing structure.

Area	Area 1 - South East
Application Number	5412/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/12/2022
Applicant	DTDL Limited
Location	Stephen's Green Shopping Centre, Saint Stephen's Green West, Dublin 2, D02 X309

Additional Information

Proposal: The proposal is for the rejuvenation of the Stephen's Green Shopping Centre, involving the internal reconfiguration and partial redevelopment of the Centre, while maintaining a number of existing retail units and elements of the existing building structure. The proposal will result in a building of up to 8 no. storeys over basement (excluding mezzanines in retail units and basement) with a total gross floor area of 87,932 sq.m., which includes a net reduction of retail floor area to 19,049 sq.m., a net reduction of the existing café/restaurant uses to 1,740 sq.m. of and a net reduction of bar (public house) uses to 789 sq. m. 35,043 sq.m. of offices and ancillary spaces (including existing floor area where retained) are proposed. The overall net increase in GFA over the existing development is 21,419 sq.m. The proposal will include a reconfigured internal mall opening onto St. Stephen's Green providing access to new and existing retail and café/restaurant units at ground and first floor. Retail, café/restaurant and bar (public house) units are provided on the King Street South frontage, and on the St. Stephen's Green West frontage. The proposed development will include 551 no. car parking spaces and 512 no. bicycle parking spaces. This represents a reduction in 138 no. car parking spaces from the number of spaces at present. The proposed development includes all associated works including demolition of existing structures, utilities connections, roof level plant and telecommunications infrastructure, temporary construction works and site hoarding and public realm works.

Area	Area 1 - South East
Application Number	5413/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/12/2022
Applicant	Gwen Murphy
Location	4, Prince Of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for proposed off-street parking and new vehicular/pedestrian access involving alterations to existing railings to the front (south west) of the existing dwelling from Price of Wales Terrace.

Area Area 1 - South East
Application Number WEB2106/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/12/2022
Applicant Michael Staines
Location 13, Elm Park Terrace, Dublin 6w D6W XF82

Additional Information

Proposal: Planning permission is sought following recent grant of permission (application no WEB1617/22) to include alterations and additions to previous application as follows;

- (a) Alterations include roof height of previously granted proposed extension to rear to be raised, with a pitched portion to match existing ridge
- (b) Additions include 3no. proposed windows to south boundary wall and all ancillary site works

Area Area 1 - South East
Application Number WEB2107/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/12/2022
Applicant Sile Ryall
Location 37A, Main Street, Donnybrook Road, Dublin 4, D04 E652

Additional Information

Proposal: The development will consist of removal of existing chimney. Construction of proposed roof terrace on existing ground floor flat roof to rear of property (south). Amendments to glazing on first floor on rear elevation (south). Internal modifications and all ancillary works.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 4934/22
Appeal Type Written Evidence
Applicant Greenfield Ideas Ltd
Location 43-44 Baggot Street Lower, 11A Fitzwilliam Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION for

- (a) foldable canopy over the ground floor window facing Lower Fitzwilliam Street;
- (b) the installation of two no. illuminated projecting signs at the corner of the building (top of higher sign approximately 3550 mm from ground)

Area	Area 1 - South East
Application Number	4951/22
Appeal Type	Written Evidence
Applicant	The Commissioners of Public Works in Ireland
Location	National Concert Hall, Earlsfort Terrace, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the conservation and refurbishment of the existing north wing and part of the east wing of the National Concert Hall and the Real Tennis Court building and the construction of a new four storey over basement extension with a planetarium dome to the west of the north wing at the boundary of the Iveagh Gardens. The development includes the change of use of the former UCD School of Civil Engineering to the National Children's Science Centre. The total floor area of the development is approx. 9580 sq.m. The National Concert Hall, Real Tennis Court and Iveagh House (Department of Foreign Affairs) and Iveagh Gardens, including stone garden folly are designated Protected Structures (References RPS 2425, 2426 and 7791).

In order to facilitate the new extension, the following demolitions are required:

- 450 sq.m two storey stone building, which houses a workshop, plant area and ancillary items; and a 120 sq.m maintenance shed located in the north western corner of the site;
- A section of the boundary along the Iveagh Gardens, allowing for a new access ramp and steps into the Iveagh Gardens.
- A 200 sq.m single storey lean-to structure located to the south side of the Real Tennis Court building, providing for universal access to the Real Tennis Court building.

The Real Tennis Court building will be refurbished including the restoration of the tennis court (to a playable condition), and to facilitate space for temporary displays and exhibitions. Construction of a single storey structure to the south side of the Real Tennis Court building will provide universal access, and will include a lobby, toilets, tea station, stairs, lift and ancillary works. Existing windows and roof lights are to be repaired, restored and upgraded as required. The construction of a new link tunnel with a single storey glazed box roof light will connect the Real Tennis Court building to the north east corner of the National Concert Hall.

The restoration and refurbishment works to the north and east wings of the former UCD School of Engineering will include a new entrance to the existing north wing, new fire doors to corridors, new lift core to link all levels and permanent interactive display spaces from basement to second floor, a gift shop, lecture theatre, science demonstration laboratory, classrooms, schools lunch area, offices, new sanitary facilities and additional ancillary accommodation. Refurbishment work will also include the restoration of existing external and internal windows and doors, upgrading of the existing roof and roof lights and all minor/ repair work. All existing plant to be removed from roof and replaced with new plant to be located on both the existing and new roof extension. The new extension will connect to the existing building through a glazed link and will include interactive display spaces, a domed planetarium, and external balcony, café, circulation cores and ancillary spaces. Additional plant, toilets and support accommodation will be housed in the basement. The external works will comprise of hard and soft landscaping, lighting, new steps and ramps to facilitate universal access to the existing north wing and Iveagh Gardens, a section of new decorative railings to Iveagh Gardens to replace the proposed section of wall to be removed 26 no. bicycle stands, new surface water attenuation, new foul connection and all associated ancillary works on a site area of circa. 0.837 hectares. The development has been screened for both Appropriate Assessment and Environmental Impact Assessment.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2843/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	22/12/2022
Applicant	Axis Health Care Assets Limited
Location	Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40

Additional Information Additional Information Received

Proposal: Permission for development of Donnybrook Primary Care Centre and additional works at Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40. The proposed development comprises :

- (i) construction of a new Primary Care Centre, 4 storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices, service areas, staff facilities & circulation (6,175sq.m.), General Practitioner Surgery (552sq.m.), Retail Pharmacy Unit (132sq.m.); car parking, cycle parking, plant, storage and refuse management at basement level; escape stair enclosure; external plant enclosure; all ancillary floorspace (505sq.m.); new Quadrangle Garden; 1 no. National Ambulance Service parking space; vehicular access via existing public entrance to Royal Hospital Donnybrook at Bloomfield Avenue; building signage; sub-station; external plant; connection to existing water and waste-water services;
 - (ii) remove the existing main surface car park at Royal Hospital Donnybrook (82 no. spaces) and re-configure the entrance car park (12 no. spaces), and provide 94 no. spaces as follows, new car parking spaces adjacent existing Hospital building (4 no.), re-configure and extend the Entrance Car Park (66 no.), extend car park adjacent to the Hospital Maintenance Yard (13 no.) and new car parking spaces adjacent to the Pavilion (11 no.);
 - (iii) New controlled pedestrian and cycle link at Cullenswood Park with new entrance piers & gate, new steps and ramp to connect to existing internal path and road network within the grounds of Royal Hospital;
 - (iv) All related site lighting, hard and soft landscaping, site development works and excavation works above and below ground.
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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

51/22

(19/12/2022-23/12/2022)

Area Area 1 - South East
Application Number 0422/22
Application Type Social Housing Exemption Certificate
Applicant Santa Catalina Limited and Santa Cruz Limited
Location Trident House, 60, Claremont Road, Sandymount, Dublin
4
Registration Date 21/12/2022

Additional Information

Proposal: SHEC: -Demolition of an existing outbuilding and 2 no. garden walls which partially subdivide the site to the rear of Trident House apartments;
-Development of 4 no. three storey houses (2 no. 3 bed houses each with 3 double bedrooms and 2 no. 4 bed houses each with 2 double bedrooms and 2 single bedrooms) above ground floor, with car parking and ancillary storage at ground floor level, all to the rear of the Trident House apartment building, associated private gardens and balconies and 4no. new pedestrian gates to the adjacent laneway along the western boundary of the site;
-Widening of the existing vehicular access on the eastern boundary of the site with vehicular access to the four houses along the eastern site boundary;
-A new enclosed bin store and meter room to the front of Trident House apartments to serve the existing apartments;
-Reconfiguration of surfaced areas to the front and rear of Trident House to provide 5no. car parking spaces (3no. to the front of Trident House and 2no. spaces to the rear of Trident house, one of which is an accessible space) and 4no. Sheffield bike parking stands and 1no. cargo bike stand (9 spaces) to the front of Trident House;
-Above and below ground services and site-wide landscaping work including the provision of 62.8sq.m of landscaped communal open space for the existing Trident House apartments.



Dublin City Council

SECTION 5 EXEMPTIONS

51/22

(19/12/2022-23/12/2022)

Area Area 1 - South East
Application Number 0356/22
Application Type Section 5
Applicant Hosted Kitchens Ltd
Location Avalon House, 55 Aungier Street, Dublin 2, D02 CX54
Registration Date 21/12/2022

Additional Information Additional Information Received

Proposal: EXPP, PROTECTED STRUCTURE, Whether fit out of the existing, permitted ground floor cafe unit for re-opening including fire risk prevention measures affecting the modern ceiling within this unit at Avalon House (PS) is or is not Exempted Development

Area Area 1 - South East
Application Number 0381/22
Application Type Section 5
Applicant Ahmer Shah Khan
Location 28, Kenilworth Road, Dublin 6
Registration Date 19/12/2022

Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: The reinstatement of timber sash windows removed without permission, with details as fully set out in the report and the drawings listed below. The retention of the UPVC windows in the 1990s rear addition and the reinstatement of the 1990s balcony, executed without permission.

Area Area 1 - South East
Application Number 0418/22
Application Type Section 5
Applicant Waterstones Booksellers Limited
Location 56-58, Dawson Street, Dublin 2
Registration Date 20/12/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

Minor refurbishment to existing timber shopfront, potential re-decoration. Repainting (same colour).

Review of existing signage on storefront.

Refurbishment/replacement of existing door furniture.

Potential replacing of existing tiles to building front elevation.

Replace lighting of the entrance soffit.

Review floor in window display areas.

Installation of timber panelling (Georgian style – painted finish) inside the display windows.

New LED track lighting installed to soffits inside display windows.

Ground Floor

New LED lighting scheme throughout the ground floor.

Minor repairs to restore existing ceiling.

Removal of pre-existing goods lift.

Existing grey bookcases removed, and replaced with Waterstones Oak system.

Remove and replace existing counter.

New rear of counter cabinets and display case.

Construction of new storage cupboard to the rear of the counter – studwork to soffit, timber

panelled (Georgian Style, painted finish) in the location of the removed goods lift on the ground floor.

Refurbishment of pre-existing granite and timber flooring to the front store area.

Installation of new branded coir entrance matting.

New carpet to the left hand side of the shop on the ground floor.

New Georgian panelling to the front of the front of the existing customer lift area.

Removal of the pre-existing staff WC, to be repurposed as a new storage space.

Installation of slat wall area on stair to lower ground, to the west of the internal space.

Removal of existing staircase linking both sides of the building, to be replaced with a ramp to assist with accessibility.

New bookcases throughout on the ground floor.

Full refurbishment of the pre-existing main timber staircase including a review of stair nosing.

Full refurbishment of pre-existing timber landings on each floor.

Refurbishment of pre-existing steel bannisters/balustrades.

Refurbishment of pre-existing handrails.

New book display lecterns to be installed in wall adjacent to main staircase.

New carpet to be installed to the secondary rear staircase to the rear of the building and review of stair nosing.

Review condition of pre-existing handrail and bannisters.

First Floor

New LED lighting scheme throughout the floor.

Minor repairs to restore existing ceiling.

New carpet throughout.

New Georgian panelling to the front of the front of the existing customer lift area.

Removal of existing bookcases to create window seats.

Removal of existing staircase linking both sides of the building, to be replaced with a ramp to assist with accessibility.

Second Floor

Expand entrance to existing back of house office – extend sales area into this space.

New LED lighting scheme throughout.

Minor repairs to restore existing ceiling.

New carpet throughout.

New Georgian panelling to the front of the front of the existing customer lift area.

Removal of existing bookcases to create window seats.

Install new balustrade to stair between level change and review stair nosing.

Lower Ground Floor

New LED lighting scheme throughout.

New carpet throughout.

Minor repairs to restore existing ceiling.

Existing electrical issues to be addressed.

Area Area 1 - South East
Application Number 0419/22
Application Type Section 5
Applicant Kate and Adam Bulmer
Location 10 Gilford Road, Sandymount, Dublin, 4
Registration Date 20/12/2022

Additional Information

Proposal: EXPP: Proposed construction of a single storey extension to the rear of the existing property.

Area Area 1 - South East
Application Number 0420/22
Application Type Section 5
Applicant McArdle Carpentry & Building Contractors
Location 138, Leinster Road, Rathmines, Dublin 6
Registration Date 21/12/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: EXPP: PROTECTED STRUCTURE: (i) Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. (ii) Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. (iii) Rewiring within existing service ducts and runs. (iv) Replacement of existing electric radiators throughout. (v) Provision of fire upgrade works - compartmentalisation of floors. (vi) Provision of fire rated door sets in place of non-original doors where noted. (vii) Replacement of modern floor finishes throughout. (viii) Redecoration internally. (ix) Repaint lower ground floor external walls. (x) Removal of graffiti to end gable by specialist.
