



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

### **50/22**

(12/12/2022-16/12/2022)

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

### Large Scale Residential Development

#### Stage 2 Pre-Planning Consultation

**For information purposes only. No documents available to view until application is lodged at Stage 3.**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	LRD6026/22-S2
<b>Application Type</b>	Large Residential Development -2
<b>Applicant</b>	Ardstone
<b>Location</b>	Site at Junction of Milltown Road and Sandford Road, Milltown Park, Dublin 6
<b>Application Date</b>	13/12//2022

#### **Additional Information**

**Proposal:** The subject lands have been purchased by Sandford Living Limited with the intention of developing a high-quality development along with an extensive range of public open spaces that will be available to the wider community, in addition to community/cultural space and a creche. In summary, the development proposes the demolition of a number of former Institutional vacant structures (Milltown Park House, the rear extension/linking block between Tabor House and Milltown Park House, the Finlay Wing, the Archive, the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel, and a portion of the 'red brick link building' (single storey over basement) towards the south-western boundary); the refurbishment and reuse of Tabor House and the Chapel; and the construction of 638 No. residential units and a creche.

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3781/22  
**Application Type** Permission  
**Applicant** Foley Wines Ltd  
**Location** 4-5, Chatham Street (backing onto Tangier Lane),  
Dublin 2  
**Registration Date** 12/12/2022  
**Additional Information** Additional Information Received  
**Proposal:** PERMISSION & RETENTION: Retention permission for (a) change of use from treatment clinic at first floor (with 2 no. shared ground floor door and 2 no stairs) to restaurant with kitchen at first floor (with 2 no. shared ground floor doors and 2 no. stairs); and b) planning permission for new signage at the front entrance door.

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**Area** Area 1 - South East  
**Application Number** 3795/22  
**Application Type** Permission  
**Applicant** Gas Networks Ireland  
**Location** Grass verge adjacent to Dolphins Barn Fire Station,  
Rutland Avenue, Dublin 12  
**Registration Date** 13/12/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission to install a 5.25m x 1.1m x 2.3m (LxWxH) above ground natural gas pressure reduction cabinet with all ancillary services and associated site works.

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**Area** Area 1 - South East  
**Application Number** 4315/22  
**Application Type** Permission  
**Applicant** Tom O'Donovan  
**Location** Rear of no. 27 Bloomfield Avenue, Dublin 8  
**Registration Date** 15/12/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission to erect a 2 storey 2 bed mews house (gross floor area of 92.20 sq. metres) including an enclosed garage for one car as per planning permission ref: 5287-03 at Avenue Road, Dublin 8 (Rear of No. 27 Bloomfield Avenue, Dublin 8)

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**Area** Area 1 - South East  
**Application Number** 4906/22  
**Application Type** Permission  
**Applicant** 1 Merrion Land Ltd  
**Location** "The Gowan Motor Site" 143, Merrion Road, Dublin 4  
**Registration Date** 16/12/2022  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of an amendment to the permitted development under DCC Reg. Ref. 4240/19 (ABP-306756-20) to:

- Amendment to basement to include commercial sprinkler and alteration to the car parking layout resulting in a reduction of 3 no. car parking spaces. - Amendment to the ground floor to include a new access external platform lift, new recess doorway and alteration to materials. - Amendment to landscaping to accommodate vents along Merrion Road and a sustainable blue roof system in the Courtyard.

The development will also include all associated site development works, services provision, access, and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 4984/22  
**Application Type** Permission  
**Applicant** Melorpo Commercial Properties Ltd  
**Location** 28 Denzille Lane, Dublin 2  
**Registration Date** 12/12/2022  
**Additional Information** Additional Information Received

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

- (a) change of use from office and garage uses to medical use consisting of GP offices and consultation rooms complete with ancillary treatment rooms;
  - (b) the internal fit-out of the unit;
  - (c) including all associated site works.
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**Area** Area 1 - South East  
**Application Number** 5429/22  
**Application Type** Permission  
**Applicant** Donnybrook Tennis Club  
**Location** Donnybrook Tennis Club, Brookvale Road, Dublin 4, D04 YH10  
**Registration Date** 13/12/2022  
**Additional Information**

**Proposal:** Permission for the removal of the six month time limit restriction of the tennis hall as stated in condition 2 of the previously granted planning permission 4144/09 for an air supported three court tennis hall and for the tennis hall to be allowed to be retained in place for the full twelve months of the year.

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**Area** Area 1 - South East  
**Application Number** 5441/22  
**Application Type** Retention Permission  
**Applicant** Hazelwood Walk Holdings Limited  
**Location** 60 Rathmines Road Upper, Rathmines, Dublin 6  
**Registration Date** 14/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION of an external garden room accommodation cabin to the rear. The subject property is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 5444/22  
**Application Type** Permission  
**Applicant** EPUT Property Trust Nominees Limited  
**Location** Ground Floor and Basement, Grafton Buildings, 34 & 34A Grafton Street, Dublin 2, D02 XY06  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** The development will consist of

- (a) the removal of the existing glazed double doors and glazed panels on the west elevation;
  - (b) the installation of new single glazed, powder coated aluminium window to match existing on the west elevation;
  - (c) the installation of new dwarf wall with stone cladding and cill detail to match existing;
  - (d) the removal of the existing signage to the north elevation and west elevation;
  - (e) the installation of a signage zone to both north and west elevation with individually mounted signage with halo backlight illumination,
  - (f) all associated site works. The building is located in an Architectural Conservation Area under the Dublin City Council's Development Plan .
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**Area** Area 1 - South East  
**Application Number** 5445/22  
**Application Type** Permission  
**Applicant** Molly Slattery, Mornwill Ltd.  
**Location** 26, Clare Street, Dublin 2  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the restoration & refurbishment of front brick facade, a Protected Structure. The development will consist of gentle steam cleaning of facade brickwork, raking out of cementitious pointing, brickwork repair and replacement to badly damaged and spalled bricks, repointing using hydraulic lime to a wiggled finish as per sample on site, removal of paint to granite cills, removal of cementitious render to window reveals and repaired with new lime feathered reveals. The works will include structural consolidation and repair works to the front facade at second floor window head, third floor and parapet level, repair of and decoration to all sash windows.

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**Area** Area 1 - South East  
**Application Number** 5449/22  
**Application Type** Permission  
**Applicant** New Road Development Dpt. Ltd  
**Location** 2 Pembroke Street Upper, Dublin 2, D02 NY59 (on the corner of Pembroke Street Upper and Fitzwilliam Court)  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of the refurbishment and change of use of the 5-storey (4-storey over basement) terraced property, from office use to 4no. 1 bedroom residential units and 1no. garden. The works will comprise construction of a small single storey extension at ground floor level to the rear (3m2) including a new metal framed window; new doors to the side serving a bin store accessed off Fitzwilliam Court; replacement of a modern dormer window with fire automatic opening vent; minor repairs, cleaning and re-pointing of brickwork to the front and rear facades; cleaning and repointing of the granite steps and string course to the front; minor repairs, refurbishment and re-painting of ironwork to railings and balconettes; 1no. new balconette, refurbishment of original windows and doors to include slim line acoustic double glazing and repairworks to the chimneys, rain water goods and roof (to include re-slating). Internal works will comprise changes to the internal layout refurbishment of ceilings and plasterwork; refurbishment of staircase and refurbishment of joinery as indicated. Permission is also sought for all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 5452/22  
**Application Type** Permission  
**Applicant** Tom Banahan  
**Location** 32 Morehampton Road, Dublin 4, D04 K6N6  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** Planning permission for change of use from office to original residential use of 3-storey, terraced premises to provide a single 5-bedroom dwelling.

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**Area** Area 1 - South East  
**Application Number** 5453/22  
**Application Type** Permission  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** Planning permission for lighting area 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** 5454/22  
**Application Type** Permission  
**Applicant** Dame Plaza Property Trading Designated Activity Company (DAC)  
**Location** The Annex Building, located to the east of the building formerly known as the Central Bank Building, now known as Central, Plaza, located to the south of Cope Street, and north of the Commercial Buildings, Dame Street, Dublin 2  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: For development at the Annex Building (a Protected Structure Ref: 8830). The proposed development relates to: 1. Retention permission for the setting back of the entire northern elevation of the Annex Building by 0.65m. This was carried out during construction to ensure that the permitted building was not encroaching onto the existing Taken In Charge area by Dublin City Council. This reduced the permitted unit kiosk from 13 sq.m to 10.6 sq.m. and reduced the delivery area for the main Annex Building from 7.2 sq.m to 5.9.sqm. Retention is also sought for facade alterations to the northern façade of the main Annex Building where concealed louvered panel has been provided to facilitate access to a gas meter. 2. Permission for a change of use of the permitted kiosk unit (located onto Cope St) from permitted use as a restaurant/café unit (as permitted under Reg. Ref.:3154/17 as amended by 3907/19) to a takeaway unit for the sale of Coffee and/or food/hot food for consumption off premises and the insertion of a glazed opening window (1.84m x 1.22m) and serving shelf on the western elevation onto the pedestrian route between Dame St and Cope Street. The unit will accord with the permitted opening hours of the wider Central Plaza restaurant/café units of 7am to 11.30pm. Alterations to the permitted signage to allow for 2 no. new signage on the north elevation of 2.15m x 0.75m and west elevation of 2.65m x 0.75m and west elevation of 2.65m x 0.75m.

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**Area** Area 1 - South East  
**Application Number** 5463/22  
**Application Type** Permission  
**Applicant** CHD Entertainment Ltd  
**Location** 20, Dawson Street, Dublin 2  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** The proposed development will consist of the following: (i) Change of use of second floor office (with a GFA of 64 sq.m) to dining / seating area and toilet facilities associated with the licenced restaurant and public bar premises at basement, ground and first floor level of No. 20 Dawson Street; (ii) Alterations to the rear elevation of No. 20 including the removal of the existing extension / projection and provision of replacement windows; and (iii) All associated works.

**Area** Area 1 - South East  
**Application Number** 5465/22  
**Application Type** Permission  
**Applicant** Jacques Chelouche and Ari Ziv  
**Location** 3 Burgh Quay, Dublin 2  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for change of use from offices to one two-bedroom apartment at second floor, one two bedroom apartment at third floor, comprising two dwelling units in total, with an extension on the rear at each level.

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**Area** Area 1 - South East  
**Application Number** WEB1357/22  
**Application Type** Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** 7, Geraldine Terrace, Milltown Road, Dublin 6  
**Registration Date** 12/12/2022

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** The replacement of the existing south-facing Première internally illuminated 6.4m wide x 3.4m high advertising display (granted under Reg. Ref. WEB1003/19) on the southern gable wall of No. 7 Geraldine Terrace with a 6.4m wide x 3.3m high digital advertising display, to be positioned at 2.4m above ground level; and all associated site works and services

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**Area** Area 1 - South East  
**Application Number** WEB2118/22  
**Application Type** Permission  
**Applicant** Dallas Walker  
**Location** 22, Clanwilliam Square, Grand Canal Quay, Dublin 2,  
D02 XY46  
**Registration Date** 13/12/2022

**Additional Information**

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

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 5421/22  
**Application Type** Permission  
**Applicant** Peter Beddy  
**Location** 35, Percy Lane (site also faces onto Percy Place),  
Dublin 4, DO4 X5K7  
**Registration Date** 12/12/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Demolition and disposal of: non-original sections of lane façade, non-original roof and non-original floor slab of existing mews structure. Careful deconstruction of existing historic masonry walls of existing mews structure (historic masonry to be retained on site and reused in proposed mews). Construction of a new-build two-storey mews building for ancillary use to main house at 35 Percy Place. Greenhouse to rear (garden side) containing access stairs to first floor. Ground floor to contain 1 no. off-street parking space accessed from Percy Lane. Slate roof to main volume of mews with central roof light. Sloped glass roof to greenhouse at rear. New mains drainage connection to Percy Lane and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5422/22  
**Application Type** Permission  
**Applicant** Leeson Close Operations Ltd  
**Location** 30 Fitzwilliam Place, Dublin 2  
**Registration Date** 13/12/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: development will consist of repointing of the front elevation with lime mortars and a traditional wiggled finish.

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**Area** Area 1 - South East  
**Application Number** 5460/22  
**Application Type** Permission  
**Applicant** Ronan Mulligan & Anne-Marie Gordon  
**Location** 32, Zion Road, Rathgar, Dublin 6, D06 V6K1  
**Registration Date** 15/12/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the removal of the existing non-original conservatory roof and replacement with a partially solid roof. Removal of existing non-original roof along the southern boundary and replacement with a new flat roof structure with glazed roof lights. Re-render external walls. Replacement of non-original external doors and windows, and minor alterations.

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**Area** Area 1 - South East  
**Application Number** 5461/22  
**Application Type** Permission  
**Applicant** Robert Conway  
**Location** Roseville, 1 Hyde Park, Terenure, Dublin 6W, D6WT674  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** Permission is sought for construction of new vehicular entrance, dishing of footpath, and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2111/22  
**Application Type** Permission  
**Applicant** Arie Fischer  
**Location** 54, Beechwood Avenue Upper, Dublin 6  
**Registration Date** 12/12/2022

**Additional Information**

**Proposal:** Single-storey extension and two-storey extension with a courtyard to the rear.  
Demolition of small existing single-storey extension

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**Area** Area 1 - South East  
**Application Number** WEB2113/22  
**Application Type** Permission  
**Applicant** Danny & Michelle Smith  
**Location** 58, Rutland Avenue, Crumlin, Dublin 12 D12 W938  
**Registration Date** 12/12/2022

**Additional Information**

**Proposal:** A new 2 – storey front, side, and rear extension, comprising of a kitchen, utility room, living area, study and WC on ground floor level, a new bedroom with en-suite, and a new bathroom at first floor level, new roof windows to first floor roof And All Associated Site Works.

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**Area** Area 1 - South East  
**Application Number** WEB2114/22  
**Application Type** Permission  
**Applicant** Gillian & Brian Kealy  
**Location** 9, Saint Brendan's Cottages, Irishtown, Dublin 4  
**Registration Date** 12/12/2022

**Additional Information**

**Proposal:** The development will consist of a first floor dormer roof structure to front elevation of dwelling and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2115/22  
**Application Type** Permission  
**Applicant** Cristina Marini  
**Location** 7, Saint Brendan's Cottages, Irishtown, Dublin 4  
**Registration Date** 12/12/2022

**Additional Information**

**Proposal:** The development will consist of a first floor dormer roof structure to front elevation of dwelling and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2120/22  
**Application Type** Permission  
**Applicant** Aidan McGovern  
**Location** 15, Athlumney Villas, Ranelagh, Dublin 6 D06 KN84  
**Registration Date** 13/12/2022

**Additional Information**

**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of demolition of part single-storey flat roof structure (kitchen) to rear, and construction of an extension at first floor level to rear with pitched roof and velux rooflights. Development will also consist of internal alterations - bedrooms to ground floor and open plan living kitchen accommodation to first floor, and all with associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2127/22  
**Application Type** Permission  
**Applicant** Silvia Sansoni  
**Location** 3, Island Villa, Dublin 2 D02 VX99  
**Registration Date** 14/12/2022

**Additional Information**

**Proposal:** a) removal of existing single-storey extension to rear of existing dwelling, and b) the construction of a two-storey extension to rear of existing dwelling, with rooflights, c) removal of existing stone finish to return front facade to original brick finish, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2130/22  
**Application Type** Permission  
**Applicant** Julie O Connor  
**Location** 182, Corrib Road, Terenure, Dublin 6w D6W KT44  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** Planning permission for the addition of Dormer to rear roof of existing attic conversion - non habitable storage space, proposed new roof windows to front roof all with associated ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB2131/22  
**Application Type** Permission  
**Applicant** Saul Design  
**Location** 34, Nutley Park, Dublin 4 D04 H5P1  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** Planning permission is sought for the proposed development. The proposed development will consist of (i) Demolition of existing single storey extensions to the side and rear of the existing property and removal of the existing chimney (ii) Construction of a new 2 storey extension to the side and a single storey extension to the rear (iii) Conversion of the attic to a habitable space and the introduction of 2 dormer windows to the rear (iv) Introduction of a ridge rooflight that extends to the front and rear elevation (v) Introduction of 2 velux windows to the front elevation and a single velux window to the side elevation (vi) Widening of the existing vehicular entrance off Nutley park (vii) alterations to all elevations, associated landscaping and all ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB2132/22  
**Application Type** Permission  
**Applicant** Ciara Lyster  
**Location** 1, Cowper Road & Cowper Mews, Rathmines, Dublin 6 D06 X3Y1  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** PERMISSION: The development will consist of the following:

1. The construction of a new vehicular access gate to the front garden accessed from Cowper Road,
  2. Dishing of footpath on Cowper Road to provide crossover to vehicular access gate.
  3. Associated siteworks including the construction of new on-site driveway parking area.
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**Area** Area 1 - South East  
**Application Number** WEB2133/22  
**Application Type** Permission  
**Applicant** Oxana & Quentin Marchal  
**Location** 55, Celestine Avenue, Stella Gardens, Dublin 4 D04 EK44  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** A rear dormer roof window and first floor extension with attic conversion for extended living accommodation.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0366/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	12/12/2022
<b>Applicant</b>	The Congregation of the Holy Spirit
<b>Location</b>	St. Michaels College, Ailesbury Road, Dublin 4, D04 NC59.

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: The works for the construction of the extension to the Junior School, planning application no. 3361/19 have progressed on site. The existing extension has been demolished and the preparation for underpinning of the granite boundary wall with the mews lane to Ailesbury required to enable the development had commenced. During the works there has been a partial collapse of a section of the boundary wall. The remaining immediate wall has been temporarily restrained but in our professional opinion it is now unsafe to complete the underpinning to the wall required for the safe retention of the wall. The proposed works that form this application include the demolition of the remaining boundary wall and the reconstruction of the wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0367/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	13/12/2022
<b>Applicant</b>	ACRAGAR LTD
<b>Location</b>	39, Clanbrassil Street Upper, Dublin 8

### Additional Information

**Proposal:** EXPP: The development under this application will consist of: Demolition of the existing structure at No. 39 Clanbrassil Street and rebuilding of a new structure to match the previous. A careful record of the existing external details via point cloud and photographic survey shall be done before the demolition. The new development will be rebuilt in new brickwork and masonry to the exact dimensions of the previous building and matching survey drawings and structure photographs taken for No. 39 Clanbrassil Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2059/17/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	12/12/2022
<b>Applicant</b>	JD Brady
<b>Location</b>	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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4097/22
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	14/12/2022
<b>Applicant</b>	Grange House Limited
<b>Location</b>	36, Rathmines Road Upper, Dublin 6, D06 P2X9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : change of use of a vacant medical centre to a hotel which will serve as an extension to the Uppercross Hotel located at No. 26-32 Upper Rathmines Road, The proposed development comprises the following: the demolition of: (a) 2 no. detached sheds to the rear of the property (6.45sq.m and 25.6sq.m); (b) Part of the rear northern boundary wall between the existing hotel and subject site; (c) The middle link section of the building connecting the northern and southern elements of the building; and (d) part of the rear wall of the existing building; (ii) the change of use of the existing part 2, part 3 storey building (Block A) to provide short stay hotel accommodation comprising the following works: (a) construction of 3-storey middle link section between northern and southern elements of existing building to provide a link between the original building and a new 3 storey block to the rear (Block B). (b) Construction of 2 storey extension to the rear of the original building on the northwestern site boundary; (c) Relocation of main entrance and reconfiguration of internal layout to create a reception area and 3 no. en-suite bedrooms at ground floor, 3 no. en-suite bedrooms and 1 no. suite at first floor, and 2 no. en-suite bedrooms at second floor; (d) restoration of front and rear façades to original condition; (e) replacement of existing sash windows with new like-for-like windows (f) relocation of stairs to original position in house; (g) restoration of existing ramp leading up to the front of house; (iii) construction of 3-storey extension to the rear of the original building to be known as Block B which will be connected via the 3-storey middle link section. The extension will contain 3 no. en-suite bedrooms (1 no. on each floor), lift shaft, and a fire escape stairwell on southern façade. The external facade will be in keeping with the original building and will contain contemporary glazing with metal fins; (iv) construction of 2-storey mews-style building comprising 2 no. 2 bedroom self-catering family suites (73 sq.m. each) with living/kitchen/dining area and bathroom. The suites will provide hotel accommodation and will not be provided with balconies/terraces; (v) primary access will be provided via Rathmines Road Upper with a vehicular access being provided to the existing hotel car park to the rear which is accessed via Rathmines Road Upper (north of subject site). Internal pedestrian access to the existing hotel will be provided via the landscaped outdoor seating area; vi) drainage, landscaping including provision of outdoor seating area to rear of the site and adjacent to existing hotel building, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting, signage and roof top plant enclosure.

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**Area** Area 1 - South East  
**Application Number** 4461/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Jack Blake  
**Location** 23, Ailesbury Road, Dublin 4, D04K0N7  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following: (i) Demolition of existing shed/structure; (ii) construction of a part-single, part two-storey extension with external covered area (of single-storey height) to the rear; (iii) roof works to existing pitched roofs to ensure weather-proofing; (iv) widening (to maximum width of 3.5m) of the existing vehicular entrance via Ailesbury Wood; and (v) internal alterations to original house comprising; (a) removal of sections of wall from kitchen at lower ground floor level to facilitate the development of an open plan kitchen/living/dinning area; (b) removal of section of wall at upper ground floor level to facilitate a new glass balustrade overlooking kitchen below; (c) introduction of 1 no. bathroom and 1 no. robe room in lieu of existing bedroom and removal of section of wall to facilitate access to the proposed extension at mezzanine floor level; (d) removal of section of wall to facilitate the provision of an ensuite to the existing master bedroom, installation of 1 no. ensuite and robe room to the existing bedroom and removal of a section of wall to the existing WC to provide for a reconfigured bathroom and larger bedroom with robe room at first floor level. The proposal also includes all ancillary site, engineering and boundary works necessary to facilitate the development including the temporary partial removal of the non-original block wall to the rear of the site during construction to be reinstated following completion of the development.

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**Area** Area 1 - South East  
**Application Number** 4762/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Micheál Twomey  
**Location** 115, Anglesea Road, Ballsbridge, Dublin 4, D04 P1H3  
**Additional Information** Additional Information Received

**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** 4882/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Insomnia Coffee Company  
**Location** Ground Floor 8/9 Wexford Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of

- (a) the change of use from coffee shop use to restaurant use,
  - (b) the removal of existing fascia signage while maintaining the existing signage zone,
  - (c) all associated site works.
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**Area** Area 1 - South East  
**Application Number** 4936/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Carn Lodge UC  
**Location** Block 9 Harcourt Centre (Europa House), Harcourt Street and Charlotte Way, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** A 7 year planning permission for development at this site of 0.1617 hectares . The development will consist of the following: Demolition of existing office block at ground level and above (6 no. storeys), partial demolition of basement slab and construction of new pad foundations, and construction of a new 9 no. storey office block (over existing basement with roof/plant level), with seatback at eighth floor level from the north and east elevations with accessible terraces provided. The proposed building has a total Gross Floor Area of 9,990sq. m. excluding basement. The basement (footprint consistent with existing) includes the provision of additional cycle facilities (parking, showers and lockers) resulting in an increase in cycle parking from 40 no. to 136 no. cycle spaces and a decrease in car parking spaces from 51no to 19 no. spaces. All associated and ancillary site development, demolition works, site clearance, landscaping, double substation, infrastructural works, hoarding during construction, provision of plant at basement and roof levels, and SuDS measures.

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**Area** Area 1 - South East  
**Application Number** 4937/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Millers Glen UC  
**Location** Block 1, Harcourt Centre, Harcourt Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** A 7 year planning permission for development of this site of c 0.169 hectares . The development will consist of the following: Reconfiguration and extension of the exiting office block utilising existing structural elements to provide modernised office accommodation. The proposed development includes the removal of the upper ground floor, provision of a new ground floor and provision of 2 no. additional storeys over the existing offices (10 no. storeys total over existing basement with roof/plant level) Provision of a new covered reception/ walkway building to Harcourt Street. The proposed results in a net increase in gross floor area of 2,837 sq. m, resulting in a

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development with a total GFA of 9,707 sq. m. (excluding existing basement) Provision of a setback at ninth floor level. Accessible terraces are provided to the eastern elevation of the main block at second floor and to the south west at ninth floor. Works and reconfiguration to a part of the existing basement layout including the provision of additional cycle facilities (parking, showers and lockers) resulting in an increase in cycle parking from 50 no. to 136 no. cycle spaces and a decrease in car parking spaces from 48no to 24no. spaces. All associated and ancillary site development, demolition works, site clearance, landscaping, photovoltaic panels, infrastructural works, hoarding during construction, provision of plant at basement and roof levels, and SuDS measures.

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**Area** Area 1 - South East  
**Application Number** 4945/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** IPUT PLC  
**Location** 2 Hume Street, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

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**Area** Area 1 - South East  
**Application Number** 5070/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Echelon Indoor Cycling Limited  
**Location** Unit 5, The Times Building, Numbers 14 and 15 D'Olier Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Numbers 14 and 15 D'Olier Street are protected structures (RPS Nos. 2299 and 2300 respectively). The proposed development consists of the change of use of the subject unit from retail services/hair salon use to use as fitness and yoga studio, provision of signage within two signage zones to the existing unit facade, and all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5071/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Jepview Limited  
**Location** No. 1 Grand Canal Quay, Dublin 2 and No.2 Grand Canal Quay, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: Alterations to a previously approved development (Reg. Refs. 3752/21 and 4154/22) which provided for the demolition of the existing vacant warehouse structure at No. 2 Grand Canal Quay (2,241sq.m) and the construction of a part 8 to part 15 storey (proposed 8-storey element facing west and proposed 15-storey element facing

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Grand Canal Quay to the east), over basement level, contemporary glazed office building. The alterations to the previously approved scheme (Reg. Ref. 3752/21 and Reg. Ref. 4154/22) include the following: (i) revisions to the basement level layout to provide for a minor increase to the basement footprint to the north-east and south-west, revisions to the plant room layout, and the inclusion of an accessible toilet;

(ii) internal alterations at ground floor level including a revised entrance hall arrangement and an increase in the size of same from 163sq.m to 181sq.m;

(iii) removal of first floor mezzanine level, and associated spiral stairs and lift;

(iv) reduction in size (from 176sq.m to 97sq.m) and reconfiguration of proposed winter garden at thirteenth floor level;

(v) removal of fourteenth floor mezzanine level and associated spiral stair;

(vi) revised roof plan layout including the removal of previously approved rooflights, an increase in the size of the approved rooftop recessed plant enclosure (from 580sq.m to 655sq.m) and revised parapet detail; and

(vii) minor revisions to the northern elevation including a revised soffit detail.

The above alterations do not result in a change to the overall height of the building approved under Reg. Refs. 3752/21 and 4154/22. The development also includes drainage, revised landscaping at ground floor level, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting and signage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5078/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/12/2022
<b>Applicant</b>	Liam Stafford
<b>Location</b>	83, Saint Magdalen Terrace, Dublin 4
<b>Additional Information</b>	

**Proposal:** Permission for demolition of existing single storey rear extension and construction of new single storey rear extension, new first floor rear extension, new rooflight to front roof slope and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5085/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** The Board of St. Patrick's Cathedral  
**Location** St. Patrick's Cathedral, St. Patrick's Close, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 10 year planning permission for:

- (1) removal and disposal of galvanised metal security window guards from outside face of 4no. south porch windows,
- (2) removal and disposal of external storm glazing from 3no. south porch windows,
- (3) cleaning repair and conservation works to 3no. south porch windows involving temporary removal to allow works to be undertaken,
- (4) returning and re-fixing of 3no. glazed windows,
- (5) fixing of replacement external insert black wire window guards to 4no. windows.

The Cathedral is a protected structure under the Local Government (Planning and Development) Act 1999.

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**Area** Area 1 - South East  
**Application Number** 5090/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** JOM Investments Unlimited Company  
**Location** 68, Charlemont Street, Harcourt Green, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: Planning permission for the change of use from former ATM space to coffee "hatch" for the sale of hot and cold beverages for consumption off the premises, together with minor alterations to the front elevation, including modifications to existing opening, replacement of existing door and the provision of signage panel.

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**Area** Area 1 - South East  
**Application Number** 5091/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Cornelius Condon  
**Location** 36A, Grove Park, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Permission at this site, for development consisting of removing the existing flat roof to the rear and raising the side walls with a new pitched roof to create a kitchen, dining, living area at first floor level within the roof space and drop the existing ground floor level with internal alterations to form a second double bedroom, all with associated elevational changes to the rear including 3 No. doors and glass balustrade at ground and first floor levels and the demolition of an existing shed in the rear garden.

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**Area** Area 1 - South East  
**Application Number** 5092/22  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 12/12/2022  
**Applicant** Jim Flynn  
**Location** Site in the rear gardens of 62 and 63, Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development consisting of amending a previously permitted development ABP-304871-19 (DCC Reg. Ref. 2810/19) and DCC Reg. Ref. 2936/20, at ground floor level by relocating entrance doors and archway gates to provide 2 No. bin stores and at first floor level, by changing flat roofs to form roof terraces with access stairs to own gardens to the rear and extending the living room and bedroom 1 to the front to form a bay and extending over the garage to form a study and at second floor level by extending the permitted floor to the front and rear and all with ancillary siteworks.

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**Area** Area 1 - South East  
**Application Number** 5095/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Quantum Rock Unlimited Company  
**Location** Units no. 12 & 14, Royal Hibernian Way, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** Permission for a material change of use from retail to restaurant and amalgamation of the existing units with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

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**Area** Area 1 - South East  
**Application Number** 5096/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Quantum Rock Unlimited Company  
**Location** Unit No. 6, Royal Hibernian Way, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** Permission for a material change of use from retail to restaurant of the approved unit (as permitted under reg. ref. 3643/16) with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

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**Area** Area 1 - South East  
**Application Number** 5099/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** ORHRE SSG Limited  
**Location** 92 & 93, Saint Stephen's Green, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a c. 0.126 ha site at nos. 92 and 93 St. Stephen's Green (Protected Structure no. RPS Reg. Ref. 7802 and 7803), Dublin 2 to provide for a mixed-use development comprising 5 no. apartments and the construction of a hotel development to the rear. The development will consist of: • The demolition of lift core at the rear elevation of no. 93 St. Stephen's Green and c. 527 sqm of existing external ancillary 1 and 2 storey structures to the rear. • Alterations and modifications to 92 St. Stephen's Green (c. 698 sqm gfa) to provide for 5 no. apartment units comprised of 4 no. 1-bedroom apartment units and 1 no. 3-bedroom units with private courtyard to the rear and staired access from St. Stephen's Green. • Alterations and modifications to 93 St. Stephen's Green (c. 799.8 sqm gfa) to provide for a change of use from office to hotel use comprising spa, changing rooms and associated facilities at lower ground floor with staired access from St. Stephen's Green; lobby, lounge and reception at ground floor level with dining facilities at first floor level (and external terrace to rear) and 4 no. bedrooms on upper floor levels. • Construction of a 126 no. bedroom, part 6-storey, part 8-storey over basement hotel (c. 2,798 sqm) with external roof terraces stepping down to 4 storeys at the southern perimeter, linked to the rear of nos. 92 and 93 St. Stephen's Green by a glazed atrium. • Internal communal areas, circulations space and storage facilities. • 1 no. ESB substation, plant rooms at lower ground floor level and hotel basement, green roofs, landscaping, bicycle parking and all associated site development works with existing access points from St. Stephen's Green retained.

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**Area** Area 1 - South East  
**Application Number** 5106/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Bartra Development Co. Ltd.  
**Location** The "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2

**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** 5109/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Theresa Newman  
**Location** 14 St. Enda's Road, Terenure, Dublin 6, D06 XP83

**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** 5110/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Embassy of the Republic of Korea in Ireland  
**Location** 72 Merrion Square South, Dublin 2, D02 TW54

**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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** Paddy Stephens  
**Location** Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1

**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

**Area** Area 1 - South East  
**Application Number** 5117/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** Jamie Moran and Lauren Healy  
**Location** Lands to the rear of No. 1D Silverdale, Rathmines, Dublin 6

**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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** Burger Better Limited T/A Bujo Burger  
**Location** 84, Terenure Road East , Terenure , Dublin 6

**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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** Mulberry Company (Sales) Ltd.  
**Location** 24, Duke Street, Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 5120/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**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)

**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** 5123/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2022  
**Applicant** Forthbridge Ltd.  
**Location** 261, Harolds Cross Road, Dublin 6W, D6WKO99

**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** 5130/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** St. Vincent's Healthcare Group Limited  
**Location** St. Vincent's University Hospital, Elm Park, Dublin 4

**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** 5135/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Steven Sam  
**Location** 9 Windmill Road, Dublin 12, D12 W425

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Judith and Ken Murnaghan  
**Location** 3 Neville Road, Rathgar. Dublin 6, D06 R5P1

**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  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Cliona O Faolain  
**Location** 2, Edenvale Road, Ranelagh, Dublin 06, D06 NA78

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 5147/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Adrian O'Hara  
**Location** Rear of 138, Rathgar Road Rathgar, Dublin 6 with main pedestrian access onto Garville Road, (protected structure)

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Glandore Business Centres Ltd.  
**Location** Fitzwilliam Hall, 25/27 Fitzwilliam Place, Dublin 2

**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** 5152/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Mournview Construction Ltd  
**Location** 346, Kildare Road, Dublin 12, D12 X06N

**Additional Information**

**Proposal:** Demolition of the existing shed to the rear and for part modifications, upgrade and a 2 storey rear extension to the existing bungalow with dormer windows converting it into 2 No. semi detached 3 bedroom Part M/ wheelchair accessible dwellings suitable for elderly living. We also seek permission for the construction of 2 new No. semi-detached 2 storey 3 bedroom dormer Part M / wheelchair accessible dwellings suitable for elderly living. All 4 units will be part single storey with the bungalow's styles to the front and part 2 storey to the rear. All with dormer windows to the rear and reduced dormer windows facing the front proportionality hidden by the proposed single storey elements. The construction of shared disability parking spaces at the front with allocated shared bin store and bike store and miniature community garden to the rear. All with associated site works.

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**Area** Area 1 - South East  
**Application Number** 5162/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Cedar Real Estate Investments ICAV  
**Location** 75, St. Stephen's Green, Dublin 2, D02 PR50

**Additional Information**

**Proposal:** Permission for signage and lighting at the ground floor level on a site of 0.24 hectares. The proposed development comprises of: The erection of 1 no. external sign (3400x550x300mm) with concealed LED lighting on an existing plinth at ground floor level on the north elevation fronting onto St. Stephen Green; Provision of external lighting on the northern facade.

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**Area** Area 1 - South East  
**Application Number** 5168/22  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Richard Stearn  
**Location** 29 Kimmage Road Lower, Harold's Cross, Dublin 6W X535

**Additional Information**

**Proposal:** RETENTION AND PERMISSION for the development will consist of :

- (1) the retention of the existing previously widened vehicular access at 3.5m,
- (2) planning permission for the following :
  - (a) the removal of the existing single storey rear extensions, shed and two storey rear return,
  - (b) the construction of a single storey flat roof rear extension with no. 2 associated roof lights,
  - (c) the rebuilding and extending of the first floor rear return with pitched slate roof to match existing,
  - (d) all associated landscaping, boundary and site works.

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**Area** Area 1 - South East  
**Application Number** 5169/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** The Office of Public Works  
**Location** 6, Pembroke Row, Dublin 2, D02 X963

**Additional Information**

**Proposal:** Development will consist of 6 no. surface mounted condenser units at fourth floor roof level. The introduction of signage to the front entrance glazing. The application of additional manifestations to glazing at all levels, front and rear elevations.

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**Area** Area 1 - South East  
**Application Number** 5170/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Catherine Mullarkey and Peter Barrett  
**Location** 41, Percy Place, Ballsbridge, Dublin 4, D04 WK30

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : PERMISSION & RETENTION: The development will consist of Retention for removal of non-historic windows & portion of historic walls to both the front (N/W) & rear (S/E) elevations, modifications to internal historic opes and the removal of non-historic wall linings, joinery and partitions throughout. Permission is sought for the material change of use from commercial to a single-use family home comprising of the construction of a new single storey extension including partial removal of external walls to the rear (S/E) elevation of the main house & rear return as well as partial removal of historic boundary wall shared with No. 39; external modifications to include re-pointing of all brickwork, restoration of existing railings & refurbishment of all existing windows (to include slimline double glazing); modifications to front include rebuilding wall under window ope with new sash window above; replacement of non-historic door to front porch all at lower ground floor; replacement of non-historic principle door & fanlight; modifications to rear to include alterations of two opes on rear return; replacement of all non-historic windows & doors with new windows on rear return & rear (S/E) elevation of main house; removal of existing external stair to rear; internal modifications to existing layout at lower ground floor to include removal of non-historic partitions in the rear return; removal of part of existing wall between front & rear rooms in main house; blocking up existing ope; new lightweight stud partitions to create modified layout; modifications to first floor level include the removal of existing stud partitions & the construction of new lightweight stud partition; new light weight stud partitions in the rear room in main house to facilitate new en-suite; at upper first floor removal of non-historic wc; 2 no. rooflights to single storey extension; installation of PV solar panels to the S/E facing inner roof valley; calstherm thermal insulation to internal face of existing walls throughout; general restoration & decoration works; all associated site works to existing two storey over basement terraced house No. 41 Percy Place is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 5305/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2022  
**Applicant** Ronan Mulligan & Anne-Marie Gordon  
**Location** 32, Zion Road, Rathgar, Dublin 6, D06 V6K1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the removal of the existing non-original conservatory roof and replacement with a partially solid roof. Removal of existing non-original roof along the southern boundary and replacement with a new flat roof structure with glazed roof lights. Re-render external walls. Replacement of non-original external doors and windows, and minor internal alterations.

**Area** Area 1 - South East  
**Application Number** 5306/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2022  
**Applicant** Fattal Leonardo Operation (Ireland) Ltd.  
**Location** Jury's Inn, 8 Christchurch Place, Dublin 8, D08 REK7

**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 facade projection to the west, 1 no. horizontal lettering signage over main entrance (3.72m x 0.251m) with internal LED illumination and 3 no. horizontal signs (2 no. measuring 2.4m x 0.4m and 1 no. measuring 2.6m x 0.4m) over front porch of main entrance, all with internal LED illumination.

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**Area** Area 1 - South East  
**Application Number** 5336/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2022  
**Applicant** Noel Sheil  
**Location** 16, Shelbourne Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Development will consist of the construction of a single storey extension (flat roof) at the rear, accessed via stairs from 1st floor flat and create a courtyard at the rear of the ground flat. Alteration of layouts of both flats.

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**Area** Area 1 - South East  
**Application Number** 5394/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/12/2022  
**Applicant** Parsad Ramphul  
**Location** 12, Aston Quay, Dublin 2, D02TE81

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** DSDZ4525/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** GoTo Technologies Ireland Unlimited Company  
**Location** 8, Hanover Quay, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** The development will consists of (i) permission for 1 no. high level sign composed of built-up steel letters with 100mm return painted black, 8mm opal acrylic face illuminated (bright white LED) which will appear 'bright yellow' (yellow vinyl metamark M4-330M) with a weight of approximately 60KG, (5.6 sq.m in area, 21.1m above street level) on south (front) elevation; (ii) 1no. above doorway sign composed of built-up steel letters with 100mm return painted black, 8mm opal acrylic face illuminated which will appear 'bright yellow' with a weight of approximately 45kg which will be located at ground floor level above on the south (front) elevation to the eastern permitted pedestrian access, (2.2 sq.m in area, 5.8m above street level) and all ancillary works necessary to facilitate the development. The application relates to development within a Strategic Development Zone.

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**Area** Area 1 - South East  
**Application Number** DSDZ5066/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Fiserv Solutions Europe Limited  
**Location** Nos. 10-12, Hanover Quay (protected structure) and No. 2 Green Street East (protected structure), Grand Canal Dock, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development comprises the erection of external building signage, additional glass door and glass balustrade and roof plant, ancillary to the existing office building use (DSDZ3856/17 as amended by DSDZ4364/18 refers), including: 3no. illuminated signs (c.4.24 sq m each), affixed to the glazed panel under upper roof parapet on the north, south and east elevations of the existing new building extension. 2no. vinyl logos (c.0.35 sq m total) applied to glass panels in the office entrance door on the ground floor north elevation of the existing building (protected structure). Additional glass access door and 2nd glass balustrade (c.2m high x 37m long) at 5th floor external terrace. Additional roof plant (c. 0.63m high x 0.81m long x 0.3m wide) at 6th floor roof level and plant (c.) 0.94m high x 0.51m long x 0.44m wide) at ground level in the existing open space area adjoining the building to the east. This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** WEB1978/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2022  
**Applicant** Nicholas and Clodagh Finnerty  
**Location** Adjacent to 9, Rathdown Villas, Terenure, Dublin 6W

**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** WEB1982/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** George O'Gorman  
**Location** 21, Daniel Street, Dublin 8 D08 X6Y7

**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** WEB1991/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Jane Feighery  
**Location** 54, Durrow Road, Crumlin, Dublin 12

**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** WEB1997/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12

**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, Dublin12, D12 H7V0.

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**Area** Area 1 - South East  
**Application Number** WEB2004/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Caitriona Ryan  
**Location** 73, Merrion Village, Ballsbridge, Dublin 4

**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.

Alterations to former garage area and extension and alteration to entrance porch and bay window.

New garden shed with flat roof including plant room, bin store and green screen wall adjacent to the driveway.

Installation of 34 sqm solar panels to main roof on southwest and northeast elevations.

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.

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**Area** Area 1 - South East  
**Application Number** WEB2009/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2022  
**Applicant** Emma And Robert Atteberry  
**Location** 1, Whitton Road, Terenure, Dublin 6 D06 ET67

**Additional Information**

**Proposal:** The development will consist of the part demolition of the existing rear boundary wall and increase in height of the West and South boundary walls to allow for the proposed construction of a new vehicular entrance in the rear boundary of the site with the installation of a proposed new gate and all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2090/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2022  
**Applicant** Dallas Walker  
**Location** 22, Clanwilliam Square, Grand Canal Quay, Dublin 2, D02 XY46

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB2092/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2022  
**Applicant** John and Joan Purser  
**Location** 34 Nutley Park, Dublin 4, D04H5P1

**Additional Information**

**Proposal:** The proposed development will consist of (i) Demolition of existing single storey extensions to the side and rear of the existing property and removal of the existing chimney (ii) Construction of a new 2 storey extension to the side and a single storey extension to the rear (iii) Conversion of the attic to a habitable space and the introduction of 2 dormer windows to the rear (iv) Introduction of a ridge rooflight that extends to the front and rear elevation (v) Introduction of 2 velux windows to the front elevation and a single velux window to the side elevation (vi) Widening of the existing vehicular entrance off Nutley park (vii) alterations to all elevations, associated landscaping and all ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB2101/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/12/2022  
**Applicant** Peter and Roseanne O'Grady Walshe  
**Location** 8, Raglan Lane, Ballsbridge, Dublin 4 D04 A5F3

**Additional Information**

**Proposal:** Refurbishment and alteration of the 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.

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**Area** Area 1 - South East  
**Application Number** WEB2102/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/12/2022  
**Applicant** Ciara Lyster  
**Location** 1, Cowper Road & Cowper Mews, Rathmines, Dublin 6 D06 X3Y1

**Additional Information**

**Proposal:** PERMISSION: The development will consist of the following:

1. The construction of a new vehicular access gate to the front garden accessed from Cowper Road,
  2. Dishing of footpath on Cowper Road to provide crossover to vehicular access gate.
  3. Associated siteworks including the construction of new on-site driveway parking area.
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**Area** Area 1 - South East  
**Application Number** WEBDSDZ2088/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/12/2022  
**Applicant** Area Coffee Limited  
**Location** Unit 1, Ropemaker Place, Grand Canal Dock, Dublin 2

**Additional Information**

**Proposal:** Change of use from existing commercial/retail unit to proposed cafe.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3930/22
<b>Appeal Type</b>	Written Evidence
<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

**Additional Information** 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 1 Appeals Decided

**None**



# Dublin City Council

## SECTION 5 EXEMPTIONS

50/22

(12/12/2022-16/12/2022)

**Area** Area 1 - South East  
**Application Number** 0355/22  
**Application Type** Section 5  
**Applicant** David Mortenson  
**Location** 39, Dunville Avenue Ranelagh , Dublin 6  
**Registration Date** 12/12/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP PROTECTED STRUCTURE, Renovation of property with 6 residential units, comprising the upgrade of fire safety works to current standards ( fire detection and alarm, fire separation between units, fire protection to M & E services) electrical re-wiring, re-plumbing , new bathrooms and new kitchens and internal finishes (flooring & tiling ) with decoration throughout at No 39 Dunville Avenue Ranelagh Dublin 6

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**Area** Area 1 - South East  
**Application Number** 0405/22  
**Application Type** Section 5  
**Applicant** Kevin Carroll  
**Location** 8 Morehampton Road, Donnybrook, Dublin 4  
**Registration Date** 12/12/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Basement Level

1. Removal of concrete floor slab to allow installation of DPM and new insulated slab.
2. Repair/Replace windows W-01, W-02, W-03. Issues with damp and air tightness, poorly repaired, taped.
3. Replace current modern window W-04, W-06. Opening sash broken.
4. Replace modern door D-05. Rotten and broken.
5. Replace door D-12. Modern and not closing.
6. Replace steel beams under front walkway.
7. Reopen existing stair to ground floor. Repair damaged steps and handrail.

Ground Floor

8. Windows W-17, W-18, W-19, D-26 appear to be existing single glazed up and down sash windows with cords in place, these require maintenance and painting. The current glazing is single panel, and it is proposed to carry out maintenance to the existing frames and cords and boxes to bring the windows to full working order and upgrade glazing to double glazed within existing frames.

9. Strip paint from existing front railing and repair and repaint.

10. Remove sand cement grout from step joints and replace with waterproof alternative to seal steps.

First Floor

11. Windows W-32, W-33, W-34 appear to be existing single glazed up and down sash windows with cords in place. These require maintenance and painting. Upgrade glazing to double glazed within existing frames.

12. Localized structural stitching of arch at R-19 reception hall and repair to plasterworks.

Second Floor

13. Windows W-50, W-44, W-45 appear to be existing single glazed up and down sash windows with cords in place. These require maintenance and painting. Upgrade glazing to double glazed within existing frames.

Annex Building

14. Basement: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-16.

15. Ground Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-30 and door D-31, floor joists and ceiling rafter to be checked for dry rot.
  16. First Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-41, W-42 and W-43, floor joists and ceiling rafter to be checked for dry rot. Remove and replace all contaminated material off site.
  17. Second Floor: Strip out and dispose of all contaminated material – ceiling and wall plaster and window W-55 and W-52, floor joists and ceiling rafter to be checked for dry rot. Remove and replace all contaminated material off site. Some sign of damp on this level but not as severe as below – minimum works required.
  18. Replace D-15 with new door. Currently rotten modern door.
- External Works
19. Strip back sand cement render from chimney to rear annex building and re-plaster using lime render.
  20. Strip back sand cement render from annex building and re-plaster using lime render through rear elevation.
  21. Remove steel stair to rear elevation.
  22. Remove external rainwater goods – gutter and down pipes and replace with new cast iron black gutter and rainwater pipes and SVP.
  23. Repair and replace section of timber eaves and repaint to front.
  24. Retaining wall at steps to basement requires repairs including removal and reconstruction of displaced cap.
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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0406/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	Waterways Ireland
<b>Location</b>	Wilton Terrace, Circular Lane, Dublin 2
<b>Registration Date</b>	13/12/2022
<b>Additional Information</b>	

**Proposal:** EXPP: A public realm upgrade Grand Canal, Circular Line towpaths - C lock 4 - Leeson St Bridge, to introduce a full public realm upgrade along the towpath on the Northern Bank between the Cycle path and the canal along the tow paths. The works will improve the surface for walking, will introduce more planting, new street furniture with some upgraded jetty structures. No trees will be removed and the design will be sympathetic to its surroundings.

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**Area** Area 1 - South East  
**Application Number** 0408/22  
**Application Type** Section 5  
**Applicant** Ronan Desmond  
**Location** 11, Rathdown Park, Dublin 6w  
**Registration Date** 15/12/2022

**Additional Information**

**Proposal:** EXPP: 1. Provision of a new bedroom window to the rear facade on foot of WEB1887/22. 2. Provision of external insulated render finish to the rear facade and part side gable at first floor level with dashed render finish to harmonise with the existing house in respect of materials and colour. 3. Infill existing window to side.

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**Area** Area 1 - South East  
**Application Number** 0414/22  
**Application Type** Section 5  
**Applicant** American Chamber of Commerce  
**Location** 6, Wilton Place, Dublin 2  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: Internal Works 1) Removal of non-original stud partitions, built in furniture, kitchenette, suspended lay-in ceilings and doors. 2) Modifications and alterations to non-original partition walls and openings. 3) Installation of new floor finishes on damp-proofing to lower ground level on non-original floor finish to specification of damp proofing specialist. 4) Installation of 2 layers of fire line board to plasterboard ceiling at underside of ground level floor structure, proposed rooms 1, 2, 3, 4 and 5 (asbestos survey confirmed modern plasterboard installed under all ground level floor structure). 5) Removal of 5 no. non-original doors to stairwell/corridor and replacement with 5 no. timber fire rated doors. 6) Internal redecoration - removal and replacement of all non-original floor finishes vinyl and carpet, and repainting all rooms, existing, retained non-original internal doors, skirting and window boards, all non-original fabric. External Works 1) General repair, painting and maintenance of external walls to the front and rear at lower ground level, to cleaning and repainting cast iron Italianate balustrade at main entrance, and to modern galvanised steel stairs in the front area. 2) Replacement of non-original composite entrance door and metal side screen from area at lower ground floor with painted hard wood timber framed panelled door and glazed side screen. 3) Replacement of glazing to uPVC roof light to rear ground level terrace.

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**Area** Area 1 - South East  
**Application Number** 0417/22  
**Application Type** Section 5  
**Applicant** Duggan Bros.  
**Location** Front Entrance Gates, Beggars Bush, Haddington Road,  
Dublin 4  
**Registration Date** 16/12/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: Repairing the damaged stone

- To mark dowel positions, dots of thick paint are applied to one break face, and then the two pieces are quickly pressed together to transfer some of the paint onto the second face.
- Holes are then drilled perpendicular to the broken surface. The dowels are cut to length, and everything is dry assembled to check fit.
- If necessary the holes are adjusted, or timber wedges are added to support the pieces until the alignment is perfect.
- The holes in both sections are then filled with adhesive or grout, the dowel is fitted into one section, and the break surfaces covered with mortar.
- The joint is then immediately assembled and any overspill of mortar cleaned away.
- The stone may need to be bound with tape or ratchet straps until the resin has cured or the mortar has set.
- Finally, the surface cracks and voids can be filled with mortar.

Reinstating damaged voussoir

- Retain existing granite graft currently in position in arch. Clean area with dry brush making ready to receive stone. Remnants of previous repairs (black repair mortar) to be removed.
  - Stone to be lifted onto scaffold on pallet by tele handler.
  - Cutting stonework to make room for reinstatement to be avoided if at all possible but may be necessary. This would be done with a 4" angle grinder, hammer and chisel or small SDS hammer action drill.
  - Operatives to investigate option to dowel in situ voussoirs to tie in reinstated stone. This will depend on availability of space to work stone into position.
  - NHL 3.5 lime mortar to applied to bed and back of existing stone. Voussoir to be manually lifted into position and slid, using timber skids/shims into position.
  - When in place stone to be held in position with timber wedges.
-