



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**44/22**

(31/10/2022-04/11/2022)

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

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3503/22  
**Application Type** Permission  
**Applicant** Grattan O'Brien  
**Location** 18 Terenure Road North, Dublin 6w  
**Registration Date** 01/11/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for a change of use of existing hair salon/retail unit (95.5sq.m) to off licence use, internal alterations to the ground floor layout, removal of existing shopfront and replace with a new shopfront including signage and all associated site and development works.

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**Area** Area 1 - South East  
**Application Number** 4671/22  
**Application Type** Permission  
**Applicant** Bashview Limited  
**Location** c.0.0948 ha site at 14-15 Trinity Street and 1-4A  
Dame Lane and fronting onto Saint Andrew's Lane,  
Dublin 2, D02C58  
**Registration Date** 04/11/2022  
**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of amendments to the previously permitted development granted under Dublin City Council Reg. Ref. 2421/20 and An Bord Pleanala Reg. Ref. ABP-309400-21. The proposed amendments include reconfiguration of the permitted development as follows: (i) Basement Level: Reconfiguration of the shape and structure of the basement level from that permitted, resulting in a reduction of the proposed area by c.48.65 sqm to an overall c. 326.58 sqm. (ii) Ground Floor Level: Reconfiguration of the permitted ESB Substation/Switchroom (c. 14 sqm) to a Double Substation (c.27.74 sqm) resulting in a relocation of the associated doorway to the north elevation onto Dame Lane; relocation of the main entrance doorway; reduction in the area for the permitted Restaurant from c. 447.8 sqm to c. 375.92 sqm; change of use of part of the permitted Office area to Cafe/Reception area c. 74.14 sqm. (iii) First to Eight Floor Levels: Reconfiguration of the internal core area to accommodate a unisex WC arrangement; an increase of the office areas on these floors by a total of c. 174.4 sqm; minor changes to the external facade to facilitate these amendments. (iv) Roof Level: Reconfiguration of the proposed roof level plant area to align with Passivhaus compliance, including the provision of 2 no. high efficiency Air Handling Units, resulting in a minor increase in height to c. 36.279m above ground (44.129m ODM, including lift overrun). (v) All associated site development works.

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**Area** Area 1 - South East  
**Application Number** 5152/22  
**Application Type** Permission  
**Applicant** Mournview Construction Ltd  
**Location** 346, Kildare Road, Dublin 12, D12 X06N  
**Registration Date** 01/11/2022  
**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

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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** 5154/22  
**Application Type** Permission  
**Applicant** Spectrum Mental Health Ltd.  
**Location** 3, Fitzwilliam Place, Dublin 2  
**Registration Date** 01/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use of the premises (ground floor and first floor return only). The building is a protected structure. The proposed development comprises to revert its previous change of use, currently from general medical use back to commercial offices. There is no involvement on any internal, external or structural alterations to the existing structure.

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**Area** Area 1 - South East  
**Application Number** 5162/22  
**Application Type** Permission  
**Applicant** Cedar Real Estate Investments ICAV  
**Location** 75, St. Stephen's Green, Dublin 2, D02 PR50  
**Registration Date** 02/11/2022

**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** 5169/22  
**Application Type** Permission  
**Applicant** The Office of Public Works  
**Location** 6, Pembroke Row, Dublin 2, D02 X963  
**Registration Date** 04/11/2022

**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  
**Applicant** Catherine Mullarkey and Peter Barrett  
**Location** 41, Percy Place, Ballsbridge, Dublin 4, D04 WK30  
**Registration Date** 04/11/2022

**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; calsi therm 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** 5174/22  
**Application Type** Permission  
**Applicant** Anne O'Neill  
**Location** 8, Prices Place, Dublin 6, D06 VH68  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** Permission is being sought for alterations and extension including part removal of existing structure located at 8 Prices Place, Dublin 6 D06 VH68 to form a new residential mews dwelling, comprising the construction of a 160.6 sqm three bed two storey mews with access on to Price Place Dublin 6. All within a previously separated site, formerly part of 8 Mount Pleasant Square Dublin 6, on a site area of 158 sqm including all associated site works and services.

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3890/22  
**Application Type** Permission  
**Applicant** Paula & James Bradshaw  
**Location** 9, Bremen Avenue, Irishtown, Dublin 4  
**Registration Date** 01/11/2022  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION & PERMISSION: Development will consist of Retention of rooflight to the front slope, front porch, front bay window and lean-to roof and Permission for new rear extension consisting of a ground floor rear extension, first floor rear extension, attic level dormer structure and first floor side window to the gable.

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**Area** Area 1 - South East  
**Application Number** 4658/22  
**Application Type** Permission  
**Applicant** Ravensglen Developments Ltd .  
**Location** 46 Rathmines Road Lower, Dublin 6  
**Registration Date** 02/11/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission for  
(a) new boundary treatment consisting of a railing, entrance gate and hedgerow,  
(b) bin storage and bicycle parking and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 5168/22  
**Application Type** Retention Permission  
**Applicant** Richard Stearn  
**Location** 29 Kimmage Road Lower, Harold's Cross, Dublin 6w X535  
**Registration Date** 03/11/2022  
**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** WEB1997/22  
**Application Type** Permission  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12  
**Registration Date** 02/11/2022

**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  
**Applicant** Caitriona Ryan  
**Location** 73, Merrion Village, Ballsbridge, Dublin 4  
**Registration Date** 03/11/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The retention of works at ground, first and second floor level including: Extension of the house at ground floor level with 2 No. rooflights to northern corner. Extension at first floor level incorporating 2 No. rooflights in extended pitched roof. Demolition of conservatory and partial completion / erection of structural columns and beams for replacement sunroom and proposed covered terrace to the south and south west. Openings into the existing house for proposed first floor extensions at first floor. Installation of 4 no. rooflights replacing previously existing balcony at second floor. New render finish to dormer at second floor (to be painted dark grey / black). The removal of a chimney to southeast elevation. Provision of opening for proposed kitchen window on southeast elevation. Associated demolition of internal partitions and walls. The demolition of a bin store and sheds. The use of former garage as habitable accommodation. Planning permission for the following works: Completion of sunroom extension and covered terrace with flat roof and flat rooflights to the south and west corner. Completion of extension and infill of balcony over existing flat roof at first floor level Kitchen extension with 1 No. rooflight to the southeast. 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  
**Applicant** Emma And Robert Atteberry  
**Location** 1, Whitton Road, Terenure, Dublin 6 D06 ET67  
**Registration Date** 04/11/2022

**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 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0288/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	01/11/2022
<b>Applicant</b>	Mr. Peter Beddy
<b>Location</b>	35, Percy Place, Dublin 4
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Basement Level: Item 1A: - Carefully break out existing non-original concrete slab to sub base. - Install French drain to structural engineer's details. - Install DPC and new concrete slab (with underfloor heating) to structural engineer's details. Item 1B: - Carefully remove external cementitious render to external walls up to underside of existing stone coping (at floor level of upper ground floor). - Re-render external walls with lime based render. Item B2: - Locally carefully remove existing plaster to inside face of walls (up to 1100mm above FFL). - Re-plaster internal faces (where previously removed) with lime-based render. Item C1: - Carefully remove existing non-original concrete/paving slabs and reduce external ground level to match internal FFL of basement. - Install permeable gravel ground surface. (Upper) Ground Floor Level: Item B1: - Carry out remedial works to existing granite steps as proposed in conservation damp proof report. Item O: Front Reception Room - Localised removal of contaminated plaster C.1m2. Item T: Rear Return - Repairs to Lath & Plaster Ceiling. Item Z: Rear Return - Removal of contaminated plaster throughout room. First Floor Level: Item A: Front Bedroom (Large) - Repairs to Lath & Plaster Ceiling. Item C: Front Bedroom (Small) - Localised removal of contaminated plaster C.1m2 Item G: Half-Landing - Localised removal of contaminated plaster C.2m2 Roof Level: Item R1: - Asbestos roof slates identified throughout roof to be removed by registered asbestos removal subcontractor prior to other works. - Breathable membrane underlay to be installed on existing timber structure. - Natural slate finish to full extent of existing main roofs. Item R2: - Existing felt and copper linings and flashings to be removed throughout roofs. - New lead flashings and linings to be installed with adequate lateral falls to avoid ponding. Item R3: - Carefully remove external cementitious render to No. 35 side of front and rear chimney stacks. - Install new lead flashings - Repair brickwork (where necessary) and re-point underlying brickwork of chimney stacks with lime-based mortar. Item R4: - Existing dilapidated steel rooflight to be replaced with single velux conservation type rooflight. Item R5: - Remedial works to existing front and rear parapets.

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**Area** Area 1 - South East  
**Application Number** 0326/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/11/2022  
**Applicant** Irish Properties Ltd  
**Location** 55, 56, 57, Dame Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURES: No. 55 Dame Street EXTERIOR FAÇADE: WINDOWS: Refurbish and repaint original sash windows to front elevation at second and third floor level. Repair large non original window at first floor. No. 56 Dame Street EXTERIOR FAÇADE: WINDOWS: Windows: Refurbish and repaint original sash windows to front elevation at first and second floor level. No. 57 Dame Street EXTERIOR FAÇADE: WINDOWS: Windows: Refurbish and repaint original double height windows and first and second and original window at third floor. All rotten timber pieces that form part of double height oriel window to be repaired and replaced where required.

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**Area** Area 1 - South East  
**Application Number** 0334/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 03/11/2022  
**Applicant** William Doran  
**Location** 9, Baggot Lane, Dublin 4, D04 N6R3

**Additional Information**

**Proposal:** EXPP: Is the construction of a single storey extension (the subject extension) to a dwelling at the rear, without the benefit of planning permission where the area remaining of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house is less than 25 square metres, and contravenes Article 9 (1) of the Planning and Development Regulations 2001, as amended, is it or is it not development and/or is it or is it not exempted.

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**Area** Area 1 - South East  
**Application Number** 3409/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 01/11/2022  
**Applicant** Gerry Walsh  
**Location** 21, Herbert Place, Dublin 2, D02 KP63.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will comprise planning permission for the renovation of the existing glazed metal fanlight over the main entrance door off Herbert Place and retention permission for development comprising of extensions, alterations and renovation of the existing part three storey over garden level (to front), part two & four storey over garden level (to rear) main building (facing onto Herbert Place) to include the construction of a single storey free standing plant / meter room enclosure and sunken patio to the front, the construction of a single storey extension to the rear including associated alterations to the rear of the existing building, internal renovation / alterations on all floors, renovation / alterations to all windows and doors, repair / conservations works at roof level including a new velux roof window and renovations and alterations to the existing two storey coach



house building to the rear (facing onto Herbert Lane) to include reinstatement of the previously removed first floor including a new stairs, replacement of the existing non-original metal roof with a new roof structure with a natural slate finish, renovation / replacement of windows and doors, installation of 2 new conservation type roof windows all with associated site works and services and the change of use of the existing main building (facing onto Herbert Place) from mixed use office and storage / residential to use as a single dwelling house and of use of the existing two storey coach house building to the rear (facing onto Herbert Lane) to remain ancillary to the use of the main building for parking and gym use.

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**Area** Area 1 - South East  
**Application Number** 4259/22  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 03/11/2022  
**Applicant** Chabad-Lubavitch of Ireland CLG  
**Location** 89, Rathmines Road Upper, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the proposed change of use of the existing ground floor restaurant & first floor residential unit, to community facility and the construction of a first floor store-room, with a floor area 30.8 sqm to the rear of the property & the construction of a steel framed & glazed awning to the front at ground floor, facing Rathmines Road Upper, along with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4798/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/11/2022  
**Applicant** Goldwing Real Estate Ventures Ltd.  
**Location** 9-12, Dawson Street, Dublin 2, D02 YX99

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (Extent of Protected Structure: Building A (1934), onto Dawson Lane: Building envelope and main office spaces; Building B (1964) , 11-12 Dawson Street: Elevations to Dawson Street & Dawson Lane & main staircase with stained glass windows; Building C (1971), 9-10 Dawson Street: Front elevation only) The proposed development consists of a variation to the previously approved development Reg. Ref 4716/18. The proposed changes to the previously approved are: a. Modifications to the basement and ground floor access arrangement to the new stair core on the east elevation of the new build element to the rear of Building C (1971) at Dawson Lane, including provision of a metal enclosure to the basement access stair, adjustments to steps and hard landscaping b. Provision of an additional security barrier to the top of the existing vehicular ramp.

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**Area** Area 1 - South East  
**Application Number** 4805/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/11/2022  
**Applicant** Dr Barbara Byrne  
**Location** 232, Harold's Cross Road, Dublin 6W, D6W N923  
**Additional Information**  
**Proposal:** Proposed development comprising change of use from office to GP medical practice (226 sqm), as well as all associated refurbishment works.

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**Area** Area 1 - South East  
**Application Number** 4812/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/11/2022  
**Applicant** Mont Blanc International GmbH  
**Location** 1 Anne Street South, Dublin 2, D02 NP59  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of removal of existing 'Inglot' signage and projecting banner at first floor level. Proposed external signage to existing timber storefront fascia at ground floor level in the form of individually pin mounted front-lit letters with a proposed internally illuminated 'snow cap' roundel behind the existing fenestration at first floor level. Minor alteration to storefront facade facing Anne Street South at ground floor level to include the replacement of existing modern sliding entry doors with traditional double leaf timber entry doors. All with associated site works.

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**Area** Area 1 - South East  
**Application Number** 4813/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 03/11/2022  
**Applicant** Ross Wherity & Laura Elliott  
**Location** 56, Grand Canal Street Upper, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** PERMISSION & RETENTION: The development consists of (i) retention of the demolition of part of the front boundary wall and the creation of a vehicular entrance and parking area in the front garden (ii) permission for the installation of a car turntable, gates and all associated site development works and services.

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**Area** Area 1 - South East  
**Application Number** 4816/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/11/2022  
**Applicant** Cedar Real Estate Investments ICAV  
**Location** 25-28 and 29-31, Adelaide Road, Dublin 2

**Additional Information**

**Proposal:** Planning permission for development at this site of c. 0.489 hectares. The site also fronts onto Charlemont Place to the south.

The development will consist of the following:

- The demolition of the existing two office buildings and provision of an 8 storey office building (over single basement with plant level) with an overall gross floor area of 28,706 sq.m. (which includes a 170 sq.m. cafe/restaurant);
- A 170 sq.m. cafe/restaurant is proposed along the south of the building (canal side) which opens onto a proposed public realm plaza space;
- Accessible terraces for the office accommodation are provided at set backs on all floors above 1st floor at various orientations;
- The proposed basement accommodates 47 no. car parking spaces and 360 bicycle parking spaces with associated facilities. 667 sq.m. of office accommodation is also provided at basement;
- Vehicular access to the basement is via a ramp from the existing vehicular entrance off Adelaide Road and bicycle access to the basement is from the canal side;
- All ancillary and associated works including landscaping and public realm works, utilities and water infrastructure, plant photovoltaic panels, telecommunications infrastructure and site clearance works.

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**Area** Area 1 - South East  
**Application Number** 4822/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/11/2022  
**Applicant** Canada Goose Ltd.  
**Location** 64, Grafton Street, Dublin 2, D02 HK20

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 4824/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/11/2022  
**Applicant** Andrew Ryan & Simona Casciato  
**Location** 90, Mount Drummond Square, Harold's Cross , Dublin 6  
**Additional Information**  
**Proposal:** Permission is sought for a new vehicular entrance and driveway for off street car parking.

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**Area** Area 1 - South East  
**Application Number** 4885/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/11/2022  
**Applicant** Janet Hickey  
**Location** 90 Harold's Cross Cottages, Dublin 6, D06 EW01  
**Additional Information**  
**Proposal:** Planning permission is sought for the change of use of a bedroom in existing dwelling house to a medical consulting room.

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**Area** Area 1 - South East  
**Application Number** 5073/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/11/2022  
**Applicant** Gerry Brennan  
**Location** 24, Shanid Road, Harolds Cross, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: Permission to retain single storey extension to rear (west) and retain bay window to side (north) of property .

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**Area** Area 1 - South East  
**Application Number** 5086/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/11/2022  
**Applicant** Catherine Mullarkey & 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

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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** 5087/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/11/2022  
**Applicant** Olwyn Horgan  
**Location** 86, Moyne Road, Rathmines, Dublin 6, D06 N9E5

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of demolition of existing ground floor rear elevation pitched roof and replacement with new flat roof structure with glazed rooflight. New glazed wall extension of approx. 5m<sup>2</sup> to existing ground floor rear elevation extension and new 10m<sup>2</sup> single storey first floor rear elevation extension with removal of existing rear elevation sash window and relocating to new adjacent location shown. Internal modification to layout including removal of part existing internal wall between kitchen and dining room, new drainage layout with connection to existing services and ancillary works to garden area.

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**Area** Area 1 - South East  
**Application Number** 5098/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/11/2022  
**Applicant** Barry O'Grady  
**Location** 9/10, Hume Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Restoration works to the brick facades on the Northern, Southern and Eastern Facades of the protected structures, including, repair, re-pointing and consolidation of the brickwork, repointing of existing granite steps, Repair and restoration of the existing railing, stone plinth and metal balconies, restoration and refurbishment of the existing sash windows and reveals.

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**Area** Area 1 - South East  
**Application Number** WEB1828/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/11/2022  
**Applicant** Dr. Martens AirWair (Ireland) Limited  
**Location** 83, Grafton Street, Dublin 2 D02 F798

**Additional Information**

**Proposal:** New shopfront signage to comprise the following;

1 - Main facade signage to read 'Dr. Martens'. Overall sign dimensions are 385mm high x 3000mm wide, sign area 1.155m<sup>2</sup>. The sign is comprised of individual built-up metal lettering with an overall depth of 80mm. Front face of lettering is white acrylic with a metal surround and side with black powder coated paint finish. The sign is illuminated with integrated lighting.

2 - Signage board, mounted perpendicular to facade with Dr. Martens logo. Board dimensions are 600mm high x 600mm wide, area 0.36m<sup>2</sup>. Signage board to be fabricated from aluminium with black powder coated paint finish. The sign is illuminated with integrated lighting.

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**Area** Area 1 - South East  
**Application Number** WEB1829/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/11/2022  
**Applicant** Cecilia Quadros  
**Location** 70, Beech Hill Drive, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Widening of the existing pedestrian entrance to the front garden to provide vehicle access, and providing off street parking in the front garden, with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1830/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/11/2022  
**Applicant** Brid O'Sullivan  
**Location** 16, Chelmsford Avenue, Ranelagh, Dublin 6 D06 FK29

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** WEB1831/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/11/2022  
**Applicant** Manus & Gillian Agnew  
**Location** 53, Claremont Road, Sandymount, Dublin 4 D04 WK50

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1841/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 03/11/2022  
**Applicant** Donna McGrath  
**Location** 1A, Dromard Terrace, Sandymount, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Gate on the private lane to the front.

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**Area** Area 1 - South East  
**Application Number** WEB1847/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/11/2022  
**Applicant** Aisling Doherty  
**Location** 22, Lombard Street West, Portobello, Dublin 8

**Additional Information**

**Proposal:** Demolition of 21sqm single-storey extension to rear of existing terrace house; construction of 32.5sqm. single storey extension to the rear with renovations and alterations of the existing house and associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1861/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/11/2022  
**Applicant** Martin O'Brien  
**Location** 229A, Rathmines Road Upper, Rathmines, Dublin 6 D06 H7F8

**Additional Information**

**Proposal:** Planning permission for a change of use for site at 229A Rathmines Road Upper, Rathmines, Dublin 6, D06 H7F8 from commercial to residential. The permission will include the demolition of the existing 2 storey 86.9sqm office building and a single storey 49sqm workshop. It

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will include the construction of 2no. 2 storey, 2 bedroom flat-roofed dwellings (Unit 1 - 101.9sqm & Unit 2 - 101.7sqm) with stone cladding at ground floor level, smooth painted render finish at first-floor level, large expansive glazing with vertical timber louvres providing privacy, private first floor terraces (Unit 1 - 12.7sqm & Unit 2 - 12.8sqm) with glass balustrades. The permission will also include proposed rooflights, flat-roofed clerestories, a shared communal pathway with a front garden per unit (Unit 1 - 26.7sqm & Unit 2 - 21sqm) and all associated site services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1983/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/11/2022
<b>Applicant</b>	Derek O' Shea
<b>Location</b>	45, Lavarna Grove, Terenure, Dublin 6w

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1984/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/11/2022
<b>Applicant</b>	Caitriona Ryan
<b>Location</b>	73, Merrion Village, Ballsbridge, Dublin 4 D04 F8X8

**Additional Information**

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

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

Planning permission for the following works:

- Completion of sunroom extension and covered terrace with flat roof and flat rooflights to the south and west corner.
- Completion of extension and infill of balcony over existing flat roof at first floor level.
- Kitchen extension with 1 No. rooflight to the southeast.
- New garden shed with flat roof including plant room, bin store and green screen wall adjacent to



the driveway.

- Alterations to former garage area and extension and alteration to entrance porch and bay window.
- Installation of 34 sqm solar panels to main roof on southwest elevation.
- The proposed development will result in an increase of the floor area from 329.6 sqm to 442 sqm.
- All associated development, landscaping and ancillary works required to carry out the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1986/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/11/2022
<b>Applicant</b>	CR Architecture
<b>Location</b>	54, Durrrow Road, 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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1993/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/11/2022
<b>Applicant</b>	Colin Shannon and Siobhan Hanrahan
<b>Location</b>	26, Effra Road, Rathmines, Dublin 6, D06 K8E8

**Additional Information**

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

## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4126/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Hibernia REIT plc
<b>Location</b>	Site at Clanwilliam Court, Clanwilliam Place and Lower Mount Street Dublin 2.

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a site of 0.68 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Clanwilliam Place, to the East; Love Lane to the West and Mount Street Lower, to the South West. The proposed development consists of the demolition of the existing Elm House (D02 A344), Block 1 Clanwilliam Court (D02 CF97), Clanwilliam House (D02 CV61), Marine House (D02 FY24) office buildings and former Clanwilliam Court Block 6 apartment building (D02 NR22) and the construction of a commercial office building ranging in height from 4 to 8 storeys plus roof plant (above ground building height inc. plant screen at the corner of Clanwilliam Place and Mount Street Lower of 32.9m). The total gross floor area of this building will be circa 31,712 sq.m (including floor space at Lower Ground Floor (Level -1) but excluding basement parking and plant). The ground floor includes a double height entrance from Clanwilliam Place with a reception/social hub, 2 no. retail/restaurant/café units of 228 sq.m and 141 sq.m, and a gym/ leisure unit of 74 sq.m (with access to gym/leisure at Lower Ground Floor (Level -1) of 518 sq.m). The proposed social hub is primarily accessed from the ground floor through the reception area of a total area of 484 sq.m with access to associated space of 506 sq.m at first floor level and 1,077 sq.m at Lower Ground Floor (Level 1) which has a secondary access through proposed landscaping from ground level. The development includes for external terraces at Lower Ground Floor (Level -1) on the eastern elevation, at sixth floor on south-west elevation and eastern elevations and at seventh floor on the eastern elevation. Access to the existing redeveloped part two level basement will be via a new ramp accessed from Love Lane. Basement (Level - 2) contains 55 no. car parking spaces, 10 no. motorbike parking spaces and associated plant and Lower Ground Floor (Level - 1) contains 525 no. cycle spaces and associated shower & toilet facilities, plant area as well as proposed social hub. Cycle access to the basement will be via a dedicated, access controlled entrance on Love Lane. 66 no. visitor cycle spaces are provided at ground level. Access to adjacent parking relating to Osprey House and Velasco is maintained. The development will also include for proposed hard and soft landscaping onto Clanwilliam Place and for upgrades to the public realm treatment of Love Lane and associated surrounding street landscaping on Lower Mount Street. The proposed development also includes for the provision of green roofs; plant at roof level; PV panels, signage new ESB substations onto Love Lane; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2643/21
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	02/11/2022
<b>Applicant</b>	Mount Argus Monastery Ventures Limited
<b>Location</b>	Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W

### **Additional Information**

#### Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:

- Construction of a part 3/4 storey apartment building with undercroft car parking;
  - The apartment building will provide 22 no. apartments, consisting of 6 no. studio units and 16 no. 1-bed units;
  - Vehicular access from Mount Argus, car parking, motorcycle parking and bicycle parking - 21 no. car parking spaces, 1 no. motorcycle parking spaces and 43 no. bicycle parking spaces will also be provided;
  - Landscaping, boundary treatment, bin stores and all associated site works and services.
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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

44/22

(31/10/2022-04/11/2022)

**Area** Area 1 - South East  
**Application Number** 0359/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Jane Feighery  
**Location** 54 Durrow Road, Crumlin, Dublin 12  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** SHEC: 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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# Dublin City Council

## SECTION 5 EXEMPTIONS

44/22

(31/10/2022-04/11/2022)

**Area** Area 1 - South East  
**Application Number** 0270/22  
**Application Type** Section 5  
**Applicant** Crown Capitol Partnership  
**Location** 28, Elgin Road, Dublin 4  
**Registration Date** 01/11/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Redecoration of existing apartments.

A. Repainting and updating flooring in living areas, new white goods

B. Replacing damaged and missing tiles within bathrooms, updating broken sanitary ware and faulty electric showers.

C. Minor maintenance work throughout building-

i. Removing vegetation from gutters

ii. Landscaping to front and rear

iii. Service of fire alarm

iv. Service and repair of sash windows.

Removal of existing metal railing at lower ground floor level to comply with the active fire certificate on the building.

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**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** 01/11/2022

**Additional Information**

**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** 0356/22  
**Application Type** Section 5  
**Applicant** Hosted Kitchens Ltd  
**Location** Avalon House, 55 Aungier Street, Dublin 2, D02 CX54  
**Registration Date** 01/11/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 0358/22  
**Application Type** Section 5  
**Applicant** McArdle Carpentry & Building Contractors  
**Location** 49 Leinster Road, Rathmines, Dublin 6  
**Registration Date** 04/11/2022

**Additional Information**

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

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