



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**28/22**

(11/07/2022-15/07/2022)

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** 3755/22  
**Application Type** Permission  
**Applicant** Highbury Lane Properties  
**Location** 1, Fitzwilliam Place, Dublin 2  
**Registration Date** 11/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** Protected Structure : Development will consist of the renewal of all electrical installations and associated fixtures. 1 Fitzwilliam Place is listed in Dublin City Council's Record of Protected Structures - Ref no. 2754

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**Area** Area 1 - South East  
**Application Number** 4443/22  
**Application Type** Permission  
**Applicant** Three Ireland (Hutchinson) Limited  
**Location** 165, Lower Kimmage Road, Dublin 6, D6W HH57  
**Registration Date** 11/07/2022  
**Additional Information**  
**Proposal:** The development will consist of the removal of an existing 6m stayed pole on top of the rooftop and replacement with a 6m steel lattice support structure, the relocation of existing dishes and antennae from the stayed pole to be removed onto the proposed steel lattice support structure, together with additional antennas, dishes, RRU's and ancillary works. The development will provide high speed wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 4449/22  
**Application Type** Permission  
**Applicant** Harold Properties Limited  
**Location** 214-216-218 Harold's Cross Road, Harold's Cross, Dublin 6W  
**Registration Date** 11/07/2022  
**Additional Information**  
**Proposal:** Permission to demolish an existing car valeting canopy / washing station and single storey building at rear of units 214-216; also erect new 2 storey extension at rear of units 214-216 to consist of one open-plan retail unit on ground floor and one open-plan professional office on first floor. For the existing 2 storey building proposed internal alterations are the integration of ground floors at unit no's 214-216 (currently 'Graham Walker Cars') and at unit 218 ( currently 'Gold Thai Massage') into one open - plan retail unit, also the integration of first floors at unit no's 214-216-218 (currently 'Graham Walker Cars') into one open-plan professional office.  
Permission also sought for change of permitted use from 'shops and offices' (plan no. 0395/91) to retail use for the ground floor and to professional office use for the first floor. New ground floor fenestration to front elevation. Access to front retail unit will be from Harold's Cross Road. Access to the rear retail unit and both first floor professional offices will be from an existing vehicular gate entrance on Mountain View Avenue with an additional entrance to the rear ground floor retail unit from Shamrock Villas.

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**Area** Area 1 - South East  
**Application Number** 4454/22  
**Application Type** Retention Permission  
**Applicant** Francesca Macari  
**Location** 232 Merrion Road, Dublin 4, D04 RH61  
**Registration Date** 12/07/2022

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of two storage rooms and a covered entrance at the rear of the building.

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**Area** Area 1 - South East  
**Application Number** 4464/22  
**Application Type** Permission  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** 57 South William Street, Dublin 2  
**Registration Date** 13/07/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4468/22  
**Application Type** Permission  
**Applicant** Peter Cavanagh  
**Location** 14, Oxford Road, Dublin 6, D06 PP71  
**Registration Date** 13/07/2022

**Additional Information**

**Proposal:** The development will consist of: (1) Change of use of ground floor from Commercial to Residential use; (2) Demolition of garage to rear lane; (3) Demolition of 1.5 storey rear return walls and roof; (4) Removal of shopfront window and shutter, replaced with new windows in existing opening; (5) Construction of a new rear, single storey 40m2 extension with pitched roof, consisting of new kitchen, dining area and bathroom; (6) Construction of new dormer window to rear facing roof; (7) Conversion of attic space to bedroom and en-suite; (8) Construction of 6m2 external shed and garden wall to rear; (9) New rear window to stair landing; (10) Construction of new fence, gate and landscaping to front garden; (11) Provision for 1 no. on-street parking place and EV charger to front of dwelling.

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**Area** Area 1 - South East  
**Application Number** 4474/22  
**Application Type** Permission  
**Applicant** Iskasinc Ltd  
**Location** 16-17 Parliament Street, Dublin 2 (on the corner with Essex Street East)  
**Registration Date** 14/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist for the following tourist accommodation at "Porterhouse" 16-17 Parliament Street, Dublin 2, (on the corner of Essex Street

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East), and using existing interconnection with 18 Parliament Street, (Protected Structure) to provide fire escape only via its existing non-original stairs:

(a) change of use of the 2nd floor from public house storage to 4 no. bedrooms, with internal alterations;

(b) the insertion of a third floor in the present 2nd floor double height space to provide 4 bedrooms and circulation;

(c) the addition of a fourth floor (103 sqm) to provide 3 no. bedrooms, 2 no. terraces and circulation;

(d) extension of 2 no stairwells and 1 no. lift-shaft upwards to 5th floor level and the provision of a roof terrace (65sqm) with glass balustrade.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4477/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Glencarra Ringsend Limited
<b>Location</b>	Cambridge House, 22 Cambridge Road, Dublin 4, D04 P635
<b>Registration Date</b>	15/07/2022

**Additional Information**

**Proposal:** The proposed development comprises the demolition of the existing structures on site (c. 354.5 sqm) and the construction of a 7-storey senior living 'Build-to-Rent' apartment building (c. 2,095.2 sqm) (comprising 30 no. 1-bedroom apartments with winter gardens on the northern and southern elevations; indoor residential communal amenity/facility areas at ground floor level; a garden courtyard at ground floor level and a communal landscaped rooftop garden. The development will also include a bin store to the rear of the site (c. 13.4sqm) and 45 no. covered cycle spaces (including 15 no. visitor spaces). This proposal also includes for the provision of 1 no. set-down only car parking space, an entrance pergola with associated gate, awning structures, boundary treatments, hard and soft landscaping, tree planting, provision of piped site wide services and all ancillary works to facilitate construction and operation of the proposed development, both above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4482/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Charlemont Leisure Investments Limited
<b>Location</b>	Hilton Dublin Hotel, Charlemont Place, Dublin 2
<b>Registration Date</b>	15/07/2022

**Additional Information**

**Proposal:** Permission for development at a site of c.0.57 hectares. The proposed development comprises of modifications to permissions Dublin City Council Reg. Ref.: 2209/16/ ABP PL29S.246976; 4804/19/ ABP PL29S.306822; 3622/19, 2661/18 and 3028/22 comprising: Replacement of permitted terracotta cladding panels on west, north and east facades with brick. The remainder of development to be carried out in accordance with permissions DCC Reg. Ref.: 2209/16/ ABP PL29S.246976; 4804/19/ ABP PL29S.306822; 3622/19; 2661/18 and 3028/22.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1417/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Anthony Robinson

**Location** 43, Clanbrassil Street Upper, Dublin 8 D08 RX59  
**Registration Date** 11/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Retention planning permission for the following development at 43 Clanbrassil Street Upper (Ground level), Dublin 8, D08RX59: Change of use of parking area (18.8 sq.m.) to outdoor cafe terrace (including associated timber fencing and pergola structure).

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2389/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Mairead Foley  
**Location** 81, Gordon Street, Ringsend, Dublin 4  
**Registration Date** 11/07/2022  
**Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of: (1) Demolition of existing single storey extension to the rear of the existing terraced dwelling. (2) Construction of a new two storey extension to the rear with an attic conversion and dormer extension, all to the rear of the existing two storey terraced dwelling.

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**Area** Area 1 - South East  
**Application Number** 4450/22  
**Application Type** Permission  
**Applicant** Van & Kate Gleeson  
**Location** 34, The Cloisters, Terenure, Dublin 6, D6W TF99  
**Registration Date** 12/07/2022  
**Additional Information**

**Proposal:** The development will consist of (a) Ground floor single storey front extension with hipped roof (b) Ground Floor rear extension with flat roof (c) first floor rear extension with flat roof and (d) rear facing dormer window with flat roof to attic conversion area, with associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** 4461/22  
**Application Type** Permission  
**Applicant** Jack Blake  
**Location** 23, Ailesbury Road, Dublin 4, D04K0N7  
**Registration Date** 12/07/2022  
**Additional Information**

**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

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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** 4463/22  
**Application Type** Permission  
**Applicant** Emma Jane and Barry McNally  
**Location** 27 Terenure Road West, Terenure, Dublin 6w  
**Registration Date** 13/07/2022

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4466/22  
**Application Type** Permission  
**Applicant** Caroline & Peter Sherrard  
**Location** 82 Kimmage Road West, Kimmage, Dublin 12, D12 C6Y6  
**Registration Date** 13/07/2022

**Additional Information**

**Proposal:** Planning permission for the development will consist of construction of a dormer window to the rear of the existing attic and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4472/22  
**Application Type** Permission  
**Applicant** Oisín Flanagan  
**Location** 38 Heytesbury Street, Portobello, Dublin 8  
**Registration Date** 14/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:

- (a) single storey rear extension with curved zinc clad roof;
- (b) omission of new en-suite previously approved under PP ref. no. 2148/21) and alterations to lobby to include new utility room at lower ground floor;
- (c) alteration to stairs to improve internal circulation;
- (d) alterations to existing main bathroom and en-suite at lower ground floor;
- (e) alterations to upper ground floor wc to form shower bathroom;
- (f) replacement of 2 approved (PP ref. no. 2148/21) roof windows in upper return room with single roof window over upper landing area;
- (g) provision of new window in existing return at upper level;
- (h) alterations to front sunken terrace including provision of bike store;

(i) sundry alterations, repair and restoration works carried out under conservation principles throughout including sash window restorations and renewal of mechanical and electrical services.

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**Area** Area 1 - South East  
**Application Number** 4478/22  
**Application Type** Permission  
**Applicant** Brid Prendergast & Ciaran O'Brien  
**Location** 31 Bushy Park Road, Rathgar, Dublin 6, D06 N9R2  
**Registration Date** 15/07/2022

**Additional Information**

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

- (i) replacement of existing dormer windows to rear of main roof with a single storey flat roof dormer extension;
  - (ii) replacement of existing pitched roof with new flat roof and structure with roof lights to existing ground floor kitchen and dining area to the rear;
  - (iii) internal modifications;
  - (iv) widening of vehicular entrance;
  - (v) minor alterations to all elevations and all ancillary works to facilitate the development.
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**Area** Area 1 - South East  
**Application Number** WEB1642/22  
**Application Type** Permission  
**Applicant** Well Done Properties LTD  
**Location** 1, Havelock Terrace, Sandymount, Dublin 4 D04 KF25  
**Registration Date** 13/07/2022

**Additional Information**

**Proposal:** Planning permission for a two storey extension to the rear, a single storey extension to the rear, relocation of existing side door to garden along existing side boundary wall, and two new frosted glazed windows to existing side gable end. New window to front elevation, two new velux windows to rear roofs and all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0183/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 12/07/2022  
**Applicant** Ravensglen Developments Ltd  
**Location** 46, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** EXPP: Reinstate the railing and entrance gate to the front boundary of no 46 Rathmines Road Lower, Dublin 6. Please see additional and drawings enclosed with this application.

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**Area** Area 1 - South East  
**Application Number** 0184/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/07/2022  
**Applicant** Vincent Gough  
**Location** 56, Orwell Road, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** SHEC: Demolish defective dwelling & construct replacement dwelling.

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**Area** Area 1 - South East  
**Application Number** 0185/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/07/2022  
**Applicant** Thomas Barrett  
**Location** 16, Stamer Street, Portobello, Dublin 8, D08 A6C5.  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE.  
Reinstatement of Glass side Panels either side of the door.  
Replacement of felt above entrance door.  
Replacement of felt on flat roof of outshot bathroom.  
Repairing the shed roof.  
Removal of growth from chimney.  
Rewiring and replumbing house.

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**Area** Area 1 - South East  
**Application Number** 0186/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/07/2022  
**Applicant** D.L Builders  
**Location** 178/182 Rathmines Road Lower, Dublin, 6  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURES: Decoration of the front door, surrounds and adjacent timber windows, cleaning and painting of metal railings to the rear of the house, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in First, Second and Third Floor rooms in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

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**Area** Area 1 - South East  
**Application Number** 0187/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 14/07/2022  
**Applicant** Archbishop Marsh's Library  
**Location** Archbishop Marsh's Library, St. Patrick's Close,

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**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: No change of use. Proposed replacement of existing deteriorating single-glazed windows and ground floor door of 1980's bindery building with double-glazing.

**Area** Area 1 - South East  
**Application Number** 3289/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/07/2022  
**Applicant** Simon Hederman & Therese McGlacken  
**Location** 92, Waterloo Lane, Ballsbridge, Dublin 4, D04 Y8C8  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at No.92 Waterloo Lane, Ballsbridge, Dublin D04 Y8C8 on a separate site to the rear of No.92 Leeson Street Upper (a Protected Structure). The development will consist of the following: Demolition of a two storey mews house; Construction of mainly two storey and part three storey semi-detached mews house with 6no. roof lights and a private roof terrace; Construction of new entrance gates to new courtyard with provision of one car-parking space; All associated landscaping to front and rear gardens, drainage and site development works.

**Area** Area 1 - South East  
**Application Number** 3562/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/07/2022  
**Applicant** Gwen Murphy  
**Location** 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission to convert, restore, and refurbish 3 no. apartments into a single family home with internal alteration works at 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66, a protected structure (RPS Ref. 6862). Works to include removal of non-original internal partitioning, installation of new kitchen on ground floor level, construction of small 1.8sqm extension to enlarge the current bathroom to the rear (northeast) at the top half landing, together with associated upgrading works including mechanical and electrical installations, and ancillary services to the existing three-storey terraced dwelling.

**Area** Area 1 - South East  
**Application Number** 3765/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/07/2022  
**Applicant** The Tara Building Limited  
**Location** Junction of 15 Poolbeg Street, 11-15 Tara Street, Dublin 2, D02 RY83  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for change of use from existing office to partial cafe use and for the sale of alcohol at the existing ground floor co-working office space of 3 storey office building at the junction of Poolbeg Street & 11-15 Tara Street, Dublin 2, D02 RY83

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**Area** Area 1 - South East  
**Application Number** 3984/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/07/2022  
**Applicant** Favara Ltd.  
**Location** 7, South William Street, Dublin 2, D02 CV65

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of an extension of the existing kitchen extract duct currently at first floor roof level, to the parapet of the adjoining building above 2nd floor level. The ductwork will be within the demise of 7 South William Street and fitted directly to the existing neighbouring building at 39-40 Drury Street. Works also include the introduction of sound attenuation at first floor level to both kitchen extract and fresh air intake and an exhaust cone at roof level on the kitchen extract.

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**Area** Area 1 - South East  
**Application Number** 4002/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/07/2022  
**Applicant** Copper Bridge C 2015 ICAV  
**Location** Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4 and the Ballsbridge Hotel, Pembroke Road, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4005/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/07/2022  
**Applicant** Joe & Eileen Shine  
**Location** 24, Brighton Road, Rathgar, Dublin 6, D06 AP02

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : the development will consist of (i) a 5m<sup>2</sup> extension to rear with minor alterations to existing kitchen to provide additional utility space, (ii) re-roofing of existing enclosed side passage, (iii) installation of new 1 no. new flight of stairs from first floor to attic and the conversion of the existing attic space to storage, (iv) removal of existing roof light to existing rear pitch of house and provision of 3 no. additional roof lights (v) replacement of existing roof light, to flat roof over kitchen, with new roof lights in revised arrangement (vi) replacement of solar thermal panels on south facing slope of roof over return with a new solar PV array, (vii) removal of a non- original garage structure to rear boundary and construction of new 70.8m<sup>2</sup> garden building for storage, office and recreational use ancillary to main house.

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**Area** Area 1 - South East  
**Application Number** 4017/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/07/2022  
**Applicant** Randalswood Construction Ltd  
**Location** 29-30, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of:  
(1) minor internal alterations at basement, ground, first, second and third floor levels of both properties comprising;  
(i) the removal of existing wall partitions and the installation of new partitions;  
(ii) the replacement/relocation of existing electricity/ drainage service points; and,  
(iii) the provision of new heating units;  
(2) the removal of existing external staircase, and filling in of existing door opes to same, and all associated infrastructure to the rear of No. 29 Baggot Street Lower; and,  
(3) the removal of existing external staircases serving the basement levels of both properties via Baggot Street Lower and the provision of 1 no. replacement staircase to serve the basement level of No. 30.

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**Area** Area 1 - South East  
**Application Number** 4021/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2022  
**Applicant** KW Real Estate ICAV acting for & behalf of KW Irish Real Estate Fund XII

**Location** Site (c. 0195 ha) at Nos. 19-22 Kildare Street and an associated building located to the rear of 17-22 Kildare Street and also to the rear of 22 & 23 St. Stephen's Green North, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: KW Real Estate ICAV acting for and behalf of its sub-fund KW Irish Real Estate Fund XII intends to apply for permission for development at this site (c. 0.195 ha) at: Nos. 19-22 Kildare Street (Protected Structures) and an associated building located to the rear of 17-22 Kildare Street and also to the rear of 22 & 23 St. Stephen's Green North, Dublin 2. All on lands generally bounded by The Department of Jobs, Enterprise and Innovation building (Protected Structure) to the north, Kildare Street to the east, the rear of buildings along Stephens Green North to the south, Stephen Court building of Stephen's Green North to the west. The proposed development comprises of the erection of a brass entrance portal sign (c. 2.68sq.m) on the front elevation of No. 20 Kildare Street. This is a minor amendment of the development permitted under DCC Reg. Ref. 4535/17, as subsequently amended under DCC Reg. Ref. 2583/21 at this location. The development at the above address is otherwise that permitted under Planning Permission DCC Reg. Ref. 4535/17, as subsequently amended under DCC Reg. Ref. 2583/21.

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**Area** Area 1 - South East  
**Application Number** 4025/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2022  
**Applicant** Margaret Mac Eoin  
**Location** 20 Marlborough Road, Donnybrook, Dublin 4  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the following: removal of the existing 1970's conservatory structure in the rear garden. Construction of a new conservatory structure. Related internal alterations. (RPS: 4930).

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**Area** Area 1 - South East  
**Application Number** 4026/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2022  
**Applicant** Patrick Ffrench  
**Location** 33 Dolphin Road, Drimnagh, Dublin 12  
**Additional Information**

**Proposal:** Planning permission is sought to construct new single storey extension to rear of existing house replacing part of boundary wall to west.

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**Area** Area 1 - South East  
**Application Number** 4027/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/07/2022  
**Applicant** Rimor Fortris Limited  
**Location** Site of Canal House and Construction House, Canal Road, Dublin 6  
**Additional Information**

**Proposal:** Planning permission for the development will consist of the redevelopment of the site comprising:

1) demolition of Canal House and Construction House, a derelict terrace of 5 no. properties (known

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as 2-6 Dunville Terrace) and a single storey cafe building on the site;

2) construction of a 15,531 sq. m. (gross) office development comprising two buildings : Block A on the southern part of the site - 13,510 sq. m (gross) office space over five, six and eight floors (including lower ground floor) with a plant area enclosure on the roof and Block B fronting onto Canal Road - 2,021 sq. m. (gross) office space over five floors (including lower ground floor) over a single level basement (3,751 sq. m.) accessed from the existing vehicular access on Canal Road accommodating 73 no. car parking spaces (including 3 no. disabled spaces, 3 no. motorcycle spaces and 15 no. spaces with electric charging points) service and plant areas, waste management areas and cyclist showers and toilets;

3) provision of 254 no. cycle parking spaces, a cycle repair room and landscaped courtyard at lower ground level;

4) provision of a plaza area incorporating soft and hard landscaping on the eastern side of the site fronting onto Canal Road and a shared surface (vehicle and pedestrian) plaza area on the western side of the site (adjacent to Ontario Terrace) fronting onto Canal Road including 18 no. surface cycle parking spaces and 6 no. secure cargo cycle spaces;

5) all other associated site works required to facilitate the proposed development including the re-paving of the section of the footpath along the building frontage and proposed plaza areas outside of the site boundary up to the kerb line of Canal Road, provision of a pedestrian and cycle route along the eastern boundary from the proposed plaza area on Canal Road to an upgraded access onto Athlumney Villas, landscaping along the southern boundary of the site with Athlumney Villas and a combined external LV meter room, double ESB substation and client MV switch room at lower ground/ground level on the eastern side of Block A. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application and the NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4028/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	14/07/2022
<b>Applicant</b>	Michael Ryan
<b>Location</b>	24, Baggot Street Lower, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for retention of change of use of basement level from salon use (vacant) to residential use (basement flat), and the associated alterations. Permission is also sought for works to complete the conversion of the basement to residential use. These include completion of the new staircase and the provision of a new separating partition in the stairhall affecting the basement level only.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4033/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/07/2022
<b>Applicant</b>	Woodford Capital DAC
<b>Location</b>	67, Baggot Street Lower, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: The development will include internal and external refurbishment, repairs and minor alterations to the existing three storey over basement building

with rear return fronting Baggot Street Lower, to consist of the following: External works: Repointing works to front elevation; Repair works to roof to include the removal and safe disposal of asbestos roof tiles, ridge and hip tiles and replacement with Blue Bangor slates, upgrade of existing linings and flashings to copper, local repairs and removal of vegetation to rear chimney stack; Replacement of non-original sash windows to front and rear elevations with new sash windows on a like for like basis with six-over-six and three-over-three window pane configurations; Removal of non-original front railings and provision of new wrought iron railings to match No.68; Provision of new external cast iron stairs from street level leading to sunken court and associated modification to front granite plinth; Removal of cement render to front entrance steps to expose original granite steps and repairs and repointing as required; Provision of new window to front entrance lobby at basement level; Provision of new external steel stairs to rear return including the removal of an existing ground floor window and modification of the ope to provide a door; Rationalisation of rain water and waste pipes to rear facade and replacing PVC fittings with cast iron fittings; Landscaping works to rear including removal of existing modern timber fencing. Internal works: Basement level: Removal of non-original concrete slab and replacement with new insulated concrete slab with DPM; Removal of lightweight modern partition to front room; Damp proofing of external walls where necessary including coal store; Removal of metering cupboard to corridor and relocation to coal store area. Upper floors: Minor modifications to internal walls and openings including removal of modern partitions and doors; Upgrade of existing bathroom facilities utilising existing service routes only; Strip out of redundant services without disturbing the existing building fabric. Repair and renewal of existing under floor drainage system and Basement level; Provision of new timber floor joists to supplement existing joists where required. All ancillary works necessary to facilitate the development. The development does not result in any change to the floor area or footprint of the building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4034/22
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	15/07/2022
<b>Applicant</b>	Niamh & Declan Tonge
<b>Location</b>	22, Rathgar Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of permission for consolidation of the existing 3 flats to be returned to its original use as a single dwelling, a new single storey extension with flat roof and rooflights to the rear of the existing house, a new conservation style rooflight to the side of the existing main roof, replacement of all existing PVC windows with historically appropriate timber sash windows, internal alterations and upgrades to the existing protected structure, associated site works and retention permission for the existing vehicular access.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4037/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/07/2022
<b>Applicant</b>	Diarmuid & Carmel O'Neill
<b>Location</b>	68, Gilford Road, Sandymount, Dublin 4, D04 DW64

**Additional Information**

**Proposal:** Permission to demolish single storey side extensions, construct a 2-storey side

extension, all to form a new 2-storey dwelling, which comprises of 2 no. new bedrooms, internal & external alterations, incl. forming new vehicular entrance to rear garden from Sandymount Castle Road, at 68 Gilford Road, Sandymount, Dublin 4 D04 DW64.

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**Area** Area 1 - South East  
**Application Number** 4040/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/07/2022  
**Applicant** Hugh Chaloner & Shona O'Neill  
**Location** 8 Moyne Road, Ranelagh, Dublin 6, D06 HH98

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of demolition of the existing 9.1m<sup>2</sup> single storey extension at ground floor level at the rear of the house, construction of a new 13.8m<sup>2</sup> single storey extension at ground floor level at the rear of the house, lowering the sill level of the existing window in the rear reception room at ground floor level to form a doorway into the proposed new extension, creation of a new opening at ground floor level in the north wall of the existing return at the rear of the house to connect the proposed new extension, creation of a new window opening at ground floor level in the rear facade of the existing return, demolition of the existing 2.75m<sup>2</sup> single storey lean to outhouse in the rear garden, construction of a new 1.5m<sup>2</sup> single storey outhouse in the rear garden and ancillary works including repair of the render finish at the rear of the house.

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**Area** Area 1 - South East  
**Application Number** 4148/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/07/2022  
**Applicant** Joe and Natalie Barrett  
**Location** 1, Greenfield Park, Donnybrook, Dublin 4, D04 HIX7

**Additional Information**

**Proposal:** Planning permission for the development will consists of alterations and extensions to the existing dwelling to provide a 5 bedroom two storey over basement family home. The works include demolition of single storey garden shed (c.31.8m<sup>2</sup>); construction of part single storey and part two storey over basement extension to north east elevation; alterations and extension to existing attic level including new roof lights and dormer window to rear; new single storey garden shed to west boundary; internal refurbishment and remodelling works to existing dwelling all associated landscaping, boundary treatments, SUDS drainage and all other ancillary site development works necessary to facilitate the development on site.

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**Area** Area 1 - South East  
**Application Number** 4382/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/07/2022  
**Applicant** Jack Blake  
**Location** 23 Ailesbury Road, Dublin 4, D04 K0N7

**Additional Information**

**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;
- (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/dining 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 reconfigured bathroom and larger bedroom with robe at first floor level. The proposal also includes all ancillary site, engineering and ancillary 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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4383/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/07/2022
<b>Applicant</b>	Hosted Kitchens Ltd
<b>Location</b>	55, Aungier Street, Dublin 2, D02 CX54

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Proposed development comprises the proposed change of use of the ground floor café unit to 'cloud kitchen' comprising commissary kitchen and ancillary customer delivery and collection facilities and associated site works including: internal subdivision and fit out of ground floor unit, replacement of external shopfront signage with 2 no. new name signs (1 no. horizontal hanging sign (1276m X 420m) and 1 no. logo aluminium sign (2141m X 748m), and replacement external ventilation duct to rear with new 700mm diameter duct at same location.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4395/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/07/2022
<b>Applicant</b>	Iskasinc Ltd.
<b>Location</b>	16-17, Parliament Street, Dublin 2 (on the corner of Essex Street East)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the following tourist accommodation at 'Porterhouse' 16-17 Parliament Street, Dublin 2 (on the corner of Essex Street East), and using existing interconnection with 18 Parliament Street (protected structure) to provide fire escape only via its existing non-original stairs: a) change of use of the 2nd floor from public house storage to 4



no. bedrooms, with internal alterations b) the insertion of a third floor in the present 2nd floor double height space to provide 4 bedrooms and circulation c) the addition of a fourth floor (103 sqm) to provide 3 no. bedrooms, 2 no. terraces and circulation; d) extension of 2 no stairwells and 1 no. lift-shaft upwards to 5th floor level and the provision of a roof terrace (65sqm) with glass balustrade.

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**Area** Area 1 - South East  
**Application Number** 4401/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/07/2022  
**Applicant** Declan O'Maoileanigh  
**Location** 120 & 122, Stillorgan Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission for 2 number dormer attic conversions to incorporate in each attic, open plan attic store, access staircase , rooflights and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4407/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/07/2022  
**Applicant** Stefan Rusu  
**Location** Longwood Lane, Rear 103 South Circular Road, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of the redevelopment of the existing coach house including change of use from existing gym use to residential use, the provision of a raised roof structure (increase ridge by 1m) , the construction of a mezzanine floor, the removal of previously constructed single storey extension, the construction of a new 2 storey extension conversion to a two bedroom dwelling with a total floor area 86m2 associated private open space and all associated site works.

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**Area** Area 1 - South East  
**Application Number** DSDZ4435/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/07/2022  
**Applicant** GoTo  
**Location** 8, Hanover Quay, Dublin 2

**Additional Information**

**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

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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** WEB1473/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2022  
**Applicant** Sylvaine Ni Cheallachain  
**Location** 152, Clonmacnoise Road, Crumlin, Dublin 12, D12 YK8R  
**Additional Information**  
**Proposal:** Planning permission for an attic conversion to non habitable storage space with proposed new dormer to rear roof, roof windows to front roof with ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1475/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/07/2022  
**Applicant** Willy Brennan & Eleanor Garvey  
**Location** The Old Forge, 6, Bloomfield Park, and to the rear of no. 13 and no. 14 Longwood Avenue, Dublin 8  
**Additional Information**  
**Proposal:** Demolition of part (29.5 sqm) of an existing single storey workshop and the construction of a two-storey extension of 60 sqm to the rear of the remaining workshop of 63 sqm to form a detached live/work mews dwelling along with new roof lights to the existing workshop roof, two cycle spaces and all associated site works at The Old Forge, 6 Bloomfield Park and to the rear of no. 13 and no. 14 Longwood Avenue, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** WEB1482/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/07/2022  
**Applicant** Barry Mansfield  
**Location** 9, Beechwood Avenue Lower, Ranelagh, Dublin 6, D06 YV07  
**Additional Information**

**Proposal:** The development will consist of the demolition of a 15m<sup>2</sup>, one storey, lean-to structure to the rear of the existing semi-detached dwelling & the construction of a 48m<sup>2</sup>, two-storey, pitched roof, extension with one rooflight containing a ground floor living space and first-floor bedroom to the rear of the existing semi-detached dwelling: all associated site, landscape, and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1484/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 13/07/2022  
**Applicant** Siobhán Sacker and Oisín Kelly  
**Location** 12, Whitton Road, Dublin 6, D06 NX82

**Additional Information**

**Proposal:** Permission is sought for development which will consist of the provision of new attic dormer to rear roof slope, and of new rooflight to front roof slope, all to existing mid-terrace two-storey dwelling with sundry exempted development works also ongoing, at 12 Whitton Road, Dublin 6, D06 NX82.

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**Area** Area 1 - South East  
**Application Number** WEB1490/22  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 14/07/2022  
**Applicant** Eddie and Judy Doyle  
**Location** 6, Tudor Road, Ranelagh, Dublin 6, D06 R2R6

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission is sought for the creation of vehicular access to front including the part removal of existing railing to the front of the property and the re landscaping of front driveway to accommodate a new paved area that will be used for parking and new electric car charging port, and retention permission is sought for the existing free standing bin store to the front of the property, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1621/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/07/2022  
**Applicant** Well Done Properties LTD  
**Location** 1, Havelock Terrace, Sandymount, Dublin 4 D04 KF25

**Additional Information**

**Proposal:** Planning permission for a two storey extension to the rear, a single storey extension to the rear, relocation of existing side door to garden along existing side boundary wall, and two new frosted glazed windows to existing side gable end.

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**Area** Area 1 - South East  
**Application Number** WEB1624/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/07/2022  
**Applicant** Emma Jane and Barry Mc Nally  
**Location** 27, Terenure Road West, Terenure, Dublin 6W

**Additional Information**

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

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3753/21  
**Appeal Type** Written Evidence  
**Applicant** Leah Moore  
**Location** The rear of 171 Rathgar Road, Rathgar, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of change of use of existing 2 storey coach-house to self-contained 2 bed dwelling, reinstatement of first floor, replacement of non-original external block wall to rear/ south east elevation with reclaimed brick panel & glazing. Replace and raise roof by 0.5 m, 4 No. roof lights to same. New single storey flat grass roofed glazed walkway along south-west garden wall to new 2 storey pitched roof extension to north-west boundary with artist's mural on the north east gable. New 4.5 m wide pedestrian and vehicular access to courtyard from side road/Rathgar Place, off street parking space for 1 car. Some internal modifications and all associated alternations, demolitions, repairs, drainage and site works to this 2 storey end of terrace coach-house, a Protected Structure RPS ref 7134.

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**Area** Area 1 - South East  
**Application Number** 3769/22  
**Appeal Type** Written Evidence  
**Applicant** JC Decaux Ireland Limited  
**Location** 40 Lower Kevin Street, Dublin 8  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission for the development will consist of the replacement of the existing illuminated static advertising display (6.29m wide x 6.64m high) with a digital advertising display (5.64m wide x 5.75m high with a display area of 5.44m x 5.44m) on the gable wall of no. 40 Lower Kevin Street, Dublin 8 (protected structure) including all associated site works and services and to permanently decommission and remove 2 no. 48 sheet advertising displays at Lucan Road, Chapelizod, Dublin 20 (at bus lay-by in front of Chapelizod Court).

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**Area** Area 1 - South East  
**Application Number** WEB1354/22  
**Appeal Type** Written Evidence  
**Applicant** Jack & Orla Kennedy  
**Location** 8, Grosvenor Place, Rathmines, Dublin 6 D06 A3H3  
**Additional Information**  
**Proposal:** Application for Planning Permission is sought for alterations and additions to the existing two storey terraced house at 8 Grosvenor Place, Rathmines, Dublin 6. The development will consist of (1) new first floor extension to the rear, & (2) all associated site works.

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## Area 1 Appeals Decided

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

28/22

(11/07/2022-15/07/2022)

**Area** Area 1 - South East  
**Application Number** 0135/22  
**Application Type** Section 5  
**Applicant** D.L. Builders  
**Location** 42, Rathmines Road Lower, Dublin, 6  
**Registration Date** 13/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Repairs to timber sash windows to the front and rear facades.

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**Area** Area 1 - South East  
**Application Number** 0141/22  
**Application Type** Section 5  
**Applicant** D.L Builders  
**Location** 44, Rathmines Road Lower, Dublin 6  
**Registration Date** 13/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Repairs including the replacement of some members within the painted timber sash windows to the front and rear facades.

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**Area** Area 1 - South East  
**Application Number** 0150/22  
**Application Type** Section 5  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12, D12 H7V0  
**Registration Date** 11/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Kitchen extension to the back of the house. The total area of the rear kitchen extension at the back is less than 40m<sup>2</sup> and total private rear back garden area left is more 25m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 0170/22  
**Application Type** Section 5  
**Applicant** The Royal College of Surgeons in Ireland  
**Location** 123 St. Stephen's Green, Dublin 2  
**Registration Date** 14/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Necessary structural repairs to the roof of the Council Room in the RCSI comprising removal of existing slate coverings, installation of new structural steel members, suspension of existing domed ceiling structure from new steelwork, localised repairs to existing structural timberwork, and re-covering of roof with exiting slate coverings Works to also include specialist conservation repairs to historic plasterwork of Council Room ceiling including redecoration.

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**Area** Area 1 - South East  
**Application Number** 0225/22  
**Application Type** Section 5

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**Applicant**

Tom Murphy

**Location**

97 Ranelagh, St Peter's, Dublin 6.

**Registration Date**

13/07/2022

**Additional Information**

**Proposal:** EXPP: A declaration as to whether the change of use from a delicatessen shop to a restaurant is development and is a development requiring planning consent.

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