



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

29/22

(18/07/2022-22/07/2022)

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 3275/22
Application Type Permission
Applicant Charlemont Regeneration Ltd.
Location Charlemont Street/Tom Kelly Road, Dublin 2, D02 P489
Registration Date 18/07/2022
Additional Information Additional Information Received

Proposal: The development (site area of 0.07 hectares) will consist of the change of use and amalgamation of two units, Unit 5 and Unit 6 (otherwise known as Unit C and D), minor amendments, and erection of associated signage zones at ground floor level (south-western corner) of Block 2, which forms part of the permitted Charlemont Square development under DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 4152/17, Ref. 4562/18 and Ref. 4707/18 and Ref. 2178/20. The development comprises: Amalgamation of Unit 5 and Unit 6 (otherwise known as Unit C and D). (GFA 360m² and 156m²) to provide for a single unit; Change of use from permitted restaurant (360m²) and retail (156m²) to licensed premises with restaurant; Reconfiguration of internal layout to include a kitchen, staff area, and WC facilities, and provision of an outdoor seating area; and Erection of 6 no. illuminated signage zones including 4 no. affixed on the south-west elevation and 2 no. affixed on the west elevation at ground-floor level (total area c. 2.4m²).

Area Area 1 - South East
Application Number 3505/22
Application Type Permission
Applicant David Wall
Location 96 Lansdowne Park, Ballsbridge, Dublin 4, D04 K5Y3, and within the curtilage of 18 Lansdowne Road, Ballsbridge, Dublin 4.
Registration Date 18/07/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: permission for the demolition of existing garden room and small annex and the addition of two, 3 storey townhouses with off street car parking, with charging points, by widening of existing vehicular access for the two proposed dwellings, landscaping front and rear and all associated building services and works. The proposed works area within the curtilage of a protected structure.

Area Area 1 - South East
Application Number 3611/22
Application Type Permission
Applicant BoVision
Location Mulligan & Haines, 32, Dame Street, Dublin 2
Registration Date 21/07/2022
Additional Information Additional Information Received

Proposal: The development will consist of alterations to the existing ground floor layout an existing Bar and Restaurant. The works will include a.) The relocation of the front main entrance to the north elevation. b.) Revised ground floor layout with amended entry to the basement c.) New

escape door to the north elevation onto Dame Street from the basement with a minor increase in floor area. d.) All ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3621/22
Application Type Permission
Applicant JP Dairy Developments Limited
Location 4-16 Saint Brendan's Cottages, Dublin 4
Registration Date 22/07/2022
Additional Information Additional Information Received
Proposal: Planning permission for the development will consist of the demolition of the 4 existing vacant shed units and the construction of 3 two-storey three-bedroom mews houses and 1 two-storey, two-bedroom mews house with existing access from Saint Brendan's Cottages including 2 off street carparking spaces.

Area Area 1 - South East
Application Number 3776/21
Application Type Permission
Applicant Torchglen Limited
Location 13 Trinity Street and St. Andrew's Lane, Dublin 2
Registration Date 21/07/2022
Additional Information Additional Information Received
Proposal: Planning permission for retention, upgrading and refurbishment of the existing 4 storey building and its change of use (including an extended basement) from retail/office to tourist hostel accommodation and associated ancillary facilities. The proposal will involve the demolition of the rear 2 storey annex building and replacement with a 9 storey building with additional roof plant structure to accommodate a 35 bedroom hostel with a basement consisting of a restaurant bar, kitchen and utilities and a ground floor consisting of reception, lobby area and bedroom accommodation with further accommodation on upper 8 floors. The proposal will include drainage works and all associated site development works.

Area Area 1 - South East
Application Number 4207/21
Application Type Retention Permission
Applicant Eoin Goulding
Location 137, Rathmines Road Lower, Dublin 6
Registration Date 21/07/2022
Additional Information Additional Information Received
Proposal: RETENTION: The development will consist of: Retention for a material change of use from retail to restaurant use at ground floor level to a terraced 2 storey mixed use development. Retention permission is also sought for external mechanical extract and ventilation ducts to rear of property serving the restaurant use. The subject area for retention measures 200.8m² gross internal area which includes rear escape stair core at ground floor level to rear of property.

Area Area 1 - South East
Application Number 4492/22
Application Type Permission
Applicant Permanent TSB Public Limited Company
Location Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060
Registration Date 18/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE . The development will consist/consists of: Shopfront alternations which comprise of: fitting of new branded signage (after removal of existing signage/or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained). 2No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM/ATMs within new rooms and new entrance lobby door. These works are to a protected structure .

Area Area 1 - South East
Application Number 4496/22
Application Type Permission
Applicant Radiant Now Limited
Location 23 St Stephen's Green (protected structure) and rear of 22 St Stephen's Green (protected structure), Dublin 2
Registration Date 18/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Site (c. 703.5 sw. m.) on lands generally bounded by R138 and St. Stephen's Green (protected structure) to the south, no. 22 St. Stephens Green (protected structure) and Joshua Lane to the West, no. 24 St. Stephen's Green (protected structure) and vehicular access laneway to the east and the rear of nos. 19-21 Kildare Street (protected structure) to the North. The proposed development comprises a new 3-storey extension (c. 906.4sqm GFA) with balconies on southern and western elevation, above the existing, contemporary 4-storey office extension to the rear of No. 23 St. Stephen's Green (protected structure). And, all associated and ancillary site development works, including associated reconfiguration of the internal floor plan layout within the existing contemporary 4-storey extension; removal of 6no. existing ancillary car parking spaces and reconfiguration of 6no. existing ancillary car parking spaces at lower ground floor level; provision of 32no. bicycle parking spaces at lower ground floor level; provision of plant at lower ground floor and roof levels and new green roof (c.290sqm) at roof level.

Area Area 1 - South East
Application Number 4498/22
Application Type Permission
Applicant Hosted Kitchens Limited
Location Avalon House, 55 Aungier Street, Dublin 2, D02 CX54
Registration Date 18/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development comprises the proposed change of use of the ground floor cafe 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 (c. 1300mm x 450mm) and 1no. logo aluminium

sign (c. 2150mm x 750mm) and replacement of external ventilation duct to rear with new 700mm diameter duct at same location.

Area Area 1 - South East
Application Number 4504/22
Application Type Permission
Applicant John C. Carroll
Location 32 & 33, Lower Clanbrassil Street, Dublin 8
Registration Date 19/07/2022

Additional Information

Proposal: Permission to construct a new 3 storey mixed use development, consisting of A) an extension to the existing retail unit at ground floor level (15sqm); B) 1no. 1-bedroom apartment (72sqm) with a first floor balcony to the front and side elevations & 1no. 2-bedroom apartment (95sqm) with a second floor balcony to the front and side elevations; C) ancillary bin & bicycle storage for the apartments on the ground floor; D) a connection into foul and surface water drainage, public water supply, ESB, Gas and E)-all associated site works.

Area Area 1 - South East
Application Number 4505/22
Application Type Permission
Applicant Dawson Street Capital Ltd
Location 11 and 12 Duke Street and 52 and 53 Dawson Street, Dublin 2
Registration Date 20/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: 53 Dawson Street is a protected structure. The development will comprise the following: (1) change of use of the ground floor and basement of 53 Dawson Street from retail to restaurant and the change of use of the second floor and third floor of nos. 11 and 12 Duke Street and no. 52 Dawson Street from restaurant to residential consisting 2 no. one bedroom apartments and 2 no. two bedroom apartments. (2) alterations to the interiors to include the construction of openings between no.52 and no. 53 Dawson Street at ground floor level (4.8m² wide) and at basement level (1.0m² wide) (3) conservation works at no. 53 Dawson Street to include: removal of inappropriate modern insertions including partitions, bulkheads, fixtures and fittings and internal secondary glazing, Removal of two toilet spaces projecting from the rear wall of the building, overhaul and repair of historic joinery, including window cases and door cases, overhaul and repair of 6 no. timber up-and-down sash windows, in locations where historic windows are missing, installation of 8 no. timber up-and-down sash windows complete with window cases, detailed to match the historic examples in the building, reinstatement of historic pattern doors and doorcases where these are missing, 6 no., local repair of plaster cornices on the first floor and in the staircase and reinstatement of a cornice on the second floor, local repair of roof, local plaster repair to the front facade and renewal of the flashing to the front parapet and cornice moulding and repainting of front facade, removal of fake greenery from the front railings and repair and reinstatement of railings, new shopfront onto Dawson Street in a manner sensitive to its heritage, (4) renewal of services with sustainable options

Area Area 1 - South East
Application Number 4507/22
Application Type Permission
Applicant Denis O'Sullivan
Location 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2
Registration Date 20/07/2022

Additional Information

Proposal: Permission for (a) Third and fourth floor extensions to existing dwelling at no. 1 Pembroke Place to provide additional habitable accommodation and roof garden including installation of lift, stair access and storage unit partly within the existing curtilage of Mews 2 Pembroke Place; (b) associated alterations to roof structure of existing dwelling at Mews 2 Pembroke Place, including part second, third and fourth floor extension to facilitate the proposed extension to no.1 Pembroke Place; (c) ground floor extension to front of Mews 2 Pembroke Place including re-orientation of its main entrance door; (d) all associated plot boundary adjustments, elevational alterations and site development works to both existing dwellings at no. 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2.

Area Area 1 - South East
Application Number 4510/22
Application Type Retention Permission
Applicant Terenure College Rugby Football Club
Location Terenure Rugby Football Club, 'Lakelands', Greenlea Grove, Terenure, Dublin 6W
Registration Date 20/07/2022

Additional Information

Proposal: RETENTION: Permission for the retention of 1no. cafe facility, 3m x 2.4m x2.57m with a store space of 3.06m x 1.63m x 2.57m, presently located in the parking lot alongside the existing club house, and 1no. charcoal pizza facility, 4.7m x2.5m x2.57m located at the southern end of the parking lot adjacent to the main grass pitch at a 2.73 hectare site at Terenure Rugby Football Club, 'Lakelands', Greenlea Grove, Terenure, Dublin 6W. The site is accessed via Greenlea Grove.

Area Area 1 - South East
Application Number 4513/22
Application Type Permission
Applicant Vincent Gough
Location 56 Orwell Road, Rathgar, Dublin 6, D06 K7R8
Registration Date 21/07/2022

Additional Information

Proposal: Planning permission to demolish existing two-storey semi-detached dwelling and construct a replacement two-storey three-bedroomed dwelling and associated works.

Area Area 1 - South East
Application Number 4518/22
Application Type Permission
Applicant COPA Property Holdings Ltd.
Location 39/40, Castlewood House, Castlewood Avenue, Rathmines, Dublin 6
Registration Date 21/07/2022

Additional Information

Proposal: The development will consist of the construction of an additional floor of office accommodation and associated facilities at third floor level, set back from the existing front and side elevations. The new roof is to have a sedum finish, with all existing rainwater goods to be replaced. The front elevation is to be glazed, and the side and rear elevations are to be rendered to match existing.

Area Area 1 - South East
Application Number 4519/22
Application Type Permission
Applicant H&M Hennes & Mauritz UK Limited
Location 23-27, College Green, Dublin 2
Registration Date 21/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of 2 no. semi-transparent illuminated digital displays mounted internally behind the 2no. ground floor windows on the St. Andrews Street elevation of size measuring 1890mm wide x 2030mm high, 437mm above floor level. The development is located within a protected structure.

Area Area 1 - South East
Application Number 4521/22
Application Type Permission
Applicant Patanne Harte
Location 63, Haddington Road, Ballsbridge, Dublin 4
Registration Date 21/07/2022

Additional Information

Proposal: Permission for the change of use of building from two-storey doctor's surgery and garden level apartment to single family dwelling and the demolition of a non-original garden level conservatory.

Area Area 1 - South East
Application Number 4522/22
Application Type Permission
Applicant Stefan Rusu
Location Longwood Lane to the rear of No. 103 South Circular Road, Dublin 8
Registration Date 21/07/2022

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.

Area Area 1 - South East
Application Number 4528/22
Application Type Permission
Applicant Verdure Montessori Ltd
Location Leeson Park Creche & Montessori, Garden Level, 39
Leeson Park, Ranelagh, Dublin 6 D06 CX63
Registration Date 22/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of an increase in the number of childcare spaces for children aged 0-5 years from the previously approved 25 spaces (planning reference 3295/02) to a maximum of 32. There will be no physical modifications or changes to the existing building or site.

Area Area 1 - South East
Application Number DSDZ4503/22
Application Type Permission
Applicant Niamh, Auveen & Dearbhil Greaney
Location Unit 3/4, 77 Butler's Court, Sir John Rogerson's Quay,
Dublin 2
Registration Date 19/07/2022

Additional Information

Proposal: The development will consist of the change of use of this unit from coffee shop to office, with internal alterations to facilitate this change of use and all associated site works necessary to facilitate the development. This application relates to land within the North Lotts and Grand Canal Docks Strategic Development Zone.

Area Area 1 - South East
Application Number DSDZ4525/22
Application Type Permission
Applicant GoTo Technologies Ireland Unlimited Company
Location 8, Hanover Quay, Dublin 2
Registration Date 22/07/2022

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

necessary to facilitate the development. The application relates to development within a Strategic Development Zone.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 4491/22
Application Type Permission
Applicant Aisling Bree
Location 4, Oaklands Park, Ballsbridge, Dublin 4
Registration Date 18/07/2022

Additional Information

Proposal: Planning permission for a single storey 18 sqm extension to rear, alterations to existing windows and doors at ground and first floor level to rear and side elevation, replacement of 2 no. roof windows to front with 2 no. new dormer windows and associated site works including adjusted drainage and paving.

Area Area 1 - South East
Application Number 4494/22
Application Type Permission
Applicant David Wall
Location 18 Lansdowne Road, Ballsbridge, Dublin 4
Registration Date 18/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for: 2 off street car spaces with EV charges, accessed by new vehicular gated entrance, refurbishment of existing pedestrian gate and paving, landscaping and all associated building services and works. The proposed works are within the curtilage of a protected structure.

Area Area 1 - South East
Application Number 4509/22
Application Type Retention Permission
Applicant Grainne Lennon & Malcolm Dowse
Location 166 Kimmage Road Lower, Harold's Cross, Terenure, Dublin 6W, D6W EE09
Registration Date 20/07/2022

Additional Information

Proposal: RETENTION PERMISSION: The development will consist of the construction of : Retention of existing ground floor garage conversion and first floor side extension above. Construction of new single storey rear extension with flat roof and 1no. rooflight. Internal modifications and all ancillary works.

Area Area 1 - South East
Application Number 4511/22
Application Type Permission
Applicant Ciara & Conor Ryan
Location 68 Sandford Road, Ranelagh, Dublin 6, D06 X326
Registration Date 21/07/2022

Additional Information

Proposal: Planning permission is sought for a single storey extension to the rear including amendment to all elevations, additional rooflight to front roof, reconstruction of the existing attic dormer to the rear of the existing terraced dwelling house with relocating and widening of existing vehicular entrance with new piers, pedestrian entrance and gates and ancillary site works.

Area Area 1 - South East
Application Number 4515/22
Application Type Permission
Applicant Bairbre Rogers and Edel Murrin
Location 14 Serpentine Terrace, Dublin 4, D04 C3X8
Registration Date 21/07/2022

Additional Information

Proposal: The development will consist of a modification to the design of rear extensions permitted under planning application register reference 3730/21. The modification involves changing rear extension roof from pitched to flat roof.

Area Area 1 - South East
Application Number WEB1667/22
Application Type Permission
Applicant Jennifer and Paul Adams
Location 65, Brighton Square, Rathgar, Dublin 6 D06 H220
Registration Date 20/07/2022

Additional Information

Proposal: Permission for development at 65 Brighton square, Rathgar, Dublin 6. The development will consist of the following: - new single & two storey extension to the rear (52 sqm), - external alterations including the replacement of windows throughout and the enlargement of existing openings to the rear, - general repair and refurbishment of the existing house (240 sqm) including the repointing the façade, repairs to the render and re-slatting the roof, - new garden studio and store to the rear (44 sqm), - associated site works and ancillary works.

Area Area 1 - South East
Application Number WEB1674/22
Application Type Permission
Applicant Claire McManus
Location 11, Portobello Quay,, Portobello Harbour, Dublin 8 D08 V668
Registration Date 21/07/2022

Additional Information

Proposal: Velux skylight in attic.

Area Area 1 - South East
Application Number WEB1675/22
Application Type Permission
Applicant Sean Crowe
Location 34, Claremont Park, Sandymount, Dublin 4 D04 WR44
Registration Date 21/07/2022

Additional Information

Proposal: 1/ Demolition of an existing garage and boiler house to front and side and construction of a new part single storey and part two-storey extension to front and side 2/ Demolition of an existing single storey conservatory to rear and construction of a new single storey extension to rear 3/ Widening of existing vehicular entrance from 2.54M to 3.20M All together with associated internal modifications, site and landscape works.

Area Area 1 - South East
Application Number WEB1679/22
Application Type Permission
Applicant Conor O'Donnell
Location 114, Harold's Cross Cottages, Harold's Cross, Dublin 6
Registration Date 22/07/2022

Additional Information

Proposal: Addition of roof window to front to align with existing front window below that. Roof window to serve living room of single storey cottage.

Area 1 Decisions

Area Area 1 - South East
Application Number 0191/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 20/07/2022
Applicant Derek O'Gorman
Location 41, Heytesbury Street, Dublin, D08X7K5

Additional Information

Proposal: EXPP: Reinstatement of historically appropriate door at basement level.

Area Area 1 - South East
Application Number 0195/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 22/07/2022
Applicant Tom O'Donovan
Location Rear of no. 27 Bloomfield Avenue, Dublin 8

Additional Information

Proposal: SHEC: 2 storey 2 bed mews house with enclosed garage for one car.

Area Area 1 - South East
Application Number 3219/22
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 21/07/2022
Applicant Olympia Productions Unlimited
Location 72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this site at nos,72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2 (no 72 Dame Street is a protected structure). The proposal relates to new pediment signage (replacement of interim signage permitted under DCC Reg. Ref.: 2879/20), replacement shopfront to no. 73 Dame Street and repairs to the entrance area. The development will consist of the replacement of 2 no. wall mounted signs facing Dame Street (on nos. 72 and 73 Dame Street) with 3 no. anodised aluminium fins to form an arching signage canopy fixed top and bottom with diagonal supports fixed into the masonry walls at no.72 Dame Street. Refurbishment of the ground floor facades of 72 and 73 Dame Street including: repainting of decorative panelling; removal of existing modern security shutter; the repair and removal of non-original and non-historic joinery from the historical fabric; repair of historic panelling; consolidation of glazed bars; replacement of architraves and panel mouldings with decorative elements; minor repairs to mosaic floor; refurbishment and repainting of the existing panelling and joiner details; the construction of a contemporary 12 no glass panelled window presenting a new LED advertisement screen behind and the installation of new joinery to the ticket office and doorway at 73 Dame Street. The total area of signage proposed extends to c. 16.54 sqm.

Area Area 1 - South East
Application Number 3329/22
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 22/07/2022
Applicant WIP Retail Ireland Ltd
Location 20 Exchequer Street, Dublin 2, D02 Y295
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: permission for development at this site: 20 Exchequer Street, Dublin 2, D02 Y295 (a protected structure ref. 2725, included on the Dublin City Council's record of protected structures). The development consists of replace existing entrance door with new glazed window panel at the north facing elevation, replace existing glazed window panel with new entrance door at the northeast facing elevation, new advertisement signage to the north, northeast and southeast facing fascia elevations, all associated site and ancillary works at this address in accordance with the plans as submitted.

Area Area 1 - South East
Application Number 3457/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2022
Applicant Red Rock Pleasants Street Ltd.
Location 49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

Additional Information Additional Information Received

Proposal: Planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is currently occupied by a two-storey unit with a café at ground floor and 1 no. apartment at first floor level at 49 Pleasants Street, 2 no. two-storey restaurant/café units at 50 and 51 Pleasants Street, a three-storey office building at Pleasants House and a two-storey former dwelling house, now in use as a commercial store, at 5 Pleasants Lane. The site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north. The development will consist of the demolition of existing structures on site and the construction of a five-storey over basement mixed use building (max. height 20.3m) comprising of office and retail/café/restaurant use (c. 3,518 sqm total GFA including basement of 564 sqm) with setbacks at 2nd & 4th floor levels. The proposed development will comprise: • Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sqm GFA; • Construction of a five-storey (20.3m) over basement, mixed use building, consisting of retail/café/restaurant and office use with setbacks at 2nd and 4th floor levels on southern and western elevations; • Provision of 2,120 sqm of office space on each floor from basement to 4th floor level and provision of a retail/café/restaurant unit on ground floor and basement level (258 sqm); • The provision of 2 no. external terraces at 2nd floor level (11 sqm) and at 4th floor level (81.5 sqm) on the southern & western elevation; • The provision of plant at basement and roof level; • Provision of green roof at 4th floor and roof level; • Provision of ESB substation, switch room at ground floor level; • Provision of bicycle and electric scooter store to provide 38 no. bicycle spaces at basement level accessed via bike lift; • All ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 3691/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2022
Applicant Kate Kelly and Aonghus Smyth
Location 27, Belmont Avenue, Donnybrook, Dublin 4, D04 A7N3
Additional Information Additional Information Received

Proposal: Permission for development at a site of c. 0.023 hectares. The proposed development comprises of the demolition of the existing two storey rear return, construction of a two storey rear extension, internal reconfiguration of the existing dwelling, construction of a single storey garden room (10sqm) with adjoining storage area (2.6sqm); and rebuilding of existing stone garden boundary wall to the north east boundary with relocated side entrance. The development will also include for all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 3741/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2022
Applicant Parliament Property Ltd
Location 33 & 34, Wicklow Street, Dublin 2
Additional Information Additional Information Received
Proposal: Development will consist of forming an internal opening between 33 and 34 Wicklow Street and associated works.

Area Area 1 - South East
Application Number 3823/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/07/2022
Applicant Tim and Phyllis Sheehan
Location 3 Mount Street Upper, Dublin 2
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission is sought for change of use of basement office to 1 bed apartment with two new internal openings and change of use to a house of upper floors from office use, refurbishment of sash windows and front door and repointing of front facade brickwork and plastering and external insulation of rear return, internal alterations to remove non-original partitions and mezzanine and upgrading building services reusing existing pathways, new kitchen at ground floor with new window to rear and internal door relocated to original position off hall, installation of sanitary ware to 2nd & 3rd floor bathroom, new partition to bedrooms at 3rd floor, removal of return non original window & door, removal of external escape stairs and replacement with 1.8m high railing and gate to new bin area, new windows and stairs down to relocated back door and new rooflight to return walls raised by 1.55m in height and associated site works.

Area Area 1 - South East
Application Number 4043/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/07/2022
Applicant Ian & Anne Looby
Location 32 Raglan Lane, Ballsbridge, Dublin 4
Additional Information
Proposal: RETENTION: Retention planning permission for : (1) 14.50 sq.m. ground floor replacement sunroom for original conservatory, (2) conversion of 50 sq.m. of attic storage space to habitable accommodation, (3) associated works, to existing three storey house

Area Area 1 - South East
Application Number 4046/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2022
Applicant Denise Coughlan
Location No. 43 Avenue Road, Portobello, Dublin 8 (to the rear and within the curtilage of No. 43 South, Circular Road D08 HK76 (a Protected Structure) and east of No. 45 Avenue Road, (D08 F6P3)

Additional Information

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

Area Area 1 - South East
Application Number 4051/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2022
Applicant Fiona Ward
Location 8, St Kevin's Terrace, New Bride Street, Dublin 8, D08 H6F4

Additional Information

Proposal: The development will consist of upgrading works to include partial demolition works, extension of existing rear ground and rear first floor extensions to include increased height to facilitate warm roof construction, 3 no. new flat type rooflights, removal of existing first floor rear side window, new smaller first floor rear side window, internal reconfiguration, SUDS drainage and all associated ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 4054/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2022
Applicant Mightwall Ltd
Location Silverdale, Palmerston Park, Rathmines, Dublin 6, D06 AR25

Additional Information

Proposal: Permission for alteration and extensions to the existing dwelling, as follows: (i) Demolition of single storey pitched roof uPVC conservatory (31.3 sq.m.) and non-original single storey flat roofed utility room extension (10.2 sq.m.); (ii) Demolition of 2 no. chimneys and single storey flat roofed garage (including en-suite serving ground floor bedroom) (18.5 sq. m.); (iii) Construction of part single storey part two storey extension to the side and rear (126.3sqm); (iv) Alterations and modifications including new stairs, reconfiguration of internal room layouts at

ground and first floor and replacement of non-original uPVC windows and doors; (v) Widening of existing vehicular entrance to 3.8m, a new masonry wall in the rear garden and associated landscaping; and, (vi) The development also includes SuDS drainage and all ancillary and engineering works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	4055/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	18/07/2022
Applicant	Stephen Court Ltd
Location	Stephen Court, 18-21, Saint Stephen's Green, Dublin 2, D02 N960

Additional Information

Proposal: PROTECTED STRUCTURE : Planning permission for development at Stephen Court, 18-21 St. Stephen's Green, Dublin 2 (D02N960). The front of the site faces onto St. Stephen's Green and the rear onto Joshua Lane. Vehicular access is provided to the rear, from Dawson Street via Joshua Lane. The western and eastern boundaries on St. Stephen's Green are formed by No's. 17 and 22 St. Stephen's Green, respectively (both Protected Structures). The proposal includes development within the former curtilage of No. 17 St. Stephen's Green, a Protected Structure. The proposal includes the demolition of all existing structures on site and the construction of new structures, as detailed below. Demolition: -The demolition of the existing office development (c. 14,086 sq m. including a coffee shop) comprising 3 no. interlinked blocks ranging in height from 6 storeys (c.20m + setback penthouse floor) facing St. Stephen's Green, to 7 storeys (c. 23.2m + setback plant floor) at the rear; and Construction: - The construction of a new office development (c. 21,219 sq m), including an associated arts facility (c. 494 sq m) and retail outlet (c. 72 sq m), and, additionally, a new publicly accessible landscaped courtyard (c. 575 sq m). The proposed development will range in height from 5 storeys (c. 20.6 m) on the St Stephen's Green frontage, through setback floors of 6 to 7 storeys (up to c. 28.75 m) to the rear, giving a maximum overall height, including rooftop plant, of c. 31.8 m. The scheme includes external terraces facing St Stephen's Green at 5th and 6th Floor levels. The existing 211 car spaces will reduce to 35 spaces, accommodated at basement level, accessed via Joshua Lane, with 6 additional car spaces provided for No.17 St. Stephens Green (with these accessed through an existing entrance on St. Stephens Green). 297 bicycle spaces will be provided, including 9 cargo bike spaces and 14 visitor spaces. The proposed development includes associated plant, landscaping and ancillary development and site works-above and below ground.

Area	Area 1 - South East
Application Number	4063/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/07/2022
Applicant	Pembroke Wanderers Trust Company
Location	Pembroke Wanderers Hockey Club, 27A Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information

Proposal: Development will consist the installation of a free-standing balcony connected to and extending from the existing clubhouse viewing deck and the provision of ground to first floor lift access from within the existing clubhouse with new proposed lift enclosure to rear of building, modifications to existing roof and associated external building works.

Area Area 1 - South East
Application Number 4067/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/07/2022
Applicant Sara Pinheiro
Location 12, Zion Road, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will comprise of the relocation of the existing vehicular entrance, dishing of curb to accommodate new vehicular entrance and new rendered gate piers and gates and closing up of the original vehicular gate entrance and removal of existing dished curb.

Area Area 1 - South East
Application Number 4068/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2022
Applicant The Ballsbridge Co-Ownership
Location Unit 7 & 8 at ground floor in the New Pembroke Street in the Ballsbridge One development bounded by Pembroke Road and Shelbourne Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for the development consists of : (a) demolition of the boundary wall between Unit 7 and Unit 8 so as to create a single unit for the use as a showroom, (b) the construction of a new mezzanine within the premises 70m² to be used as part of the showroom and for ancillary staff facilities, (c) a new fire exit to the rear. The total floor area of the completed development would be 258m².

Area Area 1 - South East
Application Number 4071/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 18/07/2022
Applicant Orwell Healthcare
Location Queen of Peace Centre, Garville Place, Rathgar, Dublin 6

Additional Information

Proposal: PERMISSION & RETENTION: for the development at a site of c.0.4240 ha located at Queen of Peace Centre, Garville Place, Rathgar, Dublin 6, located on the western side of Garville Place to the rear of Garville Avenue nos. 6-8 and to the south of Garville Lane. The development is an amendment application to the permitted development under DCC Reg. Ref. 4613/19 (and previous permission DCC Reg. Ref. 2865/18). The alterations will include the following :
- Increase in the no. of bedrooms by 47 no. to provide a total of 131 no. bedrooms in the main building (the permitted development provides for 84 no. bedrooms), - Modification to the footprint, design and internal layout of the permitted extension to rear (north-west) of main building,

- Alterations to internal layouts including to the permitted stairwell, extension of the main building to the north-west, provision of a communal sunroom and a sheltered roof space, all resulting in a minor increase in building height to c.20.140m (to the top of the lift core) and an overall increase in floor area by c.362 sq.m., - Omission of permitted basement, - Minor amendments to fenestration and materials, - Amendments to the previously approved energy centre to the south-west of the site to a proposed new cold water storage tank enclosure, - Demolition of existing independent living unit 2 (c.171.6sq.m.), - Retention of the existing 3 storey, temporary structure comprising prefab portable cabins (providing dayroom facilities linked to the main building). This temporary structure to be removed upon completion of the permitted extension. The proposal also includes all associated works to enable the development of the existing care home, Queen of Peace Centre.

Area Area 1 - South East
Application Number 4074/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2022
Applicant Jorge Fernandez & Nuria Menendez
Location 76, Moyne Road, Rathmines Dublin 6, A96 R621

Additional Information

Proposal: PROTECTED STRUCTURE : Development will comprise the demolition of an existing single storey extension to the rear, and the construction of new single storey extension to the rear in lieu of same. The proposed works will also comprise modifications to the internal areas of the existing dwelling, including the formation of an opening between the existing kitchen area at lower ground floor level to the rear, and the existing living room at upper ground floor level to the front of the dwelling, the removal of a party wall between the existing bathroom and adjoining wc at first floor level, and the provision of a new shower room with new velux window to the existing rear bedroom at second floor level. The proposed works will also comprise the partial excavation of an existing raised garden area to the rear to form a patio area, and the demolition of an existing single storey garden shed to the rear boundary of the property, and the construction of a new covered garden area structure to the rear garden in lieu of same, together with all ancillary site works including connections to existing services.

Area Area 1 - South East
Application Number 4081/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 21/07/2022
Applicant Gerard Hynes
Location 28, Kilfenora Road, Dublin 12

Additional Information

Proposal: RETENTION: The development consists of a part two storey and part single storey rear extension (total floor area 33.72 sqm) together with a non-habitable attic conversion incorporating a dormer roof structure to rear elevation, a new single storey porch to front elevation (1.65 sqm), two roof windows on rear elevation and 1 no. roof window on front elevation and associated site works.

Area Area 1 - South East
Application Number 4083/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/07/2022
Applicant James Whelan & Anne Fahy
Location 22, Sandymount Castle Park, Dublin 4, D04 XA31
Additional Information
Proposal: Permission to construct a one-bedroomed single storey detached dwelling to rear of existing house and associated works.

Area Area 1 - South East
Application Number 4084/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2022
Applicant Shelley Horan & Lorcan Staines
Location 13, Brighton Road, Dublin 6, D06 X282
Additional Information
Proposal: PROTECTED STRUCTURE : Development for (a) Removal of c. 18.9 sqm garage at the rear garden with access off the laneway to the rear; (b) Removal of c. 6.0 sqm of garden sheds at the rear garden; (c) Construction of c. 20.6 sqm free standing, single storey, pitched roof, garden room at the rear garden; (d) Replacement of gate fronting onto laneway to rear; (e) And all associated site works.

Area Area 1 - South East
Application Number 4085/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2022
Applicant Royal Irish Academy of Music
Location 38 Fenian Street, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: (RPS Ref. 8743). The development will consist of a change of use from office use to student accommodation for 6no. music students with the provision of 6no. en-suite bedrooms and associated shared facilities. Other works include internal alterations will include: (a) the lowering of existing floor at basement level; (b) the renovation and repair of all original brick vaults at basement level including vaults under public footpath; (c) provision of new insulated concrete slab to lower ground floor level, including underpin and new tanking membrane to slab; (d) the replacement of non-original stairs to basement level with new stairs; (e) removal of non-original walls; (f) provision of new hardwood timber stairs to fourth floor; (g) upgrading fire and acoustic performance of existing suspended timber floors; (h) provision of new flattened brick arch to front and rear entrance of existing carriageway; (i) provision of new services throughout including new services risers and all ancillary works necessary to facilitate the development. External alterations will include: (1) the removal on non-original rear windows; (2) the removal of the non-original projecting WC to the rear; (3) part removal of non-original roof structure; (4) lowering of window sills to floor level at rear rooms (3no.); (5) the repositioning of original six-over-six sash window from third floor to the rear ground floor half-landing; (6) provision of glazed three-storey cantilevered extension to the rear at 5 sq.m per floor (first, second and third floors); (7) addition of fourth floor set-back extension with roof terrace to south; (8) the removal of

modern front door and projecting canopy and modifications; (9) the removal of modern cement render to rear facade and re-pointing of original brick; (10) the cleaning repair and repointing of existing brick to both front and rear facades.

Area Area 1 - South East
Application Number 4087/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/07/2022
Applicant Schwan Ebrahim
Location 24, Camden Street Lower, Dublin 2 D02Y621

Additional Information

Proposal: Planning permission for the removal of condition No. 5 of planning approval Ref. No. 3501/15 to have no restrictions of hours of operation, change of use of restaurant to allow cafe style usage, amendments to existing layout to convert existing storage rooms allow for private family seating areas, allowance for the sale of hot food for consumption off the premises, allowance for delivery pick up from the restaurant.

Area Area 1 - South East
Application Number 4091/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/07/2022
Applicant Ciaran Spillane & Angela Haren
Location 33, Saint John's Road, Sandymount, Dublin 4, D04 PW53

Additional Information

Proposal: Permission to construct a single storey rear extension, internal alterations and associated works.

Area Area 1 - South East
Application Number 4097/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 22/07/2022
Applicant Grange House Limited
Location 36, Rathmines Road Upper, Dublin 6, D06 P2X9

Additional Information

Proposal: PROTECTED STRUCTURE : change of use of a vacant medical centre to a hotel which will serve as an extension to the Uppercross Hotel located at No. 26-32 Upper Rathmines Road, The proposed development comprises the following: the demolition of: (a) 2 no. detached sheds to the rear of the property (6.45sq.m and 25.6sq.m); (b) Part of the rear northern boundary wall between the existing hotel and subject site; (c) The middle link section of the building connecting the northern and southern elements of the building; and (d) part of the rear wall of the existing building; (ii) the change of use of the existing part 2, part 3 storey building (Block A) to provide short stay hotel accommodation comprising the following works: (a) construction of 3-storey middle link section between northern and southern elements of existing building to provide a link between the original building and a new 3 storey block to the rear (Block B). (b) Construction of 2 storey extension to the rear of the original building on the northwestern site boundary; (c) Relocation of

main entrance and reconfiguration of internal layout to create a reception area and 3 no. en-suite bedrooms at ground floor, 3 no. en-suite bedrooms and 1 no. suite at first floor, and 2 no. en-suite bedrooms at second floor; (d) restoration of front and rear façades to original condition; (e) replacement of existing sash windows with new like-for-like windows (f) relocation of stairs to original position in house; (g) restoration of existing ramp leading up to the front of house; (iii) construction of 3-storey extension to the rear of the original building to be known as Block B which will be connected via the 3-storey middle link section. The extension will contain 3 no. en-suite bedrooms (1 no. on each floor), lift shaft, and a fire escape stairwell on southern façade. The external facade will be in keeping with the original building and will contain contemporary glazing with metal fins; (iv) construction of 2-storey mews-style building comprising 2 no. 2 bedroom self-catering family suites (73 sq.m. each) with living/kitchen/dining area and bathroom. The suites will provide hotel accommodation and will not be provided with balconies/terraces; (v) primary access will be provided via Rathmines Road Upper with a vehicular access being provided to the existing hotel car park to the rear which is accessed via Rathmines Road Upper (north of subject site). Internal pedestrian access to the existing hotel will be provided via the landscaped outdoor seating area; (vi) drainage, landscaping including provision of outdoor seating area to rear of the site and adjacent to existing hotel building, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting, signage and roof top plant enclosure.

Area	Area 1 - South East
Application Number	4151/21
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	21/07/2022
Applicant	Michael Weir
Location	62, Clanbrassil Street Upper, Dublin 8
Additional Information	Additional Information Received
Proposal:	PERMISSION & RETENTION: The development consists of changing the use of the existing barber shop (56 sq.m) on ground floor to a Mini Café Restaurant in line with current permitted uses, and retention permission for the work of changing the shop front and altering car parking space (27 sq.m) to an external seating area and an extension work at backyard (7.7 sq.m) for a toilet.

Area	Area 1 - South East
Application Number	4468/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/07/2022
Applicant	Peter Cavanagh
Location	14, Oxford Road, Dublin 6, D06 PP71
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.

Area Area 1 - South East
Application Number 4472/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/07/2022
Applicant Oisín Flanagan
Location 38 Heytesbury Street, Portobello, Dublin 8

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.

Area Area 1 - South East
Application Number 4477/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/07/2022
Applicant Glencarra Ringsend Limited
Location Cambridge House, 22 Cambridge Road, Dublin 4, D04 P635

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.

Area Area 1 - South East
Application Number 4491/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/07/2022
Applicant Aisling Bree
Location 4, Oaklands Park, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for a single storey 18 sqm extension to rear, alterations to existing windows and doors at ground and first floor level to rear and side elevation, replacement of 2 no. roof windows to front with 2 no. new dormer windows and associated site works including adjusted drainage and paving.

Area Area 1 - South East
Application Number 4492/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/07/2022
Applicant Permanent TSB Public Limited Company
Location Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060

Additional Information

Proposal: PROTECTED STRUCTURE . The development will consist/consists of: Shopfront alternations which comprise of: fitting of new branded signage (after removal of existing signage/or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained). 2No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM/ATMs within new rooms and new entrance lobby door. These works are to a protected structure .

Area Area 1 - South East
Application Number 4496/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/07/2022
Applicant Radiant Now Limited
Location 23 St Stephen's Green (protected structure) and rear of 22 St Stephen's Green (protected structure), Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Site (c. 703.5 sw. m.) on lands generally bounded by R138 and St. Stephen's Green (protected structure) to the south, no. 22 St. Stephens Green (protected structure) and Joshua Lane to the West, no. 24 St. Stephen's Green (protected structure) and vehicular access laneway to the east and the rear of nos. 19-21 Kildare Street (protected structure) to the North. The proposed development comprises a new 3-storey extension (c. 906.4sqm GFA) with balconies on southern and western elevation, above the existing, contemporary 4-storey office extension to the rear of No. 23 St. Stephen's Green (protected structure). And, all associated and ancillary site development works, including associated reconfiguration of the internal floor plan layout within the existing contemporary 4-storey extension; removal of 6no. existing ancillary car parking spaces and reconfiguration of 6no. existing ancillary car parking spaces at lower ground floor level; provision of 32no. bicycle parking spaces at lower

ground floor level; provision of plant at lower ground floor and roof levels and new green roof (c.290sqm) at roof level.

Area	Area 1 - South East
Application Number	PWSDZ4058/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	18/07/2022
Applicant	Pembroke Beach DAC
Location	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

Additional Information

Proposal: Permission for development for a mixed use development (Referred to as Phase 2) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 2.10 hectares (identified as within the A1 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase I development as provided for under the approved Poolbeg West SDZ Planning Scheme. The overall site also includes a recently issued planning permission (Phase 1) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase I Permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The overall site is also the subject of an application for planning permission (Phase 1B) (PWSDZ3406/22) which relates to the development on a site area of some 0.76 hectares and proposes 356 No. apartments and residential amenities within a mixed-use development (43,944 sq m) comprising 1 No. block (identified as Block L). The Phase 1B application for planning permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The proposed Phase 2 development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.10 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendment to the urban tree planting along the Sean Moore Road interface); and the construction of a residential and mixed-use scheme comprising a floor area of 64,906 sq m (54,682 sq m above basement), together with a basement/undercroft area of 10,224 sq m, comprising 2 No. blocks (identified as Block D and E) to provide: 516 No. apartment units and associated residential amenity facilities; a childcare facility: 5 no. café restaurant units; 2 no. Retail Services; 14 no. Retail Units; 1 no. Foodhall, 1 no. Health Facility: basement car parking; together with associated infrastructural works on the overall site. The proposed development will also include provision of the South Bank Link Road as identified in the SDZ Planning Scheme. The 516 No. apartment units will include 143 No. "Build-To-Rent" apartments (including resident support facilities and resident services and amenities), 52 No. social housing apartments, 77 No. affordable housing apartments and 244 No. apartment units. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.) Access and servicing of the proposed Phase 2 development will be by way of the central boulevard as permitted (subject to compliance with Condition No. 24e) in the Phase 1 planning permission (PWSDZ3207/21) which also amends the infrastructure permission (Parent Permission)

(Reg. Ref. PWSZ3270/19) amongst other things. The proposed Phase 2 development will consist of: Blocks D and E ranging in height from 4 - 10 storeys over basement/undercroft to provide 516 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block), consisting of: 180 No. 1-bedroom units; 252 No. 2-bedroom units; and 84 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of "height" in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); the provision of 1,404 sq m of residential amenity facilities (to include a gym, co-work space, meeting room & other private amenities) a childcare facility (453 sq. m) located at the ground floor of Block D providing c.90 No. childcare places, and an outdoor play area of c.200sq m; 17 No. retail spaces (Retail Units, Retail Services & Foodhall) located at the ground floor of Blocks D & E (Total GFA 2,172 sq m) 5 no. café / restaurants located at ground floor level (Total GFA 722 sq m); A total of 103 no. residential car parking spaces (incl. 5 no. disabled access spaces & 21 no. EV spaces), 8 No. car share parking spaces, 4no. crèche parking spaces, 1 no. health centre parking space & 6 no. retail parking spaces located at basement level with vehicular access from the street level (Block D south eastern elevation), the provision of 20 no. on-street car parking spaces (incl. 6 No. EV on-street car parking spaces and 6 no. disabled access spaces) and 5 no. loading bays. Note 5 No. of the proposed on-street car parking spaces will not be accessible until such time that a future connection/tie into Southbank Road is proposed and delivered; Provision of 942 No. bicycle parking spaces; 852 No. long-stay standard bicycle parking spaces located at basement level (Incl. 5 no. crèche, 28 no. retail, 3 no. healthcare and 16 No. cargo bicycle parking spaces); 90 no. short-stay standard bicycle parking spaces located at surface level (70 no. residential [incl. 10 no. cargo bike spaces], 10 no. additional spaces and 10 no. crèche); plant rooms, resident storage spaces, bin stores, bicycle stores, water storage, sprinkler rooms, laundry located at basement level; landscaped open spaces to comprise residential communal courtyards (incl. children's play areas), and 4,401 sq. m of roof terraces to Block D (5th, 6th, 7th and 8th Floor), Block E (5th, 6th and 8th Floor); 1 no. double ESB sub station located at the ground floor level of Block D (76 sqm) and 1 no double ESB sub station located at the ground floor level of Block E (57 sqm); Provision of public realm spaces including 2 no. public squares (Glass Bottle Square and Pembroke square, totalling 1.820 sq m). streets and public amenity spaces; One new local/side street (Market Street) connecting to the permitted Central Boulevard; and the provision of the South Bank Link Road as identified in the SDZ Planning Scheme. Note that the proposed South Bank Link Road will include temporary bollards and fencing to partially restrict access to pedestrians only until such time that a future connection/tie into Southbank Road is proposed and delivered. The proposed development will include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste & recycling facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area Area 1 - South East
Application Number WEB1502/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 18/07/2022
Applicant Cecilia Quadros
Location 70, Beech Hill Drive, Dublin 4, D04 E1T0

Additional Information

Proposal: Planning permission is sought for 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.

Area Area 1 - South East
Application Number WEB1504/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/07/2022
Applicant Sean & Pamela Cranford
Location 34, Oxford Road, Dublin 6, D06 C436

Additional Information

Proposal: The development consists of: 1. Removal of the existing glazing structure at the first floor rear extension. 2. Demolition of the existing first floor rear extension. 3. Removal of the existing flat roof serving the ground floor rear extension to be replaced with a new lean to roof incorporating a skylight. 4. Construction of a flat roof rear extension on the first floor to consist of an office and a bathroom. 6. Construction of a gable ended pitch roof to the main house for the provision of an attic conversion with a rear facing flat roof dormer window to consist of a master bedroom, walk-in wardrobe and ensuite . 7. General remodel and partial upgrade of the existing dwelling at both ground floor & first floor to suit the proposed layouts. 8. All drainage, structural and associated site works to be implemented.

Area Area 1 - South East
Application Number WEB1507/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2022
Applicant Roddy & Una Kilduff
Location 15, Waterloo Lane, Ballsbridge, Dublin 4, D04 H9C3

Additional Information

Proposal: The development will consist of removal of existing pitched and hipped roof, construction of additional set back storey and balcony at second floor level, addition of single storey extension to rear of house, modifications to front and rear facades and internal modifications and associated landscaping and ancillary works.

Area Area 1 - South East
Application Number WEB1510/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/07/2022
Applicant Kirk Donohoe & Aiste Venckute
Location 39, Priory Road, Dublin 6w

Additional Information

Proposal: The development will consist of: Alterations to previously granted planning application WEB1709/21 which includes demolition of existing single storey rear extension. Removal of existing chimney. Construction of proposed part-single-part two storey extension to side and rear with flat roof tied into main roof with 3no. roof lights. Amendments to glazing on front (north-west) elevation. 2no. roof lights to side and rear on main roof façade (south-east & north-east). Relocation of front door. Internal modifications and all ancillary works.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 3228/22
Appeal Type Written Evidence
Applicant Frederick Roberts & Rebecca Roe
Location 18, Cambridge Road, Rathmines, Dublin 6, D06 R2V4
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing single storey utility/wc structure to the rear, and the construction of a two storey extension to rear and part side and associated re-modelling of the existing house, the construction of a single storey extension to the side and associated minor remodelling, rooflights to both the existing and proposed structures, reinstatement of the existing front room at first floor with en suite and storage insertions, localised minor re-modelling and adjustments on the ground and first floor and rear and side elevations as detailed in the drawings and conservation statement, underpinning work to hall wall and party wall, temporary lifting of gate pier and porch floor coverings and stone steps; the rebuilding of first floor window reveal; adjustment to front door leaf, re-pointing to the front elevation, localised repair to existing internal wall and decorative plaster, localised repair to existing ceilings, removal of existing external cementitious render to rear and side elevations and replacement with a lime render, replacement of non-original floorboards where applicable, replacement windows throughout to replicate original window design and proportions, minor internal adjustments to the existing house, associated landscaping work, localised repair to the existing roof and all associated site and remedial works.

Area Area 1 - South East
Application Number 3827/22
Appeal Type Written Evidence
Applicant Sheila Walsh
Location 29, Annesley Park, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the following - The provision of a new rear Single Storey Kitchen Extension and demolition of the existing rear kitchen extension including internal alterations to existing rear kitchen, Dining room and Playroom and the provision of a new Shower room and Utility room including ancillary drainage works. Replacement

of the existing aluminium windows to the front elevation with new hardwood double glazed vertically sliding sash windows as well as the replacement of the existing modern front door with a new hardwood panelled door more in keeping with the existing house. The provision of new hardwood double glazed windows to the rear elevation first floor.

Area Area 1 - South East
Application Number WEB1374/22
Appeal Type Written Evidence
Applicant Paul & Dervla Gilmer
Location 1, Dartry Park, Dartry, Dublin 6
Additional Information

Proposal: Permission is sought for the demolition of existing single storey conservatory, existing single storey projection, existing chimney and existing shed to the rear of house and demolition of chimney to the front of existing two storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to the rear, converted attic with new dormer and rooflights to rear and side, conversion of existing garage to habitable room, replacement of all existing windows and doors, modifications to existing window and door openings, widening existing vehicular entrance and all associated site works at 1 Dartry Park, Dartry, Dublin 6, Co. Dublin by Paul & Dervla Gilmer.

Area 1
Appeals Decided

None