



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**30/22**

(25/07/2022-29/07/2022)

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** 3955/22  
**Application Type** Permission  
**Applicant** Elm Park Golf & Sports Club CLG  
**Location** Elm Park Golf Club at Nutley House, Nutley Lane,  
Dublin 4, D04 WE09  
**Registration Date** 26/07/2022  
**Additional Information** Additional Information Received  
**Proposal:** The development consists of the construction of a single storey building, 51m2 in area and 3 outdoor proprietary roofed swing bays to serve as a swing space / driving range for the existing Elm Park Golf Club at Nutley House, Nutley Lane, Dublin, D04 WE09.

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**Area** Area 1 - South East  
**Application Number** 4537/22  
**Application Type** Permission  
**Applicant** St Agnes Property Limited  
**Location** Lands to the rear of St Agnes Convent, Captains Place,  
St Agnes Avenue, Crumlin, Dublin 12, within the  
Primary Care and Sheltered Housing Development  
**Registration Date** 25/07/2022  
**Additional Information**  
**Proposal:** The development will consist of construction of 4 no. single storey (bungalow units) Independent Living Units with terraces along with associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 4541/22  
**Application Type** Retention Permission  
**Applicant** Farmer Browns Eatery  
**Location** 170 Rathmines Road Lower, Dublin 6  
**Registration Date** 25/07/2022  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: RETENTION PERMISSION of vent to the kitchen extractor hood and planning permission to erect a proposed flat metal plastic coated enclosure to vent to the rear. The development consists of retention permission of 1500mm high metal vent to kitchen extractor hood and planning permission for proposed 1650mm high flat metal plastic coated enclosure to vent on roof of existing single storey kitchen to rear of house.

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**Area** Area 1 - South East  
**Application Number** 4544/22  
**Application Type** Permission  
**Applicant** Glencarra Ringsend Ltd  
**Location** Cambridge House, 22, Cambridge Road, Ringsend, Dublin 4, D04 P635  
**Registration Date** 25/07/2022

**Additional Information**

**Proposal:** 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. 13.4 sqm), and 45 No. covered cycle spaces (incl 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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**Area** Area 1 - South East  
**Application Number** 4546/22  
**Application Type** Permission  
**Applicant** John C. Carroll  
**Location** 32 & 33, Lower Clanbrassil Street, Dublin 8  
**Registration Date** 26/07/2022

**Additional Information**

**Proposal:** Planning 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.

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**Area** Area 1 - South East  
**Application Number** 4547/22  
**Application Type** Permission  
**Applicant** Hosted Kitchens Limited  
**Location** Avalon House, 55 Aungier Street, Dublin 2, D02 CX54  
**Registration Date** 26/07/2022

**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.

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**Area** Area 1 - South East  
**Application Number** 4556/22  
**Application Type** Permission  
**Applicant** Shelbourne Greyhound Stadium Limited  
**Location** Shelbourne Park Greyhound Stadium, South Lotts Road, Dublin 4  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** Development includes the demolition of existing turnstile pavilion and other minor demolitions, construction of partial extension over existing roof terrace at the third floor level, change of use/extension of use at ground floor level to provide for exhibition space, offices, sports bar / restaurant and coffee shop inclusive of outdoor seating and external landscaping and elevation upgrades to main entrance and stadium building inclusive of signage and lighting together with internal modifications throughout.

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**Area** Area 1 - South East  
**Application Number** 4559/22  
**Application Type** Permission  
**Applicant** Radiant Now Limited  
**Location** No. 23 St Stephen's Green (Protected Structure) and rear of No. 22 St. Stephen's Green, (Protected Structure), Dublin 2  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for Development at a site (c. 703.5 sqm), at: No. 23 St Stephen's Green (Protected Structure) and rear of No. 22 St. Stephen's Green (Protected Structure), Dublin 2. On lands generally bounded by R138 and St. Stephen's Green (Protected Structure) to the South, No. 22 St. Stephen's 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 Structures) to the North. The proposed development comprises a new 3-storey office extension (c.906.4 sqm 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 6 no. existing ancillary car parking spaces and reconfiguration of 6 no. existing ancillary car parking spaces at lower ground floor level; provision of 32 no. bicycle parking spaces at lower ground floor level; provision of plant at lower ground floor and roof levels; and, new green roof (c.290 sq.m) at roof level.

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**Area** Area 1 - South East  
**Application Number** 4560/22  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of the Board of  
**Location** 4, Grand Canal Quay, Dublin 2, D02 HR22 (formerly Connaughtons warehouse), 'The Tower', Grand Canal Quay, Dublin 2, D02 KD43- A Protected Structure and existing, car park between, also at Grand, Canal Quay Dublin 2  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: the following alterations to the previously granted PROTECTED STRUCTURE permission (3768/20) Deletion of works to the protected structure of the tower (no 5 Grand Canal Quay), Deletion of the covered walkway roof connecting the buildings, Adjustment to the landscape walls and steps across the site following the deletion of the walkway roof, Addition of the electricity substation within the rear boundary wall (west side of the garden courtyard), Removal of the existing brick archway (current pedestrian entrance to the site), Redesign of the external fire escape stair serving the small tower building in the garden courtyard area of no 4 Grand Canal Quay, The addition of the large window to north elevation of the top floor events space in the small tower, Adjustment to the design of the east facing window to the cafe space (in the modified existing garage door opening, Adjustment to the external courtyard area on Grand Canal Quay in front of the east gable of no 4 Grand Canal Quay (including adjustment of the two accessible parking spaces and the refuse store and minor alterations to the external door screens in the existing openings), Proposal to paint the existing brickwork of the east facing gables of the building (to unify the varying existing materials and finishes), Minor internal alterations within the layout of no 4 Grand Canal Quay.

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**Area** Area 1 - South East  
**Application Number** 4563/22  
**Application Type** Permission  
**Applicant** Dawson Street Capital Limited  
**Location** 53, Dawson Street, Dublin 2 and 52 Dawson Street, 11/12 Duke Street, Dublin 2  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 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 the roof. Local plaster repair to the front façade and renewal of the flashing to the front parapet and cornice moulding, and repainting of the front façade • 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.

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**Area** Area 1 - South East  
**Application Number** 4564/22  
**Application Type** Permission  
**Applicant** Permanent TSB Public Limited Company  
**Location** Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** 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.

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**Area** Area 1 - South East  
**Application Number** 4567/22  
**Application Type** Permission  
**Applicant** Interncom R&D Unlimited Company  
**Location** Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road) Dublin 2 (D02 TW27)  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** Planning permission for development at a site formerly known as Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road) Dublin 2 (D02 TW27). The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a Protected Structure (RPS 2421) and is bounded by Earlsfort Terrace, Adelaide Road and to the rear by Hatch Place. The proposed development consists of the installation of planters and landscaping and/or tables and chairs on the permitted terraces at floors 4,5 and 6 (terraces were permitted on the parent permission for development on the site under Reg. Ref. 3040/17 (ABP 300914-18), as amended under Reg. Ref. 3984/19 (ABP 306061-19) and Reg. Ref. 3440/21) including use of floor 5 and 6 terraces (used as maintenance at present) as staff terraces. The terraces are located on the north, east, south and west elevations. No increase in floor space or the size of the permitted terraces is proposed. The application includes all associated and ancillary development and site works above and below ground.

**Area** Area 1 - South East  
**Application Number** 4571/22  
**Application Type** Permission  
**Applicant** The Board of St Patrick's Cathedral  
**Location** Saint Patrick's Cathedral, Saint Patrick's Close,  
Dublin 8  
**Registration Date** 28/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of (1) Removal of galvanised metal window guards from outside face of 4no. south porch windows (2) Removal of external storm glazing from 3no. south porch windows (3) Cleaning, repair and conservation works to 3no. south porch windows involving temporary removal to allow works to be undertaken and (4) Returning, re-fixing of 3no. glazed windows without storm glazing or window guards. The Cathedral is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 4577/22  
**Application Type** Permission  
**Applicant** COPA Property Holdings Ltd.  
**Location** Castlewood House, 39/40, Castlewood Avenue, Rathmines,  
Dublin 6  
**Registration Date** 28/07/2022

**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. This 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.

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**Area** Area 1 - South East  
**Application Number** 4578/22  
**Application Type** Permission  
**Applicant** Westridge Milltown Limited  
**Location** 'Dunelm', Rydalmount, Milltown Road, Dublin 6  
**Registration Date** 28/07/2022

**Additional Information**

**Proposal:** Planning permission for a Build to Rent residential development on lands at 'Dunelm', Rydalmount, Milltown Road, Dublin 6. The site is located to the east of the Green Luas line, to the south of residential dwellings at No's 1 and 2 Rydalmount and east of the residential dwelling known as 'Kadiv' at Rydalmount, Milltown Road. The proposed Build to Rent residential development will consist of the following:• Demolition of the existing building (comprising the residential dwelling known as 'Dunelm') and structures on site;• Construction of a Build-to-Rent (BTR) residential development, comprising 63 no. BTR apartments with a mix of 5 no. studio units, 27 no. 1 bed units, 30 no. 2 bed units and 1 no. 3 bed unit in two no. blocks (Block A and Block B), including resident support and amenity facilities;• Block A, to the south of the site, comprises 55 no. BTR units, including 1 no. studio, 27 no. 1 bed units, 26 no. 2 bed units and 1 no. 3 bed units, in a part 4 to part 6 storey, over lower ground floor and basement level building (maximum of eight levels to Milltown Road). Resident support and amenity facilities are proposed at basement, ground and fifth floor level. Balconies are proposed on the northwest, southwest, southeast and northwest elevations;• Block B, to the northwest of the site, comprises 8 no. BTR units, including 4

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4586/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Andrew and Orla Gillen
<b>Location</b>	1A Rathgar Place - Mews to rear of no. 162 Rathgar Road, Dublin 6
<b>Registration Date</b>	29/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE RPS REF. 7125: RETENTION PERMISSION for retention of and extension to existing end of terrace derelict coach house to provide a 3 bedroom mews dwelling. The works include conversation and upgrade of existing coach house in order to provide off street car parking space and new staircase at ground floor, 4 no. new window openings to the elevation facing Rathgar Place, reinstatement of first floor with bedroom at first floor level, reinstatement of slated pitched roof structure at a level 550mm above original. Extension to rear of coach house to include glazed lightwell separating the existing coach house structure from the new extension and a new two storey green flat roofed structure to provide kitchen and living space at ground floor level and 2no. bedrooms at first floor level with associate ancillary accommodation within the coach house structure. Site works to include drainage works and hard and soft landscaping to rear garden area and a new 1.8m high stone boundary wall separating the mews dwelling and garden from the garden of no.162 Rathgar Road.



**Area** Area 1 - South East  
**Application Number** 4596/22  
**Application Type** Retention Permission  
**Applicant** Kateo Investments Ltd  
**Location** Thomas Moore Inn, 12 Aungier Street and the corner of Longford Street Little, Dublin 2  
**Registration Date** 29/07/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION: for (i) 4 no. flagpoles on the west elevation to Aungier Street, (ii) 3 no. advertising canopies: 1 located on the west elevation to Aungier Street and 2 located to the north elevation to Longford Street Little, (iii) 3 no. wall mounted advertising signs on the north elevation to Longford Street Little.

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**Area** Area 1 - South East  
**Application Number** DSDZ4573/22  
**Application Type** Permission  
**Applicant** Niamh Greaney, Auveen Greaney & Dearbhil Greaney  
**Location** Unit 3/4, Block D, Bulter's Court, 77, Sir John Rogerson's Quay, Dublin 2  
**Registration Date** 28/07/2022

**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.

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**Area** Area 1 - South East  
**Application Number** PWSDZ4543/22  
**Application Type** Permission  
**Applicant** Pembroke Beach DAC  
**Location** Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4  
**Registration Date** 25/07/2022

**Additional Information**

**Proposal:** Temporary permission for development (fewer than five years, to coincide with the duration of the Phase 1 Permission (7 May 2027, approximately), granted on 24 March 2022 (Reg. Ref. PWSDZ3207/21) to amend the Cultural Hub ("Meanwhile Uses") element of the Phase 1 Permission in order to facilitate the construction of an "Expanded Meanwhile Uses" facility on a overall site of 15.1 ha, with a focused area of some 1.51 ha (including some 57 sq m of land in the ownership of Dublin Port Company to accommodate pedestrian access from the coastal path). The lands are bounded to the northwest by Sean Moore Road, to the northeast by South Bank Road, to the southeast by Dublin Port lands and Dublin Bay, and to the southwest by Sean Moore Park, on lands known as the Former Irish Glass Bottle Site and Fabrizia Lands, Dublin 4 (now marketed as "Glass Bottle") within the wider Poolbeg West Strategic Development Zone covered by the Poolbeg West SDZ Planning Scheme 2019. The Phase 1 Permission in part amends the Parent Permission (a ten-year permission granted on 28 January 2020 for infrastructural works (Reg. Ref. PWSDZ3270/19) on a site of 4.3 ha). The permitted Meanwhile Uses' Cultural Hub element of the Phase 1 scheme (referenced as "The Stacks") permits: 13 No. artists' studios (460 sq m), accommodated in 31 No. repurposed shipping containers and ranging in height from one to two-stories; a two-storey gallery and communal workspace (101 sq m); 1 No. two-storey café unit (60

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sq m); 2 No. two-storey commercial units (132 sq m) including Container Farm' unit, and a 'Wellness Zone' and ancillary pool tank; a three-storey town hall' area (439 sq m); a segregated outdoor waste collection area (1,061 sq m); 3 No. single storey WC facilities (90 sq m) and associated waste storage: 23 No. car parking spaces; 180 No. bicycle parking spaces; sculptural installations (including 2 No. three-storey 'city and sea periscopes'); pedestrian/cyclist access through the existing coastal bund to the existing coastal path to the east; signage; landscaping; site lighting; and all associated site infrastructural works above and below ground. Condition 24 (a) of the Phase 1 Permission omits the provision of temporary access from South Bank Road and requires alternative access to the Meanwhile Uses to be provided from the permitted Central Boulevard. This Application seeks inter alia to permit a variation of the Phase 1 proposal, thereby omitting the requirement for Condition 24 (a). (The proposed access from South Bank Road is an interim measure only with the long-term strategy proposed being access from the Central Boulevard when constructed.) The proposed development will consist of an expansion to the permitted "Cultural Hub" to facilitate inter alia temporary artistic, cultural and creative, community, commercial, retail and social spaces (in response inter alia to Objective CD8 (to provide inter alia cultural space) of the Planning Scheme), and the provision of a licensed Food and Drinks' Emporium (in response inter alia to Objective CD4 (to provide inter alia restaurants, cafes and leisure facilities) and the requirement for SDZ- wide facilities of the Planning Scheme) and a Marketing Suite/Event Space (in response inter alia to Objective CD10 (to promote inter alia public participation and tourism) of the Planning Scheme) located predominantly on the "A4" lands to the south of the permitted Central Boulevard, but extending to provide(temporary) access also from South Bank Road. The proposed development will promote the temporary use of vacant land for artistic, cultural and community uses with the aim of engaging young people in the arts, as well as being able to facilitate outdoor performances that will enliven the local street scene and provide character improvements, in response to the Dublin Docklands Social Infrastructure Audit 2015 prepared by Dublin City Council, the Dublin Docklands Development Authority and McCutcheon Halley Walsh. Cumulatively, the Expanded Meanwhile Uses will consist of 2,740 sq m of gross floor area, accommodated within inter alia 81 No. repurposed shipping containers, comprising: the Cultural Hub (1,282 sq m); a licensed Food and Drinks' Emporium (764 sq m) (within a licensed area of c. 0.22 ha); and a Marketing Suite/Event Space (694 sq m), with the provision of 45 No. car parking spaces and 287 No. bicycle parking spaces. (The permitted Phase 1 (Reg. Ref. PWSDZ3207/21) Cultural Hub is 1,282 sq m. accommodated within inter alia 61 No. repurposed shipping containers (two of which were the three-storey 'city and sea periscopes') and permits 23 No. car and 180 No. bicycle parking spaces.) The proposed development will consist of the amendment to the location/arrangement of the permitted: 13 No. artists' studios, accommodated in 30 No. repurposed shipping containers, ranging in height from one to two-storeys around the Cultural Hub lawn (with allowance for the option to either use standard height containers (2.385 m in height per individual container) or "high cube" containers (2.697 m in height per individual container) in the overall development); two-storey gallery and communal workspace from northwest of the Cultural Hub lawn to southwest of the Cultural Hub lawn; three-storey 'town hall' area to facilitate activities such as street performances, meetings, events, film making, record fairs, vintage clothes' sales, antique fairs etc relocated from northeast of the Cultural Hub lawn to west of the Cultural Hub lawn; segregated outdoor waste collection area altered by the rearrangement of other elements of the development; 3 No. WCs relocated marginally northeast to allow room for the town hall; 23 No. car parking spaces northwards closer to the permitted Central Boulevard; 160 No. bicycle parking; sculptural installations; pedestrian/cyclist access through the existing coastal bund to the existing coastal path to the east; signage; landscaping; site lighting; and associated site infrastructural works above and below ground; and omission of the city and sea periscopes. The proposed development will consist of the addition of: a three-storey Marketing Suite/Event Space (694 sq m) (consisting inter alia of a reception area (88 sq m), a staff area (44 sq m), a mock-up of 2 No. (non-residential) apartment units (1 No. one bed (49 sq m) and 1 No. 2 bed unit (77 sq m), a "touchdown" space (a public engagement forum area) (64 sq m), a spec room (54 sq

m), a Boardroom (43 sq m), an event space to facilitate activities such as corporate launches, presentations etc (85 sq m), an artists' exhibition area (50 sq m), a sea view terrace (36 sq m), a city view terrace (28 sq m), and 4 No. WCs); a hawker market (a covered open-air complex with street food vendors) (222 sq m); an indoor dining area (235 sq m); 11 No. one-storey food and drinks' vendor units and associated storage (204 sq m); a 'box office' (13 sq m); a one-storey café unit (14 sq m) (there by providing a total of 2 No. café units including the one previously permitted) (this café is not an increase in floor area, rather it is a relocation and change of use of a single container of the 31 No. artists' studios containers permitted by the Phase 1 Scheme); and 3 No. single storey WC facilities (90 sq m) (thereby providing a total of 6 No. WC facilities including those previously permitted) and associated waste storage. The proposed development will also consist of the addition of: a screened lawn to facilitate events seating and dining (586 sq m (not contained within the total gross floor area)); an extended outdoor area to facilitate increased hawker market capacity (298 sq m (not contained within the total gross floor area)); 22 No. car parking spaces (there by providing a total of 45 No. spaces including those previously permitted): 107 No. bicycle parking spaces (including 7 No. cargo bicycle parking spaces) (thereby providing a total of 287 No. spaces including those previously permitted); temporary vehicular, pedestrian and cycle access from South Bank Road; a temporary c. 111 m long footpath (3 m wide) and a c. 352 m long two-way cycle path (3.5 m wide) along South Bank Road and Sean Moore Road Roundabout (the footpath within the site boundary meets the existing footpath in the ownership of Dublin City Council along South Bank Road); signage and murals; landscaping; site lighting; and associated site infrastructural works above and below ground including flood relief measures. The elements of the development that will remain as permitted by the Phase 1 scheme will consist of: the two-storey café; the 2 No. two-storey commercial units (including a 'Container Farm' unit, and a 'Wellness Zone' and ancillary pool tank); 20 No. bicycle parking spaces; and associated site infrastructural works above and below ground. To accommodate the meanwhile uses, the temporary scheme will suspend the delivery of part of some of the permitted roads and part of the Central Boulevard (where the green line overlaps) permitted by the Parent Permission and amended by the Phase 1 Permission to be constructed on cessation of the expanded meanwhile Uses and ancillary works (part of roads have already been suspended through the Phase 1 Permission). Licence applications for events and activities proposed for this site will be made as required under the Planning Acts and other associated relevant legislation. This application will be accompanied by a Natura Impact Statement (NIS).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1357/22
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	7, Geraldine Terrace, Milltown Road, Dublin 6
<b>Registration Date</b>	25/07/2022
<b>Additional Information</b>	Additional Information Received

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

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 4542/22  
**Application Type** Permission  
**Applicant** Aisling Bree  
**Location** 4 Oaklands Park, Ballsbridge, Dublin 4  
**Registration Date** 25/07/2022

**Additional Information**

**Proposal:** Planning permission for a single storey 18 sqm extension to rear, alterations to existing windows & 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 & associated site works including adjusted drainage and paving.

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**Area** Area 1 - South East  
**Application Number** 4557/22  
**Application Type** Permission  
**Applicant** Josh and Anne Linton  
**Location** 2, Rathdown Villas, Terenure, D6W HC96  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** The construction of new double storey extension to the rear, new dormer window at first floor to the front, widening of existing front entrance, stand alone bike shed in back garden and single storey stand alone spa room, studio and tool shed at rear of back garden and associated works. The proposed works to the dwelling will consist of new kitchen/family room, bedroom extension with walk in wardrobe and en suite and study area .

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**Area** Area 1 - South East  
**Application Number** 4558/22  
**Application Type** Permission  
**Applicant** Oisín Flanagan  
**Location** 38, Heytesbury Street, Portobello, Dublin 8  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the following works to a two storey mid-terraced house: a) a single storey rear extension with curved zinc clad roof, facilitated by the demolition of internalised ground floor level walls which are part of existing return; 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** 4566/22  
**Application Type** Permission  
**Applicant** Ken Murray  
**Location** 98 Marlborough Road, Ranelagh, Dublin 4  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: i. Removal of existing garden sheds to the rear of existing property; ii. Construction of new single storey extension to the rear of existing dwelling with flat roof over and associated roof lights; iii. Reinstatement to a single family residence from 3no. flats; iv. Internal alterations to ground, first and second floor; v. Alterations to side and rear elevations including associated windows; vi. Widening of existing vehicular entrance off Marlborough Road. This proposal also includes all associated landscaping, boundary treatment, site and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4575/22  
**Application Type** Permission  
**Applicant** Denis O'Sullivan  
**Location** 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2  
**Registration Date** 28/07/2022

**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 extensions 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.

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**Area** Area 1 - South East  
**Application Number** 4581/22  
**Application Type** Retention Permission  
**Applicant** Enda Grimes and Melissa Sheridan  
**Location** 72 Brighton Square, Rathgar, Dublin 6  
**Registration Date** 28/07/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION : for amendments to that approved under planning register reference 3653/20 consisting of the following: revised location and layout of detached single storey garden studio / shed structure and amendments to approved finishes of same, increase in height of section of party wall to 2.75m, all in the rear garden.

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**Area** Area 1 - South East  
**Application Number** 4593/22  
**Application Type** Permission  
**Applicant** Padraic Og Gallagher  
**Location** 32, Kenilworth Square, Rathgar, Dublin 6  
**Registration Date** 29/07/2022

**Additional Information**

**Proposal:** PROTECTED STRCUTURE: Permission is sought for amendments to the previous grant of permission (4600/17) for proposed mews development at the rear of existing dwelling No. 32 Kenilworth Square, Rathgar, Dublin 6 (protected structure ref. 4129). To include; A. Amendments to wall finishes of front, rear and side elevations at first and ground floor levels. B. Modifications to size and location of window openings at first floor level to front elevation of both units. C. Removal of existing stone boundary wall section to entrance of proposed mews and the construction of a replacement in situ fair-faced boundary wall. D. Omission of previously granted external stairs to rear of unit 02. E. Reconfiguration of entrance courtyards and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1683/22  
**Application Type** Permission  
**Applicant** Aoibheann Treacy  
**Location** 17 Chelmsford Lane, Ranelagh, Dublin 6, D06 N932  
**Registration Date** 25/07/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for the construction of a new part single-storey - part two storey extension to rear of house, new attic dormers to front and rear, new porch entrance to front, amendments to existing front window openings and retention of previously widened vehicular entrance to front.

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**Area** Area 1 - South East  
**Application Number** WEB1689/22  
**Application Type** Permission  
**Applicant** Declan O Maoileanigh  
**Location** 120 & 122, Stillorgan Road, Donnybrook, Dublin 4  
**Registration Date** 27/07/2022

**Additional Information**

**Proposal:** Permission for 2 number dormer attic conversions to House No's. 120 Stillorgan Road, Donnybrook, Dublin 4, D04 E0C0, and 122 Stillorgan Road, Donnybrook, Dublin, D04 E5F6. In House No. 120: proposed 2 no. dormers to be located on northwest (left side elevation), and northeast (rear elevation), and in House No. 122: proposed 2 no. dormers to be located on southeast (right-side elevation), and northeast (rear elevation), with removal of one chimney from the gable of each dwelling. In each dormer conversion to incorporate an open plan attic store, access staircase, rooflights and all associated site works.

**Area** Area 1 - South East  
**Application Number** WEB1691/22  
**Application Type** Permission  
**Applicant** Sean Crowe  
**Location** 34, Claremont Park, Sandymount, Dublin 4 D04 WR44  
**Registration Date** 27/07/2022

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1694/22  
**Application Type** Permission  
**Applicant** Chris & Donna Gibson  
**Location** 17, Mornington Road, Ranelagh, Dublin 6 D06 P827  
**Registration Date** 28/07/2022

**Additional Information**

**Proposal:** Demolition of existing ground-floor extension (23m<sup>2</sup>) and single-storey bay with glazed lean-to roof (3.6 m<sup>2</sup>), plus, removal of ground window at side of return, plus, construction of new ground-floor single-storey extension (37m<sup>2</sup>), plus, reconstruction of single storey bay (3.6m<sup>2</sup>) with double doors, flat roof and parapet, plus, new double doors at ground-floor and repositioning of first-floor window-opening on side-elevation of rear return, plus all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1704/22  
**Application Type** Permission  
**Applicant** Amy Jordan and Brian Geraghty  
**Location** 5, Rugby Road, Ranelagh, Dublin 6 D06 A306  
**Registration Date** 29/07/2022

**Additional Information**

**Proposal:** (a) Demolition of existing rear annex extension and the construction of a new part single storey / part two storey extension to the rear of existing dwelling house, (b) minor internal modifications, (c) connection to existing main services on-site, (d) modifications to existing front boundary wall, pillars and steel railings to allow for new vehicular entrance with off street parking. The development will include new pillars, pedestrian / vehicle access gates landscaping and all associated development works.

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**Area** Area 1 - South East  
**Application Number** WEB1708/22  
**Application Type** Permission  
**Applicant** Declan O Maoileanigh  
**Location** 120, Stillorgan Road, Donnybrook, Dublin 4, D04 E0C0 and 122, Stillorgan Road, Donnybrook, Dublin 4, D04 E5F6  
**Registration Date** 29/07/2022

**Additional Information**

**Proposal:** Permission for 2 number dormer attic conversions to House No's. 120 Stillorgan Road, Donnybrook, Dublin 4, D04 E0C0, and 122 Stillorgan Road, Donnybrook, Dublin, D04 E5F6. In House No. 120: proposed 2 no. dormers to be located on northwest (left side elevation), and northeast (rear elevation), and in House No. 122: proposed 2 no. dormers to be located on southeast (right-side elevation), and northeast (rear elevation), with removal of one chimney from the gable of each dwelling. In each dormer conversion to incorporate an open plan attic store, access staircase, rooflights and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5227/21  
**Application Type** Permission  
**Applicant** Paul & Kim O'Donnell  
**Location** 45, Park Avenue, Dublin 4 D04 F2A3  
**Registration Date** 26/07/2022

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the demolition of an existing 2 storey rear extension & single storey annex along with the detached play room / shed and for the construction of a new two storey extension to the side (north west) & rear (south west) of the existing dwelling house, 1st floor extension of existing porch on the Side (north western) elevation , 3 no box dormers to north western roof, all other elevational changes, internal modifications and all the necessary and ancillary site works to complete the development all at 45 Park Avenue, Dublin 4, D04 F2A3.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0150/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 29/07/2022  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12, D12 H7V0  
**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 40m2 and total private rear back garden area left is more 25m2.

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**Area** Area 1 - South East  
**Application Number** 0198/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 25/07/2022  
**Applicant** Canada Goose Ltd  
**Location** 64, Grafton Street, Dublin 2, D02HK20

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The internal refurbishment and fit-out of the existing building for retail purposes. The erection of new signage within the existing signage area is proposed to the exterior of the building.

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**Area** Area 1 - South East  
**Application Number** 0199/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 25/07/2022  
**Applicant** Canada Goose Ltd  
**Location** 64, Grafton Street, Dublin 2, D02 HK20

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The temporary fit-out of the existing ground and basement floor levels for retail purposes. The erection of new temporary signage within the existing signage area is proposed to the exterior of the building.

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**Area** Area 1 - South East  
**Application Number** 0207/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/07/2022  
**Applicant** Avaglan Ltd  
**Location** Rear of 3, Ely Place Upper, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Replacement of decayed timber doors with new similar painted timber panel doors. 2. Replace modern corrugated roof and rafters with new corrugated metal roof and rafters. Existing brickwork will be retained and there will be no removal of historic fabric. Wall plates will be mechanically fastened to existing walls using stainless steel bolts (not visible from the exterior). 3. Provide new valley gutter to replace existing valley gutter. The gutter will be formed out of treated timber and plywood and covered in lead or similar material falling to existing cast iron downpipe and drain to be retained and repaired as necessary.

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**Area** Area 1 - South East  
**Application Number** 0216/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 29/07/2022  
**Applicant** Levi Strauss (UK) Ltd T/A Caroline Philipson  
**Location** 38, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: 1. Installation of canopy over existing roof walkway. 2. Blocking up of existing door with stud partition, with inclusion of 600 x 600mm access hatch for maintenance to comply with fire safety certificate requirements.

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**Area** Area 1 - South East  
**Application Number** 4101/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Caroline Flood  
**Location** 51, Grosvenor Square, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission to construct a single storey garage with a pitched roof and all associated works to the rear of No.51 Grosvenor Square, Rathmines, Dublin 6. Vehicular access to the proposed garage is via St. Clare's Avenue. No. 51 Grosvenor Square is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 4102/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Linda Robinson  
**Location** 120, Clonard Road, Crumlin, Dublin 12, D12 Y2V6

**Additional Information**

**Proposal:** RETENTION: Attic conversion to storage/study. B) Dormer to west elevation.

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**Area** Area 1 - South East  
**Application Number** 4109/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Keith McMahon  
**Location** 57, Ailesbury Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The development will consist of; (i) removal of existing single storey extension and conservatory to side and rear, (ii) construction of new single storey extension to side and rear in lieu of existing, with part flat roof, part pitched roof to the rear and side of the existing dwelling with new brick arch to side entrance, (iii) maintaining the existing first floor balcony to the rear. (iv) alterations to all elevations,

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new rooflights, with all associated landscaping, boundary treatment and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 4113/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Patrick and Emma Brandt  
**Location** 14, Charleville Road, Dublin 6, D06 C5X7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of repointing of the front elevation brickwork using lime-based mortars with a traditional wiggled joint finish and the addition of photovoltaic solar panels to the south-facing slope of the central valley of the main roof.

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**Area** Area 1 - South East  
**Application Number** 4123/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/07/2022  
**Applicant** Ronald Fogarty  
**Location** 5, Aungier Street, Dublin 2

**Additional Information**

**Proposal:** The works will consist of the following: Removal of non-original flat roof and re-construction of top (second) floor of building with double-pitched roof over, set behind parapet to front elevation. Construction of new balcony to rear elevation at second floor level. New second floor to contain a one bedroom apartment.

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**Area** Area 1 - South East  
**Application Number** 4124/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/07/2022  
**Applicant** Rory O'Neill  
**Location** 19, Portobello Road, Dublin 8, D08 P84W

**Additional Information**

**Proposal:** Permission is sought for (a) demolition of existing single storey extension to rear, (b) construction of new two storey extension to rear, (c) alterations to rear portion of existing house to provide for new split level two storey with lowered ground floor level and elevated roof line to rear, (d) with new additional first floor bedroom level, all to single storey terraced house at 19 Portobello Road, Portobello, Dublin 8.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4126/22
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27/07/2022
<b>Applicant</b>	Hibernia REIT plc
<b>Location</b>	Site at Clanwilliam Court, Clanwilliam Place and Lower Mount Street Dublin 2.

#### **Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4128/22
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27/07/2022
<b>Applicant</b>	Oonagh O'Hagan
<b>Location</b>	10, Baggot Street Upper, Dublin 4

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE : Retention & Permission: The development will consist of works and repairs to 10 no. Baggot Street Upper, Dublin 4, a Protected Structure (RPS no. 442), as

follows:- External works consist of the re- slating of the front portion of the roof and necessary repairs to flashing. - Repointing and brick façade repairs are to be carried out to the front façade moulding to sandstone features and capping, all of which has deteriorated and is spalling from the façade. - Retention permission is also sought for the change of use from residential to medical use at second floor level and from office to medical use at first floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4131/22
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	27/07/2022
<b>Applicant</b>	Elm Hospitality Ltd
<b>Location</b>	205, Llandaff Terrace, Merrion Road, Dublin 4, D04 E4H5

**Additional Information**

**Proposal:** Development will consist of: - The provision sheltered outdoor dining area on the northern and eastern elevations; - The Amendment of Condition No. 21 of previous permission DCC Reg. Ref. 2074/12 to provide revised restaurant opening hours to 8.00 am - 11.00 pm Monday - Thursday, 10.00 am -12.00 am Friday & Saturday, and 10.00am - 10.00 pm Sunday and public holidays; and - All associated works to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4133/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/07/2022
<b>Applicant</b>	Tommy and Aoife Fitzgerald
<b>Location</b>	Stonehaven, 9 Claremont Road, Sandymount, Dublin 4, D04 RK74

**Additional Information**

**Proposal:** Permission for works to include the demolition of extensions to the rear and the construction of a new extension part single-storey and part two-storey, construction of a bin store to front and internal alterations. No significant trees or parking spaces will be affected.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4134/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	27/07/2022
<b>Applicant</b>	Olivier Mie
<b>Location</b>	17, Castlewood Park, Rathmines, Dublin 6, D06 YP22

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention planning permission for single storey shed conversion into home office/utility/shed all to the side of existing house with ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4138/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/07/2022  
**Applicant** James & Aimee Lenehan  
**Location** Glenart, 8 Richmond Avenue South, Dublin 6, D06 H2D0,

**Additional Information**

**Proposal:** Planning permission for (a)demolition of single storey garage to side and chimney to north, (b) construction of a single and two storey extension to side and rear and (c) construction of a single storey garden store to side.

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**Area** Area 1 - South East  
**Application Number** 4143/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/07/2022  
**Applicant** Pottinger Holdings Ltd  
**Location** Mews Site to the rear of 26, Leeson Street Upper, Dublin 4, accessed via Sibthorpe Lane, (Dublin 6)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of the refurbishment of the existing two storey mews building, including the formation of a new dormer window to the front of the mews (addressing Sibthorpe Lane), two new rooflights to the rear roofscape, new fenestration throughout, widened ope to the rear elevation and new rear patio space, to accommodate a one-bed dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4148/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 27/07/2022  
**Applicant** Board of Management Scoil Mhuire Girls National School  
**Location** Scoil Mhuire Girls National School, Lakelands, Gilford Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** RETENTION PERMISSION : For a single storey pre-fabricated building incorporating 2 No. classrooms with ancillary accommodation for an Early Years Service and a School Age Childcare Service.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4154/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/07/2022
<b>Applicant</b>	Jepview Limited
<b>Location</b>	No. 1 Grand Canal Quay, Dublin 2 and No. 2 Grand Canal Quay, Dublin 2

#### **Additional Information**

**Proposal:** The development will consist of: Alterations to a previously approved development (Reg. Ref. 3752/21) which provided for the demolition of the existing vacant warehouse structure at No. 2 Grand Canal Quay (2,241 sq.m) and the construction of a part 8 to part 15 storey (proposed 8-storey element facing west and proposed 15-storey element facing Grand Canal Quay to the east), over basement level, contemporary glazed office building. The alterations to the previously approved scheme (Reg. Ref. 3752/21) include the following: (i) revisions to the basement level layout including the reconfiguration of the proposed plant room and the inclusion of a fire access stair core from basement to ground floor level; relocation of the proposed bin store; revisions to the proposed car parking layout to provide for 5. No car parking spaces (including 1 no. accessible parking space and 1 no. electric car charging space) and 1 no. dedicated set-down space; revisions to the proposed bicycle parking to provide for a total of 240 no. spaces as well as 3 no. motorcycle spaces; 240 no. lockers and shower and changing room facilities are also provided (As per the requirements of Condition No. 13 (d) & (e) of Reg. Ref. 3752/21). Access to the basement level will be provided via the ramp entrance to No. 1 Grand Canal Quay as approved under Reg. Refs. 3395/19 and 2608/20 and as amended under Reg. Ref. 3752/21. Additional access for cyclists is provided via an elevator on northern façade of building; (ii) provision of a new mezzanine at first floor level on eastern side of building overlooking reception area; (iii) revisions to the layout at ground floor level to include revised exterior doors and a stair to the newly proposed first floor level mezzanine; (iv) provision of 2 no. cargo bicycle parking spaces along northern boundary of site at street level; (v) The core of each floor level has been reconfigured and a fire access stair core has been provided to the rear of the building from ground to eighth floor levels; (vi) alterations to roof of approved winter garden at thirteenth floor level to provide for a solid roof with 5 no. rooflights; (vii) provision of a new mezzanine at fourteenth floor level including a stair providing access to same at thirteenth floor level; (viii) Alterations to the finished floor levels from first to fourteenth floor levels; and (ix) revisions to the plant equipment layout at roof level. The above alterations do not result in a change to the overall height or footprint of the building approved under Reg. Ref. 3752/21. The proposal also includes drainage, landscaping, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting and signage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4160/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/07/2022
<b>Applicant</b>	Barry & Claire Malone
<b>Location</b>	15, Lavarna Grove, Terenure, Dublin 6W , D6W AP08

#### **Additional Information**

**Proposal:** Planning permission for Internal Ground Floor, First Floor & Attic Floor Alterations. Removal of chimney from roof at attic level. Attic conversion with W.C., 2 No. Dormer roof windows on rear slope of roof, 1 No. roof light on rear slope of roof, 1 No. roof light on front slope of roof all at attic level.

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**Area** Area 1 - South East  
**Application Number** 4162/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2022  
**Applicant** Brian Gallagher and Alan Shatter  
**Location** 4, Ely Place Upper,, Dublin 2, D02 T188

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the continuation of office use of the basement level of 4 Ely Place Upper.

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**Area** Area 1 - South East  
**Application Number** 4166/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2022  
**Applicant** Alstead Securities Ltd.  
**Location** 157-164, Townsend Street at the junction with Spring Garden Lane, Dublin 2, D02V186

**Additional Information**

**Proposal:** Permission for amendments to the previously permitted development, Reg. Ref.: 4485/17, as amended by Reg. Ref.: 3091/21, on a site of c.0.1419ha. at 157-164 Townsend Street at the junction with Spring Garden Lane, Dublin 2, D02V186. The proposed development provides for: Realignment to door on northern elevation; Reduction in size of mechanical riser; Provision of MV Room at ground floor level with external door on southern elevation; Revision to location of maintenance doors on southern and eastern elevations; Increase in height of glazed balustrade at 8th floor level to 1.65m; Realignment of parapet to the south; Reduction of green roof to 427.2 sq.m. Reconfiguration of AOV at roof level; Relocation of access door to plant enclosure screen at roof level; Addition of louvres on eastern elevation; Removal of louvres on southern elevation. There is no change to the overall height of the permitted development. The gross floor area increases from 13,070 sq.m. (including basement) to 13,074 sq.m. (including basement). The site is currently under construction.

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**Area** Area 1 - South East  
**Application Number** 4169/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2022  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, D04 PF86

**Additional Information**

**Proposal:** Planning permission for area lighting on 4 no. 15m high poles at the southern side of the football training pitch, associated ground works and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4172/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2022  
**Applicant** Health Services Staff Credit Union Ltd.  
**Location** 5/6 Fields Terrace. Charleston Road, Dublin 6, D06 TD59

**Additional Information**

**Proposal:** Permission is being sought comprising: alterations to front elevation (north west elevation) incorporating new shop front with feature metal fins, new windows at first floor level to front elevation (north west elevation), backlight signage and associated minor internal alterations to ground and first floor, including associated site works all on a site area of 121.5 sqm.

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**Area** Area 1 - South East  
**Application Number** 4182/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2022  
**Applicant** Ciaran Murray & Nykol Murray  
**Location** "Rostellan", 29 Temple Road, Rathmines, Dublin 6, D06 V4H5

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission for development consisting of renovation and extension of an existing detached house known as 'Rostellan' 29 Temple Road, Rathmines, Dublin 6 D06 V4H5 (A Protected Structure). Works to include the demolition of non original 2 storey extension to eastern side gable of main house. Removal of single storey lean to sheds to rear northern elevation and widening of ope to rear courtyard to provide new double glazed doors and screen. Construction of a new 3 storey extension to eastern elevation of main house incorporating a 2 storey staircase enclosure and part 2 storey and single storey extension with balcony/roof terrace over with external spiral staircase access to rear garden to north elevation, with new balcony at upper ground level on front south elevation. New upper ground level glazing and roof to retained lower ground level courtyard walls, to form double height two storey orangery to rear north elevation. 2 no. new door opes to existing east elevation of main house to new extension at lower ground level, block up one existing ope and widening of another existing ope on upper ground level on east elevation of main house. New door ope and alteration of existing window ope to form new doors to extension both at first floor level on east elevation of main house. Alter existing window opes at lower ground floor level and at upper ground floor level on north rear elevation to form door opes. Block up existing window on west elevation of main house on lower ground level. Replacement non original door with new door to lower ground level on west elevation with new zinc canopy roof over. Refurbishment and upgrading of existing window and door joinery to include draught proofing, weights and cords. General internal alterations and refurbishment to existing house including new electrical mechanical and services throughout using existing service routes. Refurbishment and repairs to existing roof to include reslating, chimney repairs, flashings and cast iron rain water goods. Removal of existing non original pebble dash finish to front southern elevation and replacing with new lime render finish. Proposed widening of existing vehicular access to 3.5m wide, existing pier to be relocated and existing cast iron gates to be widened. All associated landscaping, site works and services.

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**Area** Area 1 - South East  
**Application Number** 4301/19  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 25/07/2022  
**Applicant** Tim and Margaret Murphy  
**Location** 42, Waterloo Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission at existing 4 storey house at 42, Waterloo Road, Ballsbridge, Dublin 4 (a protected structure), as follows:- General conservation repairs. - New 2 storey over basement extension at existing rear return.- replacement and enlargement of projecting timber clad bathroom to rear at half landing between first and second floor levels.- two new ensuite bathrooms at second floor level within existing house.- Re-instatement of missing portion of front boundary railings, and new paving in front garden area.

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**Area** Area 1 - South East  
**Application Number** 4498/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/07/2022  
**Applicant** Hosted Kitchens Limited  
**Location** Avalon House, 55 Aungier Street, Dublin 2, D02 CX54

**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.

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**Area** Area 1 - South East  
**Application Number** 4504/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/07/2022  
**Applicant** John C. Carroll  
**Location** 32 & 33, Lower Clanbrassil Street, Dublin 8

**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.

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**Area** Area 1 - South East  
**Application Number** 4505/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/07/2022  
**Applicant** Dawson Street Capital Ltd  
**Location** 11 and 12 Duke Street and 52 and 53 Dawson Street,  
Dublin 2

**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

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**Area** Area 1 - South East  
**Application Number** 4507/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/07/2022  
**Applicant** Denis O'Sullivan  
**Location** 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2

**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** 4518/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/07/2022  
**Applicant** COPA Property Holdings Ltd.  
**Location** 39/40, Castlewood House, Castlewood Avenue, Rathmines, Dublin 6

**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.

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

**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.

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**Area** Area 1 - South East  
**Application Number** DSDZ4503/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/07/2022  
**Applicant** Niamh, Auveen & Dearbhil Greaney  
**Location** Unit 3/4, 77 Butler's Court, Sir John Rogerson's Quay, Dublin 2

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1518/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Hardy Partnership Ltd.  
**Location** 260, Merrion Road, Dublin 4, D04 X5C6

**Additional Information**

**Proposal:** Development consisting of the change of use from offices to a residential unit and the construction of a part single-storey and part two-storey extension to the rear of the property, internal alterations to the existing building and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1521/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/07/2022  
**Applicant** Linda Lynch  
**Location** 194, Cashel Road, Crumlin, Dublin 12, D12 F8W5

**Additional Information**

**Proposal:** New single storey home office /utility area / storage area to rear garden with associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1549/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2022  
**Applicant** Leinster Cricket Club  
**Location** Leinster Sports Complex, Observatory Lane, Rathmines, Dublin 6, D06 WF96, adjacent to Richmond Lane

**Additional Information**

**Proposal:** The development will consist of the construction of an open sided timber structure with a translucent perspex roof covering for use as a covered external exercise area, to be accessed from Leinster Cricket Club and the existing gate to Richmond Lane in accordance with the access management of LCC, and ancillary works including, lighting, resurfacing and screening to the existing fences.

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**Area** Area 1 - South East  
**Application Number** WEB1674/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/07/2022  
**Applicant** Claire McManus  
**Location** 11, Portobello Quay,, Portobello Harbour, Dublin 8 D08 V668

**Additional Information**

**Proposal:** Velux skylight in attic.

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**Area** Area 1 - South East  
**Application Number** WEB1675/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/07/2022  
**Applicant** Sean Crowe  
**Location** 34, Claremont Park, Sandymount, Dublin 4 D04 WR44

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1679/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/07/2022  
**Applicant** Conor O'Donnell  
**Location** 114, Harold's Cross Cottages, Harold's Cross, Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1689/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2022  
**Applicant** Declan O Maoileanigh  
**Location** 120 & 122, Stillorgan Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission for 2 number dormer attic conversions to House No's. 120 Stillorgan Road, Donnybrook, Dublin 4, D04 E0C0, and 122 Stillorgan Road, Donnybrook, Dublin, D04 E5F6. In House No. 120: proposed 2 no. dormers to be located on northwest (left side elevation), and northeast (rear elevation), and in House No. 122: proposed 2 no. dormers to be located on southeast (right-side elevation), and northeast (rear elevation), with removal of one chimney from the gable of each dwelling. In each dormer conversion to incorporate an open plan attic store, access staircase, rooflights and all associated site works.

**Area** Area 1 - South East  
**Application Number** WEB1694/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/07/2022  
**Applicant** Chris & Donna Gibson  
**Location** 17, Mornington Road, Ranelagh, Dublin 6 D06 P827

**Additional Information**

**Proposal:** Demolition of existing ground-floor extension (23m<sup>2</sup>) and single-storey bay with glazed lean-to roof (3.6 m<sup>2</sup>), plus, removal of ground window at side of return, plus, construction of new ground-floor single-storey extension (37m<sup>2</sup>), plus, reconstruction of single storey bay (3.6m<sup>2</sup>) with double doors, flat roof and parapet, plus, new double doors at ground-floor and repositioning of first-floor window-opening on side-elevation of rear return, plus all associated works.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3129/21  
**Appeal Type** Written Evidence  
**Applicant** Gramon Limited  
**Location** Errigal House , Errigal Court , Eglinton Road, Dublin  
4

**Additional Information**

Additional Information Received

**Proposal:** The development will consist of: (a) alterations to apartment block known as Errigal House as follows: (i) removal of existing external fire escape and provision of new enclosed fire escape stair core; (ii) provision of new entrance porch; (iii) removal and replacement of all existing glazing and provision of new external insulation to apartment block; (iv) modification of existing apartments to provide each unit with private amenity space in the form of an external balcony/wintergarden; (v) extension of apartment block at second floor level to allow for the provision of 2 no. two-bedroom apartments each served by private balcony/wintergarden; (vi) extension and revision of apartment block at third floor level to allow for the provision of 2 no. two-bedroom apartments, each served by private balcony/wintergarden, and the alteration of the layout of the existing apartment Nos. 3.2 and 3.3 and, (vii) provision of 1 no. additional storey, to existing four storey building, comprising 1 no. one-bedroom and 3 no. two-bedroom apartments each served by private balcony/wintergarden; (b) provision of bicycle parking shed of 28 no. spaces, 15 no. external bicycle parking spaces and new bin store; and, (c) all ancillary works, inclusive of landscaping, necessary to facilitate the development. The development will increase the quantum of residential units within Errigal House from 20 no. apartments to a total of 28 no. apartments and will result in the provision of a five storey apartment building.

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**Area** Area 1 - South East  
**Application Number** 3899/22  
**Appeal Type** Written Evidence  
**Applicant** Eircom Limited  
**Location** Block 1 & 2, Saint Clare's Park, Harold's Cross Road, Dublin 6 (formerly known as Saint Clare's Convent and Nos. 115-119, Harold's Cross Road, Dublin 6)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of telecommunication antennas and associated equipment concealed within three no. shrouds with fitting apparatus and a cabinet and all other associated site development works on the building rooftop. The development will provide high speed wireless data and broadband services. This is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 3920/22  
**Appeal Type** Written Evidence  
**Applicant** Circle K Ireland Fuels Limited  
**Location** Circle K, Sundrive Service Station, Kimmage Road Lower, Dublin 6W, D6W VY44

**Additional Information**

**Proposal:** Permission is sought for (i) Car Wash, (ii) Car wash plant room with water recycling system and (iii) All associated structures, drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1283/22  
**Appeal Type** Written Evidence  
**Applicant** Rachel Power  
**Location** 1, Donnybrook Mews, Rampart Lane, Dublin 4, D04 F2Y9  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the construction of a first floor domestic extension (16m<sup>2</sup>) to the rear of the dwelling house at 1 Donnybrook Mews, Rampart Lane, Dublin 4 (D04 F2Y9).

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**Area** Area 1 - South East  
**Application Number** WEB1294/22  
**Appeal Type** Written Evidence  
**Applicant** Paul Galvin & Louise Duffy  
**Location** 31, Leeson Village, Ranelagh, Dublin 4, D04 Y2Y8  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the raising of the roof of the existing house to create new first floor accommodation containing no. 3 new bedrooms and additional sanitary conveniences including 2 no. windows first floor to the front elevation, 1 no. first floor window to the side elevation, 2 no. rooflights to the front elevation and 2 no. rooflights to the rear elevation all associated internal remodelling, including ground floor remodelling to integrate the existing bedroom space into the living space, and elevational changes and a new canopy to the side elevation and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1412/22  
**Appeal Type** Written Evidence  
**Applicant** Fiona Rorarty  
**Location** 295, Kimmage Road Lower, Dublin 6w D6W EV91  
**Additional Information**

**Proposal:** Single storey and first-floor extension to the rear with two ground-floor windows to the side, one first floor window to the side.

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### Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 4123/21  
**Appeal Decision** APPLICATION WITHDRAWN  
**Appeal Decision Date** 26/07/2022  
**Applicant** Goldstein Property ICAV  
**Location** Burlington House, Waterloo Lane, Dublin 4  
**Additional Information**

**Proposal:** RETENTION: We Goldstein Property ICAV intend to apply for retention permission for development at this site at Burlington House, Waterloo Lane, Dublin 4. The development consists of Retention of Change of Use of existing 1st Floor of Burlington House from offices to Yoga Studio.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SECTION 5 EXEMPTIONS

30/22

(25/07/2022-29/07/2022)

**Area** Area 1 - South East  
**Application Number** 0234/22  
**Application Type** Section 5  
**Applicant** BCP Investment Fund  
**Location** 4-5, South William Street, Dublin, 2  
**Registration Date** 25/07/2022  
**Additional Information**  
**Proposal:** EXPP,PROTECTED STRUCTURE; Provision of secondary glazing to existing window openings to first, second and third floor level to front and rear of building

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**Area** Area 1 - South East  
**Application Number** 0237/22  
**Application Type** Section 5  
**Applicant** Paul Hughes  
**Location** 26, Pembroke Lane, Dublin 4  
**Registration Date** 25/07/2022  
**Additional Information**  
**Proposal:** EXPP; Internal & external alterations of existing Mews  
a) Elevational Alterations to the front and rear of the property including the replacement and upgrade of all the existing windows b) Removal of the existing Velux rooflight to the front of the property c) Repair to the existing roof structure and replacement of all existing concrete roof tiles d) All internal alterations e) All associated site and landscaping works f) New (concealed ) Roller shutter to existing vehicular opening to Pembroke Lane

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**Area** Area 1 - South East  
**Application Number** 0239/22  
**Application Type** Section 5  
**Applicant** RUHAMA  
**Location** 4, Castle Street, Dublin 2, D02 EY44  
**Registration Date** 27/07/2022  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE:

Downstairs door as noted on SK01: reopen door opening into hallway - It is intended to open the currently blocked up door from the retail space into the corridor on the ground floor. Note the door is visible and in place on the retail side, however is plaster boarded over with door frame removed on the corridor side. The plaster boarded infill is to be removed and the original door retained. The door frame on the corridor side will need to be reinstated. The door frame architrave will match that of the other door in the corridor. See SK07 of the existing architrave that is to be matched. The original frame (not the door) will be required to be a fire rated. A fire resisting strip will be placed on the inside of the door frame. When the works are complete, and inspection by DCC Conservation and Heritage Section can be arranged if required. Retail space on ground floor as noted on SK02 - Erect partition between front ground floor room: It is intended to construct a new mock Georgian style door and partition. There are 3 panels in this proposal, refer to SK02. The panel on the left

when viewing from the front will be an openable panel. The other panel will be unopenable panels. There will be a solid element at the bottom of each panel and glass above, similar to the existing door profile on the ground floor. SK03 shows a section of the proposed partition and the interface with the existing cast iron columns. SK04 shows a plan of the partition in relation to the cast iron columns. . When the works are complete, and inspection by DCC Conservation and Heritage Section can be arranged if required. The dimensions of the existing door can be found in SK05 and these dimensions have been incorporated into the proposed new door. Images of the existing door survey can be found in SK06.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0243/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	Janet Hickey
<b>Location</b>	90, Harold's Cross Cottages, Dublin 6, D06 EW01.
<b>Registration Date</b>	28/07/2022

**Additional Information**

**Proposal:** EXPP: Proposed use of second bedroom - 50 square foot, as client treatment room for therapy practice. No works or signage required. Ample paid on street parking. 15 single clients per week.

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