



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**03/21**

(18/01/2021-22/01/2021)

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** 2048/21  
**Application Type** Retention Permission  
**Applicant** Glosswell Ltd.  
**Location** 83, and 83A , Harcourt Street, Dublin 2  
**Registration Date** 18/01/2021

**Additional Information**

**Proposal:** RETENTION:PROTECTED STRUCTURE: Retention of a change of use dating from 1993, from office use to a crèche, at the basement (84 sq.m) of a four storey over basement building at no. 83 Harcourt Street, Dublin 2 (Protected Structure - RPS ref. 3553) (Ground and upper floors of no. 83 are not included in this application) and including the basement (52 sq.m), ground (56 sq.m) and first floors (46 sq.m) of the two storey over basement return structure at no. 83A Harcourt Street, Dublin 2 (Protected Structure - RPS ref. 3554) facing onto Clonmel Street. The development consists of:

- The main entrance is at the ground floor of 83A Harcourt Street, facing onto Clonmel Street. A 2nd entrance is through a gate adjacent to 83 Harcourt Street to the basement, with an exit at the laneway between 83A and 2 Clonmel Street from the rear of the property.
- The Crèche consists of 6 play rooms, 3 WCs, nap room, kitchen, utility, staff room, office and 3 small store rooms, outdoor play area at rear courtyard.

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**Area** Area 1 - South East  
**Application Number** 2050/21  
**Application Type** Retention Permission  
**Applicant** Yancho & Neli Petkov  
**Location** 66B, Pearse Street, Dublin 2  
**Registration Date** 18/01/2021

**Additional Information**

**Proposal:** RETENTION: Development consisting of:

- i) Change of use from shop to café/restaurant occupying the ground floor unit of 66B Pearse Street, Dublin 2, comprising of a 30 sq.m café floor; 11.8 sq.m kitchen, 12 sq.m ancillary area and 12 sq.m patio to the rear; and
- ii) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2051/21  
**Application Type** Permission  
**Applicant** Philip Halton  
**Location** Rear of 47, Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 18/01/2021

**Additional Information**

**Proposal:** Single two-storey mews dwelling containing two parking spaces & 3 bedrooms.

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**Area** Area 1 - South East  
**Application Number** 2062/21  
**Application Type** Permission

**Applicant** KW Investments Funds ICAV  
**Location** Stokes Place, St. Stephen's Green South and Harcourt Street, Dublin 2  
**Registration Date** 20/01/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission with a life of 7 years, at a site (c.0.7 ha). The site is generally bounded by Nos. 92-100 St. Stephen's Green (Protected Structures) and small apartment block to the rear of No. 95 St. Stephen's Green to the north and east; Harcourt Street to the west; Nos. 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south; and Iveagh Gardens (Protected Structure) to the south east. Proposed development comprises office redevelopment (c. 39,932 sqm total), including: a new 4 to 8 storey office building (c.32,101 sqm gfa office space) over double basement (c.6,347 sqm) with setbacks at 4th, 5th, and 6th floor levels; insert terraces at 1st, 2nd & 3rd floor levels to St. Stephen's Green and Harcourt Street; and roof terraces at 4th, 5th, 6th and 7th floor levels; 1 no retail/cafe/restaurant unit (c.465 sqm gfa); and all associated and ancillary site works, hard and soft landscaping, including: Demolition of existing 5 to 7-storey office complex, including basement (c. 17,550 sqm gfa); vehicular and pedestrian access to site and basement car park at existing site entrances at St. Stephen's Green South and Harcourt Street; new double basement to accommodate 70 no. car parking spaces (of which 4 no. disabled spaces and 35 no. with EV points), 600 no. bicycle spaces, 25 no. motorbike spaces, storage, plant and office welfare facilities; 20 no. surface level visitor bicycle parking spaces; planting and hard landscaping of circulation and amenity spaces at lower ground to 7th floor levels; ancillary plant and stair/lift core at roof level; ESB sub station; 6 no. 300mm microwave link dishes in total, on a 3m steel pole support structure together with associated equipment on the rooftop of Block A; construction management measures at the interface of the proposed works and protected structures, including no. 100 St. Stephens Green and No. 91 Harcourt Street.

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**Area** Area 1 - South East  
**Application Number** 2065/21  
**Application Type** Permission  
**Applicant** RDF Architects & Planning Ltd  
**Location** 54, Leeson Park, Ranelagh, Dublin 6  
**Registration Date** 21/01/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development will consist of the following:

- (a) change of use of the existing ground floor level from office space to a single 2 bedroom apartment with internal refurbishments and private terrace to rear,
- (b) the demolition of a flat roof extension to the rear,
- (c) addition of 2 no. external windows and door,
- (d) provision of a new communal stairs from upper floors allowing access to the rear garden and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2067/21  
**Application Type** Permission  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** 18, Leeson Street Lower, Dublin 2, D02 HE97 (also known as Ossory House, Leeson Street Lower, Dublin 2)  
**Registration Date** 21/01/2021

### **Additional Information**

**Proposal:** Permission for alterations to the previously granted permission (ref 2275/20) for development at this site to consist of the lowering of 4 no. window cills on the lower ground level of the Leeson Street elevation to allow for the introduction of a louvred section within the increased opening. The replacement of the existing windows with a new sash and case system to match the existing . The addition of rainscreen cladding in lieu of brick to party wall sections of the north and east elevations, abutting the Earlsfort terrace development. The addition of 25 sqm screened enclosure for plant on the proposed flat roof. The relocation of the proposed accessible platform lift from the left hand side of the main entrance to the right on the Leeson Street elevation, including works to create a new opening in the railing to the public thoroughfare. The replacement of 1no. upper ground floor window with a door of a matching style to the existing window. All related ancillary services and site works. The areas as specified in the granted permission (ref 2275/20) will remain unchanged.

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**Area** Area 1 - South East  
**Application Number** 2070/21  
**Application Type** Permission  
**Applicant** Widestar2 Ltd.  
**Location** First floor level and part second floor level, 18/19, William Street South, and 47 Drury Street, Dublin 2  
**Registration Date** 21/01/2021

### **Additional Information**

**Proposal:** Planning permission for development at this site: first floor level and part second floor level.

The development will consist of a change of use in the existing four storey over basement building, from education use (cookery school at first floor level and associated wine school at second floor level) to office use.

The development is accessed from the existing William Street South entrance with existing fire escape exiting onto Drury Street.

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**Area** Area 1 - South East  
**Application Number** 2071/21  
**Application Type** Permission  
**Applicant** Brian Hogan & Peter Naughton  
**Location** Site between houses at 131 and 133, Windmill Park, Dublin 12  
**Registration Date** 21/01/2021

### **Additional Information**

**Proposal:** The erection of a part two-storey, part single storey, 80 sq.m end of terrace house (and associated works) between existing houses at 131 Windmill Park, Dublin 12 (D12 X6X2) and 133 Windmill Park, Dublin 12 (D12 C3NX), including alterations to front boundaries to provide an additional vehicular entrance for house no. 133 and the widening of existing vehicular entrance for house no. 131.

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**Area** Area 1 - South East  
**Application Number** 3216/20  
**Application Type** Permission  
**Applicant** Ger Mooney & John Burke

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**Location** 71-72 Grove Road, Dublin 6, D06 XK82, at the corner of Grove Road and Grove Avenue

**Registration Date** 20/01/2021

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of 3 no. terraced houses as follows: (1) Demolition of the existing 2 storey and part 1 storey building, containing a showroom and first floor residential apartment, (2) Construction of 2 no. 3 storey, part 4 storey 2 bedroom houses facing onto Grove Road and Grove Avenue, to include roof gardens and balconies at 2nd floor level on the east and west elevations, (3) Construction of 1 no. 2 storey, part 3 storey 2 bedroom house facing Grove Avenue, to include a roof garden, (4) All ancillary site and landscaping works.

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**Area** Area 1 - South East

**Application Number** 3451/20

**Application Type** Permission

**Applicant** Tom Doone

**Location** 1-4 Merchant's Arch, 15 Temple Bar, Dublin 2.

**Registration Date** 22/01/2021

**Additional Information** Additional Information Received

**Proposal:** The development consists of the demolition of the existing 2 storey over basement building, currently in use for retail with ancillary storage and the construction of a new 3 storey over ground floor and basement building (five floors in all). The ground floor and basement will be in restaurant use while the upper floors will be in use as a hotel. Part of the ground floor will provide a reception for the proposed hotel on the upper floors. The ground floor elevation to the laneway will contain the entrance to the hotel, the restaurants and contain display cases for art.

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**Area** Area 1 - South East

**Application Number** 3509/20

**Application Type** Permission

**Applicant** Davy Target Investments ICAV

**Location** Site to the rear of Waterloo Exchange at the corner of Waterloo Road and Fleming's Place, Dublin 4

**Registration Date** 22/01/2021

**Additional Information** Additional Information Received

**Proposal:** The proposed development consists of the following:

- i) Site clearance works including the partial demolition of a car park structure at ground and podium level
  - ii) The construction of a 6 no. storey office building over basement with a total Gross Floor Area (GFA) of 3,990 sq.m (excluding basement);
  - iii) Pedestrian access to the proposed building is provided at ground floor level along the Waterloo Road frontage leading to reception facilities and the main stair/ lift core.
  - iv) A south facing terrace is provided at fifth floor level facing Fleming's Place;
  - v) The proposed development will provide for 24 no. car parking spaces at basement level (19 no. to serve the proposed development and 5 no. to serve the existing office development as replacement for 84 existing car parking spaces removed ) which will be accessed by a 2 no. car lifts from ground floor level off Fleming's Place.
  - vi) A total of 56 no. new secure bicycle spaces will be provided at ground floor level in addition to visitor bicycle parking at grade;
  - vii) Public realm improvements at ground level to the front of the proposed building along the Waterloo Road and Fleming's Place frontage include the removal of trees.
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- viii) An ESB substation and Switch Room are proposed at ground floor level accessed off Fleming's Place to the south;
- ix) All associated site development and services works, landscape works, plant, substation and associated development.

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**Area** Area 1 - South East  
**Application Number** WEB1033/21  
**Application Type** Permission  
**Applicant** Tim Sparsis  
**Location** 151, Crumlin Road, Crumlin, Dublin 12  
**Registration Date** 19/01/2021

**Additional Information**

**Proposal:** Planning Permission for alterations to previously approved planning application Reg. WEB1064/19. The proposed alterations consist of: (i) conversion of existing 1-bedroom apartment to a 2-bedroom apartment; (ii) removal of the existing car parking garage at ground floor level; and (iii) all associated ancillary site development works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1038/21  
**Application Type** Permission  
**Applicant** Tadhg Sullivan  
**Location** 20, Stephen Street Lower, Dublin 2  
**Registration Date** 19/01/2021

**Additional Information**

**Proposal:** The proposed works will include altering height of stairwell access roof, relocation of access door, installation of new safety handrail to perimeter of parapet wall and installation of pressed metal capping to existing damaged capping.

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**Area** Area 1 - South East  
**Application Number** WEB1053/21  
**Application Type** Permission  
**Applicant** Tadhg Sullivan  
**Location** 20, Stephen Street Lower, Dublin 2  
**Registration Date** 22/01/2021

**Additional Information**

**Proposal:** The proposed works will include altering height of stairwell access roof, relocation of access door, installation of new safety handrail to perimeter of parapet wall and installation of pressed metal capping to existing damaged capping.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2056/21  
**Application Type** Retention Permission  
**Applicant** Ben Cantan and Edel Sullivan  
**Location** 382 and 384 Galtymore Road, Drimnagh, Dublin 12

**Registration Date** 19/01/2021

**Additional Information**

**Proposal:** RETENTION: Of a shared vehicular access to their properties.

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**Area** Area 1 - South East

**Application Number** 2063/21

**Application Type** Permission

**Applicant** Orla Marron and Bojula Enrique Torao Garcia

**Location** 201, Rathmines Road Upper, Dublin 6, D06 TP63, D06 T1W7, D06 X768, D06 F9F7, D06 CD71, D06 N8F7

**Registration Date** 20/01/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the construction of a new flat roofed single storey extension with two rooflights to rear . The exterior of the building and its curtilage is a protected structure. The application includes demolition of the original single storey lean-to section at the end of the rear return, demolition of a section of wall at ground floor of the rear return, demolition of the original garden shed, demolition of three non-original single storey rear extensions of 4sqm, 1.5sqm and 2.3sqm respectively, removal of non-original window to rear of dining room to create door to the proposed extension, replacement of roof light to the rear return roof, some repairs and associated site works. The application also involves widening of the existing vehicle entrance to the rear, new gates and new garden shed at end of garden.

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**Area** Area 1 - South East

**Application Number** 2077/21

**Application Type** Permission

**Applicant** Jeff Bailey and Gillian Power

**Location** 81, Pembroke Cottages, Donnybrook, Dublin 4

**Registration Date** 22/01/2021

**Additional Information**

**Proposal:** The development will consist of: Demolition of existing single storey rear extension. Construction of single storey rear extension with flat roof to include 2 no. courtyards and 4 no. roof lights. 1 no. new velux roof light to existing pitched roof (to rear). Internal modifications and all ancillary works.

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**Area** Area 1 - South East

**Application Number** 2266/16/X1

**Application Type** Extension of Duration of Permission

**Applicant** Niamh Murray & Rodney Murray

**Location** 7, Merton Drive, Ranelagh, Dublin 6

**Registration Date** 20/01/2021

**Additional Information**

**Proposal:** EXT.OF DURATION: Conversion of the existing garage into study room with new window replacing existing garage doors. The construction of extension over existing garage to comprise of new bedrooms and bathroom. Demolition of single storey kitchen to rear and construction of new single storey extension to rear and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1034/21  
**Application Type** Permission  
**Applicant** Sandra Byrne  
**Location** 112, Bangor Road, Dublin 12  
**Registration Date** 19/01/2021

**Additional Information**

**Proposal:** The development will consist of alterations to a previously granted planning permission, reference 2310/20 (2 storey extension to the side of existing dwelling), with a single storey flat roof extension to the side of the existing 2 storey dwelling including all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1040/21  
**Application Type** Permission  
**Applicant** Pierce Molony and Ella Weld  
**Location** 1, Wellington Lane, Dublin 4  
**Registration Date** 20/01/2021

**Additional Information**

**Proposal:** Pierce Molony and Ella Weld are applying for planning permission for a 2-storey extension (35sqm total) to the rear (north) to provide an additional bedroom, making a total of 3 bedrooms, with changes to the front (south) elevation ground floor window and alterations to the front boundary wall with new pedestrian gate to the existing dwelling at 1 Wellington Lane, Dublin 4, D04 Y0E3

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**Area** Area 1 - South East  
**Application Number** WEB1041/21  
**Application Type** Permission  
**Applicant** John Patton  
**Location** Tatty Mews, Wellington Lane, Dublin 4  
**Registration Date** 20/01/2021

**Additional Information**

**Proposal:** John Patton is applying for planning permission for a 2-storey extension (34sqm total) to the rear (north) to provide an additional bedroom, making a total of 3 bedrooms, with a 14.8sqm single-storey extension to the front (south) to add a den, with changes to the front boundary wall to the existing dwelling at Tatty Mews, Wellington Lane, Dublin 4, D04 E6H2

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**Area** Area 1 - South East  
**Application Number** WEB1687/20  
**Application Type** Permission  
**Applicant** John Fredrick Sundaravelu  
**Location** 506, Galtymore Road, Drimnagh, Dublin 12, D12 X562  
**Registration Date** 19/01/2021

**Additional Information** Additional Information Received

**Proposal:** a. proposed side single storey link extension amalgamating the existing rear single storey kitchen extension to the existing detached side garden room (shed, utility & toilet as existing use ancillary to the enjoyment of the house) for proposed ancillary family apartment/granny flat use with own door access.  
b. proposed front single storey extension to garden room (proposed family apartment/granny flat

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use).

- c. proposed rear single storey bedroom extension to garden room (proposed family apartment/granny flat use).
- d. proposed rear single storey sunroom/bedroom extension to existing rear kitchen extension.
- e. proposed rear first floor level bedroom extension over existing rear kitchen extension.
- f. associated internal and external alterations, alter rear façade first floor level from window to doorway and associated site development works to dwelling house

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1777/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Philip + Marie O'Dowd
<b>Location</b>	22, Captain's Drive, Crumlin, Dublin 12 K5T9
<b>Registration Date</b>	20/01/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of a two-storey extension to the rear of the existing dwelling and a ground floor extension to the front of the existing dwelling, and all associated site works.

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### Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0010/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	19/01/2021
<b>Applicant</b>	Brian Nolan & Peter Naughton
<b>Location</b>	131&133, Windmill Park, Crumlin, Dublin 12
<b>Additional Information</b>	

**Proposal:** SHEC: One new 2 storey house (part single storey) 80sqm.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0433/20
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	20/01/2021
<b>Applicant</b>	Irish Film Institute
<b>Location</b>	6, Eustace Street, Dublin 2
<b>Additional Information</b>	

**Proposal:** EXPP: PROTECTED STRUCTURE, 1) Fire Protection works to book store in entrance hall  
2) Fire protection works to stairwell window which look onto the glazed atrium stairwell window.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0439/20
<b>Application Type</b>	Section 5

**Decision** Refuse Exemption Certificate  
**Decision Date** 21/01/2021  
**Applicant** Marcus McQuiston  
**Location** 4, Ailesbury Road, Ballsbridge, Dublin 4  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. The removal of the existing bitumastic lined valleys, slates, ridge tiles, felt and all roofing battens exposing the existing structural timbers for further inspection. Carrying out any timber repairs required. 2. Continue the existing brick party wall through the roof line to a height of 200mm above and in line with the slope of the slate. Brick shall be clay brick with NHL 3.5 lime mortar. 3. The construction of a new copper lined valley gutter with outlet, discharging into a new copper gutter dispersing runoff evenly to two existing downpipes to the side. 4. Removing the existing roof access hatch to the rear pitched roof and replace with conversation style Fakro FWP/C (U3) 22 66x78cm side hung roof light. 5. The re-roofing of the roof with recovered slate from the roof to the front, rear and side elevations and new approved slate along with new copper valley gutters, existing ridge tiles (reinstated), new breathable roofing membrane and treated roofing battens and counter battens.

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**Area** Area 1 - South East  
**Application Number** 2020/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/01/2021  
**Applicant** Brian Hogan & Peter Naughton  
**Location** Site between 131 and 133, Windmill Park, Dublin 12  
**Additional Information**

**Proposal:** The erection of part two-storey part single-storey, 80 sq.m house (and associated works) between existing houses at 131 Windmill Park, Dublin 12 (D12 X6X2) and 133 Windmill Park, Dublin 12 (D12 C3NX), including alterations to front boundaries to provide an additional vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 2038/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/01/2021  
**Applicant** Anthony and Margaret Childs  
**Location** 15, Herbert Park, Dublin 4, D04 P6PO  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: alterations to ground floor areas to the rear of the existing property including the extension of the utility room by 1.9m<sup>2</sup>, removal of existing pitched roof structures, modifications to external windows and doors, thermal upgrade works including external insulation, internal demolitions and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2051/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/01/2021

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**Applicant** Philip Halton  
**Location** Rear of 47, Tritonville Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** Single two-storey mews dwelling containing two parking spaces & 3 bedrooms.

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**Area** Area 1 - South East  
**Application Number** 2421/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/01/2021  
**Applicant** Bashview Limited  
**Location** 14 - 15 Trinity Street and 1 - 4A Dame Lane and fronting onto Saint Andrew's Lane, Dublin 2, D02 C58  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** The development will consist of the following: the demolition of the existing six storey mixed use structure (c. 6,108 sq. m) known as 'Moirra House' and 'Trinity Street Car Park', currently comprising a 171 no. space multi storey car park, 3 no. retail units at ground floor (c. 508 sq. m) and 5 no. self-contained offices suites (c. 292 sq. m) and the provision of a nine storey over basement office building with a restaurant at ground floor. The proposed building has a total height of c. 36.218m above ground (43.7m ODM, including lift overrun), stepping back at seventh and eighth floor levels with a gross floor area of c. 7,460 sq. m (including basement of c. 318 sq. m). The proposed building will accommodate office space at first to ninth floor levels with a reception lobby at ground floor accessed from Saint Andrew's Lane and a ground floor restaurant unit (c. 540 sq. m) accessed from both Trinity Street and Saint Andrew's Lane. The proposed building is set back from Trinity Street at ground and first floor levels providing for a pedestrian plaza/seating area (c. 53 sq. m) while the building is also set back from Saint Andrew's Lane to the south providing for a second entrance plaza (c. 32 sq. m). The proposed development includes terraces at seventh and eighth floor levels to the north elevation, PV panels at roof level, plant at roof level (including lift overrun) and at basement level, substation/switch room at basement level, 2 no. stair cores, 3 no. lift cores, a separate stairs from the restaurant to the basement, bicycle storage at basement level (c. 76 no. spaces), bike lift, ancillary facilities (including shower block) and all other ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** 2553/20  
**Application Type** Permission  
**Decision** EXTENSION OF TIME  
**Decision Date** 18/01/2021  
**Applicant** Rails Investment Ltd (In Trust)  
**Location** Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station, Dublin 2

**Additional Information**  
**Proposal:** Permission for development at the Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station (bridge and railway line), to the south by Boyne Street and adjoining warehouse /industrial building fronting same (known as the Corner of Sandwith Street and Boyne Street), to the east by residential properties fronting Erne Street Upper and to the west by Sandwith Street Upper, Dublin 2.  
The development will consist of: the demolition of the existing warehouse/industrial building on site (1,711 sq m) and the construction of a part 3 – part 6 No. storey (7,830 sq m) over basement

(1,558 sq m) office building. The development also includes: 18 No. car parking spaces accessed from Boyne Street; secure cycle parking spaces at basement level: pedestrian access through the site along the northern boundary; accessible roof terraces at third floor level (facing north, south and east) and fifth floor level (facing north, east and west); non-accessible roof terraces at third floor level (facing north, south and east) and fourth floor level (facing west); green roofs; hard and soft landscaping; substations and switch rooms; plant; bin storage; boundary treatments and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2872/20
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AT EXT OF TIME
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Mount Way Offices Limited
<b>Location</b>	94/95, Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East)

#### **Additional Information**

**Proposal:** Permission is sought for development at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East). The development will consist of the following: (i) demolition of the existing 2 no. interconnected, three-storey over basement buildings at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958) and all ancillary structures and buildings on site, including the existing two-storey structure to the rear (D02 F682) with frontage to Love Lane East; (ii) construction of an eight-storey over basement office development, with a set-back seventh floor level, comprising of: (a) office space, including the provision of staff facilities and a bin store, bicycle storage area and plant room at basement level; (b) office space, including office lobby/reception area; staff facilities and an ancillary break out coffee/meeting space at ground floor level; (c) office space on upper floor levels, including staff facilities on each floor level; and (d) roof access and lift overrun at roof level; and (iii) drainage, landscaping 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>	2915/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Dublin St. Patricks Properties B.V.
<b>Location</b>	36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69, Bride Street, Dublin 8, D08 C8CN

#### **Additional Information**

**Additional Information Received**

**Proposal:** Planning permission for development at a c. 0.1918 ha site at 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69 Bride Street, Dublin 8, D08 C8CN. The development will consist of the following; 1) The demolition of an existing single-storey pitched roofed light industrial building (c. 480sqm) and a 2/4/5-storey office building including the remaining external walls and roof of Molyneux Chapel (c. 2,639sqm); 2) The construction of a 247-room hotel building comprising of a part 4-storey, part 5-storey brickwork and polyester-powder coated framed glazed block facing Bride Street and a nine storey brickwork and polyester-powder coated framed glass block at the corner of Bride Street and Peter Street. A total of 14 disability accessible bedrooms are included; 3) The proposed building has a total height of 31.856m above ground (+44.41m ODM, including lift overrun), stepping back at 4th, 5th and 6th floor levels with a gross floor area of c. 8,326 sqm (including basement of c. 261 sqm); 4) The retention of a 4-storey brick facade

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element to Bride Street to create an 'art-link' open air gallery space at ground floor level and the insertion of a linked gallery 'Stephenson Room' at 2nd floor level; 5) Polyester powder-coated steel entrance gates, cycle parking stands both inside and outside gates and hard and soft landscaping elements and external seating to the existing terrace courtyard at the northern boundary of the site; 6) A ground floor 'Living Room' foyer area will include a bar and servery, check-in pods, soft seating areas and meeting rooms, toilets and back of house areas with links to the open air gallery and landscaped terrace courtyard. This area will span the entire width of the building on Bride Street and include side hung glazed terrace doors as well as a draught lobby with 2 no. sets of bi-parting automated doors; 7) An electrical sub-station located at ground floor on the Peter Street facade; 8) An existing part basement area is proposed to be retained for plant; 9) Rooftop plant areas above both 5th floor and 9th floor areas will be screened with polyester powder-coated louvered metal panels; 10) Artwork poem at 3rd, 4th and 5th floor levels to brickwork panel to Bride Street corner of the Peter Street facade; 11) 2 no. signage panels at 9th floor level to brick panels; 12) All other engineering and associated site development works.

**Area** Area 1 - South East  
**Application Number** 3034/20  
**Application Type** Permission  
**Decision** REVISED DRAWINGS ARTICLE 35  
**Decision Date** 20/01/2021  
**Applicant** Carechoice (Parnell Road) Ltd  
**Location** Menni House, Parnell Road, Dublin 12  
**Additional Information** A.I Article 35 Received

**Proposal:** Permission for a decrease of 28.64m<sup>2</sup> (8464.84m<sup>2</sup> permitted to 8436.1m<sup>2</sup> proposed) to the permitted nursing home under Planning Ref no. 3705/19, at the lands of Menni House, Parnell Road, Dublin 12. This amended proposal primarily allows for the replacement of 8no twin bedrooms with 12no single bedrooms en-suite, resulting in a total beds provision of 143, reconfiguration of stairwell no 1 & 2, and consequent decrease in basement parking provision from 39no granted permission to 37no proposed bringing the total on site provision to 62no spaces. The alterations also result in a reconfiguration of the south east and a part of the south west elevation of the building and change of roof profile over the stairwell 1 and variation of the ridge levels over mono pitch roof. It is also proposed to diminish the size of the glazed section to the Day Room at ground floor level to address Fire Safety requirements and apply brick finish to new solid surface.

**Area** Area 1 - South East  
**Application Number** 3057/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/01/2021  
**Applicant** The Marist Education Authority  
**Location** Catholic University School, (CUS) 89,90,91 and 92  
 Leeson Street Lower, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The works include the removal of the two storey prefabricated buildings and the demolition of the original Church, currently used as a gym, in order to construct a new three storey over basement building incorporating a new gym + ancillary storage at basement level, Fitness Suite at basement mezzanine level, library, canteen and social space at ground floor level, 2 no. science rooms with associated preparation room, tiered lecture hall and computer rooms at first floor level, 2 further science rooms with associated preparation room, 2 no. Technical Graphics and upper level of the tiered Lecture Hall at second floor level, Arts

+ Crafts room on the southern side and open soft surfaced recreational area on the northern side at third floor level together with other ancillary spaces for offices, toilets + service rooms at various levels. Solar panels and north light roof windows will be fitted at roof level over the Arts + Crafts room. Surface water will be harvested. 89 + 90 will be refurbished for use as administration and support offices and 91 + 92 will be refurbished for use as residential apartments incorporating 2 no. 2 bedroomed duplex apartments at ground + basement level, 2no. 1 bedroomed apartments at first floor level and 2no. 3 bedroomed duplex apartments at second + third floor levels with other associated ancillary uses in two storey over basement return building at 92. Numbers 89, 90, 91 + 92 are Protected Structures – ref. numbers 4444, 4445, 4446 and 4447 in the DCC Record of Protected Structures. The works include the removal of all subterranean ancillary extensions to the rear of 89 to 92 to create a soft landscaped garden for the full width of the houses for use by staff and students to the rear of 89 + 90 and to provide private open space for the residential units in 91 + 92. The western gable wall of the redundant church/gym building will be retained, incorporated into the façade of the new building and linked to the existing student access corridor from Leeson Street Lower by way of a suspended bridge, with full glazing to wall and roof, over the new landscaped garden. The stained glass windows within this building will be salvaged and incorporated into the new building in appropriate locations. It is intended that the standard bricks and the arch bricks and granite elements will also be salvaged and incorporated into the southern and western facades of the new building to form a cloister over the sunken landscaped area on the southern side and a balcony to the Library over the landscaped garden on the western side. The works to the administration block will include modifications to connect this building to the new building to provide gym toilets + changing rooms at basement level, a new music room, toilets at ground floor level, classroom + ancillary toilets at first and second floor level and a new additional floor at third floor level. There will be internal modifications to the classroom block at all levels. The Exam Hall will be subdivided into Construction Studies rooms with materials delivery from Quinns Lane. The existing Canteen will be subdivided into 4 no. Junior School classrooms. A temporary construction access is to be formed from Quinns Lane to the site for the duration of the build.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3058/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/01/2021
<b>Applicant</b>	Capital Estates Management Limited
<b>Location</b>	9 Camden Place & 16 Camden Street Lower, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of permission for: a change of use from Betting Office to Licensed Restaurant at ground floor level (104sqm total), including the reconfiguration of internal layout and provision of customer seating, ancillary staff areas, serving station, accessible toilets, kitchen, storage areas, a new ventilation and duct system and ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3259/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/01/2021
<b>Applicant</b>	SKS Legal Support Services ULC
<b>Location</b>	8 Merrion Road, Ballsbridge, Dublin 4
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Permission to extend the existing property on the site. The proposed development will

consist of a second floor extension over the existing roof terrace to provide new staff accommodation as well as minor amendments to the ground floor entrance along Merrion Road, all along with associated landscaping, ancillary and site works.

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**Area** Area 1 - South East  
**Application Number** 3748/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/01/2021  
**Applicant** Dublin Port Company  
**Location** At the MTL Terminal on Pigeon House Road, Dublin Port, Dublin 2 and an area to the south of Terminal 5 adjacent to Berth 53, Alexandra Road Extension, Dublin Port, Dublin 1.

**Additional Information**

**Proposal:** The proposed development will consist of: the demolition and removal of Ramp No.3 and its support structure; and all associated ancillary site development works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. An application for a Foreshore Licence is being made.

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**Area** Area 1 - South East  
**Application Number** 3752/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/01/2021  
**Applicant** Capital Credit Union Limited  
**Location** 19A, Curzon Street, Dublin 8, D08 ND82

**Additional Information**

**Proposal:** 1. Change of use of the full two storey building from Credit Union use to Coffee Shop use.  
2. Erection of 1.2m railing surround on site boundary fronting onto Curzon Street to define an external seating area.  
3. Installation of retractable awning to fascia of existing shopfront for full shopfront width.  
4. All ancillary site and ground works including maintaining the existing public drainage connections which are unaffected by the proposed works.

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**Area** Area 1 - South East  
**Application Number** 3759/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/01/2021  
**Applicant** Paul & Francis Meagher  
**Location** Rear of 141 Tritonville Road (Herbert Mews), Sandymount, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for development comprising:  
(i) The demolition of existing single storey garage (30sqm);  
(ii) Construction of two storey mews dwelling comprising kitchen/dining/living area, WC and

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storage at ground floor level, and 2 no. ensuite bedrooms, balcony attached to western bedroom at first floor level. Car parking will be provided for 1 no. vehicle in an undercroft parking area accessed via Herbert Mews;

(iii) Provision of private open space (40sqm) at eastern end of dwelling; and

(iv) all associated ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3760/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Raidio Teilifis Eireann (RTE)
<b>Location</b>	RTE Campus, Stillorgan Road and Nutley Lane, Donnybrook, Dublin 4

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a 0.4 hectare site at the RTE Campus, Stillorgan Road and Nutley Lane, Dublin 4. The application site which comprises of the Fair City set is located adjacent to the north eastern boundary of the RTE Campus with access off Stillorgan Road. The overall campus includes 1 no. protected structure Montrose House (RPS No. 7847) located outside the application site boundary. The proposed development seeks to extend the previously permitted night time filming, two nights per week until 10pm on the Fair City set located on lands within the north eastern portion of the RTE Campus for a further period of two years in accordance with previously permitted development Reg. Ref. 2874/17 / ABP Ref. PL29S.248946.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3762/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	LEO Pharma
<b>Location</b>	285 Cashel Road, Crumlin, Dublin 12, D12 E923

#### **Additional Information**

**Proposal:** The development will consist of a 48sq.m single storey extension to front of existing single storey warehouse building with new cladding to front elevation of existing single storey warehouse building .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3764/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Board of the College of the Holy & Undivided Trinity
<b>Location</b>	House 10, The Chief Steward's House and Perimeter Railings, Trinity College, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Provost, Fellows, Foundation Scholars and the other members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near



Dublin apply for planning permission for development of House 10 (a protected structure ref. 1999), the Chief Steward's House and Perimeter Railings (a protected structure ref. 2001) Trinity College, Dublin 2. The development will consist of the following works:

- Modifications to the ground floor of House 10 (protected structure ref 1999) to provide a new universal access route from Front Square to the Chief Steward's House Garden including removal of an existing window and formation of a new doorway in the north elevation of House 10;
- The installation of a new step to House 10 Front Square entrance formed in extant Leinster granite, new salvage Leinster granite with a concealed concrete base, the addition of a Universal Access Ramp and changes to cobble stones and the provision of new granite paving slabs. The replacement of the existing door to this entrance;
- Change of use of the Chief Steward House (190 m2) from Office to Residential use providing 5 no bed/sitting rooms with ensuite bathrooms and communal kitchen/dining facilities over two storeys;
- Repairs to the ashlar front (north) facade of the Chief Steward's House and the replacement of existing cement render with lime render to chimney stack, side and rear elevations;
- Modification of the Perimeter Railings (a protected structure ref: 2001) and existing pedestrian gate to College Street to include raising the level of the gate to match College Street footpath level;
- New foul and storm water drainage systems connections. Existing downpipes to front elevation to connect directly to the drainage system.
- Associated site developments and landscaping including new pathway from the new doorway formed in House 10 to the Chief Stewards House with universal access ramp.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3765/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Hickory Property Developments Ltd
<b>Location</b>	Site adjacent and to the north of 72 Beach Road and bounding Cranfield Place, Sandymount, Dublin 4

#### **Additional Information**

**Proposal:** Planning permission will consist of the demolition of the existing single storey workshop (104sqm) and the construction of a terrace of 3 no. three storey two bedroom dwellings bounding and to be individually accessed by pedestrians off Beach Road. Each dwelling will include a terraced amenity space at second floor level.

The development will be served by 6 no. secure resident and 2 no. visitor bicycle parking spaces.

The development will include all associated landscape and site development works including new boundary treatment to Beach Road and Cranfield Place.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3768/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	The Provost, Fellows, Foundation Scholars and other members of the Board of the
<b>Location</b>	No. 4, Grand Canal Quay, Dublin 2, D02 HR22

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development at the site of No. 4 Grand Canal Quay, Dublin 2, D02 HR22 (formerly Connaughtons warehouse), 'The Tower',

Grand Canal Quay, Dublin 2, D02 KD43 - a protected structure (RPS Ref. 3278) and existing car park between, also at Grand Canal Quay, Dublin 2.

The development will consist of demolition of existing boundary walls/ gates along the eastern boundary of the site facing onto Grand Canal Quay and two storey flat roofed annex to warehouse at No. 4 Grand Canal Quay. Proposed relocation of vehicular access to existing alternative entrances onto Pearse Street/ Macken Street. Proposed raising of roof to warehouse at no. 4 Grand Canal Quay and all roof coverings replaced, the introduction of roof glazing to the north and south facing slopes and local roof additions for access to topmost floors of annex. Pitched roof coverings to adjacent annexes to be repaired and existing roof vents converted to roof glazing. Re-organisation of all internal spaces within the warehouse/ annexes including insertion of additional mezzanine floor spaces all for use as innovation/ office space. Existing external walls to warehouse and annexes to be repaired and repointed, all existing window openings to be re-opened and re-glazed and localised new fenestration introduced facing onto Grand Canal Quay and new pedestrian court. The development will provide a new external terrace in front of warehouse onto Grand Canal Quay. Refurbishment of ground floor only of adjacent 8 storey tower - a protected structure - into innovation/ office space, including relocation of main entrance from the east to the south facade at ground floor. Existing car parking yard between warehouse and 8-storey tower to be replaced by two pedestrian courts separated by an external covered walkway including steps and ramps linking the warehouse and tower. The (eastern) court adjacent to Grand Canal Quay to be hard paved and provide an external terrace for the new cafe and events. The (western) rear court to be soft landscaped and act as a garden and gathering space for the innovation hub. 2 no. accessible car parking spaces to be located off Grand Canal Quay and 33 no. cycle parking spaces to be located in the front courtyards.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3777/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/01/2021
<b>Applicant</b>	Davy Target Developments Ltd
<b>Location</b>	Unit 27 St. Stephen's Green Shopping Centre, St. Stephen's Green, Dublin 2

#### **Additional Information**

**Proposal:** Planning permission for development at this site will consist of : a new set of double entrance doors and window to the existing front elevation, a new advertisement signage at front fascia elevation at Unit 027 St. Stephen's Green Shopping Centre, all associated site and ancillary works at this address in accordance with the plans as submitted.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3788/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/01/2021
<b>Applicant</b>	Briargate Developments Harold's Cross Limited
<b>Location</b>	280-288, Harold's Cross Road, Dublin 6W

#### **Additional Information**

**Proposal:** The development will consist of the construction of a substation/meter room in the north-west corner of the site to serve the mixed-use development permitted under planning reg. ref. 4729/18.

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**Area** Area 1 - South East  
**Application Number** 3998/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 20/01/2021  
**Applicant** Clare Campbell  
**Location** 1A, St. Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: Planning permission for extension and alteration works. The applicant site is a mews property to No. 1 St. Mary's Road, Dublin 4, which is a Protected Structure. This permission seeks to remodel and extend the existing end of terrace two-storey residential mews building.

Works are to include:

- a) Demolition of existing porch and boundary walls to St. Mary's Road & Baggot Lane.
- b) Removal of non-original staircase and internal alterations at ground floor and first floor level.
- c) Single-storey extension to front and side of property including new front entrance pavilion and WC.
- d) Two-storey extension to the rear of property including new utility and ensuite.
- e) Reconstructed boundary walls and external modifications associated with alterations.

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**Area** Area 1 - South East  
**Application Number** WEB1024/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/01/2021  
**Applicant** Sandra Byrne  
**Location** 112, Bangor Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** The development will consist of alterations to a previously granted planning permission, reference 2310/20 (2 storey extension to the side of existing dwelling), with a single storey flat roof extension to the side of the existing 2 storey dwelling including all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1025/21  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 21/01/2021  
**Applicant** Pierce Molony  
**Location** 1, Wellington Lane, Dublin 4

**Additional Information**

**Proposal:** Pierce Molony is applying for planning permission for a 2-storey extension (21sqm total) to the rear (north) to provide an additional bedroom, making a total of 3 bedrooms, with changes to the front (south) elevation ground floor window and alterations to the front boundary wall with new pedestrian gate to the existing dwelling at 1 Wellington Lane, Dublin 4, D04 Y0E3.

**Area** Area 1 - South East  
**Application Number** WEB1026/21  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 21/01/2021  
**Applicant** Jack Patton  
**Location** Tatty Mews, Wellington Lane, Dublin 4

**Additional Information**

**Proposal:** Jack Patton is applying for planning permission for a 2-storey extension (21sqm total) to the rear (north) to provide an additional bedroom, making a total of 3 bedrooms, with a 14sqm single-storey extension to the front (south) to add a den, with changes to the front boundary wall to the existing dwelling at Tatty Mews, Wellington Lane, Dublin 4, D04 E6H2

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**Area** Area 1 - South East  
**Application Number** WEB1038/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/01/2021  
**Applicant** Tadhg Sullivan  
**Location** 20, Stephen Street Lower, Dublin 2

**Additional Information**

**Proposal:** The proposed works will include altering height of stairwell access roof, relocation of access door, installation of new safety handrail to perimeter of parapet wall and installation of pressed metal capping to existing damaged capping.

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**Area** Area 1 - South East  
**Application Number** WEB1822/20  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 20/01/2021  
**Applicant** Vasile Burascu  
**Location** 54, Crumlin Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Construction of a 1st floor extension over existing ground floor extension to rear of existing dwelling, Attic conversion with dormer window to rear for non-habitable use with internal modifications new vehicular access to front garden with footpath dished and associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1827/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/01/2021  
**Applicant** Brian & Brenda O'Shea  
**Location** 98, Kilfenora Road, Kimmage, Dublin 12

**Additional Information**

**Proposal:** The development will consist of demolition of existing single storey rear extension & construction of a new part single storey, part two storey extension to rear of existing terraced dwelling. The works will also include reconfiguring of the existing layout of the dwelling &

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reconfiguring the fenestration to the existing front entrance porch. External works will include removal of the existing front boundary wall to provide vehicular access for off street parking along with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1830/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/01/2021  
**Applicant** WENDY WHELAN  
**Location** 34, Royston, Kimmage Road West, Dublin 12 D12 P596

**Additional Information**

**Proposal:** Permission is sought for construction of a two storey extension to the side and a single storey extension to the rear of existing house, alterations to elevations and internal layout , 3 no. of roof lights, new house entrance with pitched roof canopy to the front, demolition of side extension and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1840/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/01/2021  
**Applicant** Benjamin & Alexandra Wood  
**Location** 45, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** The proposed development will consist of the demolition of the existing garage (19.6 sq.m) and external stores and partial demolition of the ground (10 sq.m) and 1st (11 sq.m) floors of the existing dwelling, and the construction of a new 2-storey side and rear extension at ground (48 sq.m) and 1st (46 sq.m) floors, and associated internal works and minor amendments to the rear elevation including replacement of lean-to pitched roof with a flat roof over existing ground floor rear bays. The proposals also include for conversion of the existing attic space (42 sq.m) into a new bedroom and en-suite with new dormer window to rear, velux windows to front, side and rear roof elevations and removal of one chimney stack on rear; also associated site works and widening of existing vehicular entrance off Merrion Road with new entrance gate and pillars.

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**Area** Area 1 - South East  
**Application Number** WEB1843/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/01/2021  
**Applicant** St.Pat's CYFC & Crusaders Athletic Club  
**Location** Irishtown Stadium, Ringsend, Dublin 4, D04 KN77

**Additional Information**

**Proposal:** The development consists of the alterations to the previously granted extension (Planning Ref: 2858/18) to Irishtown Stadium comprising of revisions to the elevations including the removal of the previously granted link corridor, alterations to window configuration, with the addition of a plant room at ground floor level. The amended proposal has an overall reduction in area of 37.4 m2 to the previously granted scheme of 927.4 m2

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**Area** Area 1 - South East  
**Application Number** WEB1850/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/01/2021  
**Applicant** Sinead Mitchell  
**Location** 8, Elm Park Terrace, Terenure, Dublin 6w D6W WE52

**Additional Information**

**Proposal:** Removal of flat roof extension to rear of existing terraced house and provision of new flat roof extension, 3 no. roof lights in the rear & 2 no. roof lights in the front pitch, associated site works and some internal alterations

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ1821/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/01/2021  
**Applicant** SJRQ Riverside IV Management Limited  
**Location** Riverside IV 70, Sir John Rogerson's Quay, Dublin Docklands, Dublin 2

**Additional Information**

**Proposal:** We, SJRQ Riverside IV Management Limited c/o Aramark Property intend to apply for planning permission for development to the central courtyard of Riverside IV, 70 Sir John Rogerson's Quay development, Sir John Rogerson's Quay, Dublin Docklands, Dublin 2. This application relates to a proposed development within a Strategic Development Zone planning scheme area.

The site is bound by Sir John Rogerson's Quay to the North, by Horse Fair (also known as Britain Quay) to the South, Britain Quay to the East and by Blood Stoney Road to the West with access to the central courtyard from the North via Sir John Rogerson's Quay and from the East via Britain Quay.

The proposed development consists of upgrade to site security and public lighting to include the following:

- (i) Installation of 3 No. public lighting poles with integrated CCTV linked to site security system;
- (ii) All associated ground works and associated ancillary works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3580/20  
**Appeal Type** Written Evidence  
**Applicant** The Board of Trinity College Dublin  
**Location** Trinity College Dublin, The University of Dublin, College Green, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of temporary marquee, bicycle storage, shower, and toilet structures to support the ongoing

educational use of the campus within the curtilage of the campus and its Protected Structures. Permission is sought for a temporary period of 3 years. The proposed development comprises of: 1 no. marquee (30.6 m x 50.1 m), 1 no. toilet block (9.1 m x 3 m), and 1 no. shower block (1.5 m x 3.6 m) located at New Square; 1 no. marquee (20.4 m x 30.1 m), 1 no. toilet block (9.1 m x 3 m) and 1 no. bike storage shelter (4.1 m x 2.1 m) located at Botany Bay; 1 no. shower block (1.5 m x 3.6 m) and 1 no. bike storage shelter (4.1 m x 2.1 m) located under the arch proximate to Trinity Business School; 1 no. bike storage shelter (4.1 m x 2.1 m) adjacent to the Chemistry Building; and, 1 no. toilet block (9.1 m x 3 m), and 1 no. shower block (1.5 m x 3.6 m) adjacent to the Pavilion. The development also includes an electric generator at New Square, 2 no. access ramps at Botany Bay and all site infrastructure and enabling works.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2573/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	18/01/2021
<b>Applicant</b>	Brendam Ltd
<b>Location</b>	No. 56 Charleston Road, Ranelagh, Dublin 6 (D06 DH48) and land located to the front (and within the curtilage) of No. 57 Charleston Road, Ranelagh, Dublin 6 (D06 PX78) (and is a corner site with Charleston Avenue)

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought at No. 56 Charleston Road, Ranelagh, Dublin 6 (D06 DH48) and land located to the front (and within the curtilage) of No. 57 Charleston Road, Ranelagh, Dublin 6 (D06 PX78) (and is a corner site with Charleston Avenue) for development consisting of: (a) demolition of No. 56 Charleston Road, a six-bedroom two-storey (with attic accommodation detached dwelling); (b) construction of a terrace of 4 no. four-storey, three-bedroom townhouses. Each townhouse to be provided with 1 no. internalised parking space and private amenity space in the form of rear garden (25.5sq.m-31.8sq.m), upper ground floor terrace (12 sqm) to the rear and 2nd floor terrace (10.7sqm) at front elevation. Permission is also sought for the following works: (i) removal of existing pedestrian and vehicular entrances on Charleston Road and provision of a new vehicular entrance to serve the development; and, (ii) removal of vehicular entrance on Charleston Avenue and provision of a new pedestrian entrance. The development also includes landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2782/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@21/01/2021
<b>Applicant</b>	Genesis Estates Ltd.
<b>Location</b>	1A, Maxwell Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Permission for the demolition of the two storey house and single storey garages and the construction of four two-storey houses as two semi-detached pairs and all associated works at 1A Maxwell Road, Rathgar, Dublin 6, D06 TP86.

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**Area** Area 1 - South East  
**Application Number** 2919/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 19/01/2021  
**Applicant** Zara Kenny  
**Location** Rear of 35 Mountpleasant Square, Mountpleasant Avenue  
Upper, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: The development will consist of a 1-no. bedroom single storey mews of 80m2 with demolition of rear existing garage building (32m2) and alterations to existing rear boundary wall with associated site works, bin stores, bicycle parking and landscaping.

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**Area** Area 1 - South East  
**Application Number** 3002/20  
**Appeal Decision** ATTACH CONDITIONS  
**Appeal Decision Date** @18/01/2021  
**Applicant** Michael Crowley & Laura White  
**Location** 43, Clonfert Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning permission sought for to raise the existing main tiled roof by two tiles & ridge tile to the existing two storey terraced dwelling, convert the existing attic area into a new storage area for non-habitable use, new dormer roof structure to the existing rear tiled roof with external finishes to match existing and internal alterations.

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**Area** Area 1 - South East  
**Application Number** 3074/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @20/01/2021  
**Applicant** Blathin Peirce and Nigal Lowther  
**Location** 44, Ashfield Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission for retention of existing ground floor, single storey rear extension measuring 24 sqm, new ground floor bay window to side and new rear dormer window to attic.

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**Area** Area 1 - South East  
**Application Number** 4477/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 18/01/2021  
**Applicant** 1 Merrion Land Limited  
**Location** Gowan Motors Compound Site, 169-177, Merrion Road,  
Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 2 no. apartment blocks ranging in height from 2 storeys up to 5 storeys with a total



of 43 no. dwelling units comprising: 15 no. 1-bedroom apartments, 18 no. 2-bedroom apartments and 10 no. 3-bedroom apartments with associated north/south/east/west facing balconies/terraces. The development will also include the provision of a communal open space area at ground floor level and 43 no. car parking spaces at basement level. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1496/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@21/01/2021
<b>Applicant</b>	Colin & Melanie Stein
<b>Location</b>	72, Rathdown Park, Terenure, Dublin 6W, D6W F990

**Additional Information**

**Proposal:** The proposed development to consist of an attic extension of 15.6 sqm to the rear and side of the existing attic dormer room. To include an additional bedroom, bathroom, store, new windows to the rear with an increase in the dormer roof profile, resulting in a total floor area of 33.4 sqm.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2873/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	14-Jan-2021
<b>Applicant</b>	The Royal College of Surgeons in Ireland
<b>Location</b>	Block A Ardilaun Centre ( also known as NOs. 112-114, St. Stephen's Green, Dublin 2, D02 AF59, No. 4 Proud's Lane, Dublin 2, D02 WY28, part of No.26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted education and research building ( DCC Reg . Ref: 2016/19; ABP Ref: 305501-19) on this site of c.0. 3945 hectares comprising Block A Ardilaun Centre ( also known as Nos. (112-114), St. Stephen's Green, Dublin 2, D02 AF59, No. 4 Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2

The proposed development will consist of: an additional storey of education and research floorspace (7th Floor Level) (838 sq m) and extensions to the permitted 5th Floor Level at the south-west and south-east corners (49 sq m). The total gross floor area of the building increases by 887 sq m (from 12,381 sq m permitted to 13,268 sq m proposed), resulting in an eight storey building over basement. The development will also consist of: alterations to the permitted elevations and internal layouts; and associated alterations to the permitted plant and services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

**\*\*\*Amendment to Week 02\*\*\***

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3001/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	14-Jan-2021
<b>Applicant</b>	Dr. Paula Bolger

**Location**

3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retain and complete alterations to previous approved Planning Ref 3546/17 for the construction of a detached garage building with a converted attic space with a pitched roof with roof lights within both roof slopes.

Planning Permission is sought for change of use of the detached garage building with a converted attic space, to a 2 bedroom 2 storey mews house. The first floor is within the converted attic space. Other works for which Planning Permission is sought include:

- (1) An increase of 16m<sup>2</sup> floor area at first floor / attic floor level (total first floor / attic floor area = 54m<sup>2</sup>)
- (2) The roof shape has been revised from a pitched roof with roof lights within both roof slopes to a pitched roof with dormer windows within the front and rear slope. The roof height has been increased by 218mm
- (3) Connections to all services and
- (4) All necessary ancillary site development works to facilitate this development.

Retention Planning Permission is sought for works carried out to date as per approved Planning Ref 3546/17 to include the construction of an increased ground floor area of 6m<sup>2</sup>, (total ground floor area = 54m<sup>2</sup>).

**\*\*\*Amendment to Week 02\*\*\***

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

03/21

(18/01/2021-22/01/2021)

**Area** Area 1 - South East  
**Application Number** 0017/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Emer Shields & Carl Egan  
**Location** 2, Mander's Terrace, Ranelagh, Dublin 6  
**Registration Date** 18/01/2021

**Additional Information**

**Proposal:** SHEC: 1) Subdivision (change of use) of existing two-storey over basement terraced house into 2 no. separate dwelling units: main dwelling reduced to upper ground and first floor three-bedroom unit, with lower ground floor two-bedroom unit ancillary to existing dwelling; both with own door access front door;  
2) Alterations to existing openings to front facade (lower ground floor) and rear facade (upper ground floor);  
3) Alterations to modern lower ground floor extension to rear;  
4) Construction of new upper ground floor extension to rear, to include terrace and access to rear garden;  
5) Demolition of existing mews structure at rear of site;  
6) Construction of 1 no. new two-storey two bedroom detached mews dwelling unit at rear of site, ancillary to existing dwelling, including first floor terrace to south, rooflight to east, and access to rear garden of main house, with own door access via lane shared by residents of Mander's Terrace and 38-40 Charleston Road;  
7) Complete with all associated site works and landscaping, to include rainwater harvesting tank, geothermal heat pump and locally adjusted ground levels.

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**Area** Area 1 - South East  
**Application Number** 0019/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Daniel O'Connell  
**Location** 64, Grosvenor Square, Rathmines, Dublin 6  
**Registration Date** 18/01/2021

**Additional Information**

**Proposal:** SHEC: construction of a single 2-storey, 1 bedroom mews house with garden, including a car parking garage accessed via Grosvenor Lane at the rear of the existing property, including demolition of an existing garage and all ancillary works.



# Dublin City Council

## SECTION 5 EXEMPTIONS

03/21

(18/01/2021-22/01/2021)

**Area** Area 1 - South East  
**Application Number** 0020/21  
**Application Type** Section 5  
**Applicant** Lisa Doyle  
**Location** Sumup Ltd, Block B, Harcourt Centre, Charlotte Way,  
Dublin, 2  
**Registration Date** 20/01/2021  
**Additional Information**  
**Proposal:** EXPP: Installation of business signage on exterior facade of building.

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**Area** Area 1 - South East  
**Application Number** 0023/21  
**Application Type** Section 5  
**Applicant** Christopher Bowen  
**Location** 39, Percy Place, Dublin 4  
**Registration Date** 19/01/2021  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: EXPP: Demolition of unauthorised single storey structure to the rear garden. Installation of new kitchen and bathroom suites together with upgrade of heating and electrics with associated builders works.

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**Area** Area 1 - South East  
**Application Number** 0316/20  
**Application Type** Section 5  
**Applicant** Penelope Kenny & Richard Flinn  
**Location** 41, Leeson Park, Dublin 6  
**Registration Date** 20/01/2021  
**Additional Information** Additional Information Received  
**Proposal:** EXPP PROTECTED STRUCTURE: 1) Re-surface of front garden. 2) Replace a casement window with an appropriate sash window.

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