



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

10/21

(08/03/2021-12/03/2021)

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

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| Area | Area 1 - South East |
| Application Number | 2342/21 |
| Application Type | Permission |
| Applicant | David Bateman, John Gillespie & Carmel Lowe |
| Location | 1 Rathmines Road Upper, Rathmines, Dublin 6, D06 Y5P5 |
| Registration Date | 08/03/2021 |
| Additional Information | |

Proposal: The proposed works will comprise the construction of a 6m wide by 3m high scrolling illuminated advertising structure on the existing west facing gable elevation at first floor level.

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| Area | Area 1 - South East |
| Application Number | 2343/21 |
| Application Type | Permission |
| Applicant | Irish Life Assurance plc |
| Location | Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2 |
| Registration Date | 08/03/2021 |
| Additional Information | |

Proposal: Planning permission for development will comprise amendments to planning permission reg. ref. 4155/18; ABP Ref: 303806-19.

The proposed development will consist of:

1. relocated lift and stair cores resulting in reconfigured layout at each floor level;
2. amended car parking layout at basement level 02 to provide 67 spaces (72 permitted) revised plant room layout and finished floor levels;
3. increased bicycle parking at basement level 01 to provide 215 spaces (187 permitted) and reconfigured shower and changing facilities;
4. alterations to sunken garden at the western elevation, resulting in an increased public footpath width at Pembroke Road by c. 400mm;
5. amended vehicular access entrance ramp configuration from Shelbourne Lane;
6. alterations to rear entrance at Shelbourne Lane to provide set back double height elevation at ground/ first floor level and pedestrian footpath;
7. relocated ESB substation at ground floor level accessed from the rear entrance at Shelbourne Lane;
8. revised access to and reconfiguration of the external northern terrace at first floor level including c.100mm increase in planters and balustrades;
9. infill of western elevation at levels four and five replacing external terraces;

10. increased finished terrace levels and balustrades (by c.150mm), altered access and additional planting at external terraces at sixth and seventh floor levels;
11. reconfigured roof level to include enlarged plant enclosure, additional plant and repositioned louvered screen, omission of PV panels increased lift over run levels by c. 510mm, reconfigured core layout and inclusion of electrics room;
12. signage within canopy above Pembroke Road entrance (c. 3.136 sqm);
13. total reduction in gross floor area by 411 sqm to 21,224 sqm.

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| Area | Area 1 - South East |
| Application Number | 2345/21 |
| Application Type | Permission |
| Applicant | Morgan Crowe & Brid Large |
| Location | 175 Kimmage Road Lower, Kimmage, Dublin 6W |
| Registration Date | 08/03/2021 |

Additional Information

Proposal: Planning permission for development at this site (an existing 2 storey semi-detached property) for change of use to part first floor offices and kitchen of 35m² to create 1 no. residential unit (1 no. studio apartment of 35m²) with subdivision of existing oversized external first floor terrace to create private terrace of 3m², with 1 of 3 no. existing car parking spaces to front of property designated for this residential use.

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| Area | Area 1 - South East |
| Application Number | 2355/21 |
| Application Type | Permission |
| Applicant | Corduff JG Enterprises Limited |
| Location | Essex House, Essex Gate, Dublin 8, D08 HW56. |
| Registration Date | 09/03/2021 |

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the proposed development comprises the following:

- (i) change of use from office to residential apartments on first to fourth floors with office use retained at ground floor and basement level (storeroom);
- (ii) permission is sought for internal alterations on each floor to remove non-original partition walls and to erect new partition walls to create an open plan office at ground floor and 4no. 1 bed apartments on first to fourth floors. Each apartment will be provided with a living/dining/kitchen area, bathroom and double bedroom. The proposed works include the refurbishment of the existing staircase and the incorporation of trickle vents into all sash windows including original sash winows at first floor;
- (iii) removal of the non-original decorative cornice at ground floor and replacement with a sympathetic run in-situ moulded cornice;
- (iv) formation of an 800mm wide opening through the original wall on first to fourth floors to create a new access point to the front room of each apartment;

- (v) upgrading fire and acoustic performance of existing suspended timber floors;
- (vi) provision of new stairwell connecting the ground floor office to the basement level storeroom. The existing stairwell will serve the apartments only, with access provided to the rear yard and Essex Gate. Access to the office will be provided via a existing entrance on Parliament Street, all comply with part B of the Building Regulations;
- (vii) removal of existing security bars to the Parliament Street entrance door and the first floor window on rear facade;
- (viii) replanning the existing WC at ground floor level for disabled access;
- (ix) removal of existing roof light and reinstating rafters and natural slates to match the existing;
- (x) provision of a 1m² automatic air opening vent of area to the roof over the existing stairs;
- (xi) roof repair and maintenance works;
- (xii) removal of all non-original boxing out and services throughout;
- (xiii) provision of a new service riser by the lobby to each apartment;
- (xiv) provision of vents in the rear (west) facade to the yard as well as at roof level to satisfy contemporary ventilation requirements;
- (xv) provision of a shallow dropped ceiling to the corridor and secondary rooms at ground floor level and locally to the lobby and hall of apartments at first to fourth floors to accommodate ventilation ductwork runs;
- (xvi) removal of the existing redundant cast iron branch discharge pipe at first floor level on the Essex Gate facade;
- (xvii) removal of the existing industrial ventilation pipework and the small flat roofed structure in the yard;
- (xviii) drainage and all associated site development and ancillary works necessary to facilitate development.

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| Area | Area 1 - South East |
| Application Number | 2357/21 |
| Application Type | Permission |
| Applicant | Castlegate Apartment Management CLG |
| Location | Castlegate Apartment, Lord Edward Street, Dublin 2 |
| Registration Date | 08/03/2021 |

Additional Information

Proposal: Planning permission for replacement of existing shopfronts and install new shopfront streetscape incorporating 5 no. retail units and apartment block entrance (6 no. in total) and all associated site development works.

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| Area | Area 1 - South East |
| Application Number | 2365/21 |
| Application Type | Permission |
| Applicant | Green Sea Property Limited |
| Location | Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162 |
| Registration Date | 10/03/2021 |

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development to amend a previously permitted mixed-use scheme (Dublin City Council Reg. Ref. 2168/18 and ABP Ref. ABP302085-18 as amended by Reg. Ref. 4777/19) on a site of c. 0.1872 ha at Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162, all of which are designated Protected Structures.

Existing buildings at Nos. 16 and 17 Ely Place:

The development will consist of modifications to the permitted scheme, including: the subdivision of No. 16 Ely Place into 3 No. residential apartments (1 x 1 bed and 2 x 2 bed); and the inclusion of No. 17 Ely Place into the development boundary and the change of use No. 17 Ely Place from office use to residential use to provide 2 No. residential apartments (1 x 2 bed and 1 x 3 bed) (279 sq m);

The development will also consist of external alterations to Nos. 16 and 17 Ely Place, including: the demolition of the existing ground floor rear extension at No. 16 Ely Place together with removal of vaulted space beneath existing extension (-28 sq m); the removal of existing external rear stairs to No. 16 and 17; the construction of a new rear extension at Lower Ground Floor, Ground Floor, First Floor and Second Floor level at No. 16 Ely Place (60 sq m); the construction of a new rear extension at Lower Ground Floor at No. 17 Ely Place (3 sq m); the provision of a new approach to the rear entrance of No. 16 Ely Place, comprising glazed flooring over open lightwell; the provision of ancillary services space to rear of extension at No. 16 Ely Place; the reforming of existing rear area to provide widen area at Lower ground floor for use as external space at No. 17 Ely Place; the re-instatement of a new boundary wall to rear and associated landscape works at No. 17 Ely Place; the provision of balconies at First Floor level at the rear of Nos. 16 and 17 Ely Place and Second Floor level at the rear of No. 16 Ely Place; the alteration and replacement of existing windows and doors and the formation of new openings at Nos. 16 and 17; the alteration and repair of existing railings and removal of modern gates and reinstatement of new railings and stone plinths to match historic at Nos. 16 and 17 Ely Place; the provision of vents to the existing rear walls at Nos. 16 and 17 Ely Place; the provision of an Automated Opening Vent (AOV) to the existing slate roof above existing stairwell at No. 16 Ely Place; the removal and replacement of the external render to gable wall and rear wall at No. 16 Ely Place; the provision of new hard-landscaped shared communal space to rear of Nos. 16 and 17 Ely Place.

The development will also consist of internal alterations to Nos. 16 and 17 Ely Place, to provide for building subdivision, including: the removal of existing stair serving Lower Ground and Ground Floor levels and associated infilling of stair void with new floor at both Nos. 16 and 17 Ely Place; the removal of existing stair serving Second Floor and Third Floor and associated infilling of stair well and provision of smoke shaft to AOV above at No. 16 Ely Place; the removal of section of existing floor and replacement with independent stair serving Ground Floor and Lower Ground Floor at No. 17 Ely Place; the removal of existing enclosure beneath entrance plinth at Lower Ground Floor at No. 17 Ely Place; (-4sqm); the removal of existing internal partitions, redundant services, fittings and fixtures and existing concrete basement floor slab at Nos. 16 and 17 Ely

Place; the removal of section of existing floor and replacement with independent stair serving Second and Third Floor at No. 16 Ely Place; the provision of new internal partition walls where required; the infilling of existing door openings and formation of new door openings; the repair and renewal of existing joinery, internal finishes, plaster, painted finishes and historic fabric; cleaning and repair of brickwork and pointing where required;

The development will also consist of: the provision of new services, service routing and ducting, fitted kitchens and WC facilities, the provision of bicycle and bin storage and upgrades to the existing fabric to provide necessary requirements to achieve the compliance with Building Control requirements.

Existing buildings at Nos. 3-8 Hume Street:

The development will consist of alterations to the existing buildings at Nos. 3-8 Hume Street, including: the provision of additional cycle storage within existing cellars at Nos. 3-8 Hume Street; alterations to the internal layout where required; the formation of new door opening in existing gable wall; alterations to the permitted layout of the rear extension to No.8 Hume Street (10 sq m); the adjustment of internal finished floor level and external ground level and associated works; the provision of additional mechanical plant equipment to No. 3 Hume Street.

Rear extension to Nos. 4-7 Hume Street:

The development will consist of proposed alterations to the permitted extension to the rear of Nos. 4-7 Hume Street, including: the extension of the permitted building at First, Second and Third Floor levels to provide additional office accommodation (69 sq m); the construction of an additional storey to the permitted Four storey (over basement levels) building, resulting in a Fifth storey of office accommodation (427 sq m).

The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services both within the permitted extension and at roof level (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Overall, the proposed amendments will result in a mixed-use scheme with a total gross floor area of 7646 sq m including Basement Levels 1 and 2 (6366 sq m office use, 339 sq m restaurant use, 635 sq m residential use and 200 sq m commercial art gallery use). The amendments will result in an overall increase in gross floor area of 779 sq m (279 sq m arising from the inclusion of an existing building ((No. 17 Ely Place) into the development boundary).

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| Area | Area 1 - South East |
| Application Number | 2367/21 |
| Application Type | Retention Permission |
| Applicant | Health Service Executive- HSE Estates |
| Location | Unit 1, Clonskeagh Hospital, Clonskeagh, Dublin 6 D06 CX81 |
| Registration Date | 11/03/2021 |

Additional Information

Proposal: RETENTION: Permission for retention of the single storey storage annexe / extension of 90 sq. meters total area connected to the existing healthcare facility.

Area Area 1 - South East
Application Number 2371/21
Application Type Retention Permission
Applicant Darren Free
Location Site to rear of 27/29 Orwell Road, and Washerwomans Lane, Rathgar, Dublin 6.
Registration Date 11/03/2021

Additional Information

Proposal: RETENTION: For a 3 year temporary retention planning permission for the use of two shipping containers as two takeaway tea/coffee and other and associated food facilities (14.82sqm each) with access off Washerwomans Lane.

Area Area 1 - South East
Application Number 2374/21
Application Type Permission
Applicant Minerva Montessori Ltd.
Location Former Dartry Dye Works offices, behind North House, Dartry, Dublin 6
Registration Date 12/03/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission sought to extend to a permanent basis the 3 year Planning Permission granted on March 20th 2017 under Application No. 3394/16 for change of use from Science/Technology to Crèche/Montessori school use. This application does not involve any works to North House which is a Protected Structure Ref. 2237.

Area Area 1 - South East
Application Number 2376/21
Application Type Permission
Applicant Brian Kennedy
Location The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86
Registration Date 12/03/2021

Additional Information

Proposal: Planning permission for a residential development on a c. 0.25 hectare site. The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 25 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 10 no. 1 bedroom apartments and 15 no. 2 bedroom apartments (including 3 no. 2 bedroom duplexes) (each with private balconies/terraces) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 25 no. car parking spaces (1 no. disabled access), 44 no. cycle spaces and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works (including relocation of existing ESB substation), hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 1,978 sqm.

Area Area 1 - South East
Application Number 2386/21
Application Type Permission

Applicant Celtic Trustees Limited
Location 24 Shrewsbury Road, Ballsbridge, Dublin 4, D04 C9X9
Registration Date 12/03/2021

Additional Information

Proposal: PERMISSION & RETENTION: Permission is sought for: (i) Alterations to the existing vehicular access comprising demolition/rebuild of the piers and a section of existing front boundary wall adjacent to provide a recessed vehicular entrance and pedestrian entrance. This vehicular access will be used by vehicles entering the property only; (ii) Demolition of a section of front boundary wall and construction of an additional recessed vehicular access in the south-eastern corner. This vehicular access will be used by vehicles exiting the property only. Both vehicular access will feature 2.1 metre high granite stone piers with decorative carving, 1.9 metre high automated decorative wrought iron gates and a random rubble granite wall to match the existing boundary wall with 600mm galvanised steel railings (1.9 metre high). The northernmost entrance will also feature a 1.9 metre high pedestrian entrance gate; 9iii) Alterations to the existing 1.3 metre high random rubble granite front boundary wall, comprising the addition of a 600mm galvanised steel railings (bringing the overall height to 1.9 metres); and (iv) all associated hard and soft landscaping, road and streetscape works; and all other works necessary to facilitate the development. Retention permission is also sought for alterations to garage structure previously approved under Reg. Ref. 4555/19, comprising: (i) Omission of 3 no. dormer windows at first floor level; (ii) Omission of 2 no. roof lights, and (iii) Repositioning and reorientation of garage structure.

Area Area 1 - South East
Application Number 2388/21
Application Type Permission
Applicant New Ireland Assurance Company Plc & Irish Life Assurance
Location 84 & 85 - 86, Grafton Street, Dublin 2
Registration Date 12/03/2021

Additional Information

Proposal: The development will consist of the sub-division of the basement and first floor levels which will reinstate the original party wall between properties, reverting each property back to their original footprint and all associated site works. The buildings are located within an architectural conservation area.

Area Area 1 - South East
Application Number 2390/21
Application Type Permission
Applicant Rita Benaksas
Location 1 Riversdale Avenue, Terenure, Dublin 6. D06 W9X4
Registration Date 12/03/2021

Additional Information

Proposal: Permission sought to subdivide existing 2- storey detached dwelling into 2 no semi-detached, 3- storey, 4 bedroom dwellings. The development will include internal reconstruction and the erection of 2-storey and single storey extensions to the front and rear of both and raising the roof by 1.01 meters along with a Velux rooflight to the front of each house, new additional front vehicular gate entrance for the 2nd dwelling.

Area Area 1 - South East
Application Number 2391/21

Application Type Permission
Applicant Broadfield Development Limited
Location 6/7, part 8 Hagan's Court, Lower Baggot Street, Dublin
2
Registration Date 12/03/2021

Additional Information

Proposal: The proposed development will consist of the demolition of all structures on site and the construction of 2 no. three storey, 3-bedroom dwellings in its place. The proposed development will include rear gardens at ground floor and terrace at second floor, green roofs and all associated site works. The new buildings will have a floor area of 166.5 sq.m and 157.3 sq.m respectively.

Area Area 1 - South East
Application Number 3153/20
Application Type Permission
Applicant Clarendon Mews Ltd
Location Nos. 5 & 6, Clarendon Mews, Lad Lane, Dublin 2
Registration Date 11/03/2021

Additional Information Additional Information Received

Proposal: PERMISSION AND RETENTION PERMISSION . Retention of office use at ground and first-floor levels at No 5 Clarendon Mews. Permission is also sought for development comprising the demolition of the existing roof structure and construction of a second-floor extension at nos 5 and 6 as well as internal reconfiguration and building alterations to convert two existing two-storey adjoining mews houses to a three-storey mixed-use building incorporating the retained office use referred to above and accommodating three dwelling units (1 x 1 - bed studio at ground-floor level and 1 x 1 bed apartment at first floor level at No. 6, 1 x 2 bed apartment at second-floor level atop Nos. 5 & 6), together with a terrace at second floor , balconies, parking, landscaping boundary treatments and associated site works.

Area Area 1 - South East
Application Number 3582/20
Application Type Permission
Applicant Patrick O'Neill
Location 16, Gordon Street, Ringsend, Dublin 4
Registration Date 08/03/2021

Additional Information Clarification of Add. Information Recd.

Proposal: Permission for the change of use of 55.6 sqm ground floor café to residential unit, removal of 1no. existing rooflight to rear single storey section, addition of bin storage with access from rear alleyway, associated internal alterations and elevational alterations and all associated site works.

Area Area 1 - South East
Application Number 3759/20
Application Type Permission
Applicant Paul & Francis Meagher
Location Rear of 141 Tritonville Road (Herbert Mews),
Sandymount, Dublin 4
Registration Date 10/03/2021

Additional Information Additional Information Received

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 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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| Area | Area 1 - South East |
| Application Number | 3804/20 |
| Application Type | Permission |
| Applicant | Vantage Fusion Ltd. |
| Location | The Hely Building, 2-4 Dame Court and 2 Dame Lane, Dublin 2 |
| Registration Date | 12/03/2021 |
| Additional Information | Additional Information Received |

Proposal: The development will consist of the change of use of the existing vacant building from office use to hotel and bar use, to include:

- (1) Provision of 57 hotel bedrooms,
- (2) Provision of bar at ground floor level accessed from Dame Court,
- (3) The lowering of the ground floor level locally to facilitate the provision of a new universal/disabled hotel entrance on the Dame Lane elevation,
- (4) Provision of new signage to Dame Court and Dame Lane elevations,
- (5) Installation of new lift,
- (6) Formation of new door ope at first floor level in the rear (east) elevation to facilitate fire escape,
- (7) Formation of new door ope at ground floor level in the rear (south) elevation to facilitate fire escape,
- (8) Formation of 2no. window opes at first and second floor level in the rear (south) elevation,
- (9) Replacement of 2no. existing doors with new windows at first and second floor level in the rear (south) elevation,
- (10) Construction of new 2.4m high louvred screen at first floor level to rear south elevation,
- (11) All internal modifications, repair works, site and services works to facilitate the development.

Area Area 1 - South East
Application Number WEB1247/21
Application Type Permission
Applicant Rita Brennan
Location 9, Beechwood Avenue Lower, Ranelagh, Dublin 6
Registration Date 12/03/2021

Additional Information

Proposal: Permission is sought for the change of use of an existing mixed use semi-detached property with doctor's surgery at ground floors and residential unit at first floor to a single residential dwelling.

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 2044/16/X1
Application Type Extension of Duration of Permission
Applicant Sean O'Miochain
Location 43, Rathgar Road, Dublin 6
Registration Date 08/03/2021

Additional Information

Proposal: EXT. OF DUR.: PROTECTED STRUCTURE: The proposed development includes alterations to existing wrought iron fence, cut stone wall and piers to provide a vehicular entrance, hard-standing permeable paving, dished pavement and associated works. 43 Rathgar Road is a protected structure no. 7043.

Area Area 1 - South East
Application Number 2341/21
Application Type Permission
Applicant Ralbecko Limited
Location 2 Pembroke Street North, Number One Ballsbridge, Ballsbridge, Dublin 4, D04 Y3X9
Registration Date 08/03/2021

Additional Information

Proposal: Planing permission for the proposed development will consist of the following :

change of use and internal alterations to existing ground floor unit from retail use to dog grooming service,

new external signage, including all ancillary and associated works in accordance with the lodge planning documents

Area Area 1 - South East
Application Number 2346/21
Application Type Permission
Applicant Terry Hobdell
Location 34, Temple Square, Temple Road, Dublin, 6, D06 X0C9
Registration Date 08/03/2021

Additional Information

Proposal: The development will consist of the removal of existing conservatory, extension to dwelling incorporating additional floor area of 66.76m.sq. to side and rear of dwelling together with internal modifications and alterations of existing floor plan, alterations to south and west facing (front) elevations, new pedestrian gate in rear boundary wall with access to Orchard Road and associated site works.

Area Area 1 - South East
Application Number 2347/21
Application Type Permission
Applicant Nessa Corkery and Daire Kelly
Location 67, Gordon Street, Ringsend, Dublin 4
Registration Date 08/03/2021

Additional Information

Proposal: The development will consist of: Demolition of rear wall (partial) and all internal walls of existing terraced dwelling. Construction of a new two storey extension with dormer extension over, all to rear of existing two storey terraced dwelling. Attic conversion and external alterations including provision of 2 no. rooflights to north and 1 no. rooflight and dormer window to south.

Area Area 1 - South East
Application Number 2348/21
Application Type Permission
Applicant Brendan Cannon
Location 28 Rathfarnham Road, Terenure, Dublin 6W
Registration Date 08/03/2021

Additional Information

Proposal: Permission sought for development consisting of the removal of existing sunroom and construction of extension, part two storey and part single storey, to rear of dwelling-house, together with alterations to rear elevation and internal alterations.

Area Area 1 - South East
Application Number 2361/21
Application Type Permission
Applicant Hannah and Paraic Rogan
Location 45, Palmerston Road, Dublin 6
Registration Date 10/03/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works to the rear garden of the existing dwelling, a protected structure, as follows: demolish boundary wall to rear laneway and construct new single storey garage, with vehicle access to rear laneway, and construct new timber pergola structure to rear garden, and any associated landscaping and drainage works.

Area Area 1 - South East
Application Number 2363/21
Application Type Permission
Applicant Ronan Perry and Marian Hynes
Location 28 Neagh Road, Terenure, Dublin 6W.

Registration Date 10/03/2021

Additional Information

Proposal: Permission for works consisting of alterations to the existing pedestrian gateway to be widened to create a new vehicular access 3.5m wide, all associated alterations, siteworks and ancillary works.

Area Area 1 - South East
Application Number 2364/21
Application Type Permission
Applicant Eve Gaughan & Sean O'Connor
Location 20 St. Alban's Park, Sandymount, Dublin 4, D04 E3W8
Registration Date 10/03/2021

Additional Information

Proposal: The development will consist of a first floor extension to the side of the existing house to provide a new bedroom space. The proposed extension will have a pitched roof with hipped gable and parapet to adjoining boundary and eaves level to match existing. Proposed works also include an increase to the downstairs WC providing an overall 14.5 sqm of additional floorspace. The replacement of the existing bay window to the ground floor store room to the front elevation and relocation of existing rooflights are also proposed together with all associated ancillary works.

Area Area 1 - South East
Application Number 2366/21
Application Type Permission
Applicant Darren Greenfield & Karen O'Neill
Location 74, Rathdown Park, Terenure, Dublin 6
Registration Date 11/03/2021

Additional Information

Proposal: Permission is sought for (a) conversion of attached ground floor domestic garage to utility room including raising of flat roof, (b) construction of ground floor single storey flat store room to side of existing house, (c) raising of existing hip roof to house, (d) construction of 2 no. hip roof dormer windows, one to front and one to rear of roof, (e) removal of chimney to gable of house, all to existing two storey semi-detached house.

Area Area 1 - South East
Application Number 2379/21
Application Type Permission
Applicant Orla Marron and Bojula Enrique Torao Garcia
Location 201, Upper Rathmines Road, Dublin 6
Registration Date 12/03/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for construction of a new flat roofed single storey extension with two rooflights to the rear of 201 Upper Rathmines Road, Dublin 6, D06 TP63, D06 T1W7, D06 X768, D06 F9F7, D06 CD71, D06 N8F7, 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 4 sqm, 1.5 sqm and 2.3 sqm 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.

Area Area 1 - South East
Application Number 2385/21
Application Type Permission
Applicant Ken Leydan & Rachel Dudley
Location 26, Hollybank Avenue Lower, Ranelagh , Dublin 6 D06 HY70
Registration Date 12/03/2021

Additional Information

Proposal: The proposed development comprises the construction of 1 no. new dormer window to the rear slope of the main house and an increase in size of existing window with privacy glass to rear return of existing two storey house, a terraced property.

Area Area 1 - South East
Application Number 2389/21
Application Type Permission
Applicant Nessa Corkery and Dáire Kelly
Location 67, Gordon Street, Ringsend, Dublin 4 D04 A729
Registration Date 12/03/2021

Additional Information

Proposal: The development will consist of: Demolition of rear wall (partial) and all internal walls of existing two storey terraced dwelling. Construction of a new two storey extension with dormer extension over, all to rear of existing dwelling. Attic conversion and external alterations including raising of existing roof ridge height, provision of 2 no. rooflights to North and 1 no. rooflight and dormer window to South.

Area Area 1 - South East
Application Number 3056/20
Application Type Permission
Applicant Vickers Capital Ltd
Location 11, Pearse Square, Dublin 2, D02 FW95
Registration Date 09/03/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The work will consist of lowering the basement floor, the construction of new openings from the basement to the rear, a new opening between basement rooms, the removal of internal partitions, the renewal of services, the installation of bathrooms, minor modifications to the internal layout, the re-slatting of the roof, the repair of sash windows including the installation of slim double glazing and general repair and conservation work.

Area Area 1 - South East
Application Number 3338/20
Application Type Permission
Applicant Joe Tozer
Location 23, Grosvenor Square, Rathmines, Dublin 6, D06 V252

Registration Date 08/03/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist of works to this protected structure , including the construction of a patio, bin storage area and 3 cycle stands in front garden, part of the garden to have a reduced level.

Area Area 1 - South East
Application Number WEB1217/21
Application Type Permission
Applicant Jan-Claire and Sean McNeill
Location 6, Fortfield Terrace, Rathmines, Dublin 6
Registration Date 08/03/2021

Additional Information
Proposal: Jan-Claire and Sean McNeill are applying for permission for development at 6 Fortfield Terrace, Rathmines, Dublin 6. The development will consist of demolition of existing single and two storey extensions to the rear and outbuilding, construction of part-single, part-three storey extension with rooflights, construction of new boundary wall to No.5, alterations to and refurbishment of existing house; all associated ancillary, landscaping and site development works.

Area Area 1 - South East
Application Number WEB1237/21
Application Type Permission
Applicant Cathy Butler
Location 326, Kildare Road, Crumlin, Dublin 12
Registration Date 11/03/2021

Additional Information
Proposal: Permission is sought for

- a) The demolition of existing kitchen with flat roof to the rear of the property. The demolition of single storey sheds to the rear of the property.
 - b) Construction of a new two storey extension to the rear of the property including internal alterations and all associated works.
 - c) Construction of a new shed to the rear of the property.
-

Area Area 1 - South East
Application Number WEB1239/21
Application Type Permission
Applicant Joe and Sarah Jane Nally
Location 28, Priory Road, Harold's Cross, Dublin 6w
Registration Date 11/03/2021

Additional Information
Proposal: Planning Permission is sought for development at 28 Priory Road, Harold's Cross, Dublin D6WXH02 for Joe and Sarah Jane Nally.

Works to include a two-storey extension to the side (south-east elevation), internal and external alterations to the existing two-storey dwelling along with all associated site works and landscaping.

Area Area 1 - South East
Application Number WEB1244/21
Application Type Permission
Applicant Katie Dowling
Location 54, Rathdown Park, Dublin 6w
Registration Date 12/03/2021

Additional Information

Proposal: Garage conversion to habitable room, first floor extension to the front over garage, single-storey extensions to the side and rear, an attic upgrade with dormer windows on the side and rear

Area Area 1 - South East
Application Number WEB1252/21
Application Type Permission
Applicant PAUL & GILLIAN LYNCH
Location 51, Oakley Road, Ranelagh, Dublin 6
Registration Date 12/03/2021

Additional Information

Proposal: Two storey extension to front & single storey extension to rear of existing dwelling and all associated site works

Area Area 1 - South East
Application Number WEB1922/20
Application Type Permission
Applicant Bernard Kelly & Ciara Larkin
Location 20, Derrynane Gardens, Sandymount, Dublin 4
Registration Date 09/03/2021

Additional Information Additional Information Received

Proposal: Planning permission is sought by Bernard Kelly & Ciara Larkin for the demolition to the existing rear extension and the construction of single and two storey extension to the rear, including 1 no. new rooflight, and all associated site works, all at 20 Derrynane Gardens, Sandymount, Dublin 4.

Area 1 Strategic Housing Development

Area Area 1 – South East
Application Number SHD0006/21
Application Type Strategic Housing Development
Applicant Heidelberg Davitt Limited
Location Heidelberg / Miller Building and S.C.R. Garage Sites, Davitt Road, Dublin 12
Registration Date 09-Mar-2021

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, Heidelberg Davitt Limited, intend to apply for planning permission for a Strategic Housing Development at the Former Heidelberg / Miller Building and S.C.R. Garage sites, Davitt Road, Dublin 12. The site is located on the southern side of Davitt Road, to the south of the Grand Canal and the LUAS Red Line. The site is bound to the east by Dublin City Council's Waste Management Depot, to the south by residential properties on Galtymore Road and to the west by light industrial buildings.

The proposed Build-to-Rent residential development consists of:

- The demolition of all existing buildings on the application site (comprising the former Heidelberg / Miller Building, S.C.R. Garage and associated outbuildings);
- The construction of a part 3 to part 9 storey building in a U-shaped block layout, over basement level, including 2 no. commercial units (with a GFA of 101 sq.m and 193 sq.m, for Class 1- Shop or Class 2- Office / Professional Services or Class 8- Medical Centre or Class 11 – Gym or Restaurant / Café use), 188 no. Build-to-Rent (BTR) apartments, resident support facilities, and resident services and amenities;
- The 188 no. BTR apartments comprise 20 no. studio units, 79 no. 1 bedroom units, and 89 no. 2 bedroom units. 144 of the apartments are provided with balconies / terraces on the south, western, eastern and northern elevations of the building.
- The development includes BTR resident support facilities and resident services and amenities with a total GFA of 1,165 sq.m, including a resident's store, laundry room, bin store, and cycle storage at basement level and a reception / management area, residents lounge, residents workspace, games room, and gym at ground floor level;
- Public realm improvements are proposed along the Davitt Road frontage of the development, including a loading bay / drop-off area, and enlargement of the existing footpath;
- The proposal includes communal open space areas at ground level, including play facilities, and roof terrace areas at third, sixth and seventh floor levels;
- The basement level contains 58 no. car parking spaces, 4 no. motorcycle spaces, 280 no. bicycle parking spaces, plant rooms, a bin storage area, cores, and residential amenities;
- 106 no. bicycle parking spaces are provided at surface level; and
- The proposal includes a vehicular entrance to the basement from Davitt Road, a loading bay, 1 no. on street car parking space, pedestrian and cyclist access from Davitt Road, foul and surface water drainage, boundary treatments, hard and soft landscaping, an ESB sub-station, and all ancillary site development works necessary to facilitate the development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022 (the Z1 zoning objective pertaining to the site was adopted under Variation No. 21 of the Dublin City Development Plan 2016-2022).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially

contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The application together with the Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.davittbtrshd.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 1 SAWs

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|---------------------------|--|
| Area | Area 1 - South East |
| Application Number | 2360/21 |
| Application Type | State Authority Works |
| Applicant | Office of Public Works |
| Location | Donnybrook Garda Station, 43, Donnybrook Road, |

Ranelagh, Dublin 4

Registration Date

09/03/2021

Additional Information

Proposal: SAW: In accordance with the provisions of Part 9, Planning and Development Regulations 2011 (as amended), propose to carry out works at: An Garda Siochana, Donnybrook Garda Station, 43 Donnybrook Road, Ranelagh, Dublin 4 D04XC78.

The proposed development will consist of: Demolition of existing locker room facilities to the rear of the site; Construction of a new single-storey locker room to the rear of the site to contain 100 no. lockers, 3 no. showers, 3 no. WCs, 3 no. wash hand basins, 3 no. urinals, 1 no. universal accessible shower and WC, drying room, plant room, external renewables energy services and associated site works; Provision of a new public universal access entrance to the station entrance off 43 Donnybrook Road, Ranelagh to include for level access from the street level to the Garda courtyard, a platform elevator to the building entrance and all associated site works at Donnybrook Garda Station, 43 Donnybrook Road, Ranelagh, Dublin 4 D04 XC78.

During all periods of Covid-19 restrictions, drawings and particulars of the proposed development will be available for inspection, by appointment only and with two working days' notice, between 10.00am and 12.30pm and between 2.30pm and 4.00pm, Monday to Friday, during a six-week period (the period between Good Friday 2nd April to Easter Monday 5th April, both days inclusive, shall be disregarded), beginning on the date of publication of this notice at:

Office of Public Works, Jonathan Swift Street, Trim, Co. Meath, C15 NX36 and An Garda Siochana, Donnybrook Garda Station, 43 Donnybrook Road, Ranelagh, Dublin 4 D04 XC78

Appointment requests should be sent to gardamaintenance@opw.ie or Tel (046) 942 6000.

Written submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, may be made in writing within a period of 6 weeks (the period between Good Friday 2nd April to Easter Monday 5th April, both days inclusive, shall be disregarded) beginning on the date of publication of this notice to the email address above or to:

The Office of Public Works, Property Maintenance Services, Head Office, Jonathan Swift Street, Trim, Co. Meath, C15 NX36.

A Preliminary Examination for Environmental Impact Assessment as undertaken for the proposed development. It concluded that having regard to the nature, scale and location of the proposed project, EIA Screening is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. The Preliminary Examination for Environmental Impact Assessment conclusion can be viewed on the Office of Public Works website at

<https://www.gov.ie/en/collection/8218f-office-of-public-works-part-9-eia/>

**Area 1
Decisions**

Area

Area 1 - South East

Application Number

2023/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/03/2021
Applicant PDM Partnership
Location 77, Morehampton Road, Dublin 4

Additional Information

Proposal: Provision of a delivery and collection takeaway service to the previously granted restaurant use under reg. ref. 3537/19 to include the sale of hot food for the consumption on or off the premises and all associated site works.

Area Area 1 - South East
Application Number 2024/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 08/03/2021
Applicant Mr. Daniel O'Connell
Location 64, Grosvenor Square, Rathmines, Dublin 6, D06 KA66

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the 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.

Area Area 1 - South East
Application Number 2025/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/03/2021
Applicant Six by Nico (Dublin) FD Limited
Location 1, Molesworth Street, Dublin 2

Additional Information

Proposal: Planning permission for development for the intensification of use from cafe/restaurant to licensed restaurant at Ground Floor of One Molesworth Street, Dublin 2 (formally Le Pain Quotidien) and new 250mm high individual halo lit letters with brushed brass faces and returns.

Area Area 1 - South East
Application Number 2027/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/03/2021
Applicant Insignia Investments Ltd
Location The Barn, Riversdale Avenue, Busy Park Road, Dublin 6

Additional Information

Proposal: Planning permission for the development will consist of partial demolition and renovation of The Barn as a two bedroom, two storey detached house with apex rooflight; construction of 5 no. three bedroom two storey terraced houses; construction of 2 no. two bedroom two storey semi-detached houses; access is from the existing entrance on Riversdale

Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works.

Area Area 1 - South East
Application Number 2028/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2021
Applicant Rathmines Hospitality Limited
Location 10, Wynnefield Road, Rathmines, Dublin 6, D06 Y8X6
Additional Information

Proposal: The development will consist of the following:

- Demolition of existing structures on site, with the exception of the 2 no. arched gables on the streetfront;
 - Construction of a 4-storey hotel with a setback at third floor accommodating 78 no. hotel bedrooms;
 - Ground floor accommodating hotel reception, café, co-working space, staff facilities, linen store, office, kitchen, toilets, stores, plant and bin store;
 - First floor accommodating co-working mezzanine level, and 22 no. hotel bedrooms;
 - Second and third floor accommodating 28 no. hotel bedrooms on each floor;
 - Signage, canopy, bicycle parking, plant at roof level and all associated site works and services.
-

Area Area 1 - South East
Application Number 2037/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2021
Applicant Stephen Fitzgerald
Location 5, Gulistan Terrace, Rathmines, Dublin 6
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for a two-storey extension to rear of the protected structure. The applicant property is a single mid-terraced home and this planning application is a modification of the existing permission PI. 3354/17. The development will consist of:

1. The demolition of the existing single-storey rear return, the opening out of a rear ground floor window to form a new door opening, the opening out of an existing window at first floor level to provide a connection to the proposed rear extension, the insertion of a new conservation roof light over the stairwell to the rear roof as existing, and the removal of non-original windows to ground floor bathroom.
 2. The construction of a two-storey extension to the rear garden, with kitchen/ dining space at the ground floor and bedroom and shower room to the upper floor;
-

3. Internal alterations proposed include the reversal of the existing stair between ground and first floor.

4. The addition of solar arrays to the existing main roof and upgraded mechanical and electrical services associated with the refurbishment works.

5. Associated works will include external services, drainage and landscaping as required to meet both the requirements of the Local Authority and the implicit requirements of the development described in this proposed planning application.

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| Area | Area 1 - South East |
| Application Number | 2039/21 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 10/03/2021 |
| Applicant | Mr. Vincent McDermott & Mrs Anna Mulhall |
| Location | 75 Larkfield Grove, Harold's Cross, Dublin 6W, D6W K726 |

Additional Information

Proposal: Planning permission for the development will consist of: rear extension to first floor, re-roofing existing ground floor extension, internal alterations, new vehicular entrance and all associated site works.

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| Area | Area 1 - South East |
| Application Number | 2040/21 |
| Application Type | Retention Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 10/03/2021 |
| Applicant | Hugh Courtney |
| Location | Smyth's Pub, 10, Haddington Road (rear onto Percy Place), Dublin 4 |

Additional Information

Proposal: PERMISSION AND RETENTION PERMISSION: for the development consists of :

1. retention of outdoor enclosed seating area and branded advertising to canopy & screens at front of premises (Haddington Road entrance),
2. permission for the provision of new high level facade signage to front of premises (Haddington Road entrance)

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|---------------------------|---|
| Area | Area 1 - South East |
| Application Number | 2042/21 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 10/03/2021 |
| Applicant | Sinead & Fergal Glynn |
| Location | 1, Bushy Park Gardens, Dublin 6, D06F 6KO |

Additional Information

Proposal: Planning permission for development consisting of demolition of existing single storey conservatory to rear and provision of

- (a) new two storey extension to west elevation comprising new living room on ground floor with master bedroom and dressing room over,
- (b) new first floor bedroom extension over existing single storey garage on east side of house, conversion of existing garage and store to new side entry bootroom and ancillary accommodation with new single storey utility room and plant room extension to rear,
- (c) new single storey glazed dining area to rear,
- (d) internal alterations to existing ground and first floor,
- (e) optional new dormer window to rear roof slope serving existing attic bedroom and replacing existing rooflights,
- (f) new garden store,
- (g) relocation of vehicular entrance within front boundary, revisited drainage and all associated site works

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| Area | Area 1 - South East |
| Application Number | 2043/21 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 11/03/2021 |
| Applicant | Thomas Roche and Ann Roche |
| Location | 83, Ailesbury Road, Ballsbridge, Dublin 4 |

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of a single storey extension (total floor area approx. 61sqm) to the rear of the existing dwelling, some minor internal and external alterations, landscaping works to rear garden and associated site works.

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| Area | Area 1 - South East |
| Application Number | 2048/21 |
| Application Type | Retention Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 12/03/2021 |
| Applicant | Glosswell Ltd. |
| Location | 83, and 83A , Harcourt Street, Dublin 2 |

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 |
| Decision | GRANT RETENTION PERMISSION |
| Decision Date | 12/03/2021 |
| Applicant | Yancho & Neli Petkov |
| Location | 66B, Pearse Street, Dublin 2 |
| 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 | 2063/21 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 10/03/2021 |
| 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 |
| 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 | 2310/21 |
| Application Type | Permission |

Decision APPLICATION DECLARED INVALID
Decision Date 09/03/2021
Applicant Emmet & Fiona Mullins
Location 39, Orwell Park, Dublin 6
Additional Information

Proposal: Permission to extend the existing two storey house on the east side of Dartry Road, creating two additional bedrooms at first floor by re-configuring the existing roof and creating a small addition to the living space at ground floor. It is also proposed to relocate the existing entrance door from the north west corner to the centre of the front elevation facing Orwell Park and to cover over the side passage between the house and the Dartry Road property boundary.

Area Area 1 - South East
Application Number 2347/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2021
Applicant Nessa Corkery and Daire Kelly
Location 67, Gordon Street, Ringsend, Dublin 4
Additional Information

Proposal: The development will consist of: Demolition of rear wall (partial) and all internal walls of existing terraced dwelling. Construction of a new two storey extension with dormer extension over, all to rear of existing two storey terraced dwelling. Attic conversion and external alterations including provision of 2 no. rooflights to north and 1 no. rooflight and dormer window to south.

Area Area 1 - South East
Application Number 2489/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2021
Applicant Red Carnation Hotels (UK) Ltd
Location Hatch Hall, 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for a 60 no. bedroom hotel at Hatch Hall (Protected Structure) Ref: 3642), 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34 on a gross site area of 0.2242 ha. Hatch Hall currently ranges in height from 3 no. floors to 5 no. floors. The proposed development will consist of the following:

- Refurbishment of Hatch Hall and its change of use from residential institutional use to hotel use. The proposed hotel development includes 2 no. bars, lounge and hotel shop. The conversion of the former chapel building to meeting room/restaurant. The proposal involves alteration and conservation works to the existing fabric including amendments to the internal layout of the building, including the removal of internal partitions and screens to provide for bedrooms and the addition of a lift core. On the southern and eastern sides of the internal courtyard, a single storey glazed extension shall wrap around the protected structure, adjacent to the outdoor terrace. Opes shall be created at the southern side of Hatch Lane at first floor level (internal to the courtyard) to provide access to ground floor roof level for use as terrace. An enclosed fire escape from the upper floor of the chapel building shall be provided to the courtyard;

- Demolition of a section of the existing 3 and 4 no. storey building at the junction of Hatch Lane

and Hatch Place and construction of an 8 no. storey extension, with plant at roof level;

- An additional floor is provided on the existing 4 no. storey Hatch Lane elevation, setback from the existing edge;
- Provision of 2 no. levels of basement. The second basement level will accommodate plant; welfare facilities, and storage, with kitchen, administration, gym and associated facilities at the first basement level. A fire escape corridor shall be provided to the courtyard;
- The existing pedestrian entrances are retained from Hatch Street Lower and Hatch Place. A new pedestrian entrance is provided from Hatch Lane. New delivery goods accesses/service entrances are provided from Hatch Place and Hatch Lane and new fire escape doors are provided from Hatch Lane;
- 8 no. bicycle spaces for visitors and 12 no. bicycle spaces for staff will be provided;
- Works to the public road and footpaths shall be undertaken to provide for a new drop-off area to the front of the proposed hotel and provision of additional 8 no. bicycle spaces for visitors. A glazed canopy over the entrance to the proposed hotel will be provided;
- Green roofs shall be provided over the fire escape corridors, adjacent to the former chapel, at fifth floor over the additional floor and at 8th floor in the new extension;
- Landscaping works shall be carried out to the internal courtyard. The proposal also includes for all associated site development works, including substation accessed off Hatch Place.

The proposed development will have a Gross Floor Area of 7,292 square metres.

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| Area | Area 1 - South East |
| Application Number | 3018/20 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 10/03/2021 |
| Applicant | Kilcarton Ltd |
| Location | 19 Upper Baggot Street, Saint Peter's, Dublin 4. D04 E271 |
| Additional Information | Additional Information Received |
| Proposal: | PROTECTED STRUCTURE: The development will consist of: a) change of use from café to restaurant on the ground floor and basement level; b) fire safety upgrades with introduction of fire lobbies at ground floor and basement level; c) new opening at basement level to rear of building in location of existing non-original window, new opening at ground floor to rear of building replacing existing window with opening similar in dimensions to window above, removal of non-original windows in annex and openings modified to be used for pedestrian access/circulation; d) proposed two storey extension to rear of existing building for restaurant use with glazed roof section connecting new extension to existing structure and; e) upgrade of existing shop front at ground floor level; f) removal of non-original partitions internally to accommodate revised layout. |

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| Area | Area 1 - South East |
| Application Number | 3598/20 |
| Application Type | Permission |

Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 09/03/2021
Applicant Vickers Capital Limited
Location 11, Pearse Square, Dublin 2
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for the demolition of wall along lane and the construction of a three-storey, three bedroom mews house, roof terrace and associated boundary walls and siteworks to the rear.

Area Area 1 - South East
Application Number 3674/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2021
Applicant Paul & Ana Maria Larchet
Location 12 St. Mary's Road, Dublin 4, D04 P5N4
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission to construct 3-bedroomed part single storey & part 2-storey detached dwelling & alterations to pedestrian & vehicular entrances onto St. Mary's Lane all at rear.

Area Area 1 - South East
Application Number 3793/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2021
Applicant Mr Matthieu de La Chevardiere
Location 14, Mountpleasant Square, Ranelagh, Dublin 6
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning permission for the demolition of the existing two storey and part single storey lean-to rear extension and the construction of a new two-storey over basement extension to the rear of the existing house, 1 no. velux rooflight to front slope of existing house and 2 no. velux rooflights to proposed rear extension, associated internal and external works, including;

-Basement: remodelling of existing basement, including reduced floor level, a new opening to the rear to connect to the new extension, new access doors under front entrance steps, reduced level to front window cill,

-Ground floor: a new opening to the rear reception room to connect to the new extension, reinstatement of the original rear wall from the stair half landing,

-First Floor: a new opening to the rear bedroom to connect to the new extension, new double doors between the existing first floor single bedroom and the first floor double bedroom to the front of the house, the introduction of a bathroom to the first floor, reinstatement of the original wall (and possible ope) to half landing,

-Landscaping works, including reduced levels to the rear and front external patios to rear basement and ground floor, new external steps and associated adjustments to existing railing to accommodate new gate, to the front and all associated refurbishment and remedial works as

detailed in the Conservation Report of Existing & Method Statement for Proposed Works at No.14 Mountpleasant Square, Ranelagh, Dublin 6, in accordance with best practice.

Area Area 1 - South East
Application Number 3834/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/03/2021
Applicant Ryan and Rachel Buckley
Location Side of 20, Beech Hill Drive, Dublin 4, D04 Y7Y4
Additional Information Additional Information Received
Proposal: Planning permission is sought for the demolition of existing single storey garage and construction of new three storey, four bedroom dwelling house with terrace to front at second floor level, associated site works, amending two existing vehicular entrances to create one widened vehicular entrance to the side.

Area Area 1 - South East
Application Number WEB1018/21
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/03/2021
Applicant Michael Lyons
Location 76, Crumlin Road, Dublin 12
Additional Information
Proposal: RETENTION: An extension to an existing artist studio to the rear of the main house.

Area Area 1 - South East
Application Number WEB1019/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2021
Applicant Alan and Monica Holmes
Location Willowdale, 24, Orwell Park, Rathgar, Dublin 6
Additional Information
Proposal: Planning Permission is sought by Alan and Monica Holmes for proposed works at Willowdale, 24 Orwell Park, Rathgar, Dublin 6, consisting of the following principal elements 1. Demolition of existing screen wall and gate to the side of the existing property 2. Construction of a detached Garden Building of one and a half stories to the side of the property to accommodate motor vehicles at ground floor level and a Games Room at the upper level. The new structure will have three dormer windows facing north-east into the rear garden of the existing house 3. Insertion of a new external door from the rear of the existing house to the garden 4. The development will include all associated drainage and site development works.

Area Area 1 - South East
Application Number WEB1021/21
Application Type Permission
Decision GRANT PERMISSION

Decision Date 10/03/2021
Applicant Gerard Crowley
Location 17, Richview Park, Dartry, Dublin 6

Additional Information

Proposal: To widen an existing vehicular access to the front and onto Richview Park with all associated works at 17 Richview Park, Dartry, Dublin 6, D06 KD51.

Area Area 1 - South East
Application Number WEB1023/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2021
Applicant Frank Cronin
Location 56, Ramleh Park, Milltown, Dublin 6

Additional Information

Proposal: The development will consist of amendment to previously granted permission ref. no. WEB1300/19 of a semi-detached dwelling. Amendments include – changes from a single storey rear flat roof extension to a new pitched roof with 2no.velux rooflights, and elevational changes.

Area Area 1 - South East
Application Number WEB1040/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/03/2021
Applicant Pierce Molony and Ella Weld
Location 1, Wellington Lane, Dublin 4

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

Area Area 1 - South East
Application Number WEB1041/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/03/2021
Applicant John Patton
Location Tatty Mews, Wellington Lane, Dublin 4

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

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3619/20
Appeal Type Written Evidence
Applicant Clopen Limited
Location Site at 39, 40, 41, 42 & 42A, Clanbrassil Street Upper, Dublin 8

Additional Information Additional Information Received

Proposal: The development will consist of: 1.) The demolition of existing buildings, structures and hardstanding areas on site except for the existing front part of the 2-storey take-away restaurant building (vacant) at 39 Clanbrassil Street Upper; 2.) The construction of a mixed-use development of 28 no. apartments with associated balconies/terraces comprising 17 no. 1 bedroom units & 11 no. 2 bedroom units and 2 no. commercial units located in 2 no. blocks (Block 1 & Block 2); 3.) Block 1 comprises a part2/part 2-storey plus pitched roof building at 39 Clanbrassil Street Upper accommodating 1 no. take-away restaurant unit at ground & 1st floor level (including existing structure fronting onto Clanbrassil Street Upper) and 4 no. apartments (4 no. 2 bedroom 2-storey own-door duplex apartment units) extending along Orr's Terrace; 4.) Block 2 comprises a 3-4 storey building at 40, 41, 42 & 42A Clanbrassil Street Upper accommodating 1 no. shop/retail services unit at ground floor level (fronting onto Clanbrassil Street Upper) and 24 no. apartments (17 no. 1-bedroom units and 7 no 2-bedroom units); 5.) Landscaped courtyard at ground floor level and roof terrace above third floor level in Block 2; 6.) Construction of new surface finishes and hard and soft landscaping to increased width Garden Terrace pedestrian laneway to the north; 7.) All ancillary site development works, plant areas, refuse storage areas, bicycle storage areas, boundary treatment works and services.

Area Area 1 - South East
Application Number 3879/20
Appeal Type Written Evidence
Applicant Knockanore Properties UC
Location 20 Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: The development will consist of the amendment of previous permission Reg. Ref: 4658/18, as amended by Reg. Ref: 4603/19 and Reg. Ref: 3027/20 as follows: The addition of an additional floor over approved four storey front block facing Merrion Road which will increase building height at this point from four storeys to five storeys and 17.3m to 21.125m. The addition of an additional floor over the approved six storey rear block and building core which will increase overall building height from six to seven storeys and from 25.1m to 28.925m. Minor changes to the internal layout resulting from the additional floors, and all other ancillary works. The proposed modifications will result in an overall GIA increase from 10,531m² to 11,781m² for the proposed development. The proposals are adjacent to a Protected Structure.

Area Area 1 - South East
Application Number 3916/20
Appeal Type Written Evidence
Applicant Edenvale McHugh Ltd Partnership
Location 10, Mountpleasant Square, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: The development consists of: Retention

permission for single storey service room to rear, change of window position and alteration to proposed roof in existing single storey extension. Proposed new fibreglass roof finish on existing basement entrance and new bin storage platform to front.

Area Area 1 - South East
Application Number 3948/20
Appeal Type Written Evidence
Applicant Dermot O'Neill
Location 1st & 2nd floors, 5, Aston Quay, Dublin 2

Additional Information

Proposal: Permission for development consisting of change of use of first & second floors from existing office/commercial space to 2 No. new two bedroom apartments for short term letting with associated minor internal alterations, all located at first & second floors, no.5 Aston Quay, Dublin 2, D02K504.

Area Area 1 - South East
Application Number WEB1915/20
Appeal Type Written Evidence
Applicant Charles Cosgrave
Location 89, Rathgar Road, Dublin 6, D06 A6F7

Additional Information

Proposal: Change of use of existing ground floor retail unit to veterinary reception and consultation room, change of use of existing first floor offices to veterinary treatment rooms and associated internal modifications.

Area Area 1 - South East
Application Number WEB1953/20
Appeal Type Written Evidence
Applicant Paul and Naomi Murphy
Location 16B, Park Lane, Sandymount, Dublin 4

Additional Information

Proposal: Attic conversion with dormer windows to rear and incorporating raising of ridge line

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2189/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 11/03/2021
Applicant KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 2
Location Lands at Sandford Lodge (a Protected Structure), Sandford Close, Sandford Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development on lands at Sandford Lodge (a Protected Structure), Sandford Close, Sandford Road, Dublin 6. The development will consist of

the demolition (total c. 392 sqm GFA) of Block 5 (1 storey) and Block 6 (1 storey) (total 4 no. residential units) and the construction of a new residential scheme of 36 no. residential units in the form of 2 no. contemporary three storey terraces, comprising: 12 no. 1 bed A 1 storey (GIA c. 54.65 sqm) units, 12 no. 1 bed B 1 storey (GIA c. 57.76 sqm) units; and 12 no. 2 bed A 2 storey (GIA c. 110.29 sq.m) units. Each new residential unit has associated private open space in the form of a garden courtyard or terraces. Landscaping works to existing and proposed external amenity spaces (total c. 3,851 sq m) include an upgraded fire tender route with a wild flower meadow edge, a sunken garden area around the Protected Structure, a central formal garden and an outdoor seating area. The development shall be accessed via the existing vehicular access point from Sandford Close and will provide for the reconfiguration of the existing basement car park and surface level parking areas to comprise a total of 120 car parking spaces at basement level; 36 spaces at grade; 133 residential cycle parking spaces and 18 visitor cycle parking spaces. The proposed modifications reduce the total number of vehicle parking spaces on the overall site from 169 to 156 and increase the cycle parking spaces from 85 to 151. An ESB Meter room (c. 6 sqm) and bin store (c. 21.6 sqm) are proposed at surface level. The associated site and infrastructure works include provision for water services, foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; electrical services and associated ancillary works. All of the above within the overall Sandford Lodge residential development. The proposal and associated ancillary elements are located within the curtilage of a Protected Structure.

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| Area | Area 1 - South East |
| Application Number | 3165/20 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | 11/03/2021 |
| Applicant | Tanat Limited |
| Location | site of 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 |

Additional Information

Proposal: Planning permission for amendments to previously permitted development, Reg. Ref. 3794/18 / ABP Ref. 302980-18 at site of c. 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 and existing Tara Street Station concourse accessed from Georges Quay. Kennedy's Public House (The Workshop) at no. 10 Georges Quay is contiguous but does not form part of the site or the application. No. 10 George's Quay (Licensed Premises) is a Protected Structure RPS 3175.

The proposed amendments comprise of the following:

- Change of use at ground floor level from hotel/restaurant entrance foyer to restaurant/cafe/retail foyer (88 sq.m.);
- Change of use of the hotel to office at 1st, 2nd, 3rd and 4th floor level (3,112 sq.m.) and change of use of hotel/office to retail/cafe/restaurant at 5th floor level (c. 416 sq.m.) with associated outdoor terrace (205 sq.m.);
- New mezzanine level between ground and first floor (c. 181 sq.m.) for use as cafe/restaurant/retail;

- Internal reconfiguration of the permitted development to provide for a new core layout and internal office floorplate;
- Modifications to the facade detail as a result of the proposed introduction of the retail/cafe/restaurant area and internal core reconfiguration;
- Revised entrance to the ground floor retail/cafe/restaurant area;
- Modifications to the permitted colonnade along Tara Street;
- Modifications to basement layout to reduce the number of car parking spaces from 16 no. to 12 no. and provision of 144 no. cycle parking spaces;
- The development also includes all associated and ancillary works including site development works, and revisions hard and soft landscaping necessary to facilitate the proposed amendments.

The proposed amendments will result in an increase in gross floor area from 16,557 to 16,961 sq.m. (including basement) comprising of 14,185 sq.m. office use and 1,071 sq.m. of cafe/retail/restaurant use.

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| Area | Area 1 - South East |
| Application Number | 3279/20 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | @08/03/2021 |
| Applicant | Tony Lonergan & Paula Keaney |
| Location | 7 Rathdown Crescent, Terenure, Dublin 6W. |
| Additional Information | |

Proposal: Planning Permission is sought for the partial demolition of an existing single storey extension to rear and construction of a new two storey extension to rear and side, extension to existing garage to side, attic conversion and new attic dormer to front and rear, alterations to front elevation and vehicle entrance, all including any associated site works to an existing two storey detached dwelling at 7 Rathdown Crescent, Terenure, Co. Dublin, D6W K778.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

10/21

(08/03/2021-12/03/2021)

Area Area 1 - South East
Application Number 0084/21
Application Type Social Housing Exemption Certificate
Applicant Derek Twiss
Location Lands to rear of, 10/10A, Lansdowne Terrace,
Shelbourne Road & Lansdowne Lane, Dublin, 4
Registration Date 12/03/2021
Additional Information
Proposal: SHEC, Demolition of a flat roofed dwelling & construction of 2no. apartments



Dublin City Council

SECTION 5 EXEMPTIONS

10/21

(08/03/2021-12/03/2021)

Area Area 1 - South East
Application Number 0082/21
Application Type Section 5
Applicant James Fennelly. Fennelly O'Farrell chartered Accountants
Location 80 Ranelagh Road, Dublin 6
Registration Date 10/03/2021

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Replacement of decomposed non-original timber windows with upgraded timber panel windows and glazing of similar design and colour, on the conservatory extension built over the original ground floor side entrance, in order to avoid any danger due to lack of timber on some sections of glazing. Full details provided in Conservation Report.

Area Area 1 - South East
Application Number 0089/21
Application Type Section 5
Applicant Mr. Peter and Dr. Mary Jones
Location 34, Lansdowne Road, Ballsbridge, Dublin 4
Registration Date 12/03/2021

Additional Information

Proposal: PROTECTED STRUCTURE: EXPP: Provision of single storey home office/gym in rear garden

Area Area 1 - South East
Application Number 0091/21
Application Type Section 5
Applicant Sarah Gunn & Martin Rice
Location 22, Saint Kevin's Cottages, Dublin 8
Registration Date 09/03/2021

Additional Information

Proposal: EXPP; Change of use of existing building to 1 bed apartment currently commercial (office use) to residential use
