



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

17/21

(26/04/2021-30/04/2021)

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 2027/21
Application Type Permission
Applicant Insignia Investments Ltd
Location The Barn, Riversdale Avenue, Busy Park Road, Dublin 6
Registration Date 27/04/2021
Additional Information Additional Information Received

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 2154/21
Application Type Permission
Applicant Mr & Mrs William Gallagher
Location Rear of 172, Rathgar Road, Rathgar, Dublin 6
Registration Date 26/04/2021
Additional Information Additional Information Received

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Permission is sought for change of use of existing 2-storey coach-house from ancillary residential accommodation to self-contained dwelling, with access from Rathgar Place, for widening of existing opening in abutting boundary wall to lane from 1.8m to 2.6 metres wide to form vehicular entrance and all associated landscaping and site development works. Retention permission is sought for minor internal alterations to existing coach-house.

Area Area 1 - South East
Application Number 2657/21
Application Type Permission
Applicant Derek Connolly
Location Rear of 52 Leinster Road, Rathmines, Dublin 6
Registration Date 26/04/2021
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for construction of two storey and part three storey detached mews house in the rear garden. The new house will include a garage and vehicular access to Grosvenor Lane, a screened terrace to the rear on the first floor and top floor, roof lights, alterations to existing boundary walls and all associated site works.

Area Area 1 - South East
Application Number 2665/21
Application Type Permission
Applicant Damien Reddy
Location Site adjacent to Dartry House (a Protected Structure),

Registration Date

26/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of the construction of a three-bedroomed residential dwelling (155m²); single storey onto existing car park and two storey to rear and all associated ancilliary elements and site development works (including landscaping and boundary treatments. Access to the proposed house will be via the existing entrance onto Orwell Woods. No works are proposed to the Protected Structure as a result of the proposed development.

Area

Area 1 - South East

Application Number

2667/21

Application Type

Permission

Applicant

Railway Union Sports Club

Location

Railway Union Sports Club, Park Avenue, Sandymount,
Dublin 4

Registration Date

26/04/2021

Additional Information

Proposal: The development will consist of: Construction of a weatherproof enclosure (367 sq.m) over the existing synthetic turf cricket practice lanes, including equipment storage, lighting and associated works.

Area

Area 1 - South East

Application Number

2681/21

Application Type

Permission

Applicant

Triode Newhill Management Services Ltd.

Location

Unit 5, Waterloo Exchange, Baggot Street Upper, Dublin
4, D04 RP46

Registration Date

28/04/2021

Additional Information

Proposal: Planning permission for extension to existing retail unit (6sqm), alterations to shopfront providing disabled accessible sliding door, full height safety glass front and side windows, new fascia signs (12.2sqm), all facing Upper Baggot Street and Waterloo Road and associated works.

Area

Area 1 - South East

Application Number

2682/21

Application Type

Permission

Applicant

Bartra Development Co Ltd

Location

"Boston Sidings Site" at Grand Canal Quay and Macken
Street, Dublin 2

Registration Date

28/04/2021

Additional Information

Proposal: Permission for development at this site (0.37ha) known as the "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2. (Lands bound by Clanwilliam Square to the south, Grand Canal Quay to the east, the Dublin – Rosslare mainline railway to the north and Macken Villas and Macken Street to the west).

The proposed development comprises modifications to the permitted office development Reg. Ref: 2808/19, Bord Ref. ABP-304878-19 relating to the existing boundary wall with Clanwilliam Square

to the south which is to be lowered to a height of 700mm to 1490mm and topped with a metal railing with a height of 1100mm. Revised landscape proposals are provided for the public realm areas and the access route along the southern boundary including the provision of seating, planters, lighting and associated hard and soft landscaping.

Area Area 1 - South East
Application Number 2685/21
Application Type Permission
Applicant Merrion Courtyard Ltd.
Location 18, Merrion Road, Nos 1 and 2 Ballsbridge Avenue,
Ballsbridge, Dublin 4
Registration Date 29/04/2021

Additional Information

Proposal: Permission for development of a site c.515m² at 18 Merrion Road, Nos 1 and 2 Ballsbridge Avenue (including associated rear yards of No. 18 Merrion Road and No's 1 & 2 Ballsbridge Avenue), Ballsbridge, Dublin 4. The development will consist of the demolition of 1st & 2nd floor rear extension to No. 18 Merrion Road (the existing ground floor restaurant at 18 Merrion Road is excluded from this application), single storey elements to rear of No. 1 and 2 Ballsbridge Avenue and ancillary single storey sheds and outbuildings in the associated rear yards (Demolitions total c.264m²) to provide for the construction of 9 no. residential units in a part 1, part 2 and part 3 storey building accessed off Ballsbridge Avenue, incorporating the existing buildings at No.1 and No. 2 Ballsbridge Avenue and linking to No. 18 Merrion Road at 1st and 2nd Floor level. There are 6 no. residential units (2no. studios, 2 no. one bed, 2 no. two bed and all with balconies/terraces) in the new building and 3 residential units (2 no. one beds at 1st and 2nd floor of No. 18 Merrion Road and 1 no. 1 bed in No.2 Ballsbridge Avenue) in existing buildings. No. 1 Ballsbridge Avenue is to remain as is existing in office use at ground floor level, with refurbished interior. The development includes the provision of 16 bicycle parking spaces within the scheme, new bin storage area at ground floor level on Ballsbridge Avenue, and all landscaping, plant, boundary treatment, site development works and site services above and below ground.

Area Area 1 - South East
Application Number 2686/21
Application Type Permission
Applicant The Embassy of France in Ireland
Location 53 Ailesbury Road, Dublin 4
Registration Date 29/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for works to windows at 53 Ailesbury Road, Dublin 4; a part two part three storey over semi-basement, detached villa type dwelling, ridge height circa 15.6 metres above ground level (protected structure reference 87 on the record of protected structures⁰ as follows:

- Removal of existing late 20th C replacement single glazed float glass to windows where both sashes have been reglazed (49 no. windows) and replacement with hand drawn slimline double glazed units to both sashes - all within existing timber frames and sashes;
- Removal of existing late 20th C replacement single glazed plate glass to windows where one sash has been reglazed (10 no. windows) and replacement with hand drawn single glazed conservation grade units to one sash, retaining original historic hand drawn glass in the sash to which it exists – all within existing timber frames and sashes;
- Retention of original hand drawn single glazed historic glass to both sashes to windows where this exists (22 no. windows).

Area Area 1 - South East
Application Number 2692/21
Application Type Permission
Applicant Aimée Harris
Location 151, Rathgar Road, Dublin 6 D06 ND61
Registration Date 29/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Retention Permission for continued use of the 2nd floor of the above-mentioned address as part of the premises of Cranford Crèche, to be used by 16 children and 3 staff, and also to include 3rd floor of the return to the rear of house for associated crèche office. The crèche use of the remainder of the building has been established under a previous grant of permission, ref. no. 1460/85, and had been in use as such for the past 36 years. No expansion or change to the existing use of the crèche is proposed. The house is a Protected Structure, RPS ref. no. 7118. It has two existing Velux rooflights in the central valley of the original roof. No material alterations are proposed or occasioned by this retention of use application.

Area Area 1 - South East
Application Number 2699/21
Application Type Permission
Applicant Alison Quinn & John Whelan
Location 14, Wellington Road, Ballsbridge, Dublin 4
Registration Date 30/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the material change of use of existing principle building and mews from office to dwelling with mews guesthouse ancillary to main house; extension of non-original rear extension at ground floor with the addition of an orangery structure on existing first floor terrace with internal alterations comprised of the limited removal of walls at ground, first and second floors of principle building; Alteration / replacement of existing windows with internal alterations of the mews structure; decorative and services works to both structures; landscaping of rear garden; and all ancillary site works. (RPS Ref. No. 8390)

Area Area 1 - South East
Application Number 2704/21
Application Type Permission
Applicant The Pembroke Road Partnership
Location St. Mary's Home, Pembroke Park and 28A Clyde Lane, Dublin 4
Registration Date 30/04/2021

Additional Information

Proposal: Planning permission for a Build to Rent residential development at this site. The proposed development will consist of:

1. Demolition of non-original extensions to St. Mary's Home and ancillary structures on site;
2. Alterations to and change of use of the existing building (St. Mary's Home) from nursing home to Build to Rent (BTR) residential use, including internal and external alterations, elevational alterations, and the replacement of the existing roof structure providing for an additional storey, to provide 23 no. BTR residential units (Block A), along with resident support facilities, and resident services and amenities located at ground floor level;

3. Construction of a new part three and part four storey building to the north of and connected to the existing building, to provide 22 no. BTR residential units (Block B);
4. Construction of a new three storey building to the east of the existing building, to provide for 16 no. BTR residential units (Block C);
5. Construction of 3 no. new two storey BTR duplex units to the south of the existing building (Block D);
6. The proposed development will provide a total of 64 no. Build to Rent residential apartments units comprising 19 no. studio apartments, 41 no. one bedroom apartments (including the 3 no. duplex units within Block D) and 4 no. two bedroom apartments;
7. The development will comprise a total gross floor area (GFA) of c. 4,302 sqm;
8. The development includes all associated site development works, car and bicycle parking spaces, solar panels at roof level, bin stores, bicycle store, plant, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park, pedestrian access points from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.

Area Area 1 - South East
Application Number 2710/21
Application Type Permission
Applicant Clonvara Developments Limited
Location 47-48, Chelmsford Road, Ranelagh, Dublin 6
Registration Date 30/04/2021

Additional Information

Proposal: Permission for alterations to the previously granted development (DCC Planning reference: 2246/20). The proposed alterations will consist of the construction of an additional storey set back from the front and side elevations, consisting of an additional 2-bedroom apartment at third floor level, with private balconies. Minor internal & external alterations are also proposed which includes changes to comply with Fire Safety and Disability Access requirements (bike and bin stores), The development will include all associated drainage, ancillary site works, bin store and services.

Area Area 1 - South East
Application Number 2711/21
Application Type Permission
Applicant Table 21 Restaurants Limited
Location Trinity Street Car Park, Trinity Street, Dublin 2 with frontage on to Dame Lane, Trinity Street and St. Andrews Lane, Dublin 2
Registration Date 30/04/2021

Additional Information

Proposal: Planning permission for temporary change of use, not exceeding three years, from car park to licensed outdoor restaurant with temporary stretched canvas roof, movie screen and associated serving and kitchen at the 6th floor (roof level) and ancillary staff facilities, toilets and gallery/exhibition areas at the 5th floor, and associated works, all pending redevelopment of the existing car park building. The floors below this proposed development will continue in their current use.

Area Area 1 - South East
Application Number 3598/20
Application Type Permission
Applicant Vickers Capital Limited
Location 11, Pearse Square, Dublin 2
Registration Date 26/04/2021
Additional Information Clarification of Add. Information Recd.
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 3646/20
Application Type Permission
Applicant The Electricity Supply Board (ESB)
Location Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2
Registration Date 26/04/2021
Additional Information Additional Information Received
Proposal: Planning permission for development on a c. 3.5 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of: A 30 MW capacity battery energy storage system (BESS) facility within a secured compound and will include the following elements: (a) Up to 11 battery container unit arrangements comprising: (1) 6 Concrete plinths (c. 110 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (2) 5 Concrete plinths (c. 123 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (b) a c. 135 sq. m., c. 4.7 m high control building; (c) industrial/electrical plant including: (i) SCADA communications mast (c. 18 m high); (ii) c. 1,309 sq. m., c. 5.6 m high fenced transformer compound; (iii) VAR support unit on a concrete plinth (c. 24 sq. m., c. 3.4 m high); (iv) 4 lightning monopoles (c. 20 m high); (v) c. 19.8 sq. m., c. 3 m high banded house transformer; (vi) cable trays and associated service connections; (vii) pole mounted security cameras (8.3 m high); (d) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), chainlink specification (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and (f) connections to site services networks including telecommunications, electrical, water supply, surface water drainage / attenuation, and ancillary cabling. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Access will be from South Bank Road on the southern boundary and via the existing access to the east from Shellybanks Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for access, relates to development in the Poolbeg West Strategic Development Zone (SDZ). An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the

Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority. The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at <http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Area	Area 1 - South East
Application Number	3647/20
Application Type	Permission
Applicant	The Electricity Supply Board (ESB)
Location	Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2
Registration Date	26/04/2021
Additional Information	Additional Information Received

Proposal: Planning permission for development on a c. 6.1 ha site to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2, and bounded by South Bank Road to the south. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack; (b) ancillary buildings including: c. 9 sq.m., c. 5 m high demineralised water forwarding pumps building; c. 90.1 sq.m., c. 4.7 m high plant control module (PCM); c. 39.6 sq.m., c. 3 m high compressed air and fire suppression building; c. 90.1 sq.m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq.m., c. 4.7 m high welfare facilities building; c. 90.1 sq.m., c. 4.7 m high electrical equipment module; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 48 sq.m., c. 6 m high gas reducing building; c. 128 sq.m., c. 6 m high gas compressor building; c. 12.6 sq.m., c. 2.4 m high continuous emissions monitoring system (CEMS) hut; (c) industrial/electrical plant including: c. 3 sq.m., c. 2.4 m high liquid fuel forwarding skid; c. 3.8 sq.m., c. 3.3 m high lube oil skid; demineralised water tank (c. 14.4 m high and 1,923 cubic metre capacity); c. 1,309 sq.m., c. 6.5 m high fenced transformer compound; c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; fire ring main; banded liquid fuel tank (c. 9 m high and 477 cubic metre capacity); c. 28 sq.m., c. 4 m high gas compressor cooler; c. 11.1 sq.m., c. 2.2 m high gaseous fire suppression cabinet; c. 97 sq.m., c. 5 m high fin fan coolers; c. 7.5 sq.m., c. 1.8 m high water wash cart; c. 11 sq.m., c. 3.7 m high water injection skid; c. 21 sq.m., c. 6.6 m high generator circuit breaker; c. 10.9 sq.m., c. 2.5 m high banded house transformer; (d) Removal of existing fencing and gates, and installation of various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), chainlink (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage, temporary construction laydown area; and (f) connections to site services including telecommunications, gas, electrical, liquid fuel, water supply, surface water drainage, and wastewater. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and being a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Liquid fuel connections are also proposed including into the existing National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015); and between the aforementioned Dublin Bay Power Station fuel oil storage tanks and the aforementioned National Oil Reserves Agency Ltd (NORA) site. Access will be via the two existing access points located on the southern boundary,

from South Bank Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for the construction of connections to site services, relates to development in the Poolbeg West Strategic Development Zone (SDZ). The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority. The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at <http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Area	Area 1 - South East
Application Number	3927/20
Application Type	Permission
Applicant	Sarah Finn
Location	Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8
Registration Date	26/04/2021
Additional Information	Additional Information Received
Proposal:	Permission for the construction of a new two storey, 3 bedroom dwelling house with vehicular access from Vergemount Park and all associated works.

Area	Area 1 - South East
Application Number	4200/15/X1
Application Type	Extension of Duration of Permission
Applicant	Kilpatch Limited
Location	19, Percy Lane, Ballsbridge, Dublin 4
Registration Date	26/04/2021
Additional Information	
Proposal:	EXT. OF DURATION: The development will consist of: Demolition of existing 2-storey detached dwelling and boundary walls to Percy Lane and construction of 2no. 3-storey with half basement, semi-detached, 3-bed houses with rear garden terraces at 1st floor and flat roofs with flat rooflights at 2nd floor. Development contains 1no. semi-covered off-street parking space and 1no. cycle space per dwelling, exiting at street level on to Percy Lane. Development extends the site boundary on the south-east corner to the extent of the freehold title.

Area	Area 1 - South East
Application Number	DSDZ2705/21
Application Type	Permission
Applicant	JD Wetherspoon plc
Location	1, Hanover Quay, Grand Canal Dock, Dublin 2, D02 E295
Registration Date	30/04/2021
Additional Information	
Proposal:	Permission for modifications to development previously permitted under Reg. Ref: DSDZ2202/20. The modifications for permission consist of:

- a) Alterations at ground floor to retain access off existing front of house customer use staircase for access to the lower ground floor from ground floor;
 - b) Existing back of house escape staircase at ground floor to be retained for escape from lower ground floor and used as a second ambulant access customer staircase; internal layout changes at ground floor including new position of the passenger lift, reconfiguration of lobby, WC and clearing station and access doors adjusted to suit alterations, and office moved to opposite end of bar;
 - c) Kitchen open pass reduced in width and access door position adjusted to suit catering equipment layout;
 - d) Alterations at lower ground floor to include amended access to remote cold room directly from kitchen (previously direct from car park) and catering layout within kitchen area; amendments included in kitchen sqm area;
 - e) Alterations at lower ground floor to include revised position of I-Order App station to allow access to secondary accessible WC;
 - f) Alterations at ground floor to include revised layout to main entrance lobby;
 - g) Retain existing stall riser at front elevation;
 - h) Alterations at ground floor to include revised layout and reconfiguration of accessible WC, clearing station and lobby area to allow for new placement of office;
 - i) Alterations at ground floor and lower ground floor to include revised layout of general loose and fixed furniture arrangements; design interface management system added.
- The application relates to a proposed development within a Strategic Development Zone Planning Scheme.

Area Area 1 - South East
Application Number WEB1450/21
Application Type Permission
Applicant NIGEL TUITE
Location 119A, Strand Road, Dublin 4
Registration Date 26/04/2021
Additional Information

Proposal: Permission is sought for demolition of existing single storey dwelling and the provision of a new three-bedroom two-and-a-half storey, courtyard style mews dwelling with balcony to front, 3no. bicycle parking spaces at surface level and all associated site development works at No. 119A Strand Road, Dublin 4, D04 A2F4 by Nigel Tuite.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2669/21
Application Type Permission
Applicant Tracey McMahon
Location 93, Devenish Road, Crumlin, Dublin 12
Registration Date 27/04/2021
Additional Information

Proposal: Permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area Area 1 - South East
Application Number 2672/21
Application Type Permission
Applicant Kay Bolger
Location 18, Wilfield Road, Sandymount, Dublin 4
Registration Date 27/04/2021

Additional Information

Proposal: The proposed development will consist of the following: Permission sought for new vehicular access. Replacement of 3.5m wide section of existing front garden railings and pedestrian gate by new bi-folding gates (matching existing railings) and provision of vehicular access for off-street parking in the front garden.

Area Area 1 - South East
Application Number 2674/21
Application Type Permission
Applicant Jack Cosgrave
Location 4, Beaver Row, Donnybrook, Dublin 4, D04 A0W2
Registration Date 27/04/2021

Additional Information

Proposal: The proposed development will consist of the extension of the existing dwelling to comprise a kitchen, dining, living area at ground floor (approx. 43m²), and at first floor attic conversion and extension to comprise 2 bedrooms, bathrooms and ancillary accommodation (approx. 50m²). A single storey garden room (approx. 30m²) is also proposed, with uses ancillary to the residential dwelling and not for habitation. Overall, the proposed development proposes a 4-bedroom unit. Permission is also sought for all internal works, landscaping, services, and boundary treatment.

Area Area 1 - South East
Application Number 2676/21
Application Type Permission
Applicant Harriet Doig
Location 48, Pigeon House Road, Ringsend, Dublin 4
Registration Date 28/04/2021

Additional Information

Proposal: The development will consist of the construction of a part single storey, part two storey extension to the rear and all associated site works.

Area Area 1 - South East
Application Number 2679/21
Application Type Permission
Applicant Paula Bolger
Location 3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9
Registration Date 28/04/2021

Additional Information

Proposal: Planning permission for alterations to the previously approved two storey 2 bed mews house under Dublin City Council Ref: 3001/20. The alterations include extension of approved single storey ground floor area and extension of approved first/attic floor area and all associated roof alterations, drainage and site works.

Area Area 1 - South East
Application Number 2688/21
Application Type Permission
Applicant Michael & Gillian Jones
Location 22 Lavarna Grove, Terenure, Dublin 6W D6W R998
Registration Date 29/04/2021

Additional Information

Proposal: The development will consist of; a) demolition of existing rear conservatory, single storey extension & chimney stack, b) proposed single storey extension to the rear of the property and with 2no, roof lights, c) proposed first floor extension to the side of the property, d) widening of existing vehicular entrance, and all associated site works.

Area Area 1 - South East
Application Number 2690/21
Application Type Permission
Applicant Sean & Mary Twomey
Location 81, Lismore Road, Crumlin, Dublin 12
Registration Date 29/04/2021

Additional Information

Proposal: Permission for new two storey extension to side of dwelling and new driveway and gates with dashed footpath to front of existing dwelling and all ancillary site works.

Area Area 1 - South East
Application Number 2695/21
Application Type Permission
Applicant Will O'Brien & Mary MacLoughlin
Location 19, Zion Road, Rathgar, Dublin 6, D06 EK54
Registration Date 29/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission sought for works to existing three storey semi-detached (end of terrace) dwelling to include for the following; demolition of existing non-original two storey extension to rear (west) including removal of external steel staircase linking upper ground floor level with rear garden, construction of replacement part single part two storey extension to rear to include for installation of new external staircase linking proposed uncovered external upper ground floor level terrace with rear garden, replacement windows & new cladding to walls & roof of existing three storey return at upper landing levels to rear, replacement of existing glazed roof to covered single storey side passage to south, replacement of 2 no. existing non-historic 6 over 6 windows at lower ground floor level to front (east) with historically appropriate 2 over 2 timber framed units to match existing. Internal alterations including modification of existing previously external French door opening to rear lower ground floor level to provide widened internal connection between existing accommodation & proposed single storey rear extension, general refurbishment and renewal of building services; external hard & soft landscape works incl. new paved terraced areas to front & rear and all associated site development works. (RPS ref. no.: 8682)

Area Area 1 - South East
Application Number 2701/21
Application Type Permission
Applicant Cillian Gorman
Location 330, Lower Kimmage Road, Kimmage, Dublin 6
Registration Date 30/04/2021

Additional Information

Proposal: As per previously approved planning permission 2952/19, the proposed alterations to include 3 number rooflights to the north west elevation. Proposed single storey extension to rear of two storey dwelling inclusive of glazed roof light over (south east elevation). Proposed low level boundary wall treatment to north east elevation with galvanized metal double gates to the north west elevation.

Area Area 1 - South East
Application Number 3926/20
Application Type Permission
Applicant Denis Finn
Location Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6 D06 R6K8
Registration Date 26/04/2021

Additional Information Additional Information Received

Proposal: Permission for a new vehicular access from Vergemount Park at Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6 D06 R6K8.

Area Area 1 - South East
Application Number WEB1446/21
Application Type Permission
Applicant Margaret O'Reilly
Location 50, Cloyne Road, Dublin 12
Registration Date 26/04/2021

Additional Information

Proposal: A Single Storey Front, Side and Rear Extension with Roof Windows to New Roof, comprising of a Playroom / Den, Dining room and Utility room, Remove Existing Side Extension Roof and all Associated Site Works.

Area Area 1 - South East
Application Number WEB1448/21
Application Type Permission
Applicant Mr. Trevor Cloak
Location 23, Harty Place, Dublin 8
Registration Date 26/04/2021

Additional Information

Proposal: Attic conversion with new first floor extension to rear and incorporating raising of ridge line and 3 No. rooflights to front

Area Area 1 - South East
Application Number WEB1452/21
Application Type Permission

Applicant Brian McLoughlin
Location 23, Iveagh Gardens, Crumlin, Dublin 12
Registration Date 26/04/2021
Additional Information
Proposal: Permission is sought for new vehicular entrance (Total proposed width 3.0m) and revisions to existing site railing and ancillary works

Area Area 1 - South East
Application Number WEB1455/21
Application Type Permission
Applicant Kathy and Paddy Herbert
Location 24A, Lea Road, Sandymount, Dublin 4
Registration Date 26/04/2021
Additional Information
Proposal: For planning permission for a detached single storey studio space at the side of no. 24a Lea Road, Sandymount, Dublin 4. The development will consist of a 11sqm artist's studio space with a side passage provided to access the rear garden. The 22 sqm sedum plant green flat roof of the development will extend to form a porch roof at the entrance to 24a and a covered space to the rear of the studio.

Area Area 1 - South East
Application Number WEB1457/21
Application Type Permission
Applicant Conor & Sharon Jones
Location 1, Auburn Villas, Rathgar Road, Rathgar, Dublin 6
Registration Date 26/04/2021
Additional Information
Proposal: The development will consist of the modification of existing part 2-storey, part single storey detached house to allow for the subsequent construction of a new two storey extension (22 sq.m) to the side (south) and rear (east), a new single storey extension (58.5 sq.m) to rear comprising internal modifications to existing house, 1 no. new roof light to the existing roof to rear, 1 no. new rooflight to side of new single storey extension, re-location of existing windows to side and rear, new bicycle storage to front, widening of existing gate to side passage, and all associated works on site.

Area Area 1 - South East
Application Number WEB1458/21
Application Type Permission
Applicant Linda Corr
Location 4, Harrison Row, Dublin 6
Registration Date 27/04/2021
Additional Information
Proposal: Permission & Retention: Attic conversion for storage dormer to the rear. Also raised roof area with tiled front and sides to allow extra headroom for stair access. With a glass area on top. 3 velux's to the front. Retention permission for the garage to the rear.

Area Area 1 - South East
Application Number WEB1461/21
Application Type Permission
Applicant Killian Conroy and Helen Mulloy
Location 17, Vergemount Park, Dublin 6
Registration Date 27/04/2021

Additional Information

Proposal: An attic conversion including, single dormer window to rear, raising ridge height of part of existing roof, removal of chimney to side of house. Also new green roof to replace existing pitched roof to existing rear extension with three new rooflights, new canopy at existing front door and all associated work.

Area Area 1 - South East
Application Number WEB1463/21
Application Type Permission
Applicant Joseph Cummins
Location 5, Pembroke Cottages, Ringsend, Dublin 4
Registration Date 27/04/2021

Additional Information

Proposal: The development will consist of the demolition of an existing single storey extension to the rear, the construction of a new single storey, flat-roof extension to the rear, to include 2 no. new rooflights and all associated ancillary drainage and landscaping works.

Area Area 1 - South East
Application Number WEB1464/21
Application Type Permission
Applicant Lynda Corr
Location 4, Harrison Row, Dublin 6
Registration Date 28/04/2021

Additional Information

Proposal: Attic conversion for storage dormer to the rear. Also raised roof area with tiled front and sides to allow extra headroom for stair access. With a glass area on top. 3 velux's to the front. Retention permission for the garage to the rear.

Area Area 1 - South East
Application Number WEB1469/21
Application Type Permission
Applicant Patrick O'Brien
Location 14, Aideen Avenue, Kimmage, Dublin 6w
Registration Date 29/04/2021

Additional Information

Proposal: The development shall consist of the creation of a new vehicular entrance and parking space including all associated site works.

Area 1 Strategic Housing Development

Area	Area 1 - South East
Application Number	SHD0009/21
Application Type	Strategic Housing Development
Applicant	Durkan (Brickfield Drive) Ltd
Location	Former Eason's Warehouse, Brickfield House, Brickfield Drive, Dublin 12
Registration Date	30-Apr-2021

Additional Information

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

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

We, Durkan (Brickfield Drive) Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development on Lands at the former Eason's Warehouse, Brickfield House, Brickfield Drive, Crumlin, Dublin 12, D12 AF58, on a site of approximately 1.232ha (approx. 1.3691ha including the public road).

The proposed development will consist of: (a) the demolition (total area approx. 5,757 sqm) of the existing buildings on site and the existing front boundary treatment; and (b) the construction of a new residential and mixed use scheme of 282 no. apartment units in 4 no. blocks (Blocks A to D) ranging from 4 to 10 storeys in height as follows:

- Block A (8 - 10 storeys) comprising 96 no. apartments (38 no. 1 bed and 58 no. 2 bed units)
- Block B (7 - 8 storeys) comprising 68 no. apartments (1no. studio, 29 no. 1 bed and 38 no. 2 bed units)
- Block C (4 - 6 storeys) comprising 40 no. apartments (11 no. 1 bed and 29 no. 2 bed units)
- Block D (5 - 7 storeys) comprising 78 no. apartments (48 no. 1 bed and 30 no. 2 bed units)

Block C will accommodate a Childcare Facility/creche of approx. 281 sqm at ground floor level.

The proposal will also provide for a café of 140 sqm at the ground floor of Block C. Residential amenity areas will be provided in the form of a reception of approx. 67.5sqm, resident lounge and meeting room of approx. 151sqm and a public remote working hub of approx. 140sqm, all at the ground floor level of Block C.

At Level 01 of Block C, the accommodation includes a public gym (approx. 229 sqm), a yoga / multi-purpose room (approx. 42.5sqm) and an office and lobby area.

Each residential unit will be afforded with private open space in the form of a balcony or terrace. Public open space is proposed in the form of play areas, courtyards, outdoor seating and terraced planting and pedestrian and cyclist links (approx. 3,593 sqm).

Basement areas (total approx. 4,625 sqm) are proposed on one level, below part of Blocks B & C and under Block D, and include parking areas, waste management, stair and lift cores and plant areas.

A total of 119 no. car parking spaces (113 no. at basement level), including 4 car share spaces (1no. at surface and 3no. at basement level) and 5 no. setdown/drop-off spaces at surface level; 558 no. bicycle spaces (438no. are long stay spaces within secure/covered compounds at

basement level (including 6 no. cargo bike spaces) and 120 no. bicycle spaces at surface level in open air and secure storage format); and 7 no. motorcycle spaces (at basement level) are proposed.

The development shall be served via two new vehicular access points from Brickfield Drive. Upgrade works are proposed to the vehicular access points to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided via Brickfield Drive.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan.

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.

The application together with a 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.brickfieldhouseshd.ie

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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0120/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	28/04/2021
Applicant	Chris Hall
Location	30, Charleston Road, Dublin 6

Additional Information

Proposal: EXPP;PROTECTED STRUCTURE; Decoration of painted walls to side, rear& annex. Decoration of entrance doors and surroundings and the complete interiors, clean and paint cast-iron railings, replacement of kitchen and bathroom fittings and flooring, repair and replace part of garden level flooring to unit 6, lift first floor and upper ground floor floorboards to fit fire-proofing and re-lay

Area	Area 1 - South East
Application Number	0123/21
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	27/04/2021
Applicant	Una Bhreathnach & Jonathan Flynn
Location	36 & 37, Rathmines Park, Dublin, 6

Additional Information

Proposal: EXPP;Proposal to internally join 2 small terraced houses, to create 1 dwelling. Minor internal alterations to join the houses. No change will be made to the external appearance of the houses. All works will be reversible

Area	Area 1 - South East
Application Number	0126/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	27/04/2021
Applicant	Maurice O'Connell
Location	86, Terenure Road East, Dublin 6

Additional Information

Proposal: EXPP,PROTECTED STRUCTURE;Remedial works and replacement of roof

Area Area 1 - South East
Application Number 0128/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 30/04/2021
Applicant Algeria Embassy
Location 14 Clyde Road,, Dublin 4.

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Erection of 6m flag pole & reinstatement of steel gate posts and gates. Change of use as the buildings current office to embassy office

Area Area 1 - South East
Application Number 0139/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 27/04/2021
Applicant Kieran O'Dowd
Location Rear of 45, Dunville Avenue, Dublin 6

Additional Information

Proposal: SHEC: Construction of a two storey, two bedroom mews house (135sqm) located to the rear of 45 Dunville Avenue, with access through an existing archway off Dunville Avenue. The development will also consist of works to the existing boundary walls. connection into existing services and ancillary site works.

Area Area 1 - South East
Application Number 2044/16/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 28/04/2021
Applicant Sean O'Miochain
Location 43, Rathgar Road, Dublin 6

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 2048/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 30/04/2021
Applicant Glosswell Ltd.
Location 83, and 83A , Harcourt Street, Dublin 2

Additional Information Additional Information Received

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 (55 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.

Area	Area 1 - South East
Application Number	2071/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/04/2021
Applicant	Brian Nolan & Peter Naughton
Location	Site between houses at 131 and 133, Windmill Park, Dublin 12

Additional Information Additional Information Received

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.

Area	Area 1 - South East
Application Number	2322/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/04/2021
Applicant	Adrian & Jackie Haigh
Location	24, Lansdowne Road, Dublin 4, D04 NY54

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for alterations and extension works consisting of renovation works to 2nd and 1st floors including the insertion of ensuite bathrooms on both floors, redecoration of entry level floor with blocking up of external rear door access to external stairs, renovation of raised basement level and provision of an extension to the rear including 2no. rooflights, with break through to extension at raised basement level, removal of existing external stairs to rear, removal of a section of front boundary wall for the provision of a new vehicular entrance, new landscaping works in front and rear gardens, provision of a new garden shed, removal of a section of boundary wall at rear access lane between 24 Lansdowne Road and 99 Lansdowne Park (in applicants ownership), and all associated works.

Area Area 1 - South East
Application Number 2323/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/04/2021
Applicant Christopher Bowen
Location 39, Percy Place, Dublin 4, D04 T1K8

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for demolition of single storey extension to the rear (south-east) to create additional garden space and WC together with internal refurbishment works to include upgrading and replacing the windows, heating and electrical services, and kitchen units, in addition to repairs to chimney, new attic space access, and associated works at the existing two-storey over basement dwelling, a protected structure (RPS ref. 6698).

Area Area 1 - South East
Application Number 2325/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 27/04/2021
Applicant James Coyle
Location 1 Sydenham Road, Dublin 4

Additional Information

Proposal: Permission for a new vehicular access to front garden to provide a new car parking space and to widen side lane access.

Area Area 1 - South East
Application Number 2327/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2021
Applicant David Warner and Claire Casserly
Location 16, Larkfield Park, Harold's Cross, Dublin 6W

Additional Information

Proposal: Planning permission is sought for the construction of a new two storey extension to rear of existing dwelling, addition of skylight to side roof and all associated site works.

Area Area 1 - South East
Application Number 2336/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2021
Applicant Steven Kennedy
Location 9 The Belfry, Saint Mary's Road, Dublin 12 D12D4D6

Additional Information

Proposal: Permission for the following works: 2no Proposed flat roof extensions to enclose existing second storey balconies to front and rear in order to provide an additional bedroom on the second storey. Insertion of 4no. obscured windows at first and second storey level on the northern gable along with associated internal modifications and siteworks.

Area	Area 1 - South East
Application Number	2338/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	27/04/2021
Applicant	Derek Twiss
Location	Site to rear of 10/10A Lansdowne Terrace, Shelbourne Road and Lansdowne Lane, Dublin 4

Additional Information

Proposal: The proposed development will consist of the demolition of the flat roofed dwelling as granted under Planning Application Reg. Ref: 2334/20, ABP Order: ABP-307569-20, the removal of part of the wall addressing Lansdowne Lane and a new development comprising one two bedroom apartment (c. 76 sqm) at ground floor level and one two bedroom duplex apartment (c. 93 sqm) at first and second floor level and all landscaping works; boundary treatment and electrical services, all on a site area of c.145 sqm. The proposal will be accessed off Lansdowne Lane. The apartment at ground floor level will include a private rear garden (c. 30 sqm) serving both the open plan living space and one of the bedrooms. The duplex will include a private terrace at first floor level (c. 24.7 sqm) serving the open plan living space and one of the bedrooms.

Area	Area 1 - South East
Application Number	2341/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/04/2021
Applicant	Ralbecko Limited
Location	2 Pembroke Street North, Number One Ballsbridge, Ballsbridge, Dublin 4, D04 Y3X9

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	2342/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	30/04/2021
Applicant	David Bateman, John Gillespie & Carmel Lowe
Location	1 Rathmines Road Upper, Rathmines, Dublin 6, D06 Y5P5

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.

Area	Area 1 - South East
Application Number	2343/21

Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/04/2021
Applicant Irish Life Assurance plc
Location Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2

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.

Area Area 1 - South East
Application Number 2345/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/04/2021
Applicant Morgan Crowe & Brid Large
Location 175 Kimmage Road Lower, Kimmage, Dublin 6W

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.

Area Area 1 - South East
Application Number 2346/21
Application Type Permission

Decision GRANT PERMISSION
Decision Date 30/04/2021
Applicant Terry Hobdell
Location 34, Temple Square, Temple Road, Dublin, 6, D06 X0C9
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 2348/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/04/2021
Applicant Brendan Cannon
Location 28 Rathfarnham Road, Terenure, Dublin 6W
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 2355/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/04/2021
Applicant Corduff JG Enterprises Limited
Location Essex House, Essex Gate, Dublin 8, D08 HW56.
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 windows 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 disable access;
- (ix) removal of existing of 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.

Area Area 1 - South East
Application Number 2357/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/04/2021
Applicant Castlegate Apartment Management CLG
Location Castlegate Apartment, Lord Edward Street, Dublin 2
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.

Area Area 1 - South East
Application Number 3571/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/04/2021
Applicant Frank Lavery
Location No. 2A, Wellington Road, Dublin 4.
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning permission will consist of the change of use of the existing two storey Coach House from clinical to residential use as a 5 bedroom mews. The works will include alterations and additions to the existing elevations, modifications of the internal layouts with provision of an internal courtyard and walled garden space with parking to the front to match the adjacent properties on Pembroke Lane.

Area Area 1 - South East
Application Number 3954/20

Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2021
Applicant Esprit Investments Ltd
Location The Molyneux Home, Leeson Park, Dublin 6
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development on this site of 0.27ha area approximately at The Molyneux Home, Leeson Park, Dublin 6 (a protected structure RPS Ref. 4348 will consist of:

- (1) the construction of three 76m² 2 storey 2-bedroom terraced dwelling houses to the south east of the Molyneux Home and to the east of the colonnade 228m² total area,
- (2) new windows and gated openings in the colonnade wall,
- (3) the relocation of bin, bike and gardeners store attaching to previously granted permission ref: 3349/19, ABP-306552-20,
- (4) provision of 3 no. residents surface car parking spaces,
- (5) landscaping treatments and drainage and utility connections.

Area Area 1 - South East
Application Number WEB1196/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/04/2021
Applicant David & Anna Sheedy
Location 22, Mayfield Road East, Terenure, Dublin 6w
Additional Information

Proposal: The demolition of existing garage to the side of existing house, the construction of part single storey/part two storey extension to the side of existing house, and for alterations to existing window/external door opes to the rear/side of existing house at ground floor.

Area Area 1 - South East
Application Number WEB1197/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/04/2021
Applicant Maypole Enterprises Ltd.
Location 65, William Street South, Dublin 2
Additional Information

Proposal: Permission for development comprising

- (a) Change of Use from Office to Residential at Third Floor level only,
- (b) associated internal alterations to existing structure at Third Floor level only,
- (c) construction of new storey above existing Roof level thereby creating a new two bedroom duplex apartment at Third and proposed Fourth Floor level with external balcony set back from existing parapet to front elevation, thereby creating a four storey over Basement level structure and
- (d) all associated site works including compliance with SuDS requirements for surface water attenuation and disposal at 65 William Street South, Dublin 2.

Area Area 1 - South East
Application Number WEB1204/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/04/2021
Applicant Edel Ryan
Location 23, Tudor Road, Ranelagh, Dublin 6

Additional Information

Proposal: The development consists of: demolition of existing side passage sheds (44.9 sq.m); demolition of existing rear kitchen extension (7.3 sq.m); demolition of existing rear chimney; construction of single storey extension to rear and side of house (48.7 sq.m) and first floor extension to rear (3.3 sq.m); provision of rooflight to single storey extension; provision of external insulated render system to side and rear elevations; minor alterations to front elevation at ground floor level; accessibility works to provide universal access throughout the house, widening of existing vehicular access, and associated works.

Area Area 1 - South East
Application Number WEB1208/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/04/2021
Applicant Lisa and John Murray
Location 20, Oaklands Drive, Rathgar, Dublin 6

Additional Information

Proposal: Widening of existing vehicular entrance, new brick piers, alterations to railings, new driveway gates and associated site works

Area Area 1 - South East
Application Number WEB1209/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 28/04/2021
Applicant Mr Robert Quinn and Ms Elisabeth Hooper
Location 54, Derravaragh Road, Terenure, Dublin 6W, D6W EV66

Additional Information

Proposal: We Mr. Robert Quinn & Ms. Elisabeth Hooper intend to apply for development at this site 54 Derravaragh Road, Terenure, Dublin 6W. The development will consist of first floor extension above existing single storey to front, single storey extension to rear, relocation of vehicular and pedestrian entrance gates and hardstanding, and all associated works.

Area Area 1 - South East
Application Number WEB1211/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2021
Applicant John and Carmel Marks
Location No. 29, Palmerston Gardens, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of construction of new two storey extension (area: 26.5

square meters) onto Southern side of existing dwelling, incorporating pedestrian entrance on new Southern Elevation and associated site works.

Area Area 1 - South East
Application Number WEB1212/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2021
Applicant Petrina Tinney
Location 107, Strand Road, Dublin 4

Additional Information

Proposal: The development will consist of - Construction of an additional storey at upper ground floor level with a flat roof over the existing single storey extension to the rear of the existing semi-detached house, including alterations to the fenestration of the existing single storey extension, minor internal modifications, and 2 no. piers at the existing vehicular entrance to take an electric sliding gate accessed off Strand Road.

Area Area 1 - South East
Application Number WEB1214/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2021
Applicant Richard & Olya Scannell
Location 40, York Road, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of construction of a dormer window to the attic at the rear of the property and a new window at attic level to the gable wall.

Area Area 1 - South East
Application Number WEB1216/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2021
Applicant Noel Quinn
Location 14, Stannaway Road, Kimmage, Dublin 12

Additional Information

Proposal: The removal of a section of the existing front boundary wall and the lowering of the front garden to provide a new vehicular entrance and 2no. private off-street parking spaces, & the adjustment of the existing front door access steps.

Area Area 1 - South East
Application Number WEB1217/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2021
Applicant Jan-Claire and Sean McNeill
Location 6, Fortfield Terrace, Rathmines, Dublin 6

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 WEB1429/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/04/2021
Applicant Linda Corr
Location 4, Harrison Row, Dublin 6

Additional Information

Proposal: Attic conversion for storage dormer to the rear. Also raised roof area with tiled front and sides to allow extra headroom for stair access. With a glass area on top. 3 velux's to the front. Retention permission for the garage to the rear

Area Area 1 - South East
Application Number WEB1430/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/04/2021
Applicant Euronet 360 Finance Ltd (Irish Branch)
Location 189, Rathmines Road Lower, Dublin 6

Additional Information

Proposal: The Development will consist of the installation of an ATM machine to the existing shop front to the north-east elevation.

Area Area 1 - South East
Application Number WEB1440/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/04/2021
Applicant Joseph Cummins
Location 5, Pembroke Cottages, Ringsend, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of an existing single storey extension to the rear, the construction of a new single storey, flat-roof extension to the rear, to include 2 no. new rooflights and all associated ancillary drainage and landscaping works.

Area Area 1 - South East
Application Number WEB1442/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/04/2021

Applicant Conor & Sharon Jones
Location 1, Auburn Villas, Rathgar Road, Rathgar, Dublin 6

Additional Information

Proposal: The development will consist of the modification of existing part 2-storey, part single storey detached house to allow for the subsequent construction of a new two storey extension (22 sq.m) to the side (south) and rear (east), a new single storey extension (58.5 sq.m) to rear comprising internal modifications to existing house, 1 no. new roof light to the existing roof to rear, 1 no. new rooflight to side of new single storey extension, re-location of existing windows to side and rear, new bicycle storage to front, widening of existing gate to side passage, and all associated works on site.

Area Area 1 - South East
Application Number WEB1458/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/04/2021
Applicant Linda Corr
Location 4, Harrison Row, Dublin 6

Additional Information

Proposal: Permission & Retention: Attic conversion for storage dormer to the rear. Also raised roof area with tiled front and sides to allow extra headroom for stair access. With a glass area on top. 3 velux's to the front. Retention permission for the garage to the rear.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 2143/21
Appeal Type Written Evidence
Applicant James & Mary Kelly
Location Rear of 1, Belmont Villas, Dublin 4

Additional Information

Proposal: The demolition of existing garage (existing vehicular access maintained) and erection of new 88 sq.m. single storey, detached, news dwelling and associated works.

Area Area 1 - South East
Application Number 2177/21
Appeal Type Written Evidence
Applicant Padraic Ryan
Location 45, Upper Clanbrassil Street, Dublin 8

Additional Information

Proposal: Permission is sought for a 2nd floor flat roof extension to the existing 2 storey terraced pitched roof building; currently hosting a first floor 1 bed apartment above retail unit on the ground floor. The extension will consist of 2 additional bedrooms, bathroom and living space making the apartment a 3 bed unit. On ground floor, works will include a new external access door to the retail unit with the change, resizing and replacement of external window and doors to the rear and the demolition of existing rear single storey shed including rear internal fencing to provide designated communal amenity space. On first floor, works consist of the replacement and extension of the first

floor rear balcony and stair including an accessible stair and privacy screen. The 2nd floor new extension consists of a balcony to the front with privacy screen and second floor rear and side extension. The flat roof will host photovoltaic panels, rooflights and plant storage. Including all internal alterations, associated site and removal works 45 Upper Clanbrassil Street, Dublin 8, D08 E4W7 with rear access off Bloom Court.

Area Area 1 - South East
Application Number 2234/21
Appeal Type Written Evidence
Applicant Malcolm Prince
Location 506, Mourn Road, Drimnagh, Dublin 12 D12H271

Additional Information

Proposal: The development will consist of the widening of existing pedestrian entrance to allow vehicular access including demolition of existing pier and part of wall to the front of existing property, removal of existing tree and construction of similar pier with new entrance gates to match existing, footpath dishing and all ancillary site works required.

Area 1
Appeals Decided

Area Area 1 - South East
Application Number 3249/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 29/04/2021
Applicant Grange House Limited
Location The Uppercross House Hotel, 26-30 Rathmines Road Upper, Rathmines, Dublin 6 (D06 H5Y4 and D06 Y2P9)

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought at the Uppercross House Hotel, 26-30 Rathmines Road Upper, Rathmines, Dublin 6 (D06 H5Y4 and D06 Y2P9) and 36 Rathmines Road Upper, Rathmines, Dublin 6 (D06 P2X9) (a Protected Structure) for a temporary period of 3 years. The proposal involves: (i) change of use of part of 36 Rathmines Road Upper rear courtyard to an outdoor dining area (84 sqm in area) associated with the Uppercross House Hotel. The outdoor dining area will be accessible from the Uppercross House Hotel and will be operational between the hours of 12 noon and 9.30pm; (ii) installation of 6 no. picnic benches and associated parasols, temporary astro turf ground treatment and temporary 2 metre high fencing; and (iii) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3565/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @29/04/2021
Applicant Greg Devlin
Location 8, Brighton Square, Rathgar, Dublin 6, D06 W560

Additional Information

Proposal: The development will consist of the demolition of the existing lean-to single storey breakfast/dining area (4.9sqm) to the existing kitchen at the rear return of the house, and the demolition of the two existing stone and slate lean-to back garden sheds, (totalling 5.06sqm), apart

from the party walls to same. The development will consist of the construction of a new breakfast/dining area of 11.29sqm incorporating the existing lean-to area in the return; a new study/bedroom area of 18.60sqm including an en-suite toilet area and a link from the new breakfast/dining area to the study/bedroom area, totalling 7.11sqm all at ground floor level. The bedroom in the rear return area over the existing kitchen area is to be extended by 9.82sqm and is to include an en-suite toilet area. The development is to include roof lights, associated site works and other sundry works.

Area Area 1 - South East
Application Number WEB1588/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @28/04/2021
Applicant Joseph Hughes PRSA & Joseph Hughes PRB
Location 9 Lennox Place/ 16 Portobello Harbour, Dublin 8
Additional Information

Proposal: Planning permission is sought for:

- (i) a change of use from office use to 1 no. townhouse with a balcony for use as short term letting;
 - (ii) minor elevational treatment including replacement of existing large window on the front elevation to a sash window; and
 - (iii) all associated site works.
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Area Area 1 - South East
Application Number WEB1651/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @28/04/2021
Applicant Mrs. Brenda Farrell
Location 5, Richmond Mews, Dublin 6
Additional Information

Proposal: The development will consist of a new EV charging point mounted to the front wall of the existing house, enlargement of the existing front bedroom window, raising the height of the roof and parapet of the existing rear extension by 200mm, a new rear extension with flat roof and rooflight at 1st floor level, two new rooflights to the existing front roof slope, internal alterations and ancillary site works.

Area Area 1 - South East
Application Number WEB1726/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @26/04/2021
Applicant Johnny O Mahony & Eva Nagle
Location 2, Hollybank Avenue Lower, Dublin 6
Additional Information

Proposal: The development will consist of a part single part two storey extension to the rear of the property, providing an additional 19msq at ground floor level and 6msq at first floor level, to provide a total additional area of 25msq, along with the refurbishment and reconfiguration of the existing rear return and all associated site works.

Area Area 1 - South East
Application Number 3521/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 23-Apr-2021
Applicant Alexandra Jefferson
Location 2, Prince Arthur Terrace, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of relocation of existing rooflight, a new dormer window to the front slope of the rear roof facing into the internal roof valley, a new dormer window to the rear slope of the rear roof facing toward the rear garden, conversion of the rear attic for use as a home office / study and new internal staircase providing access from 1st floor landing up to the proposed new dormer attic study.

*****Amendment to Week 16*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

17/21

(26/04/2021-30/04/2021)

Area Area 1 - South East
Application Number 0148/21
Application Type Social Housing Exemption Certificate
Applicant Nigel Tuite
Location 119A, Strand Road, Sandymount, Dublin 4
Registration Date 28/04/2021
Additional Information
Proposal: SHEC: Demolition of existing single storey mews dwelling and construction of new dwelling.

Area Area 1 - South East
Application Number 0158/21
Application Type Social Housing Exemption Certificate
Applicant Alison Quinn and John Whelan
Location 14, Wellington Road, Ballsbridge, Dublin 4
Registration Date 30/04/2021
Additional Information
Proposal: SHEC: Change of use of offices to single dwelling (original use) with conversion of mews to guest house ancillary to main house; Rear extension and internal modifications.
