



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**18/21**

(04/05/2021-07/05/2021)

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** 2712/21  
**Application Type** Permission  
**Applicant** Red Rock Harold's X Limited  
**Location** 153-155, Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors)  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** Permission is sought for the demolition of the existing two storey building previously used as a garage and showroom and the construction of a Build to Rent residential apartment development comprising 38 no. apartments (29 no. one beds, 3 no. two beds and 6 no. studios) in a five storey (four storey with fifth floor set back) over basement apartment building. 32 no. apartment units are provided with private balconies/terraces with 6 no. apartment units provided with juliet balconies with all apartments provided with access to the shared roof terrace at fourth floor level and courtyard at ground floor level. The proposed development also provides for Build to Rent amenity facilities comprising concierge, business lounge and games room at ground floor level with TV room and meeting room at basement level. 1 no. ESB substation, switch room and bin storage are provided at ground floor level, and plant room and 62 no. bicycle spaces proposed at basement level. Permission is sought for pedestrian access to the apartment building from Harold's Cross Road and all associated engineering and site ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2718/21  
**Application Type** Permission  
**Applicant** John Woods  
**Location** 171 Kimmage Road Lower, Dublin 6W.  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** Planning Permission for the following works, change of use on the ground floor from retail to restaurant for hot and cold food for sale on and off the premises, the change of use of the first floor from office to residential and the construction of a dormer conversion to the second floor with a rear extension and front velux windows, a two storey rear extension for storage with access from the rear lane.

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**Area** Area 1 - South East  
**Application Number** 2722/21  
**Application Type** Permission  
**Applicant** Sawbridge Ltd  
**Location** The Swan Shopping Centre, Rathmines Road Lower & Castlewood Avenue, Rathmines, Dublin 6  
**Registration Date** 05/05/2021

**Additional Information**

**Proposal:** The development will consist of the subdivision and 96sq.m extension of restaurant Unit A granted under planning permission reference 2904/20, into two separate units, and the re-location of the residential access gate out to the street line.

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**Area** Area 1 - South East  
**Application Number** 2726/21  
**Application Type** Permission  
**Applicant** Grange House Limited  
**Location** 36 Rathmines Road Upper, Rathmines, Dublin 6 (D06 P2X9)  
**Registration Date** 05/05/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for a temporary period of 3 years. The proposal involves: (i) change of use of part of 36 Rathmines Road Upper's front garden to an outdoor dining area (100sq.m in area). The outdoor dining area will be accessible from the street 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 (iii) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2739/21  
**Application Type** Permission  
**Applicant** Derek Connolly  
**Location** Rear of 52 Leinster Road, Rathmines, Dublin 6  
**Registration Date** 07/05/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for demolition of existing shed and construction of two storey and part three storey detached mews house in the rear garden of No. 52 Leinster Road, Rathmines, Dublin 6, a protected structure. 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.

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**Area** Area 1 - South East  
**Application Number** 2741/21  
**Application Type** Permission  
**Applicant** Alison Cowzer & Michael Carey  
**Location** 36, Fitzwilliam Place, Dublin 2, D02 TY52  
**Registration Date** 07/05/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for change of use from office and residential (third floor only) use to a single family residence and internal works to include for A) formation of kitchen to rear room at entry level; B) insertion of stud partition and door at rear garden level to form bedroom/en-suite bathroom; C) insertion of stud wall and door to former staff kitchen to form dressing room and bathroom to main bathroom (second floor); D) formation of bedroom and bathroom at third floor to rear by formation of stud walls and doors to replace existing store and bathroom; E) refurbishment of existing bathrooms throughout house re-using the existing service pipework to rear of house; F) removal of non-original fire place to proposed sitting room at first floor level and installation of original period fire place; G) removal of redundant cabling to rear elevation of house.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2742/21
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Bayvan Limited
<b>Location</b>	Tara Towers Hotel and ancillary car park on Merrion Road and Bellevue Avenue, Dublin 4
<b>Registration Date</b>	07/05/2021

#### **Additional Information**

**Proposal:** RETENTION: Retention permission is sought for internal and external alterations to the development as commenced under DCC Planning Ref. 3608/17, as subsequently amended by DCC Planning Ref. 2912/20.

Retention permission is sought for the following internal and external alterations to the permitted hotel and apartment block (Block 1) fronting the northern side of Bellevue Avenue: (a) Reconfiguration of stair/lift cores, including the provision of an additional emergency exit route from the north-eastern staircore at ground floor level together with internal alterations to the layout of the ground floor of the permitted hotel to include amendments to the configuration of the lobby, ancillary office, restaurant, bar, kitchen and waste management areas, staff changing rooms, toilet facilities and 4 no. meeting rooms and the provision of a new conference lobby area and 2 no. storerooms; (b) Reconfigured basement and ground floor car park layout resulting in a reduction of the permitted car parking spaces from 138 no. spaces to 127 no. spaces – a reduction of 11 no. hotel car parking spaces. Alteration of plant and bicycle storeroom(s) configuration; (c) Reconfiguration of the residential entrances / lobbies at the south-western and south-eastern corners of the building at ground floor level and alteration to the permitted emergency/fire exits, ESB substation and switch room; (d) Alteration to the layout/configuration and floor areas / sizes of 25 no. apartments on the upper floors (first to sixth floor levels) to include unit no's C1-10; A1-2; A1-4; B2-2; B2-3; A2-2; A2-3; C3-1; C3-2; C3-3; C3-5; B3-3; A3-2; A3-4; C4-1; C4-2; B4-4; B4-5; A4-2; A4-3; A4-4; A5-2; A5-4; A6-2 and A6-3; (e) Alteration to the layout/configuration, floor areas / sizes and unit types of 5 no. apartments to include a change of unit no's. C1-11 and C2-11 from 1-bedroom units to studio units; change of unit no. B4-2 from a 2-bedroom unit to a 3-bedroom unit; change of unit no. B4-3 from a 2-bedroom unit to a 1-bedroom unit and a change of unit no. B4-4 from a 1-bedroom unit to a 2-bedroom unit; (f) Alteration to the layout and configuration of the residential stair/lift core, lobby and the permitted communal rooftop terrace at the south-eastern corner of the apartment block, including a reduction to the permitted area of the rooftop terrace from 160 sq.m to 120 sq.m at rooftop level of the permitted residential apartment block.

The aforementioned alterations to the permitted floor plans result in the following associated external alterations: (i) Revised entrance configuration and fenestration pattern to the eastern, southern/western and northern/western elevations together with alterations to permitted balconies and a change of metal balustrading to glazed balustrading throughout; (ii) Alterations to the western, eastern and southern elevations of the permitted residential rooftop lift/lobby area through the omission of the permitted double doors to the eastern and western elevation and the provision of 2no. double doors to the southern elevation opening onto the communal rooftop terrace; (iii) Alteration to the permitted perforated brickwork pattern at ground floor level to the northern elevation and the introduction of aluminium louvred screens together with the introduction of a new emergency exit door at ground floor level; (iv) Reduction in western setbacks at 3rd floor level from 4.6m to 3.4m and at 4th floor level from 4.75m to 4.05m resulting in a commensurate increase to the permitted floorplates at these levels due to the introduction of a car park ventilation shaft and the provision of louvred screens to the southern and northern elevations of the building at 4th floor level.

Other external alterations to the hotel and apartment block (Block 1) fronting the northern side of Bellevue Avenue for which retention permission is sought, include: (vi) Alterations at rooftop level (5th floor level) to provide additional services over-runs and Automatic Opening Vents (AOVs), and an increase to the finished height of 2 no lift over-runs from a permitted +21.525 level to a finished

+21.850 level; (vii) Amendments to Finished Floor Levels (FFLs) at ground to sixth floor levels together with a slight increase in the finished parapet level from level +27.425m to +27.430m; (viii) Alteration to staircase from ground floor level to podium level along the southern elevation; (ix) Extension of the permitted private rooftop terrace of residential Unit A5-4 at fifth floor level from 28.5 sq.m to 50.7 sq.m primarily through an increased depth in a northerly direction. Retention permission is sought for the internal reconfiguration of the ground floor entrance / lobby and lift/staircore (from ground to rooftop level) together with alterations to the layout/configuration and floor areas / sizes of all the permitted apartments within Block 2 fronting the southern side of Bellevue Avenue. Associated external alterations to Block 2, include: (a) Alterations to north and south facing balconies at first to third floor levels; (b) reconfiguration of recessed windows and associated changes to the fenestration pattern to the eastern elevation; (c) Alteration to fenestration pattern to southern elevation at ground to third floor levels. Other external alterations, include: (d) Revised location and configuration of ancillary cycle storage and bin store at ground floor level to the rear of the block; (e) Omission of previously permitted low-level brick boundary wall to the front and replacement with slatted aluminium screen; (f) Raising of Finished Floor Level (FFL) at ground floor level from level +4.6 to +4.875 together with resultant increases to FFL's at first, second, third and finished parapet level of apartment block and reduction to height of previously permitted parapet wall at rooftop level; (g) Provision of rooftop plant (heat pumps, PV panels and Automatic Opening Vent (AOV)) and increased finished height of lift over-run from a permitted +17.650 level to a finished +19.028 level.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1491/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin Deere & Eimear Vaughan
<b>Location</b>	2A, Ailesbury Gardens, Dublin 4
<b>Registration Date</b>	05/05/2021
<b>Additional Information</b>	

**Proposal:** The development will consist of construction of a new infill single storey detached dwelling with a flat sedum roof accessed off Ailesbury Gardens. Proposed dwelling is in front of existing dwelling on an infill site separated by Ailesbury Gardens with all associated landscaping works.

## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2264/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Michael & Sarah Connellan
<b>Location</b>	19, Marlborough Road, Donnybrook, Dublin 4
<b>Registration Date</b>	04/05/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of: The demolition of the existing single storey return and outbuildings to the rear of the house, amendments to the internal layout at ground and first floor level and the construction of a single storey kitchen/dining extension (48M<sup>2</sup>) to the rear of the house, repair of existing features including gutters and repointing of front facade, a new single storey garden room (34m<sup>2</sup>) with access to the rear shared laneway, new front railings to match historic condition to incorporate automatic vehicular access gates and pedestrian gate, including all necessary siteworks.

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**Area** Area 1 - South East  
**Application Number** 2713/21  
**Application Type** Permission  
**Applicant** Michael and Roisin Joyce  
**Location** 37 Tritonville Road, Dublin 4  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** Planning permission for the provision of a new vehicular entrance with new gates and parking provision for one vehicle in front garden with associated works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 2719/21  
**Application Type** Permission  
**Applicant** John & Myra O'Neill  
**Location** 21, Richelieu Park, Sandymount, Dublin 4  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: (A) Permission for the retention of ground floor extensions to the rear north east, north and north west side of the dwelling, of a ground floor and first floor extension to the west side of the dwelling of an attic conversion with dormer to the rear of a second floor window to the western gable of two ground floor windows to the front/south side of the dwelling together with placement of timber fencing inside the existing front boundary wall; and inside the existing front side boundary wall; and the installation of timber electric gates for vehicular access. (B) Permission for the retention of a first floor window to the rear/north side of the dwelling, full planning permission for the alteration of the existing ground floor to incorporate a ground floor extension to the west side of the dwelling, with flat roof; the demolition of the existing front porch and construction of a front ground floor extension consisting of bay windows with hipped roof and mono pitch roof and a new entrance and door.

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**Area** Area 1 - South East  
**Application Number** 2721/21  
**Application Type** Permission  
**Applicant** Carrie McWalter  
**Location** 27, York Road, Rathmines, Dublin 6, D06 A3K5  
**Registration Date** 05/05/2021

**Additional Information**

**Proposal:** Permission is sought for the widening of existing vehicular access to 3 metres and replacement of double swing gates with sliding gate and associated site works.

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**Area** Area 1 - South East  
**Application Number** 2727/21  
**Application Type** Permission  
**Applicant** Matthew Langan  
**Location** 36, Sandford Road, Ranelagh, Dublin D06 WP65  
**Registration Date** 05/05/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of:

Alterations to front driveway to house to include:

- a) Removal of existing brick pier, and rebuilding of pier in adjacent location to widen vehicular access to site from 2490mm to 3340mm;
- b) Demolition and rebuilding of existing non-original random rubble side boundary wall, and
- c) Removal of existing concrete paving slabs in front driveway and replacement with gravel with granite cobble lock at entrance.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2731/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Mullan Trust
<b>Location</b>	1, Eglinton Square, Donnybrook, Dublin 4, D04 E2W2
<b>Registration Date</b>	06/05/2021

**Additional Information**

**Proposal:** Planning permission for development consisting of: alterations to previously approved development Reg. Ref. 3890/14 (as extended under Reg. Ref. 3890/14/X1), comprising: (i) provision of a pedestrian entrance gate (with steps) off Eglinton Road; (ii) provision of a temporary construction access off Eglinton Road that will be required for the duration of the construction period; and (iii) all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2740/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Margaret & Owen Dolly
<b>Location</b>	35, Wilfield Road, Sandymount, Dublin 4, D04 E033
<b>Registration Date</b>	07/05/2021

**Additional Information**

**Proposal:** Permission to convert attic space to a study/storage room. Works will consist of changing the existing hipped end roof to a gable end roof, a dormer window to the rear roof elevation, two roof lights to the front elevation and a new window to the gable wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1487/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Philip & Deirdre Naughton
<b>Location</b>	2, Laurelton, Dublin 6, D06 F2X2
<b>Registration Date</b>	05/05/2021

**Additional Information**

**Proposal:** Planning Permission is being sought by Philip & Deirdre Naughton for development at No. 2 Laurelton, Dublin 6, D06 F2X2. The development will consist of the following:

1. The infill of an existing recessed porch to the front, providing additional floor area of 4sqm.
2. Enlarging the existing first floor window to the front.
3. Modification and enlarging of the existing bay window to the front with a new canopy structure over.

**Area** Area 1 - South East  
**Application Number** WEB1488/21  
**Application Type** Permission  
**Applicant** Niall Heffernan  
**Location** 14, Bangor Drive, Crumlin, Dublin 12, D12 TN27  
**Registration Date** 05/05/2021  
**Additional Information**  
**Proposal:** Removal of front wall to create vehicular access, Permission to dish existing footpath to proposed access and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1492/21  
**Application Type** Permission  
**Applicant** Aoife McGough & Kevin O'Brien  
**Location** 7, Greenmount Avenue, Harolds Cross, Dublin 12, D12 R260  
**Registration Date** 05/05/2021  
**Additional Information**  
**Proposal:** The development will consist of the construction of a two storey extension at ground and first floor levels to the rear of the existing semi-detached dwelling house, replacement of existing rear first floor window, formation of new ope/window to the existing side elevation and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1493/21  
**Application Type** Permission  
**Applicant** David Smith & Margaret Harty  
**Location** 3, Leahy's Terrace, Sandymount, Dublin 4, D04 FW73  
**Registration Date** 05/05/2021  
**Additional Information**  
**Proposal:** David Smith and Margaret Harty seek permission for development at No. 3 Leahy's Terrace, Sandymount, Dublin 4, consisting of the construction of a new first floor extension over the existing return to rear of dwelling, new ground floor level rear terrace with stair access to existing rear garden level, with all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1494/21  
**Application Type** Permission  
**Applicant** Aoife McGough & Kevin O'Brien  
**Location** 7, Greenmount Avenue, Harolds Cross, Dublin 12, D12 R260  
**Registration Date** 05/05/2021  
**Additional Information**  
**Proposal:** The provision of a dormer roof extension to the rear of the existing semi-detached dwelling house and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1496/21  
**Application Type** Permission  
**Applicant** Jenny Anne Corkery and Cillian Mc Govern  
**Location** Rear of No. 13 Emorville Avenue, Portobello, Dublin 8, D08 R22W  
**Registration Date** 05/05/2021

**Additional Information**

**Proposal:** (a) Demolition of existing rear garage;  
(b) Alterations to existing northern boundary wall and side vehicular entrance;  
(c) The sub-division of the rear garden of no. 13 Emorville Avenue; and  
(d) The construction of a new two storey detached infill dwelling with entrance off Ovoca Road, all as per previously approved planning application Reg. Ref. 4050/19.

Proposed changes to application Reg. Ref. 4050/19 include the addition of a pitched roof with flat roof section and roof light, a flat green roof to single storey section, alterations to the front façade materiality and overall aesthetic to be more in keeping with the character of the area, internal layout modifications, relocation of the ground floor courtyard from the southern boundary to the northern boundary, an increased gross floor area of 2.5 sqm, and all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0091/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 05/05/2021  
**Applicant** Sarah Gunn & Martin Rice  
**Location** 22, Saint Kevin's Cottages, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal:** EXPP; Change of use of existing building to 1 bed apartment currently commercial (office use) to residential use

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**Area** Area 1 - South East  
**Application Number** 0130/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 06/05/2021  
**Applicant** Maura Byrne and Patrick Cody  
**Location** 86, Rathgar Road, Dublin 6  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: EXPP: Remove stud wall, sliding door between inner room and garden room (basement). Remove swing door and frame between return and inner room (basement). All elements non-original.

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**Area** Area 1 - South East  
**Application Number** 2025/21  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 04/05/2021  
**Applicant** Six by Nico (Dublin) FD Limited  
**Location** 1, Molesworth Street, Dublin 2  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** 2361/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/05/2021  
**Applicant** Hannah and Paraic Rogan  
**Location** 45, Palmerston Road, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** 2363/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/05/2021  
**Applicant** Ronan Perry and Marian Hynes  
**Location** 28 Neagh Road, Terenure, Dublin 6W.  
**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.

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**Area** Area 1 - South East  
**Application Number** 2364/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/05/2021  
**Applicant** Eve Gaughan & Sean O'Connor  
**Location** 20 St. Alban's Park, Sandymount, Dublin 4, D04 E3W8  
**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2365/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	04/05/2021
<b>Applicant</b>	Green Sea Property Limited
<b>Location</b>	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

### **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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2366/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/05/2021
<b>Applicant</b>	Darren Greenfield & Karen O'Neill
<b>Location</b>	74, Rathdown Park, Terenure, Dublin 6

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2367/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	05/05/2021
<b>Applicant</b>	Health Service Executive- HSE Estates
<b>Location</b>	Unit 1, Clonskeagh Hospital, Clonskeagh, Dublin 6 D06

**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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/05/2021  
**Applicant** Darren Free  
**Location** Site to rear of 27/29 Orwell Road, and Washerwomans Lane, Rathgar, Dublin 6.

**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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/05/2021  
**Applicant** Minerva Montessori Ltd.  
**Location** Former Dartry Dye Works offices, behind North House, Dartry, Dublin 6

**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** 2379/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2021  
**Applicant** Orla Marron and Bojula Enrique Torao Garcia  
**Location** 201, Upper Rathmines Road, Dublin 6

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2385/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/05/2021
<b>Applicant</b>	Ken Leyden & Rachel Dudley
<b>Location</b>	26, Hollybank Avenue Lower, Ranelagh , Dublin 6 D06 HY70

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2386/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	06/05/2021
<b>Applicant</b>	Celtic Trustees Limited
<b>Location</b>	24 Shrewsbury Road, Ballsbridge, Dublin 4, D04 C9X9

**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; (iii) 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2388/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/05/2021
<b>Applicant</b>	New Ireland Assurance Company Plc & Irish Life Assurance

**Location** 84 & 85 - 86, Grafton Street, Dublin 2

**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.

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**Area** Area 1 - South East

**Application Number** 2389/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 06/05/2021

**Applicant** Nessa Corkery and Dáire Kelly

**Location** 67, Gordon Street, Ringsend, Dublin 4 D04 A729

**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.

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**Area** Area 1 - South East

**Application Number** 2391/21

**Application Type** Permission

**Decision** ADDITIONAL INFORMATION

**Decision Date** 06/05/2021

**Applicant** Broadfield Development Limited

**Location** 6/7, part 8 Hagan's Court, Lower Baggot Street, Dublin 2

**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.

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**Area** Area 1 - South East

**Application Number** 2393/21

**Application Type** Permission

**Decision** ADDITIONAL INFORMATION

**Decision Date** 07/05/2021

**Applicant** Linmore Health Limited

**Location** 62, Merrion Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The development will consist of a change of use to the existing two and a half storey building from Surgery and Residential use to ground floor and first floor levels to Residential Institutional (Healthcare) use for the entire building.

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**Area** Area 1 - South East  
**Application Number** 2649/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/05/2021  
**Applicant** Jason Johnston  
**Location** 165, Kimmage Road Lower, Dublin 6w

**Additional Information**

**Proposal:** Permission for the change of use, from shop to woodfired pizza takeaway restaurant. The proposed development includes alterations to the shop front to include new fascia signage.

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**Area** Area 1 - South East  
**Application Number** 2653/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/05/2021  
**Applicant** Eamonn Shelley  
**Location** 25, Ferns Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Permission for new driveway and gates with dished footpath to front of existing dwelling and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2657/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/05/2021  
**Applicant** Derek Connolly  
**Location** Rear of 52 Leinster Road, Rathmines, Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** 2665/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/05/2021  
**Applicant** Damien Reddy  
**Location** Site adjacent to Dartry House (a Protected Structure),  
Orwell Woods, Orwell Park, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the construction of a three-bedroomed residential dwelling (155m<sup>2</sup>); 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

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entrance onto Orwell Woods. No works are proposed to the Protected Structure as a result of the proposed development.

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**Area** Area 1 - South East  
**Application Number** 3209/20  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 05/05/2021  
**Applicant** Berwick Properties Ltd.  
**Location** Peter Place, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** Permission for development consisting of a 7 storey above ground floor residential building, totalling 8 storeys overall, at a height of 26.8m containing 24 apartments comprising of 5 no. studio units, 10 no. 1 no. bedroom units, and 9 no. 2 bedroom units all with private balcony, concierge facilities, a communal meeting room at ground floor level of 56m<sup>2</sup> and a communal terrace at fourth floor level of 34.43m<sup>2</sup>. Bin storage is provided at ground floor level as well as a 24-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3381/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2021  
**Applicant** Frank McNerney  
**Location** 189-190, Rathgar Road, Rathmines, Dublin 6, D06 E103, D06 C6P2

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha.

The proposal includes:

- The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments;
- The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road;
- All units will be provided with private open space in the form of balconies/ terraces;
- A roof garden shall be provided at fourth floor level;
- 5 no. surface car parking spaces will be provided at surface level;
- 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;
- Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;
- The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site.

The proposed development includes landscaping and all ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3624/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2021
<b>Applicant</b>	The Electricity Supply Board (ESB)
<b>Location</b>	Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82)

**Additional Information** Additional Information Received

**Proposal:** The Electricity Supply Board (ESB) intends to apply for planning permission for development on a c. 5.6 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].

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. 128 sq.m., c. 6 m high gas compressor building; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 80 sq. m., c. 5 m high fire fighting pumps building; c. 209 sq. m., c. 5.4 m high water treatment plant building; c. 48 sq. m., c. 6 m high gas reducing building; c. 12.6 sq. m., c. 2.7 m high continuous emissions monitoring (CEMS) hut; c. 90.1 sq. m., c. 4.7 m high electrical equipment module; 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 plant control module (PCM); c. 90.1 sq. m., c. 4.7 m high welfare facilities building; c. 39.6 sq. m., c. 3 m high fire suppression and compressed air system building;
- (c) industrial/ electrical plant including: c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; c. 28 sq.m., c. 4 m high gas compressor cooler; de-mineralised water tank (c. 12 m high, c. 1,540 cubic metre capacity); c. 36 sq.m., c. 2.6 m high spare parts storage container; bunded liquid fuel tank (c. 9 m high, c. 182 cubic metre capacity); raw / fire water tank (c. 14 m high, c. 2,044 cubic metre capacity); c. 11.1 sq. m., c. 2.2 m high fire suppression cabinet; c. 3 sq. m., c. 2.4 m high liquid fuel forwarding skid; c. 7.5 sq. m., c. 1.8 m high water wash cart; c. 3.8 sq. m., c. 3.3 m high lube oil skid; c. 1,309 sq. m., c. 6.5 m high fenced transformer compound; c. 21 sq. m., c. 6.6 m high generator circuit breaker; c. 97 sq. m., c. 5 m high fin fan coolers; c. 11 sq. m., c. 3.7 m high water injection skid; c. 10.9 sq. m., c. 2.5 m high bunded house transformer;
- (d) various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), and chainlink (c. 2.7 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 and attenuation, temporary construction laydown area; and connections to site services networks including: telecommunications, gas, liquid fuel, electrical, water supply, surface water drainage/ attenuation, and wastewater. The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the site. 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 planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at

<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3625/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2021
<b>Applicant</b>	The Electricity Supply Board (ESB)
<b>Location</b>	Poolbeg Generating Station, Pigeon House Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development on a c. 5.3 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].

The development will consist of:

(a) The demolition of three existing disused modern buildings with a combined floor area of 3,240 sq.m. comprising:

- (1) a single storey [up to 3.6 m high], c. 166 sq.m. Safety Centre (Pavilion) building;
- (2) a single storey [up to 4.5 m high], c. 463 sq. m. Store building;
- (3) a multi-storey [up to 20 m high], c. 2,611 sq.m. Store / Workshop building;

(b) Works including:

- (1) remediation and cladding of exposed northern façade of 5-storey [up to 20.4 m high], redundant former Administration building;
- (2) cladding of exposed western façade of turbine hall building on eastern boundary of development site;
- (3) ancillary site clearance, grading and surfacing;

(c) Construction and operation of a 75 MW capacity battery energy storage system (BESS) facility within a secured compound including the following elements:

- (1) Up to 24 battery container unit arrangements comprising: 24 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) a c. 126 sq. m., c. 4.7 m high control building;
- (3) industrial/ electrical plant including:
  - (i) 3 lightning monopoles (c. 20 m high);
  - (ii) SCADA communication mast (c. 18 m high);
  - (iii) VAR support unit on concrete plinth (c. 24 sq. m., c. 3.4 m high);
  - (iv) 2 banded house transformers (c. 19.8 sq. m., c. 3.2 m high);
  - (v) spare parts storage container (c. 36 sq. m., c. 2.6 m high);
  - (vi) fenced transformer compound (c. 1,309 sq. m., c. 5.6 m high);
  - (vii) cable trays (and associated service connections);
  - (viii) pole mounted security cameras (c. 8.3 m high);

(4) 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), and chainlink specification (c. 2.7 m high);

(5) ancillary development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and connections to site services networks including: telecommunications, electrical, water supply, surface water drainage/ attenuation, and ancillary cabling.

The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the Poolbeg Generating Station.

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 planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at

<https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3955/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/05/2021
<b>Applicant</b>	John Tuomey and Sheila O'Donnell
<b>Location</b>	Site located off Fortescue Lane located the the rear of 35, Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06 EP46
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning permission for development will consist of : removal of existing walls/fence at rear of site addressing Fortescue Lane, construction of a two-storey stand alone ancillary building of circa 62 sq.m. located in the rear garden with access off Fortescue Lane, all associated ancillary and landcape works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1237/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/05/2021
<b>Applicant</b>	Cathy Butler
<b>Location</b>	326, Kildare Road, Crumlin, Dublin 12
<b>Additional Information</b>	

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1239/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/05/2021  
**Applicant** Joe and Sarah Jane Nally  
**Location** 28, Priory Road, Harold's Cross, Dublin 6w  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1244/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2021  
**Applicant** Katie Dowling  
**Location** 54, Rathdown Park, Dublin 6w  
**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

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**Area** Area 1 - South East  
**Application Number** WEB1247/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2021  
**Applicant** Rita Brennan  
**Location** 9, Beechwood Avenue Lower, Ranelagh, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1256/21  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2021  
**Applicant** Javier De Las Moreno & Claire O'Connor  
**Location** 40, Larkfield Park, Harold's Cross, Dublin 6w  
**Additional Information**  
**Proposal:** First Floor Extension to side and attic conversion with dormer window to rear

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**Area** Area 1 - South East  
**Application Number** WEB1258/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/05/2021  
**Applicant** Elizabeth and David O'Leary  
**Location** 91, Saint Mary's Lane, Ballsbridge, Dublin 4, D04 N2TO  
**Additional Information**  
**Proposal:** a) demolition of existing single storey, 2-bedroom, house (85 sq.m);  
b) Construction of new house, (two storey over basement), 3 bedroom (c.243sq.m) with roof lights, ground level balcony to rear;  
c) sunken basement courtyards front and rear,  
d) new boundary walls including to lane, with pedestrian gate and with gateway accessing existing permitted off-street parking space:  
e) rainwater storage/ attenuation tank;  
f) bin and cycle stores and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1488/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2021  
**Applicant** Niall Heffernan  
**Location** 14, Bangor Drive, Crumlin, Dublin 12, D12 TN27  
**Additional Information**  
**Proposal:** Removal of front wall to create vehicular access, Permission to dish existing footpath to proposed access and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1491/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2021  
**Applicant** Martin Deere & Eimear Vaughan  
**Location** 2A, Ailesbury Gardens, Dublin 4  
**Additional Information**  
**Proposal:** The development will consist of construction of a new infill single storey detached dwelling with a flat sedum roof accessed off Ailesbury Gardens. Proposed dwelling is in front of existing dwelling on an infill site separated by Ailesbury Gardens with all associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1493/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2021  
**Applicant** David Smith & Margaret Harty  
**Location** 3, Leahy's Terrace, Sandymount, Dublin 4, D04 FW73

**Additional Information**

**Proposal:** David Smith and Margaret Harty seek permission for development at No. 3 Leahy's Terrace, Sandymount, Dublin 4, consisting of the construction of a new first floor extension over the existing return to rear of dwelling, new ground floor level rear terrace with stair access to existing rear garden level, with all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1494/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2021  
**Applicant** Aoife McGough & Kevin O'Brien  
**Location** 7, Greenmount Avenue, Harolds Cross, Dublin 12, D12 R260

**Additional Information**

**Proposal:** The provision of a dormer roof extension to the rear of the existing semi-detached dwelling house and all associated site and drainage works.

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**Area 1  
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 2210/21  
**Appeal Type** Written Evidence  
**Applicant** Ms. Sofina Begum  
**Location** 49 Longwood Avenue, South Circular Road, Dublin 8

**Additional Information**

**Proposal:** Planning permission for construction of a part single storey and part two storey extension to the rear of the existing dwelling along with new single storey storage shed, new windows and all other ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** 3759/20  
**Appeal Type** Written Evidence  
**Applicant** Paul & Francis Meagher  
**Location** Rear of 141 Tritonville Road (Herbert Mews), Sandymount, Dublin 4

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

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

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1095/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Christina Lonergan & Jonathan Goff
<b>Location</b>	71, Haddington Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The proposed development will consist of: Permission for changes to house design to that previously granted (Ref No: WEB1334/20), consisting of changes to 2no existing external door to external windows to lower ground floor plan at the North West (front) Elevation and proposed with new vehicular entrance and off-street parking to front with all associated site works.

**\*\*\*Amendment to Week 17\*\*\***

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**Area 1**  
**Appeals Decided**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3507/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	30-Apr-2021
<b>Applicant</b>	KC Capital Property Group Limited
<b>Location</b>	45-47, Cuffe Street (Greenside House), Dublin 2

**Additional Information**

**Proposal:** The application site also fronts Montague Court and Protestant Row. The application seeks amendments to the development permitted under Reg.Ref. 2142/20.

The amendments consist of the following:

i) Provision of additional floor to permitted development (providing for nine storey over lower ground floor/ basement with mezzanine between upper ground floor and first floor)

ii) Minor extensions of floor plate at various levels

iii) Revisions to elevations and entrances

iv) All associated site development works and consequential amendments (including bicycle parking provision) to permitted scheme.

v) The amendments provide for an increase in Gross Floor Area to the permitted scheme of 504 sq.m with an overall proposed GFA of 5221.40 sq.m.

**\*\*\*Amendment to Week 17\*\*\***





# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

18/21

(04/05/2021-07/05/2021)

**Area** Area 1 - South East  
**Application Number** 0156/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Martin Deere & Eimear Vaughan  
**Location** Site to front of, 2, Ailesbury Gardens, Dublin, 4  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** SHEC. Construction of a new infill single storey detached dwelling with flat sedum roof and all associated landscaping works, accessed off Ailesbury Gardens

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**Area** Area 1 - South East  
**Application Number** 0160/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Mount Argus Monastery Ventures Limited  
**Location** Lands at Church Park Way, Kimmage Road Lower, Dublin 6W  
**Registration Date** 06/05/2021

**Additional Information**

**Proposal:** SHEC: The development will consist of works to include: 1) Construction of a 2-storey apartment building with dormer accommodation in the roof space. 2) The apartment building will provide 8 no. apartments, consisting of 4 no. 1-bed units, 1 no. 2-bed unit and 3 no. 3-bed units. 3) Vehicular access from Church Park Way, 7 no. car parking spaces and 23 no. bicycle parking spaces. 4) Landscaping, boundary treatment, bin stores and all associated site works and services.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

18/21

(04/05/2021-07/05/2021)

**Area** Area 1 - South East  
**Application Number** 0161/21  
**Application Type** Section 5  
**Applicant** Astogo Holdings Ltd  
**Location** 12, Mount Street Upper, Dublin 2  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** EXPP;PROTECTED STRUCTURE; Works consist of the fitting of 2 external light fittings to the existing side walls of the light well at the front of the building

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**Area** Area 1 - South East  
**Application Number** 0164/21  
**Application Type** Section 5  
**Applicant** Michael Twomey  
**Location** 115, Anglesea Road, Ballsbridge, Dublin 4  
**Registration Date** 04/05/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE, Modification of existing first floor bathroom layout to suit new sanitary ware arrangement and new floor and wall finishes.  
Installation of new 1340x980 conservation roof light ( orientative size ) and associated works

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