



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

19/21

(10/05/2021-14/05/2021)

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 2746/21
Application Type Permission
Applicant MJF Residential Ltd.
Location 109A, 109B and 109D Baggot Street Lower, Dublin 2, D02 V580
Registration Date 10/05/2021

Additional Information

Proposal: Planning permission is sought for development comprising: (i) change of use of unit from use as a restaurant and cookery school/food boutique (643 sqm) to retail use (office supplies and office furniture showroom). The unit will consist of 5 no. showrooms, a reception, 1 no. consultation room, storage, staff room and associated staff facilities and ancillary administration/office; (ii) internal works to facilitate the change of use including removal of furniture and fittings; and (iii) the development will also include the removal of existing signage and menus at southeast elevation and all associated site and ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 2762/21
Application Type Permission
Applicant Clonvara Developments Limited
Location 47-48 Chelmsford Road, Ranelagh, Dublin 6.
Registration Date 13/05/2021

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. There will be an increase in units from 6 to 7 apartments. 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 2769/21
Application Type Permission
Applicant AAI Kenilworth Limited
Location 348 Harold's Cross Road, Dublin 6W, D6W VW99
Registration Date 14/05/2021

Additional Information

Proposal: Permission for a Build-To-Rent residential development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6, D6W VW99, (formerly known as 'Kenilworth Motors) principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west. The development will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sqm) and certain boundary walls; the construction of a part-two, part-three, part-four, part-five storey building (total gross floor area of c. 5,163 sqm); (comprising 52 no. apartments (4no. studio units; 44 no. 1-bed units; 4 no. 2-bed units, all with balconies or terraces facing east, south and west). The development will also

consist of: communal residential amenities (228 sqm) (including lounge, workspace, gym); concierge; plant; circulation space; ESB substation and switch room; 83 no. cycle parking spaces (62 no. at upper ground floor level bike store); and 21 no. external visitor spaces); communal amenity open spaces at upper ground floor level to the southwest (70 sqm); third floor level to the north east (82.5 sqm); and fourth floor level to the east (190 sqm); Public open space to the east (293 sqm); 2 no. car club parking spaces and 5 resident car parking spaces accessed from Harolds Cross Road; alterations to the layout of Laundry Lane including the provision of a pedestrian footpath and service area; sustainable urban drainage system (including green roof, rainwater harvesting and attenuation tanks); waste management area; roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

Area Area 1 - South East
Application Number 2771/21
Application Type Permission
Applicant CHD Entertainment Ltd
Location No. 20 Dawson Street, Dublin 2.
Registration Date 14/05/2021

Additional Information

Proposal: Planning permission for the proposed development will consist of modifications to / extension of development approved under Reg. Ref. 2012/20 to consist of:

- (i) change of use of first floor office to restaurant seating area as an extension of the permitted licensed restaurant and public bar premises at ground floor level at No. 20 Dawson Street;
- (ii) provision of new first floor outdoor seating area, associated access from first floor level of No. 20 Dawson Street and access to adjoining outdoor terrace;
- (iii) all associated works.

Area Area 1 - South East
Application Number 3999/20
Application Type Permission
Applicant Eircom Limited (t/a Eir)
Location Good Counsel GAA Club, Davitt Road, Dublin 12, D12 AX61
Registration Date 12/05/2021

Additional Information Additional Information Received

Proposal: Planning permission to erect a 20m high stayed telecommunications mast, together with antennas, dishes and associated equipment all enclosed in security fencing at the grounds.

Area Area 1 - South East
Application Number WEB1152/21
Application Type Permission
Applicant Chevas Securities Ltd
Location Unit 1-2 Sandymount Village Centre, Sandymount Road, Dublin 4
Registration Date 12/05/2021
Additional Information Additional Information Received

Proposal: For change of use from existing first floor office units to a 1 bedroom apartment, including alterations to rear elevation to form new balcony detail and increased window opening, and all associated site works

Area Area 1 - South East
Application Number WEB1510/21
Application Type Permission
Applicant Martin Deere & Eimear Vaughan
Location Site Fronting No. 2, Ailesbury Gardens, Dublin, 4
Registration Date 10/05/2021
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.

Area Area 1 - South East
Application Number WEB1537/21
Application Type Permission
Applicant Mr. Michael Finnegan & Ms. Olga Ramos
Location 266, Clogher Road, Crumlin, Dublin 12
Registration Date 14/05/2021
Additional Information

Proposal: The development will consist of the construction of a detached three storey, 105m2, two-bedroom dwelling, accessed from Clogher Green.

The dwelling will consist of;

- Ground floor living area;
- 1st floor bedrooms with rear terrace and setback from the southern and eastern boundaries;
- Attic level office & storage area with dormer window.

Additional ancillary works include;

- A new entrance to the existing street boundary wall between 1 Clogher Green and 133 Rutland Grove, Dublin 12.
 - Hard and soft landscaping;
 - Lighting;
 - Site services; and all other associated site development works above and below ground.
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Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2745/21
Application Type Permission
Applicant Angela Cleary
Location Roslyn, Durham Road, Sandymount, Dublin 4
Registration Date 10/05/2021
Additional Information

Proposal: The development will consist of the demolition of single storey glazed lean to extension

and garden shed (both to the rear of the property, totalling approx. 17.6 sqm) and the construction of a single storey extension in its place (approx. 22.4 sqm). The works will also consist of the addition of rooflights to the retained roof, selected changes to ground floor windows to front and side, installation of external insulation with finishes to match those existing, increased height of driveway pillars, installation of vehicular sliding gate and all associated site works.

Area Area 1 - South East
Application Number 2747/21
Application Type Permission
Applicant Clodagh Keenan
Location 27 Elmwood Avenue Upper, Ranelagh, Dublin 6
Registration Date 11/05/2021

Additional Information

Proposal: Planning permission for the following works:

- (a) demolition of existing single storey lean-to shed to rear;
 - (b) proposed single storey flat roof extension incorporating rooflights to rear;
 - (c) proposed new velux window to roof and replacement window to side of rear first floor bathroom return, along with associated internal modifications and siteworks.
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Area Area 1 - South East
Application Number 2749/21
Application Type Permission
Applicant Eamonn Shelley
Location 25 Ferns Road, Crumlin, Dublin 12
Registration Date 11/05/2021

Additional Information

Proposal: Planning permission for provision of new vehicular access and gates to front of existing dwelling with dished footpath and all ancillary site works.

Area Area 1 - South East
Application Number 2759/21
Application Type Permission
Applicant Alan Cawley
Location 229 Clogher Road, Crumlin, Dublin 12, D12 FH27
Registration Date 13/05/2021

Additional Information

Proposal: Planning permission is sought for the construction of new double storey extension to the rear which wraps around onto the gable elevation, new single storey side extension connected to the proposed double storey extension and all associated works. There internal modifications proposed on both floors of the existing property.

Area Area 1 - South East
Application Number 2763/21
Application Type Permission
Applicant Kevin O'Connor
Location 24, Sandymount Avenue, Dublin 4
Registration Date 14/05/2021

Additional Information

Proposal: The proposed development consists of:

- Demolition of existing rear wall of dwelling and patio doors work at ground floor level.
- Replacement of rear door with wall at ground floor level.
- Provision of new single storey rear extension (GFA 7.56 sqm) constructed of steel and glass.
- All associated site works.

Area	Area 1 - South East
Application Number	WEB1505/21
Application Type	Permission
Applicant	Niall Heffernan
Location	14, Bangor Drive, Crumlin, Dublin 12
Registration Date	10/05/2021

Additional Information

Proposal: Removal of front wall to create vehicular access. Permission to dish existing footpath to proposed access and associated site works

Area	Area 1 - South East
Application Number	WEB1508/21
Application Type	Permission
Applicant	Bronagh & Geoff Waddell
Location	12, Dolphin Road, Drimnagh, Dublin 12
Registration Date	10/05/2021

Additional Information

Proposal: Construction of single storey ground floor extension of 105 sqm to rear and side of existing end of terrace dwelling, block up existing vehicular entrance on Herberton Drive, partially raise existing boundary wall to Herberton Drive to 2.1m, and all associated site works.

Area	Area 1 - South East
Application Number	WEB1513/21
Application Type	Permission
Applicant	Aoife McGough & Kevin O'Brien
Location	7, Greenmount Avenue, Harold's Cross, Dublin 12
Registration Date	11/05/2021

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.

Area	Area 1 - South East
Application Number	WEB1518/21
Application Type	Permission
Applicant	Dario Saric & Paola Leon
Location	279, Clogher Road, Crumlin, Dublin 12
Registration Date	12/05/2021

Additional Information

Proposal: The development consists of the construction of a two storey type extension to side &

rear of existing dwelling & also to carry out minor internal alterations. Permission is also sought for the removal of part of the front boundary wall to form new vehicular access & all associated site works.

Area Area 1 - South East
Application Number WEB1522/21
Application Type Permission
Applicant Richard and Valerie Dixon
Location 6, Colliers Avenue, Ranelagh, Dublin 6
Registration Date 12/05/2021
Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extension and the construction of a new two storey split level flat roofed extension to the rear of the existing house and all ancillary works, to include an external patio area at rear ground floor level and timber screening to windows at first floor level.

Area Area 1 - South East
Application Number WEB1529/21
Application Type Permission
Applicant David Smith & Margaret Harty
Location 3, Leahy's Terrace, Sandymount, Dublin 4
Registration Date 13/05/2021
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.

Area Area 1 - South East
Application Number WEB1530/21
Application Type Permission
Applicant Siobhan Murphy
Location 142, Captain's Road, Dublin 12
Registration Date 14/05/2021
Additional Information

Proposal: Remove part existing front wall to give access for new car parking space with dropped kerb.

Area Area 1 - South East
Application Number WEB1534/21
Application Type Permission
Applicant Jenny Anne Corkery and Cillian Mc Govern
Location Rear of No. 13, Emorville Avenue, Portobello, Dublin 8
Registration Date 04-May-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. Reg. Ref. 4050/19.

Proposed changes to application 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 facade 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, and increased gross floor area of 2.5 sqm, and all associated site works.

*****Amendment to Week 18*****

Area	Area 1 - South East
Application Number	WEB1536/21
Application Type	Permission
Applicant	Aoife McGough & Kevin O'Brien
Location	7, Greenmount Avenue, Harold's Cross, Dublin 12
Registration Date	06-May-2021

Additional Information

Proposal: 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.

*****Amendment to Week 18*****

**Area 1
Decisions**

Area	Area 1 - South East
Application Number	0095/21
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	13/05/2021
Applicant	Kaylon Management Co. Ltd By Guarantee
Location	Milltown Hill Apartments, Milltown Road, Dublin 6
Additional Information	Additional Information Received

Proposal: EXPP: Construction of a single storey building attached to existing concrete retaining wall for the provision of storage of bicycles under cover as required at condition no. 11 of planning permission plan reg no. 5581/82.

Area	Area 1 - South East
Application Number	0131/21
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	10/05/2021
Applicant	Tullington Ltd Gen Partner on behalf of the Tribecca Ltd,

Partnership

Location

47 Ranelagh Road, Ranelagh, Dublin 6

Additional Information

Proposal: SHEC; Permission for development on a 0.09 Ha (945.6 sqm) site. The proposed development will principally consist of: the demolition of a single storey rear return (217 sqm) to the northern side of No. 47 Ranelagh Road; a change of use of No. 47 Ranelagh Road from child-care/crèche use to residential use at the ground floor level (67 sqm) and from office to residential at the first and second floor levels (136 sqm) providing 2 no. residential units; and the provision of a new part 2 to part 4 no. storey structure to the rear of the site accommodating 10 no. residential units. The development will result in a 12 no. unit residential scheme comprising 1 no. two bedroom apartment and 1 no. three bedroom duplex apartment in the existing building at No. 47 Ranelagh Road and 4 no. one bedroom apartments, 3 no. two bedroom apartments and 3 no. two bedroom duplex apartments in the new part 2 no. to part 4 no. storey structure to the rear. The development will also include balconies and terraces facing north, west and east; screened west facing deck access to one of the apartment units, with the remaining upper floor units accessed via an internal stair core and lift; hard and soft landscaping; the extinguishment of the existing vehicular access to be replaced by a new pedestrian entrance and the creation of a new vehicular entrance to the western side of the southern boundary; a vehicular set down area; bin storage; bicycle parking and all other associated site works above and below ground.

Area

Area 1 - South East

Application Number

0135/21

Application Type

Section 5

Decision

SPLIT DECISION(PERMISSION & REFUSAL)

Decision Date

14/05/2021

Applicant

Michele Barrett

Location

3, Gilford Avenue, Sandymount, Dublin 4

Additional Information

Proposal: EXPP; 2. No extensions to rear of 3 Gilford Ave are under construction. No planning permission has been sought from Dublin City Council and the development as constructed to date does not comply with Exempted Development under the Act.

Area

Area 1 - South East

Application Number

0136/21

Application Type

Section 5

Decision

SPLIT DECISION(PERMISSION & REFUSAL)

Decision Date

10/05/2021

Applicant

Nick Kelly and Niamh Hyland

Location

24, Grosvenor Square, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Replacement of existing metal gate with new metal gate at rear garden wall. 2. Granite facing and lime mortar repairs at rear garden wall. 3. Installation of solar panels to front pitched roof.

Area

Area 1 - South East

Application Number

2401/21

Application Type

Permission

Decision

GRANT PERMISSION

Decision Date 10/05/2021
Applicant Kerry Hanaphy
Location 41, Lavarna Grove, Terenure, Dublin 6W

Additional Information

Proposal: (a) Partial demolition of existing extension to rear of dwelling and construction of a single storey extension to rear of dwelling. (b) Widening of existing vehicular access. (c) Elevational alterations including alterations to existing entrance canopy, alterations to fenestration at front entrance area and construction of entrance canopy to existing side entrance. (d) All associated internal and external works and alterations.

Area Area 1 - South East
Application Number 2405/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 10/05/2021
Applicant Grattan Smith
Location Site at the rear of 44 Belgrave Square, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations to the design of the permitted two-bedroom house fronting Cambridge Road (Reg. no. 4099/18) at the rear of and within the curtilage of 44 Belgrave Square, a Protected Structure, Rathmines, Dublin 6. The proposed redesigned house is to accommodate three bedrooms and to be three storey, including a developed attic storey under a partly pitched roof. The proposed development incorporates solar panels, velux roof lights, balconies, a side passageway and a car port accessed via a slight widening of the existing vehicular gates on Cambridge Road, as well as associated site works.

Area Area 1 - South East
Application Number 2415/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Belinda Lee & Patrick Boyne
Location 111, Saul Road, Crumlin, Dublin 12

Additional Information

Proposal: Permission for the conversion of the attic into store / playroom with a dormer window to the rear, rooflight to front window, single storey extension to the ground floor with lean to roof to the front elevation to existing 2 storey dwelling including all associated site works.

Area Area 1 - South East
Application Number 2418/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/05/2021
Applicant Anabella Parisi
Location Alma Cafe Ltd, 12 South Circular Road, Dublin 8

Additional Information

Proposal: Permission is sought for: The proposed installation of a Parasol for the purposes of enhancing an outdoor seating area so as to service the existing restaurant/takeaway business.

Area Area 1 - South East
Application Number 2425/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/05/2021
Applicant Symphony House CLG C/O Wyse Property Management
Location Symphony House, Adelaide Road, Dublin 2

Additional Information

Proposal: The development will consist of works to bring the existing building into compliance with a proposed regularised fire safety certificate, including the creation of three new openings to the external wall for automatic openings vents (AOVs) and the replacement of four number existing windows with AOVs to the West elevation of the apartment block (all AOVs are to be opaque), the installation of an AOV over the staircase at roof level and the installation of a vent from a smoke extract system on the south elevation at basement level.

Area Area 1 - South East
Application Number 2429/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Philip and Marian Maguire
Location 7 Sunbury Gardens, Dartry, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development will consists of: removal of existing rear canopy, construction of a single storey rear extension (29.1 sq.m), new covered canopy at rear, change two existing rear windows to doors, landscaping and associated works

Area Area 1 - South East
Application Number 2430/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant David Lanigan and Clare Cryan
Location 121 Rathgar Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission consisting of replacement of non-original glazed windows and doors and addition of small kitchen window to rear of house.

Area Area 1 - South East
Application Number 2432/21
Application Type Permission

Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Valorum Capital Investments Ltd
Location 2 Herbert Avenue, Merrion Road, Dublin 4
Additional Information

Proposal: Planning permission for change of use from semi detached two storey dental surgery to 4 bedroom dwelling with livingroom, diningroom, kitchen, family room with new extended utility room to rear of building replacing existing store, extended ancillary bathrooms and services and off street car parking for two cars.

Area Area 1 - South East
Application Number 2433/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/05/2021
Applicant Marc Guerin
Location 9 St. Marys Road, Ballsbridge, Dublin 4
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the erection of a single storey extension to the side and rear of existing dwelling and including all associated site works.

Area Area 1 - South East
Application Number 2434/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/05/2021
Applicant Glandore Business Centres Limited
Location Fitzwilliam Hall, 25-27 Fitzwilliam Place, Dublin 2,
No. 25 Fitzwilliam Place is a Protected Structure.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the erection of a detached single storey commercial/retail kiosk and all associated site works at the front (on Leeson Street Lower).

Area Area 1 - South East
Application Number 2435/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/05/2021
Applicant Brian Kennedy
Location The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86
Additional Information

Proposal: Planning permission for a residential development on a c. 0.25 hectare site. The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 25 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments and 13 no. 2 bedroom apartments (including 3 no. 2 bedroom duplexes) (each with private balconies/terraces) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 25 no. car parking spaces (1 no.

disabled access), 44 no. cycle spaces and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works (including relocation of existing ESB substation), hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 1,935 sqm.

Area Area 1 - South East
Application Number 2445/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/05/2021
Applicant Zydrunas Gricius
Location 59, Kilfenora Road, Crumlin, Dublin 12

Additional Information

Proposal: The development consists of two storey side/rear extension, single storey rear extension. Part ground floor to be used as self contained family flat and all associated site works.

Area Area 1 - South East
Application Number 2448/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Emmet and Fiona Mullins
Location 39 Orwell Park, Dublin 6

Additional Information

Proposal: Planning permission is sought for a new two storey extension which involves extending the existing house at No. 39 Orwell Park, Dublin 6, on the east side facing Dartry Road, creating two additional bedrooms at first floor by reconfiguring the existing roof and creating a small addition to the living space at ground floor. It is also proposed to relocate the existing entrance door from the north west corner to the centre of the front elevation facing Orwell Park and to cover over the side passage between the house and the Dartry Road property boundary.

Area Area 1 - South East
Application Number 2460/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/05/2021
Applicant Irish Life Assurance plc
Location First Floor 85-86 Grafton Street, Dublin 2

Additional Information

Proposal: The development will consist of the change of use of the first floor demise from retail use to office use and all associated site works. The building is located within an architectural conservation area.

Area Area 1 - South East
Application Number 2462/21
Application Type Permission

Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Saudi Arabian Embassy
Location 12, Lad Lane, Dublin 2
Additional Information
Proposal: Permission for insertion of a new pedestrian external door from laneway to Mews building.

Area Area 1 - South East
Application Number 2553/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/05/2021
Applicant Rails Investment Ltd (In Trust)
Location Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station, Dublin 2

Additional Information Additional Information Received

Proposal: Permission for development at the Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station (bridge and railway line), to the south by Boyne Street and adjoining warehouse /industrial building fronting same (known as the Corner of Sandwith Street and Boyne Street), to the east by residential properties fronting Erne Street Upper and to the west by Sandwith Street Upper, Dublin 2.

The development will consist of: the demolition of the existing warehouse/industrial building on site (1,711 sq m) and the construction of a part 3 – part 6 No. storey (7,830 sq m) over basement (1,558 sq m) office building. The development also includes: 18 No. car parking spaces accessed from Boyne Street; secure cycle parking spaces at basement level; pedestrian access through the site along the northern boundary; accessible roof terraces at third floor level (facing north, south and east) and fifth floor level (facing north, east and west); non-accessible roof terraces at third floor level (facing north, south and east) and fourth floor level (facing west); green roofs; hard and soft landscaping; substations and switch rooms; plant; bin storage; boundary treatments and all associated site development works above and below ground.

Area Area 1 - South East
Application Number 2557/21
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 12/05/2021
Applicant Yvonne O'Meara
Location 18, Leeson Park, Dublin 6, D06 H7T2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following works at single family dwelling:

- a) Removal of a non-original timber framed w.c. extension to the side at about hall floor level and the non-original roofs of the garage and outhouse at garden level (total c. 42 sq.m);
 - b) The construction of a new four-storey/ split level infill extension to the side (c. 102 sq.m), set back behind the building line of No. 17 Leeson Park;
 - c) The alteration/ provision of openings in the side wall to provide access to the extension;
 - d) Minor alterations to include the removal of non-original bathrooms;
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- e) The provision of a new opening and pair of French doors to the main rear room at garden level;
f) Associated drainage works.

Area Area 1 - South East
Application Number 2690/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/05/2021
Applicant Sean & Mary Twomey
Location 81, Lismore Road, Crumlin, Dublin 12
Additional Information
Proposal: Permission for new two storey extension to side of dwelling and new driveway and gates with dished footpath to front of existing dwelling and all ancillary site works.

Area Area 1 - South East
Application Number 2701/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/05/2021
Applicant Cillian Gorman
Location 330, Lower Kimmage Road, Kimmage, Dublin 6
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 2710/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/05/2021
Applicant Clonvara Developments Limited
Location 47-48, Chelmsford Road, Ranelagh, Dublin 6
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 2716/16/X1
Application Type Extension of Duration of Permission

Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 14/05/2021
Applicant Liam Nugent
Location Rear of 58, Terenure Road East, with entrance off Tower Villas, Rathgar Dublin 6

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for the construction of a two storey detached house at rear of back garden of house No. 58 Terenure Road East, Rathgar, Dublin 6 with entrance off Tower Villas, Rathgar, Dublin 6 along with associated site works including provision of a vehicular entrance. (The house at 58 Terenure Road East is a Protected Structure).

Area Area 1 - South East
Application Number 2718/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/05/2021
Applicant John Woods
Location 171 Kimmage Road Lower, Dublin 6W.

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.

Area Area 1 - South East
Application Number 2719/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/05/2021
Applicant John & Myra O'Neill
Location 21, Richelieu Park, Sandymount, Dublin 4

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.

Area Area 1 - South East
Application Number 3695/20

Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Sisters of St. Louis
Location 7 & 8, Grosvenor Road, Rathmines, Dublin 6.
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning permission for the following:
(1) Renovation and modification of the rear return to No. 7 to include two ensuite bedrooms, an external fire escape stairs and a 3sqm single storey extension.
(2) Demolition of the rear single storey extensions and the construction of a two storey domestic extension of 6 bedrooms including an external access to a roof service area and green roof to No. 8.

Area Area 1 - South East
Application Number 3808/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/05/2021
Applicant Ardoyne House Management Limited
Location Ardoyne House, Pembroke Park, Dublin 4, D04 F3C3
Additional Information Additional Information Received
Proposal: This development will consist of construction of new hard standing area of approx. 430 sqm to provide 19 no. car parking spaces to the south east of Ardoyne House Building in order to accommodate parking spaces displaced due to fire safety requirements.

Area Area 1 - South East
Application Number 3823/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/05/2021
Applicant Eoin Quinn & Jeremy Wales
Location Lands to the side of existing dwelling at no. 4, Chelmsford Close, Ranelagh, Dublin 6, D06XW20 and with a proposed access off Westmoreland Park
Additional Information Additional Information Received
Proposal: Planning permission for development at this site on lands to the side of existing dwelling. The development will consist of the construction of a new 2 storey 2 bedroom house with pedestrian/cycling access off Westmoreland Park. Two onsite bicycle spaces are proposed in lieu of an onsite car parking space.

Area Area 1 - South East
Application Number WEB1261/21
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 10/05/2021
Applicant Paul & Gillian Lynch
Location 51, Oakley Road, Ranelagh, Dublin 6
Additional Information

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

Area Area 1 - South East
Application Number WEB1268/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Robert Gray
Location 335, Mourne Road, Drimnagh, Dublin 12

Additional Information

Proposal: Two storey extension together with first floor extension over existing rear addition all at rear together with connection to all services and associated site works.

Area Area 1 - South East
Application Number WEB1275/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 12/05/2021
Applicant Peter McLay & Grainne McLaughlin
Location 8, Farney Park, Sandymount, Dublin 4

Additional Information

Proposal: Development consists of retention of attic conversion to a bedroom & ensuite with dormer window to rear pitch roof, and development will consist of construction of a first floor rear extension with flat roof over an existing ground floor extension with associated internal modifications, and a new garden shed for playroom / office with flat roof to rear garden with associated site works

Area Area 1 - South East
Application Number WEB1282/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Lindsey O'Connell & Ciaran Dowd
Location 65, Beech Hill Avenue, Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of the construction of a new porch with pitched, hipped roof to the front of the property, and to the rear of the property, a double and single storey extension, comprising of a pitched roof to tie into existing roof with 4 no velux windows at roof level to attic space and a flat roof with a roof light in the continued ground floor extension and associated works.

Area Area 1 - South East
Application Number WEB1283/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021

Applicant Ross & Jilly Staunton
Location 3, Sandymount Castle Park, Dublin 4

Additional Information

Proposal: Development will consist of attic conversion to a bedroom & ensuite with dormer window to rear pitch roof of a semi-detached dwelling with 2no. rooflights and a new staircase to attic.

Area Area 1 - South East
Application Number WEB1286/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2021
Applicant Bill Ahessy
Location No. 5, Garden Terrace, Clanbrassil Street Upper, Dublin 8

Additional Information

Proposal: The development will consist of, the demolition of an existing single storey extension and roof to the rear of the property and the construction of a two storey extension comprising a bathroom and bedrooms at first floor level. As part of the proposed works some internal alterations to the existing house are proposed.

Area Area 1 - South East
Application Number WEB1505/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/05/2021
Applicant Niall Heffernan
Location 14, Bangor Drive, Crumlin, Dublin 12

Additional Information

Proposal: Removal of front wall to create vehicular access. Permission to dish existing footpath to proposed access and associated site works

Area Area 1 - South East
Application Number WEB1522/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/05/2021
Applicant Richard and Valerie Dixon
Location 6, Colliers Avenue, Ranelagh, Dublin 6

Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extension and the construction of a new two storey split level flat roofed extension to the rear of the existing house and all ancillary works, to include an external patio area at rear ground floor level and timber screening to windows at first floor level.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2235/21
Appeal Type Written Evidence
Applicant Anecy Scholling
Location 48, Harty Place, Dublin 8

Additional Information

Proposal: Planning permission to 1/ Demolish rear ground floor WC and shower room and 2/ extend and reconfigure first floor bedroom to the rear incorporating a new bathroom with flat roof over and 3/ to increase the roof ridge height to the rear.

Area Area 1 - South East
Application Number 2236/21
Appeal Type Written Evidence
Applicant Denise O'Grady, Shane Boyd
Location 3, Stable Lane, Cambridge Road, Rathmines, Dublin 6, D06 HD35

Additional Information

Proposal: Planning permission for a second floor home office with WC extension set back 2.4m to the front, giving a terrace screened by translucent glass, and set back 1m to the rear on an existing two-storey semi-detached dwelling.

Area Area 1 - South East
Application Number 2244/21
Appeal Type Written Evidence
Applicant Red Rock Donnybrook Ltd
Location lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4, D04 K3T8

Additional Information

Proposal: Planning permission for development on lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4. The subject site is currently occupied by the "Circle K" petrol filling station and is bound by Brookvale Road to the north and west, Donnybrook Road to the east and an existing motor garage to the south. The development will consist of the demolition of the existing structures on site and construction of a twelve storey (c. 39.5m.) over basement building (c. 8,930 sq.m. total GFA including basement of c. 877 sq.m.) with retail and cafe/restaurant use (c. 570 sq.m.) at ground floor level and "Build to Rent" residential use at 1st to 11th floor levels (c. 7,428 sq.m. including ground floor entrance).

The proposed development will comprise:

- Demolition of the existing petrol filling station and associated structures on site c. 58 sq.m.;
- Construction of 84 no. 'Build-to-Rent' apartment units over 12 no. storeys with a dwelling mix of 1 no. studio unit, 51 no. 1 bed units, 32 no. 2 bed units;
- Provision of private open space in the form of balconies/terraces to all individual units;
- Provision of 1 no. retail unit and 1 no. cafe/restaurant unit at ground floor level c. 570 sq.m. GFA with pedestrian access from the northern and eastern elevations;
- Provision of outdoor communal terraces at 1st and 2nd floor level on the south western elevation of the building, at 8th floor level to the south of the building and at 11th floor level to the west of the building;

- Additional setbacks at 7th floor level from the south west elevation and 8th floor from the eastern elevation of the building;
- Provision of 6 no. car parking spaces (1 no. accessible space, 2 no shared Go Car spaces and 3 no. residential spaces), 190 no. bicycle parking spaces and 2 no. motorcycle parking spaces at basement level;
- Separate vehicular and bicycle lifts accessed via Brookvale Road to provide access to the proposed basement;
- New pedestrian access to the residential element from the northern elevation;
- Provision of internal communal residential amenities and facilities;
- Provision of bin storage, switch room and substation at ground floor level of the western elevation, plant at roof level concealed by the building's parapet, hard and soft landscaping and all associated works to facilitate the development.

Area	Area 1 - South East
Application Number	2251/21
Appeal Type	Written Evidence
Applicant	Colum Lavery & Melanie Cunningham
Location	70, Saint Magdalen Terrace, Irishtown, Dublin 4, D04 TC56

Additional Information

Proposal: Permission for replacement of the existing rear extension with construction of a two storey rear extension with amendments to increase apex height, 2 rooflights to front roof pitch with ancillary site works.

**Area 1
Appeals Decided**

Area	Area 1 - South East
Application Number	2177/21
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	@11/05/2021
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 WEB1836/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @12/05/2021
Applicant Pere Sola and Kateryna Malinovsk
Location 15, Grattan Street, Dublin 2

Additional Information

Proposal: Construction of new three-storey extension to the rear with rooflight, internal modifications and alterations, new windows to front façade, refurbishment of front façade, new rooflights to rear and all associated site works and drainage.

Area Area 1 - South East
Application Number 3499/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 06-May-2021
Applicant Discus Partnership
Location Site situated between, 36 and 38, Rathdown Park, Terenure, Dublin 6W.

Additional Information

Proposal: Planning permission for development consisting of a new 2 storey 3 bedroom detached dwelling with attic conversion including 3 no rooflights, new driveway with vehicular and pedestrian entrance and ancillary siteworks.

*****Amendment to Week 18*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

19/21

(10/05/2021-14/05/2021)

Area Area 1 - South East
Application Number 0174/21
Application Type Social Housing Exemption Certificate
Applicant Red Rock Harold's X Ltd
Location 153-155, Harold's Cross Road, Dublin 6W
Registration Date 12/05/2021

Additional Information

Proposal: SHEC: Demolition of the existing building and construction of a five storey apartment building comprising of 38 build to rent apartments.

Area Area 1 - South East
Application Number 0176/21
Application Type Social Housing Exemption Certificate
Applicant Merrion Courtyard
Location 18, Merrion Road, Nos 1 & 2 Ballsbridge Avenue,,
Ballsbridge, Dublin 4
Registration Date 13/05/2021

Additional Information

Proposal: SHEC;Demolitions & Construction of 9 no. residential units

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.



Dublin City Council

SECTION 5 EXEMPTIONS

19/21

(10/05/2021-14/05/2021)

Area Area 1 - South East
Application Number 0120/21
Application Type Section 5
Applicant Chris Hall
Location 30, Charleston Road, Dublin 6
Registration Date 10/05/2021
Additional Information Additional Information Received
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 0166/21
Application Type Section 5
Applicant Linda Duffey & Kieran Collins
Location 11 Charleville Close, Rathmines, Dublin 6
Registration Date 10/05/2021
Additional Information
Proposal: EXPP; Erection of a garden room at the rear of the property's garden.
The purpose of the garden room will be to enable its use for a working from home space.
The purpose of the Pergola structure will be to provide an outdoor seating area underneath
Please see attached Appendix A ,B & C

Area Area 1 - South East
Application Number 0168/21
Application Type Section 5
Applicant Arranmore Management Company Ltd
Location Arranmore, 13-17, Pembroke Road, Dublin 4
Registration Date 10/05/2021
Additional Information
Proposal: EXPP: Is the updating of two signs on either side of the entrance to Arranmore, 13-17 Pembroke Road, Dublin 4 considered to be development or exempted development?

Area Area 1 - South East
Application Number 0182/21
Application Type Section 5
Applicant D.L Builders
Location 30, Waterloo Road, Dublin 4
Registration Date 13/05/2021
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Decoration of already painted walls at garden level to the front, Painting of front door and surround and of existing timber windows. Decoration of interiors throughout. Clean and paint metal railings front and back. Replacement of kitchen cabinets and sanitaryware to existing layouts. Lifting and re-laying floorboards at first and second floor to allow fitting of fire proofing system.

Area	Area 1 - South East
Application Number	0183/21
Application Type	Section 5
Applicant	IPUT PLC
Location	Block C, 5-8, Magennis Place, Dublin 2
Registration Date	14/05/2021
Additional Information	
Proposal:	EXPP The insallation of plant as shown & particculised in the enclosed documentation and drawings
