



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

20/21

(17/05/2021-21/05/2021)

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 2393/21
Application Type Permission
Applicant Linmore Health Limited
Location 62, Merrion Road, Ballsbridge, Dublin 4
Registration Date 20/05/2021
Additional Information Additional Information Received
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.

Area Area 1 - South East
Application Number 2780/21
Application Type Permission
Applicant John Woods
Location 171 Kimmage Road Lower, Dublin 6W.
Registration Date 17/05/2021
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, two new apartments from the change of use of the first floor from office to one residential and the construction of a dormer conversion for one apartment to the second floor with a rear extension at first and second floor for the apartments with a rear dormer roof, a first floor rear garden terrace and second floor rear terrace, front velux windows, a two storey rear extension for storage with access from the rear lane.

Area Area 1 - South East
Application Number 2783/21
Application Type Permission
Applicant Alex Brett, Michael Whelan, Tony Kidd
Location 23-25, Sundrive Road, Kimmage, Dublin 12
Registration Date 18/05/2021
Additional Information
Proposal: Planning permission for change of use at first floor level from restaurant use to residential use by forming 4 double bedroom apartment units and alternating front and rear elevations with provision of 2 recessed balconies to the front and adaptation of existing flat roof into 2 terraces to the rear plus 2 rear extensions of 6.7m² in total. There will also be demolition of internal staircase (no. 4) and elevator resulting in forming a new separate commercial unit on the ground floor.

Area Area 1 - South East
Application Number 2788/21
Application Type Retention Permission
Applicant Anne Parsons
Location 7 Seapoint Terrace, Strand Street, Irishtown, Dublin 4

Registration Date 18/05/2021

Additional Information

Proposal: RETENTION: Retention planning permission for amendments and permission for the completion of amendments to the development permitted under Dublin City Council Register Reference 2449/20, to include internal rearrangement of the permitted basement area to provide direct stair access to the main hallway to comply with Fire escape regulations and corresponding changes to the ground floor area. The repositioned stair necessitates approximately 2.2 cubic metres of excavation at 5m from the western boundary and 3 m from the eastern boundary. The permitted ground floor juice bar seating area and services are rearranged to accommodate the stair and the part M lift. Associated elevational changes to the rear courtyard elevation involve increasing the area of glazing by 3.5sqm. All works are within the footprint of the permitted building.

Area Area 1 - South East
Application Number 2789/21
Application Type Permission
Applicant Damien Reddy
Location Dartry House, Orwell Woods, Orwell Park, Rathgar, Dublin 6.
Registration Date 19/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the proposed development will consist of the construction of a detached three-bedroomed residential dwelling (155m²); single storey onto existing car park and two-storey to rear with balcony and terrace and all associated ancillary elements and site development works including landscaping and boundary treatments. Access to the proposed house will be via the existing entrance onto Orwell Woods. No works are proposed to the protected structure as a result of the proposed development.

Area Area 1 - South East
Application Number 2796/21
Application Type Permission
Applicant Red Rock Pleasants Street Ltd
Location 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8
Registration Date 19/05/2021

Additional Information

Proposal: Red Rock Pleasants Street Ltd intends to apply for planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is currently occupied by a two-storey retail with apartment at 49 Pleasants Street and two storey retail units at 50 and 51 Pleasants Street, a three-storey industrial/commercial building at Pleasants House and a two-storey former dwelling house now in use as a commercial store at 5 Pleasants Lane, and is bound by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north. The development will consist of the demolition of the existing structures on site and construction of a part seven / six / five / four storey (maximum height 23.4m) over basement building (c. 3,966.9 sq.m. total GFA including basement of c. 253.8 sq.m) with commercial/restaurant/café use (c. 155.2 sq.m.), commercial storage (c. 37.7 sqm) and residents amenity facilities (98.2 sqm sqm) at ground floor level and a "Build to Rent" residential development of 45 no. residential units at 1st to

6th floor levels (c. 2,128.9 sq.m.).

The proposed development will comprise:

- Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sq.m. GFA;
- Provision of 1 no. commercial/café/restaurant unit at ground floor level c. 155.2 sq.m (with an indoor terrace area), commercial store of 37.7 sq.m GFA with pedestrian access from the south of the site on Pleasants Street and residential amenity areas including outdoor terraces facing onto O'Neill's Buildings;
- Construction of 45 no. 'Build-to-Rent' apartment units over 7 no. storeys with a dwelling mix of 30 no. studio units, 1 no. one-bed units, 9 no. one-bed + study units and 5 no. two-bed units;
- Provision of 235.4 sqm of private open space in the form of winter gardens/terraces to all individual units;
- Provision of 206.5 sqm of outdoor communal terraces at ground floor level on the western elevation, at the 4th and 5th floor level on the southern elevation and at 6th floor level on the eastern elevation;
- Provision of 72 no. bicycle parking spaces in a secure bike store at ground floor level which will be accessed via Pleasants Lane, with residential access to the apartments;
- Provision of 220.5 sqm of internal communal residential amenities and facilities in the form of a screening room, co-working space, lounge, function room and additional communal space;
- Provision of a green roof at roof level;
- Provision of storage room and plant room at basement floor level, refuse store, ESB substation, switchroom and commercial refuse store at ground floor level, plant and lift pop-up at roof level concealed by the building's parapet;
- Provision of hard and soft landscaping, and all ancillary site services and associated works to facilitate the development.

The development will provide a gross floor area of 3,966.9 sqm (including basement of 253.8 sqm).

Area	Area 1 - South East
Application Number	2805/21
Application Type	Permission
Applicant	The Society of African Missions
Location	84, Ranelagh Road, Dublin 6
Registration Date	20/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the following:

- a) Restore this 4 storey terraced house from multi occupancy to the original single dwelling and associated works;
- b) Connect No. 84 at ground level to No. 83 including a rear garden connection;
- c) Proposed 10.8 sqm extension constructed on the 2 storey return accessed off the first floor half landing and used as a winter garden;
- d) Install front gates in the existing vehicular entrance as per No. 83;
- e) Provision of 2 no. CCTV security cameras;
- f) Replace aluminium windows with historically accurate timber sliding sash windows and replace rear ground floor window with french doors;
- g) Reconfiguration of ground floor layout;
- h) Internal and external restoration, repair or replacement, of the historic fabric including brickwork, stonework, roof, ironwork, plasterwork and joinery;
- i) Include ensembles to 4 existing bedrooms and associated services;
- j) 2 new rooflights (1 no. replacing the existing hatch) within the roof valley.

Area Area 1 - South East
Application Number 2806/21
Application Type Permission
Applicant Jason Johnston
Location 165, Kimmage Road Lower, Dublin 6W
Registration Date 21/05/2021

Additional Information

Proposal: Planning permission for the change of use from retail unit to wood fired pizza takeaway. The proposed development includes alterations to the shop front including new fascia signage.

Area Area 1 - South East
Application Number 2807/21
Application Type Permission
Applicant Permanent TSB Plc
Location No. 2 St. Stephens Green, Dublin 2
Registration Date 21/05/2021

Additional Information

Proposal: Permission for new shopfront and signage to replace existing.

Area Area 1 - South East
Application Number 2872/20
Application Type Permission
Applicant Mount Way Offices Limited
Location 94/95, Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East)
Registration Date 18/05/2021

Additional Information Additional Information Received

Proposal: Permission is sought for development at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East). The development will consist of the following: (i) demolition of the existing 2 no. interconnected, three-storey over basement buildings at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958) and all ancillary structures and buildings on site, including the existing two-storey structure to the rear (D02 F682) with frontage to Love Lane East; (ii) construction of an eight-storey over basement office development, with a set-back seventh floor level, comprising of: (a) office space, including the provision of staff facilities and a bin store, bicycle storage area and plant room at basement level; (b) office space, including office lobby/reception area; staff facilities and an ancillary break out coffee/meeting space at ground floor level; (c) office space on upper floor levels, including staff facilities on each floor level; and (d) roof access and lift overrun at roof level; and (iii) drainage, landscaping and all associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3262/20
Application Type Permission
Applicant Fareplay Energy Limited
Location Martello Service Station, Sandymount, Dublin 4.
Registration Date 17/05/2021

Additional Information Additional Information Received

Proposal: Planning permission will consist of:

- (i) car wash,
- (ii) car wash plan room,
- (iii) All associated revisions to site layout including relocation of existing services,
- (iv) all associated site development works.

Area Area 1 - South East
Application Number WEB1066/21
Application Type Retention Permission
Applicant John Kennedy and Una Kelly
Location No. 8, Garville Road, Dublin 6
Registration Date 20/05/2021
Additional Information Additional Information Received

Proposal: Retention Permission - The retention of the division of the existing property into two dwelling flats and the retention of a 38sq.m single storey side annex to the lower ground floor dwelling flat; Permission - The construction of alterations to this side annex including; the reconstruction of the roof, front entrance and internal layout and two new rooflights; Permission - The construction of a 45.5sq.m single storey extension to the rear of the lower ground floor dwelling flat and linked to the annex including; one new roof light; a balcony to the rear of the upper ground floor dwelling flat; the widening of existing vehicular entrance, new vehicular entrance gate and associated landscaping works.

Area Area 1 - South East
Application Number WEB1558/21
Application Type Permission
Applicant Joseph Hughes PRSA & Joseph Hughes PRB
Location 9, Lennox Place/ 16 Portobello Harbour, Dublin 8
Registration Date 20/05/2021
Additional Information

Proposal: Planning permission is sought for:

- (i) a change of use from office use to 1 no. townhouse with a balcony for use as short term letting;
- (ii) minor elevational treatment including replacement of existing large window on the front elevation to a sash window; and
- (iii) all associated site works.

Area Area 1 - South East
Application Number WEB1562/21
Application Type Permission
Applicant Euronet 360 Finance Ltd (Irish Branch)
Location 189, Rathmines Road Lower, Dublin 6
Registration Date 21/05/2021
Additional Information

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

Area Area 1 - South East
Application Number WEB1675/20

Application Type Permission
Applicant Michael Duncan
Location 33, Park Avenue, Sandymount, Dublin 4
Registration Date 20/05/2021
Additional Information Additional Information Received

Proposal: Site to the rear of No 33 Park Avenue, Sandymount, Dublin 4, D04HW63.

The development will consist of the subdivision of the rear garden of No 33 Park Avenue to allow for the construction of a new two-storey detached 4 bed dwelling with vehicular access off Park Lane. The site of the proposed new house is to the rear of 33 Park Avenue, Sandymount, Dublin 4 with vehicular and pedestrian access off Park Lane, Sandymount, Dublin 4. The proposed development includes first floor terraces with privacy screens, roof lights, PV panels, new boundary treatment to Park Lane incorporating a plant room and including modifications to the existing pedestrian and vehicular access from Park Lane and all associated site works.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2155/21
Application Type Permission
Applicant Caitriona O'Flaherty
Location 1, Wellington Road, Ballsbridge, Dublin 4, D04 KIHD
Registration Date 17/05/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development consisting of renovation and extension of an existing end of terrace house at 1, Wellington Road, Ballsbridge, Dublin 4, D04 KIHD (a protected structure). Works will include the demolition of non-original 2 storey extension to side (north elevation) and link to original house, single storey detached garden room to west of existing house within existing rear garden, removal of all non-original fittings within the existing house including kitchens, bathrooms and ensuite fittings to allow for refurbishment works. New works will include provision of:

- a) Replacement of previously permitted tall 2 storey side extension with part two storey plus 3rd level mansard roof to north elevation and single storey rear extension to west of existing house comprising new kitchen/dining/family room together with ancillary accommodation on lower ground floor, study, guest bedroom and wine store on upper ground floor with two bedrooms and linen store within mansard roof and provision of new lift/lift shaft within link to original house. New replacement pitched roof structure to non-original flat roof extension over main entrance hall, alterations to existing pitched slate roof over bedroom in north western corner of original house comprising element of zinc roof to internal eastern slope. Provision of roof lights within altered roof area.
- b) Internal alterations to original house to include provision of new wc within rear return lobby along with replacement of non-original door with new window to west elevation, boot room and utility room with replacement of non-original window with new door to rear to west elevation at lower ground floor. New reception wc and cloakroom at upper ground floor level to rear, removal of existing wc from rear return. New master bedroom suite including new dressing room, ensuite at first floor level, new main bathroom over entrance hall, removal of non-original bathroom in return off staircase landing to west elevation and form new roof over return below and re-instate arched landing window.
- c) New single storey garden store with new external door within existing stone boundary wall to north opening onto Pembroke Lane. Removal of inappropriate trees in poor condition to rear garden, to be relandscaped including provision of new terrace area and external fire. Removal of

existing evergreen trees along Pembroke Lane boundary to front garden and provision of replacement tree planting. Upgrading works to all boundaries including refurbishment and restoration of existing front railings and gate.

d) Essential refurbishment/restoration and upgrading works to existing building fabric including replacement of all non-original sash windows with appropriate traditional sash windows and doors with slim line historically correct double glazing to all existing windows. Repairs to original internal walls ceiling plasterwork and joinery. Reslating/repairs to main roof and chimney repairs and repointing of brickwork. Decoration works internally and externally.

e) Provision of new mechanical and electrical services throughout including a new air to water heat pump serving underfloor heating to entire ground floor of existing and extended house using existing service routes.

Area	Area 1 - South East
Application Number	2781/21
Application Type	Permission
Applicant	Chris Hall
Location	68, Rathmines Road Upper, Dublin 6
Registration Date	17/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development consists of the following:

1. Retention of new internal partition to bathroom/kitchen at basement level.
2. Retention of revised kitchen layouts at basement level.
3. Retention of revised kitchen layouts including new internal partitions at ground floor level.
4. Retention of relocated door to kitchen area to non-original walls and revised kitchen layout at first floor level.
5. Retention of new internal partitions and revised kitchen layout at first floor level.
6. Retention of the removal of a non-original mezzanine floors at ground and first floor levels.
7. Retention of internal plasterboard finish to close an existing window opening (internal to building only) and revised kitchen layouts at second floor level.
8. Retention of relocation of doors to corridors at second floor level.
9. Retention of relocation of doors to attic level and provision of new plasterboard to staircase leading to attic level.

Planning permission is also sought for the following proposed works:

1. Removal of non-original plaster finish to the original non-partition wall at entrance hall on ground level with associated repair to original.
2. Repair work to existing leaded fanlight and side lights at entrance level.
3. The replacement of 2 no. windows with timber sash windows to side elevation of the rear return at basement level.

Area	Area 1 - South East
Application Number	2787/21
Application Type	Permission
Applicant	Nicola Carroll
Location	104, Pembroke Cottages, Donnybrook, Dublin 4
Registration Date	18/05/2021

Additional Information

Proposal: Permission for a skylight to be located on flat roof of existing single storey rear extension and all ancillary site works.

Area Area 1 - South East
Application Number 2793/21
Application Type Permission
Applicant Rita and Alan Duffy
Location 146 Rutland Avenue, Crumlin, Dublin 12
Registration Date 19/05/2021

Additional Information

Proposal: Planning permission for attic conversion, raising of gable end to change roof profile with dormer projecting window to rear for playroom use and all associated site works.

Area Area 1 - South East
Application Number 2801/21
Application Type Permission
Applicant Kieran McManus
Location 22, Ailesbury Road, Ballsbridge, Dublin 4, D04 Y9V6
Registration Date 20/05/2021

Additional Information

Proposal: The proposed development comprises a single storey extension to the existing basement (137sq.m.) formed by the enclosure of an existing sunken courtyard in the rear garden; grass roof finish to extended basement area; upgrade of rear garden paved terrace; external alterations to the house comprising (i) new glazing to existing conservatory windows (ii) remove existing bay window and install new glazed bay door with adjacent bi-fold doors and (iii) replace existing door with new glazed bi-fold door all to north (rear) elevation at ground floor level; (iv) remove existing window, modify ope and provide new window to north (rear) elevation at first floor level; (v) remove existing window, modify ope and provide new window to north (rear) elevation at second floor level; (vi) remove existing window and (vii) remove existing window, modify ope and provide new window all to east (side) elevation at ground floor level; (viii) remove existing roof barge boards, finials and gable finishes and replace with new brick finish with bond to match existing, stone moulding and new barge boards with decorative timber panels and new finials to the three roof gable to south (front) elevation; (ix) remove existing endow and render surround and provide new window to existing ope to south (front) elevation with brick and stone surround to match existing at first floor level; minor alterations to the house throughout; and all site development works required to facilitate the proposed development.

Area Area 1 - South East
Application Number 2804/21
Application Type Permission
Applicant Claire Hughes & Fergus Bolster
Location 44, Rathfarnham Road, Dublin 6W
Registration Date 20/05/2021

Additional Information

Proposal: Planning permission to carry out the following works: (a) new roof to front part of existing two-storey side extension, together with recladding existing roof; (b) new front elevations and window design to existing side extension at ground and first floor level; (c) new dormer to rear at attic level, and associated attic conversion; (d) 2 no. velux-type rooflights to the front roof.

Area Area 1 - South East
Application Number 2809/21
Application Type Permission
Applicant Gerard & Tam Quinn
Location 11, Hollybank Avenue Upper, Dublin 6
Registration Date 21/05/2021

Additional Information

Proposal: RETENTION: Retention permission for as-built addition to rear dormer roof previously granted permission as application 2346/15 refers

Area Area 1 - South East
Application Number 2814/21
Application Type Permission
Applicant Aidan Williamson
Location 45, Belgrave Square West, Dublin 6
Registration Date 21/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission is sought for retention for demolition of modern rear garage wall, and permission to construct a wall and gates along the historical rear boundary line of a protected structure (re. 599), carried out on foot of planning application Ref: 2707/20, and the removal of an encroaching council owned tree inhibiting existing vehicular access from Cambridge Road.

Area Area 1 - South East
Application Number 3851/20
Application Type Permission
Applicant Aine and Joseph Butler
Location 25, Percy Place, Dublin 4
Registration Date 20/05/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for external works including repairs to existing sliding sash windows and front door, replacement of lower ground floor front door, and internal alteration including new ensuite to first floor, alterations to ground floor bathroom, removal of interior fitted furniture and associated works to protected structure.

Area Area 1 - South East
Application Number WEB1545/21
Application Type Permission
Applicant Richard and Valerie Dixon
Location 6, Colliers Avenue, Ranelagh, Dublin 6
Registration Date 17/05/2021

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 WEB1548/21
Application Type Permission
Applicant Niall Heffernan
Location 14, Bangor Drive, Crumlin, Dublin 12
Registration Date 18/05/2021

Additional Information

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

Area 1
Strategic Housing Development

Area Area 1 - South East
Application Number SHD0010/21
Application Type Strategic Housing Development
Applicant Maxol Property Limited
Location Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (ABP-310299-21)
Registration Date 21-May-2021

Additional Information

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

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

Maxol Property Limited intendsto apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.385 ha site comprising the Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0). The site is bounded by Church Avenue to the north; existing education (St Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east.

The development will consist of: the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 6-storey apartment building (with set-backs at Third, Fourth and Fifth Floor Levels) (accommodating112No. apartments (56 No. 1-bed and 56 No. 2-bed units) and 297 sq m communal space primarily comprising a gym, lounge, work space, bookable room, office and parcel store) over single basement level (accommodating 79 No. car parking spaces (including 2 No. car club spaces), 4 No. motorbike parking spaces, 224 No. bicycle spaces, together with ancillary areas including circulation, plant, attenuation tank, waste management storage areas, and service areas).

Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access via Church Avenue; (the total gross floor area of the proposed development is 12,273 sq m (including basement of 2,679 sq m and a detached single storey ground floor ESB Substation/ switchroom of 25 sqm)).

The development will also consist of the provision of: private open space in the form of balconies and terraces(on the Beach Road, Church Avenue frontages and to the rear of the building on the northwestern, southeastern and southwestern facades), and semi-private and public open space at ground level; all hard and softlandscaping including boundary treatments; changes in levels; plant; PV panels; SUDs' measuresincluding a green roof; 10No. bicycle spaces at ground level; waste

collection area; and all other associated site excavation and site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016 – 2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000 (as amended), notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

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

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

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

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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

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

Area 1 Decisions

Area Area 1 - South East
Application Number 0140/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 17/05/2021
Applicant Margaret Mac Eoin
Location 20 MARLBOROUGH ROAD, DONNYBROOK, DUBLIN 4
Additional Information
Proposal: EXPP;PROTECTED STRUCTURE;Replacement of the existing conservatory at the rear garden

Area Area 1 - South East
Application Number 0141/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/05/2021
Applicant Carmel Murphy & Dennis Kenny
Location 19, Castlewood Avenue, Dublin 6
Additional Information
Proposal: EXPP;PROTECTED STRUCTURE, Restore windows in rear(nth)facade, restore window frames in front (south) facade, install new six-over-six sashes to window in front (south) facade. Refurbish front door and surround and front steps. Refurbish roof. Repair suspended timber ground floor. Re-point front and rear facades. Install new electrics, heating system, plumbing. Install insulating lime plaster to internal faces of external walls. Installation of insulated floor slab to lower ground floor level.

Area Area 1 - South East
Application Number 0142/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 18/05/2021
Applicant Office of Public Works
Location The National Archives, 8, Bishop Street, Dublin 8
Additional Information
Proposal: EXPP; BRIDE STREET ELEVATION; Forming of 2 new openings for 2 additional doors & fitting of 2 separate single leaf escape doors at ground floor level. Removal of existing fenestration, replacing with new fenestration at first floor level to match existing .
PETER STREET CAR PARK; Removal of existing bicycle parking, asphalt and substructure to construct reinforced concrete slab for external plant area. Fitting of 60,000 litre capacity water storage tank for mist suppressing system and associated single storey plant room cabin. Fitting of electrical generator, dehumidification equipment and associated single storey plant room cabin. Fencing off of aforementioned plant equipment to existing car park with light weight high density wire mesh perimeter fencing system in post/panel structure.
All works to comply with current Building Regulations.

Area Area 1 - South East
Application Number 0143/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 20/05/2021
Applicant Chris Hall
Location 57, Grosvenor Square, Rathmines, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Decoration of painted walls to the return, entrance door and surround and timber windows throughout; Clean and paint metal railings and gate to front; Decoration of interiors throughout; Replacement kitchen cabinets and sanitaryware to existing kitchens and bathrooms and new floor finishes; Lift upper level floorboards, fit fire rating system and replace floorboards.

Area Area 1 - South East
Application Number 0146/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 19/05/2021
Applicant Collen Investment Ltd
Location 43, Rathmines Road Upper, Rathmines, Dublin 6

Additional Information

Proposal: SHEC: The erection of a contemporary flat roofed, 2 storey, 1 bedroom, single mews dwelling with south west facing balcony/terrace on first floor. This is to be built on the footprint of an existing modern structure, which is to be demolished, to the rear of 43 Rathmines Road Upper, which is a protected structure.

Area Area 1 - South East
Application Number 2154/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 21/05/2021
Applicant Mr & Mrs William Gallagher
Location Rear of 172, Rathgar Road, Rathgar, Dublin 6

Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 2238/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant Sorcha Finnegan

Location 77 Terenure Road North, Terenure, Dublin 6W.
Additional Information Additional Information Received
Proposal: Planning permission to change use from commercial offices and to reinstate to a residential unit.

Area Area 1 - South East
Application Number 2438/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/05/2021
Applicant F.G.L. Enterprises Ltd.
Location Triangle House, at corner of 31-33 Ranelagh and Cullenswood Road, Ranelagh, Dublin 6

Additional Information

Proposal: The development will consist of alterations to facades, involving removal of slated fronts to existing mansard roof and construction of new parapet walls which, together with existing brickwork, will be finished with proprietary render to selected colour with facade above and around office entrance clad in stone. Ground floor office entrance door and all windows to first and second floors will be replaced.

Area Area 1 - South East
Application Number 2441/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/05/2021
Applicant John Molloy
Location 12, Leinster Square, Rathmines, Dublin 6

Additional Information

Proposal: Permission to (1) Demolish existing garage in rear garden (2) Construct granny flat in rear garden with interior alterations to ground floor of existing house and (3) Construct new vehicular entrance to front.

Area Area 1 - South East
Application Number 2442/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant Amy Swearingen
Location 130, Ringsend Park, Dublin 4, D04 AT28

Additional Information

Proposal: Permission for the following, including all associated site works: a) to demolish the existing single-storey (30sq.m.) side and rear extension. b) to construct a replacement two-storey flat-roofed extension to the side (37sq.m.) and single storey (17sq.m) and two-storey (77sq.m.) flat-roofed extensions to the rear. c) to widen the existing pedestrian entrance and gate 3.5m wide with off street parking.

Area Area 1 - South East
Application Number 2444/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/05/2021
Applicant Ontower Ireland Limited
Location Garland House, 28 - 30, Rathmines Park, Dublin 6

Additional Information

Proposal: Permission to install 2 number antennas within a shrouded enclosure and a single dish together with associated equipment and associated site works at the roof level. The development will form part of Three Ireland (Hutchison) Limited telecommunications network.

Area Area 1 - South East
Application Number 2446/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant Dearcrest Limited
Location 1(b), Grantham Place, to the rear of 45 Harrington Street, Dublin 8. The site includes part of the rear return of 45 Harrington Street, a Protected Structure.

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Construction of a 2-3 storey 2-bedroom dwelling with balcony at 1st floor and roof garden at 2nd floor, blocking up of windows in rear return of 45 Harrington Street and all associated site works and services.

Area Area 1 - South East
Application Number 2447/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant James Hayden and Anna Keane
Location 8, Windsor Road, Dublin 6, D06 W5F9

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of an existing single storey extension to the rear, demolition of lean to and shed to the rear, construction of a new single storey extension to the rear with rooflights and bay window and construction of new single storey shed to the rear with rear pedestrian access. The proposed works will include remodelling existing ground floor window opes to the rear to make connection into extension, addition of internal partitions to create ensuite and storage, refurbishment of existing sash windows, repointing of brickwork to the front, general refurbishment works, landscaping works including timber fencing to boundary walls to rear and associated site works.

Area Area 1 - South East
Application Number 2449/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/05/2021

Applicant Dearcrest Limited
Location Rear of 38 Mountpleasant Avenue Lower (fronting Fortescue Lane), Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of :

1. Construction of a 2-3 storey, 3-bedroom mews dwelling with ground level garden and courtyard and terrace at 2nd floor level;
2. Landscaping, boundary treatments and associated site works and services.

Area Area 1 - South East
Application Number 2451/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant Chris Dardis
Location 47, Raglan Road, Ballsbridge, Dublin 4 and backing onto Raglan Lane

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the subdivision of the existing property into two independent sites, the construction of a two storey, with attic study space, three bedroom infill house to the rear of the existing property, with rooflights, upgrade works to site boundaries, including reuse and incorporation of partial remains of original coach house stone wall, new boundary division wall, widening of the existing vehicular access from Raglan Lane with 2 no. parking spaces, construction of green house with pond feature to the rear of the mews house, and all associated site and landscaping works.

Area Area 1 - South East
Application Number 2454/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/05/2021
Applicant Edward and Helen Dervan
Location 38 Hazelbrook Road, Terenure, Dublin 6W, D6W V267

Additional Information

Proposal: Planning permission for the construction of a new 1 metre wide pedestrian gate to the western boundary of the site to accommodate direct access from the street to the rear garden of the property.

Area Area 1 - South East
Application Number 2459/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/05/2021
Applicant Ian McGuinness
Location 20 Clare Street, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is for a four storey over basement (five storey), mixed-use, mid-terrace building. The development will consist of proposed alterations

to the previously permitted development, granted under Ref. 2652/19, as follows: proposed elevational changes to provide a new entrance door to the ground floor unit shopfront (elevation onto Clare Street); proposed minor internal alterations to the previously permitted floor plans for fire safety purposes; and all associated site and engineering works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2463/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/05/2021
Applicant Teabrook Ltd
Location 47,47b, 49, 51, 53 Keeper Road, Drimnagh, Dublin 12

Additional Information

Proposal: Permission for development at this site located at 47 47b 49 51 & 53 Keeper Road, Drimnagh, Dublin 12 (and extending to the laneway at the rear of said properties). The development will consist of the following: Demolition of existing commercial units and ancillary buildings (1-2 storey) (c.1,675 sq.m in total) and the construction of a 5 to 6 storey, mixed use development including 53 no. apartments (26 no. 1-beds and 27 no. 2- beds). All units provided with private balconies facing north/south/east/west. Provision of a creche (with courtyard play area) (c.175 sq.m), retail unit (c.90 sq.m). 15 no. car parking spaces (undercroft to be accessed from laneway to the east off the site), cycle parking spaces, landscaped open spaces/roof gardens, bin storage, ESB substation, plant rooms, and ancillary areas. All associated site development, landscaping, boundary treatment works and services provision.

Area Area 1 - South East
Application Number 2468/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/05/2021
Applicant PZ Digital Ltd
Location 37, Main Street, Donnybrook, Dublin 4

Additional Information

Proposal: PERMISSION & RETENTION: Permission sought for the retention of a 6.1m x 3.05m advertising sign (8.44m from ground to top) replacing an earlier 4.3m x 3.05m sign at the same height which in turn replaced the original 1970s 6.1m x 3.05m sign at the same height and for its conversion from light box to digital display to the side wall.

Area Area 1 - South East
Application Number 2470/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/05/2021
Applicant Deli Boutique Ltd
Location 49, Highfield Road, Dublin 6

Additional Information

Proposal: The development will consist of new door opening to Orwell Road and extension of the existing external seating area.

Area	Area 1 - South East
Application Number	2474/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/05/2021
Applicant	Talcvale Ltd.
Location	Site of c.0.03 ha located at Stable Lane, Off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a site of c. 0.03ha located at Stable Lane, off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2. The development will consist of the following: Construction of a residential development comprising 8 no. apartments (4 no. 3 beds, 4 no. 2 beds), a lobby and roof terrace, in a new five-storey building over an existing basement, substation and car lift. The proposal will also provide for 24 no. cycle parking spaces within the existing basement. The development will be accessed from Stable Lane to Clonmel Street. The development is within the curtilage of a protected structure (former national hospital, 87-91 Harcourt Street).

Area	Area 1 - South East
Application Number	2475/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/05/2021
Applicant	Christopher & Gillian Donovan
Location	137, Windmill Road, Crumlin, Dublin 12

Additional Information

Proposal: Permission is sought for 2-storey extension at rear incorporating an existing single storey extension at rear.

Area	Area 1 - South East
Application Number	2476/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/05/2021
Applicant	Rita Benaksas
Location	1, Riversdale Avenue, Rathgar, Dublin 6, D06 W9X4

Additional Information

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

Area	Area 1 - South East
Application Number	2477/21
Application Type	Permission

Decision ADDITIONAL INFORMATION
Decision Date 20/05/2021
Applicant Tullington Limited General Partner on behalf of the Tribeca Limited Partnership
Location 47 Ranelagh Road, Ranelagh, Dublin 6

Additional Information

Proposal: 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 2483/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/05/2021
Applicant Ciaran and Leon Black
Location 33, Dartmouth Road, Ranelagh, Dublin 6, D06 HY79

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the remodelling of opes to rear and side of existing ground floor extension, installation of rooflight to rear existing ground floor extension, removal of walls to ground floor return, remodelling of internal partitions to first floor return, enlarging window ope to rear of second floor return, addition of internal partitions to create ensuite, installation of rooflight to hidden apex of roof and repointing of brickwork to the front.

Area Area 1 - South East
Application Number 2490/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/05/2021
Applicant Nightlight Screens Limited
Location The external facade of Unit B1B (known as TGI Fridays), part of St Stephen's Green Shopping Centre (128-140 St Stephen's Green), Saint Stephen's Green West, Dublin 2

Additional Information

Proposal: The proposed development involves the erection of a c.12.5 square-metre digital

advertising panel (5.65 meters high by 2.2 meters wide). The base of the panel will be c.7.15 meters above the adjacent footpath with the top of the panel c. 12.8 meters above the footpath.

Area Area 1 - South East
Application Number 2493/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/05/2021
Applicant Karen Clarke and Alan Giles
Location 9, Marine Drive, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of: An attic conversion of habitable use to include a new metal-clad dormer window to the rear roof, a rooflight to the front roof and works to provide a new vehicular entrance from Marine Drive including partial removal of existing plinth and railings, dishing of the public footpath and associated site works. (There is an earlier application for a first floor extension to rear (ref 2085/21)).

Area Area 1 - South East
Application Number 2753/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/05/2021
Applicant Jacques Chelouche and Ari Ziv
Location 3, Burgh Quay, Dublin 2

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at second floor, one two-bedroom apartment at third floor, comprising two dwelling units in total, with an extension and a balcony on the rear at each level.

Area Area 1 - South East
Application Number 2754/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/05/2021
Applicant Jacques Chelouche, Ari Ziv
Location 11 Burgh Quay, Dublin 2

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at first, second floor and third floor, comprising three dwelling units in total, with a balcony on the rear at each level.

Area Area 1 - South East
Application Number 3434/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/05/2021
Applicant Ballymount Properties Ltd

Location 66, Haddington Road, Dublin 4 D04 RW97
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist of: the refurbishment / interior alterations to the house with the demolition of an existing rear extension to be replaced by a new rear single storey extension to the protected structure.

Area Area 1 - South East
Application Number 3476/20
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 17/05/2021
Applicant HPREF Ireland Mount Street DAC
Location 84-93, Mount Street, Dublin 2

Additional Information

Proposal: Planning permission for development on a site at 83-94 Mount Street Lower, Dublin 2. The site is bound to the north by an existing surface car park associated with the Grattan Hall residential building, to the south by Mount Street Lower, to the west by Grattan Court East, and to the east by 94-95 Mount Street Lower.

The proposed development consists of the following:

- Demolition of the existing 4 storey over lower ground floor office building on site;
- Construction of a part 5, part 6 and part 7 no. storey office development over lower ground floor and basement level. A restaurant /café unit will be provided at ground floor level;
- External terraces will be provided at fifth and sixth floor levels;
- A total of 132no. bicycle parking spaces, lockers, changing facilities and showers, 3no. motorcycle spaces and 19no. car parking spaces are proposed at basement level. Basement access is via a car lift to the rear of the proposed building, accessed via Grattan Court East;
- Alterations to existing access way to Grattan Hall apartment building, to the north of the proposed building;
- The proposal includes plant room and bin/storage at basement level;
- The overall proposal comprises c.10,974sqm gross floor area (GFA) including lower ground floor and basement. The ground floor café/restaurant unit have a GFA of 82sqm;
- All associated site development and service works, 18no. visitor bicycle parking spaces at ground level, public realm upgrades, landscape works, signage, plant area at roof level, photovoltaic panels at roof level, substation and associated development.

Area Area 1 - South East
Application Number 3598/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/05/2021
Applicant Vickers Capital Limited
Location 11, Pearse Square, Dublin 2
Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: Permission for the demolition of wall along lane and the construction of a three-storey, three bedroom mews house, roof terrace and associated boundary walls and siteworks to the rear.

Area Area 1 - South East
Application Number 3926/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/05/2021
Applicant Denis Finn
Location Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6 D06 R6K8
Additional Information Additional Information Received
Proposal: Permission for a new vehicular access from Vergemount Park at Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6 D06 R6K8.

Area Area 1 - South East
Application Number 3927/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/05/2021
Applicant Sarah Finn
Location Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8
Additional Information Additional Information Received
Proposal: Permission for the construction of a new two storey, 3 bedroom dwelling house with vehicular access from Vergemount Park and all associated works.

Area Area 1 - South East
Application Number WEB1295/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/05/2021
Applicant KIERAN CAVANAGH
Location 39, Raglan Lane, Ballsbridge, Dublin 4
Additional Information
Proposal: The proposed development will consist of: Permission for the construction of an attic conversion in which the existing ridge level is being raised by 985mm to allow for a new roof structure, dormer window, roof lights and all associated site works.

Area Area 1 - South East
Application Number WEB1300/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/05/2021
Applicant Cora Murphy
Location 64-66, Terenure Road West, Terenure, Dublin 6W
Additional Information
Proposal: The demolition the existing single storey gate lodge structure and the construction of 1 no. detached, five bedroom, two storey dwelling with dormer attic level over partial basement and part single, part two-storey extension to the rear. The development also proposes 1 no. dormer window to attic dormer level to the rear elevation, 1 no. juliet balcony at first floor level to the rear elevation, single storey canopy / covered terrace area to rear, the provision of 3 no. rooflights (2 no. to the rear single storey extension and 1 no. to rear roof). The proposed development will be

accessed from Terenure Road West via 1 no. new vehicular entrance and 1 no. new pedestrian entrance and provides for 4 no. car parking spaces (3 no. at surface level and 1 no. car space within the proposed single storey garage attached to the main dwelling). The proposal also includes boundary treatments (including new front boundary wall and railings), landscaping works including 2 no. courtyard areas and front and back gardens, and all ancillary site and engineering works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1530/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/05/2021
Applicant Siobhan Murphy
Location 142, Captain's Road, Dublin 12
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
Decision APPLICATION DECLARED INVALID
Decision Date 17/05/2021
Applicant JENNY ANNE CORKERY AND CILLIAN MC GOVERN
Location Rear of No. 13, Emorville Avenue, Portobello, Dublin 8
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 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.

Area Area 1 - South East
Application Number WEB1536/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/05/2021
Applicant Aoife McGough & Kevin O'Brien
Location 7, Greenmount Avenue, Harold's Cross, Dublin 12
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.

Area Area 1 - South East
Application Number WEB1537/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/05/2021
Applicant Mr. Michael Finnegan & Ms. Olga Ramos
Location 266, Clogher Road, Crumlin, Dublin 12
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.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2275/21
Appeal Type Written Evidence
Applicant Francis Eivers & Joanna Eivers
Location 117, Strand Road, Sandymount, Dublin 4
Additional Information
Proposal: Construction of new upper storey to existing rear return and construction of new non-habitable attic room above main house, proposing to raise existing ridge of main house from +12.71m to +13.8m with reflective glazing to front and rear and construction of two new rooflights to existing roof to front of main house.

Area Area 1 - South East
Application Number WEB1018/21
Appeal Type Written Evidence
Applicant Michael Lyons
Location 76, Crumlin Road, Dublin 12
Additional Information Additional Information Received
Proposal: RETENTION: An extension to an existing artist studio to the rear of the main house.

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.

*****Amendment to Week 19*****

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.

*****Amendment to Week 19*****

**Area 1
Appeals Decided**

Area Area 1 - South East
Application Number 3977/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @17/05/2021
Applicant Hugh Mulcahy
Location 2A, Durham Road, Sandymount, Dublin 4
Additional Information

Proposal: Planning permission for the sub-division of the property and the construction of a detached two-storey house on the side garden of the existing house, together with the relocation of the existing vehicular entrance gate to serve one parking space for the new house and the provision of a new vehicular entrance to serve one parking space for the existing house, also alterations to the existing house including removal of the existing side patio door and the replacement of an existing front window by a new patio door and all other necessary associated site and development works including the provision of an underground rainwater harvesting tank and soakaway to serve the new house.

Area Area 1 - South East
Application Number WEB1757/20
Appeal Decision AMEND CONDITIONS
Appeal Decision Date 13-May-2021
Applicant Paula Farrell
Location 13, Hope Street, Ringsend, Dublin 4
Additional Information

Proposal: Restoration and extension of an existing one bedroom single storey terraced dwelling. Works include raising the existing ridge level, construction of a two storey extension to the rear, a new dormer window to the front, relocation of brick chimney and all associated works.

*****Amendment to Week 19*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

20/21

(17/05/2021-21/05/2021)

Area Area 1 - South East
Application Number 0189/21
Application Type Social Housing Exemption Certificate
Applicant Damien Reddy
Location Site adjacent to Dartry House, Orwell Woods, Rathgar,
Dublin, 6
Registration Date 19/05/2021
Additional Information
Proposal: SHEC; Construction of 3 bedroom , 2 storey detached residential dwelling



Dublin City Council

SECTION 5 EXEMPTIONS

20/21

(17/05/2021-21/05/2021)

Area Area 1 - South East
Application Number 0184/21
Application Type Section 5
Applicant Irish Film Institute, Ross Keane
Location 6, Eustace Street, Dublin 2
Registration Date 17/05/2021

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE;

1. Insertion of an insulation roof access hatch to provide safe access to plant items located on the flat roof.
 2. the installation of a galvanised steel guard rail to the parapet of the flat roof, to provide edge protection during maintenance/access.
 3. The laying of tapered insulation with a new high performance felt covering to the roof to ensure proper discharge of rainwater onto the existing rainwater system.
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Area Area 1 - South East
Application Number 0186/21
Application Type Section 5
Applicant Ross Evans & Rebecca Kearney
Location 6, Park Avenue, Dublin 4
Registration Date 18/05/2021

Additional Information

Proposal: EXPP: Minor widening of existing vehicular gate at 6 Park Avenue, with all proposed details such as fleur-de-lys railings and granite setts to match existing.

Area Area 1 - South East
Application Number 0188/21
Application Type Section 5
Applicant Andreas McGrath
Location 15, Beechwood Road, Ranelagh, Dublin 6
Registration Date 18/05/2021

Additional Information

Proposal: EXPP: Demolish the existing single storey extension to the rear of the property and replace it with an Orangery (conservatory) with approximately the same footprint.

Area Area 1 - South East
Application Number 0190/21
Application Type Section 5
Applicant Fay Murphy & Michael Rooney
Location 127, Leinster Road, Rathmines, Dublin 6
Registration Date 20/05/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of single glazed sliding sash timber windows with sliding sash slimlite heritage double glazed windows. Replacement of rotten side

timber door with new timber door. New fanlight window to rear 2nd floor stairs landing to replace non original window.

Area Area 1 - South East
Application Number 0191/21
Application Type Section 5
Applicant National Disability Authority
Location 24/25, Clyde Road, Dublin 4
Registration Date 21/05/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Upgrade of electrical services to premises including diversion of the underground cable from mains, installation of ESB metering cabinet mounted to side wall of 7steps to front of 25 Clyde Road, installation of cable tray and sub-main cable within existing roof void, and installation of new electrical switchboard in storage room on the garden/semi-basement level of 24 Clyde Road.

Area Area 1 - South East
Application Number 0195/21
Application Type Section 5
Applicant Frank McDonald, Declan O'Brien & Conal O'Sullivan
Location 17-18, Temple Lane, Temple Bar, Dublin 2
Registration Date 21/05/2021

Additional Information

Proposal: EXPP; Whether the change of use of a retail premises to which planning permission Ref ABP-307704-20 Relates, from permitted use as a whiskey shop/off-licence to use as a public house, with benefit of a full seven-day publican's on-licence, is development or exempted development
