



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

22/21

(31/05/2021-04/06/2021)

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 2277/21
Application Type Permission
Applicant Philip Anthony Halton
Location Newbridge Mews, Rear 47 Tritonville Road, Dublin 4
Registration Date 31/05/2021
Additional Information Additional Information Received

Proposal: The development will consist of a single two storey 3 bedroom mews house, containing 2 bathrooms, kitchen/dining area on the ground floor and a living area on the first floor. A pitched tile roof & a brick east and west façade and plaster façade to the south and north of the dwelling. There will be three roof lights and a rear and front garden, the front garden containing two parking spaces.

Area Area 1 - South East
Application Number 2848/21
Application Type Permission
Applicant Mr. Ciaran McGrath
Location 6, Crow Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, 22 Temple Lane South, Dublin 2, D02 HP52
Registration Date 31/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for full refurbishment works to the ground & basement floor levels only at 6, Crow Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, 22 Temple Lane South, Dublin 2, D02 HP52, which are protected structures (RPS No. 2082, RPS No. 8031, RPS No. 8032 respectively) to include:

- (1) The addition of new fully disabled access to the Crow Street elevation with creation of a new door opening directly into the commercial space by-passing a lobby and creation of a new internal Disabled Access Ramp.
- (2) The alteration of the existing pedestrian street access to Temple Lane South by dropping the level of existing windows to street level with two no. granite stepped entrances set back from the footpath with concealed internal security shutters and upper glazed doors.
- (3) The full refurbishment of the elevations/ shop fronts at ground floor level including painting & decorating and new discrete lighting
- (4) All associative site works involved in carrying out the refurbishment.

Area Area 1 - South East
Application Number 2851/21
Application Type Permission
Applicant The Department of Education
Location Former Harold's Cross Greyhound Stadium, Harold's Cross, Dublin 6
Registration Date 31/05/2021

Additional Information

Proposal: Planning permission for development on a site of c. 2.67 ha located at the former Harold's Cross Greyhound Stadium, Harold's Cross, Dublin 6. The development, which will comprise a new educational campus of 2 No. new school buildings, to be delivered on a phased

basis. The demolition/removal of the existing 3 no. storey 2,355 sq m grandstand; 1 no. storey 617 sq m pavilion building; 2 no. outbuildings (13 sq m and 42 sq m) and entrance gates onto Harold's Cross Road is required to facilitate the proposed development. Access to the proposed school campus will be via the existing site entrance at Harold's Cross Road and pedestrian entrance gate at Grosvenor Lane.

The development will also consist of 1 No. 2 storey, 16 No. classroom primary school and 2 no. classroom Special Educational Needs Unit; a General Purpose Hall; and all ancillary teacher and pupil facilities, with a gross floor area of 3,308 sq m. The development will also consist of the provision of 1 No. part 4 No. storey, 1,000 No. pupil Post Primary School and 4 no. classroom Special Educational Needs Unit, with a gross floor area of c. 11,576 sq m, including a P.E Hall and General Purpose Hall and all ancillary teacher and pupil facilities.

The development will include the provision of an internal vehicular turning circle; vehicular drop off facilities; 1 no. 39 m pedestrian canopy structure; 1 no. storey 88 sq m storage and bin store building; accessible vehicular spaces consistent with the access strategy approved under DCC Reg. Ref. 4412/17; shared vehicular/pedestrian/cycle route within the site with internal pathways; bicycle and scooter parking; hard and soft play areas; sensory garden; multipurpose outdoor seating, dining and event space; 3 no. flagpoles; new entrance gate arrangement to Harold's Cross Road; boundary treatments; signage; PV Panels; Green Roof and SUDs; piped infrastructure and ducting; plant; external courtyards; ancillary ramps and stairs; 1 No. attenuation tank; changes in level and all associated site development and excavation works above and below ground.

Area	Area 1 - South East
Application Number	2852/21
Application Type	Permission
Applicant	Fiona McHugh
Location	286, Rathmines Road Lower, Dublin 6, D06 X9X5
Registration Date	31/05/2021
Additional Information	

Proposal: The development will consist of the erection of new signage (4 sqm) associated with the unit to the front elevation, a new rooflight to the existing flat roof, a proposed fire escape door to the rear adjoining service yard, alterations to the existing shopfront glazing and other minor ancillary works and alterations.

Area	Area 1 - South East
Application Number	2860/21
Application Type	Permission
Applicant	Google Ireland Limited
Location	The Treasury Building, Grand Canal Street Lower, Dublin 2 D02XN96
Registration Date	01/06/2021
Additional Information	

Proposal: We, Google Ireland Limited, intend to apply for planning permission for development comprising the refurbishment and extension of the existing 'Treasury Building' to provide c. 7,802sqm of additional office floor space [resulting in a total of 20,933sqm GFA] on the c. 0.40ha site at Grand Canal Street Lower, Dublin 2 D02XN96.

The proposed development will consist of:

- Extension and refurbishment of the existing 6 storey building to result in an 8 storey building over part basement (including mezzanine floor levels at ground and first floor levels) with a winter garden/lift lobby, atrium, plant room and screen at roof level;

- Demolition of existing atrium and construction of a new atrium on the eastern elevation;
- Amendments to and replacement of the existing façade detail on all other elevations;
- Addition of 2 no. additional floor levels, setback from the brick (southern) façade at 6th and 7th floor levels [a setback is also proposed from the new roof top plant screen on all elevations providing for a roof terrace and garden including a 'walking path'];
- Provision of an accessible terrace at the 6th floor level fronting the north elevation;
- Provision of 209 no. bicycle spaces, changing and showering facilities at ground floor level;
- Reconfiguration of existing car park area to remove 13 no. car parking spaces providing for 2 no. disabled car parking spaces and a new loading bay and waste management area at the rear of the building;
- Extension of the existing stair core (northern and western elevations) to serve the additional proposed levels and roof terrace;
- 300sqm of solar panels at roof level;
- Hard and soft landscaping including at roof level, removal of existing loading bay on Grand Canal Street Lower and all associated site development works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2865/21
Application Type Permission
Applicant IPUT plc
Location Styne House, Hatch Street Upper, Dublin 2 D02 DY27
Registration Date 01/06/2021

Additional Information

Proposal: IPUT plc intends to apply for planning permission for development at this site of c. 0.24 ha (c. 2,435 sq m sq m) at Styne House, Hatch Street Upper, Dublin 2, D02 DY27 for the internal reconfiguration and extension of an existing office development to provide for an overall increase of approximately 100 sq m of additional floorspace.

The proposed development will consist of extending the existing ground floor area to include a new café (coffee dock) (73 sq m); the creation of additional office floorspace at first floor level (27 sq m); revisions to internal layout and elevation changes; the lowering of the ground floor entrance; extension of existing reception area at ground floor level at the front of the building on Hatch Street; and new glazing and entrance design.

The development will also include changes to existing car and cycle parking areas; new shower, locker, drying room and toilet facilities at basement level, and the omission of 12 no. existing car parking spaces (resulting in a total car parking provision of 52 no. spaces), and provision of 36 no. additional basement cycle parking spaces (resulting in a total cycle parking provision of 100 no. spaces). Vehicular access and egress to the proposed basement level will continue to be from Hatch Street Upper.

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 03/06/2021

Additional Information

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	2877/21
Application Type	Permission
Applicant	Esprit Investments Limited
Location	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2
Registration Date	02/06/2021

Additional Information

Proposal: Planning permission for amendments to a permitted development under Reg. Ref.: 4778/19 at a site (0.2695 ha). The permitted development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line.

The proposed development consists of the following:

- i. Amendments to the footprint of the basement and layout of the ground floor level. There is also a slight reduction in the floor area from 1st – 8th floor due to the proposed amendments.
- ii. The basement level in Plot A will increase by 235.3 sqm to provide a total overall basement gross floor area of 1,340 sqm providing retail and office uses.
- iii. The basement floor level in Plot B will be lowered from -4.2 to -5.25m.
- iv. The amendments at ground floor level include general layout changes, new revolving door and glazed screen to office reception on Townsend Street; change of use of permitted office unit (355 sqm) at ground floor level fronting Brunswick Villas retail/café/restaurant use; the provision of a new entrance lobby to access basement level and associated elevational changes; revisions to bicycle parking and refuse area to provide additional retail floor space and; minor elevational changes to ESB substation fronting Garden Lane.
- v. Proposed revisions to Shaw Street elevation at 6th floor and the provision of an additional terrace access door.
- vi. Additional plant at roof level over 8th floor providing for a slight increase of 1.75m to the overall building height.
- vii. The proposed amendments result in an additional 969.6 sqm of retail/café/restaurant space and a minor increase in overall development GFA by 285.3 sqm to a total 15,400 sqm.
- viii. And all ancillary and associated works, including elevational works.

Area	Area 1 - South East
Application Number	2879/21
Application Type	Retention Permission
Applicant	Bayvan Limited
Location	Tara Towers Hotel and Ancillary Carpark on Merrion Road and Bellevue Avenue, Dublin 4
Registration Date	02/06/2021

Additional Information

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

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

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

Other external alterations to the hotel and apartment block (Block 1) fronting the northern side of Bellevue Avenue for which retention permission is sought, include: (vi) Alterations at rooftop level (5th floor level) to provide additional services over-runs and Automatic Opening Vents (AOVs), and an increase to the finished height of 2 no lift over-runs from a permitted +21.525 level to a finished +21.850 level; (vii) Amendments to Finished Floor Levels (FFLs) at ground to sixth floor levels together with a slight increase in the finished parapet level from level +27.425m to +27.430m; (viii) Alteration to staircase from ground floor level to podium level along the southern elevation; (ix) Extension of the permitted private rooftop terrace of residential Unit A5-4 at fifth floor level from 28.5 sq.m to 50.7 sq.m primarily through an increased depth in a northerly direction.

Retention permission is sought for the internal reconfiguration of the ground floor entrance / lobby and lift/staircore (from ground to rooftop level) together with alterations to the layout/configuration and floor areas / sizes of all the permitted apartments within Block 2 fronting the southern side of

Bellevue Avenue. Associated external alterations to Block 2, include: (a) Alterations to north and south facing balconies at first to third floor levels; (b) reconfiguration of recessed windows and associated changes to the fenestration pattern to the eastern elevation; (c) Alteration to fenestration pattern to southern elevation at ground to third floor levels. Other external alterations, include: (d) Revised location and configuration of ancillary cycle storage and bin store at ground floor level to the rear of the block; (e) Omission of previously permitted low-level brick boundary wall to the front and replacement with slatted aluminium screen; (f) Raising of Finished Floor Level (FFL) at ground floor level from level +4.6 to +4.875 together with resultant increases to FFL's at first, second, third and finished parapet level of apartment block and reduction to height of previously permitted parapet wall at rooftop level; (g) Provision of rooftop plant (heat pumps, PV panels and Automatic Opening Vent (AOV)) and increased finished height of lift over-run from a permitted +17.650 level to a finished +19.028 level.

Area Area 1 - South East
Application Number 2885/21
Application Type Permission
Applicant Balrath Investments Limited
Location Maryland House, 20-21 William Street South & 50-51 Drury Street, Dublin 2
Registration Date 03/06/2021

Additional Information

Proposal: Planning permission for change of use and material alterations with a gross floor area of 418 sq.m. to Maryland House 20-21 William Street South and 50-51 Drury Street, Dublin 2. The proposed change of use is from retail shop and carpark at ground floor to restaurant use (395 sq.m.) with associated material alterations including to the internal layouts at basement and ground floor and to the existing elevations.

Area Area 1 - South East
Application Number 2886/21
Application Type Permission
Applicant Balrath Investments Limited
Location Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2
Registration Date 03/06/2021

Additional Information

Proposal: Planning permission for extension with a gross floor area of 105sq.m. to Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2. The proposed extension is at fourth floor level and comprises the extension of the office area at the existing external roof terraces at 20-21 William Street South and 50-51 Drury Street.

Area Area 1 - South East
Application Number 2887/21
Application Type Permission
Applicant Maeve O'Sullivan
Location 2 Winton Mews, Rathgar, Dublin 6
Registration Date 03/06/2021

Additional Information

Proposal: Planning permission is sought for retention of two storey house with single storey extension to rear at 2 Winton Mews, Rathgar, Dublin 6 for Maeve O'Sullivan.

Area Area 1 - South East
Application Number 2890/21
Application Type Retention Permission
Applicant Kieran McDermott
Location 55, Richmond Street South, Dublin 2, D02 XA89
Registration Date 03/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: The removal of modern partitions forming two bathrooms and the alteration of modern partitions forming one larger bathroom on the third floor; the reconfiguring of modern partitions to bathrooms on the second floor, first floor, ground floor, ground floor return and at basement level; the removal of a modern partition in the first floor return and at basement level and all associated works to the four storey over basement building.

Area Area 1 - South East
Application Number 2893/21
Application Type Permission
Applicant Rachel Tynan & John Brendan Buckley
Location Rear of 6, Grantham Street, Dublin 8, D08 FF80 (a Protected Structure), also known as The Studio, 24 St. Kevin's Cottages Dublin 8, D08 X25F
Registration Date 04/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for residential development on a site of circa 92.76 m² to the Rear of 6 Grantham Street Dublin, D08 FF80 (a Protected Structure), also known as The Studio, 24 St. Kevin's Cottages D08 X25F, with frontage onto, and access from, St. Kevin's Cottages (south). The development will consist of the demolition of the existing single storey unit of 45.5 m² on the site and the construction of 1 No. 3 storey 3 bedroom detached dwelling of 132 m² with entrance from St. Kevin's Cottages (south), with a dormer window to the north facing pitch of the roof onto St. Kevin's Cottages, incidental rooflights to both roof pitches, and a rear garden to the south of 31.37 m² with 3 cycle spaces. The development will also include for associated site development works, including drainage and hard & soft landscaping works.

Area Area 1 - South East
Application Number 2896/21
Application Type Permission
Applicant Brendan and Yvonne Murray
Location Site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane
Registration Date 04/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the construction of a new mews dwelling at the site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane. The site is within the curtilage of the protected structure (54 Ranelagh Road, Dublin 6, RPS Ref No. 6980). The works will comprise of the following:

- a) The demolition of the existing single storey garage structure and vehicular entrance gate
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accessed off Orchard Lane.

b) The construction of 1 no. detached split level mews dwelling (lower ground floor 1750mm below entrance level, upper ground floor 1250mm above entrance level and first floor 4050mm above entrance level) with 2 no. bedrooms and a floor area of 181.59 sqm. A private terrace at upper ground floor level to rear is also proposed.

c) Elevational alterations to Orchard Lane including the reconstruction/conservation of the existing ashlar limestone walls bounding the subject site to provide an adapted entrance from Orchard Lane.

d) Bin storage and bicycle storage within the gated entrance passageway.

e) All associated site & landscaping works.

Note that there are no works proposed to No. 54 Ranelagh Road, which is a protected structure (RPS Ref. No. 6980), as part of this application.

Area	Area 1 - South East
Application Number	2906/21
Application Type	Permission
Applicant	Larian Studios Games Limited
Location	17a New Bride Street, Dublin 8
Registration Date	04/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of amendments to the permitted development under application no. 3522/20 comprising: the relocation of the ground floor toilet core to the basement, the expansion of the ground floor open plan studio, the demolition of the existing 20th century tea station roof FRL 16.925m and construction of a new tea station roof FRL 17.670m, amendments to Chill Zone facade to facilitate DAC access, reconfiguration and omission of 3no. roof lights to the single storey flat roof and the provision of secondary floor access to flat roof for fire escape purposes

Area	Area 1 - South East
Application Number	2907/21
Application Type	Permission
Applicant	Pembroke Montessori Ltd
Location	52 Pembroke Road, Ballsbridge, Dublin 4
Registration Date	04/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of change of use from office to childcare at upper ground, first floor split level return and second floor (over upper ground floor) levels as an extension to existing childcare facility at lower ground floor level and ground floor split level return with associated fire safety related upgrading of floors, doors, installation of smoke pressurisation system and upgrading of fire alarm.

Area	Area 1 - South East
Application Number	3965/20
Application Type	Permission
Applicant	Ashleam Limited
Location	Site at the junction of Grand Canal Street Lower and Macken Street, Dublin 2
Registration Date	01/06/2021

Additional Information**Additional Information Received**

Proposal: Permission for demolition of existing 3 no. storey building known as "Treasury Annex" which adjoins the "Treasury Building" and the construction of a 10 no. storey office development on a site (c. 0.1193ha) at the junction of Grand Canal Street Lower and Macken Street, Dublin 2. The subject site is bound by Macken Street to the west, Grand Canal Street Lower to the south and existing residential properties and an existing laneway to the north.

The proposed development comprises of the following:

- Demolition of existing 3 no. storey building (c. 2,700 sq.m.);
- Construction of a 10 no. storey (c. 41 metres) office development (9,922 sq.m. GFA) over lower ground level, basement and sub basement (11,004 sq.m. total GFA) to abut the existing Treasury Building to the east and south east;
- The building facade will be set back at 8th and at 9th floor level on the west elevation and at 7th, 8th and 9th floor level on the north elevation creating accessible terraces; a set back is also proposed on the northern elevation at 4th floor level for maintenance only;
- Provision of new double height entrance at the corner of Macken Street and Grand Canal Street Lower;
- Provision of basement and sub-basement levels to accommodate ancillary services such as plant area, changing and showering facilities and 104 no. bicycle spaces;
- Reconfiguration of existing car park ramp that serves the upper deck of the car park to the north of the proposed site at Macken Lane and provision of new cycle access point off Macken lane;
- Hard and soft landscaping to the terrace areas, provision of a plant, plant screen and planting at roof level, relocation of existing loading bay at Macken Lane and all associated site development works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1614/21
Application Type	Permission
Applicant	Joseph Hughes PRSA and Joseph Hughes PRB
Location	9, Lennox Place/16 Portobello Harbour, Dublin 8
Registration Date	01/06/2021

Additional Information

Proposal: (i) a change of use from office use to 1 no. townhouse for residential use; (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	WEB1625/21
Application Type	Permission
Applicant	Mr. Michael Finnegan & Ms. Olga Ramos
Location	266, Clogher Road, Crumlin, Dublin 12
Registration Date	04/06/2021

Additional Information

Proposal: We Mr Michael. Finnegan & Ms Olga. Ramos, intend to apply for Planning Permission for development to the rear of 266 Clogher Road, Dublin, D12FN36.

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 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 DOMESTIC

Area Area 1 - South East
Application Number 2149/21
Application Type Permission
Applicant Coolcor Investments
Location Site (fronting Palmerston Gardens) to the rear of 11, Palmerston Park, Rathmines, Dublin, 6 D06 T625
Registration Date 02/06/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for development at this site (fronting Palmerston Gardens) to the rear of 11 Palmerston Park (which is a Protected Structure), Rathmines, Dublin 6, D06 T625. The development will consist of amendments and modifications to the permitted two and a half storey mews as granted under Dublin City Council Reg. Ref. 2882/19, An Bord Pleanála Ref.: ABP-305188-19 to comprise the construction of a new basement level below the permitted mews and access stairs and slight revisions to the rear ground floor elevation; as well as internal layout alterations to provide a passenger lift serving the new basement, and permitted ground & first floor levels; revised below ground drainage layout as well as amendments to all associated site development works.

Area Area 1 - South East
Application Number 2445/21
Application Type Permission
Applicant Zydrunas Gričius
Location 59, Kilfenora Road, Crumlin, Dublin 12
Registration Date 02/06/2021
Additional Information Additional Information Received
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 2592/16/X1
Application Type Extension of Duration of Permission
Applicant Noel Callaghan
Location 2, Londonbridge Road, Sandymount, Dublin 4
Registration Date 31/05/2021
Additional Information
Proposal: EXT. OF DURATION: Demolition of rear single storey bathroom and construction of 2 storey and single storey extension to rear, new vehicular entrance of 3.6m and car parking space to the front garden and associated works.

Area Area 1 - South East
Application Number 2855/21
Application Type Permission
Applicant John and Myra O'Neill
Location 21, Richelieu Park, Sandymount, Dublin 4
Registration Date 31/05/2021

Additional Information

Proposal: PERMISSION & RETENTION: Permission for the following: (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 2858/21
Application Type Permission
Applicant Thomas Sjoasen & Suzanne Cahill
Location 11, Tritonville Road, Dublin 4
Registration Date 31/05/2021

Additional Information

Proposal: Permission for a new part two-storey and part single storey extension including roof terrace and associated landscaping, all to the rear of the existing, two storey above basement, mid terrace house.

Area Area 1 - South East
Application Number 2864/21
Application Type Permission
Applicant Des & Kimberley Kennedy
Location 225, Harold's Cross Road, Harold's Cross, Dublin 6W
D6W P932
Registration Date 01/06/2021

Additional Information

Proposal: The development will consist of the demolition of existing single storey rear return & chimney and the construction of a two storey attached side extension, associated rooflights to rear roof, partly raising the side and rear boundary walls around site curtilage and all associated site works and services above and below ground.

Area Area 1 - South East
Application Number 2868/21
Application Type Permission
Applicant Helen Boland
Location 9, Palmerston Road, Rathmines, Dublin 6

Registration Date 01/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of amendments to a previously granted planning permission register reference No. 4566/19 for a single storey extension and internal alterations to an existing dwelling. The amendments consist of: A) The increase in the height, width and depth of the single storey rear extension. B) The 3 no. modulations on the west and east corners of the rear extension walls to be removed. C) An increase in the width of the glazed link between the existing dwelling and the new extension. D) The width of the area where the spiral stair is proposed has been increased. E) The roof to the proposed bay window changed from a flat to a pitched roof. F) The proposed en-suite between the 2 existing bedrooms has been omitted and the store changed to a new shower room to the lower ground floor. G) The brickwork to the front elevation to be repointed. H) Ramp to the sunken patio removed and proposed new stairs shown. I) Door access point and wall openings under the front entrance stair to be blocked up and rendered. J) Minor internal alterations. K) All ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 2871/21
Application Type Permission
Applicant Joseph & Aysel Hughes
Location 23, Synge Street, Portobello, Dublin 8
Registration Date 01/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for (i) attic conversion from current void into a bedroom and en-suite bathroom, (ii) addition of a dormer window to the rear of the house & (iii) addition of two velux windows at rear.

Area Area 1 - South East
Application Number 2888/21
Application Type Permission
Applicant Roisin Smith
Location 27, Mount Drummond Square, Harold's Cross, Dublin 6W, D6W7Y4
Registration Date 03/06/2021

Additional Information

Proposal: Planning permission for provision of a part two-storey extension to the rear with pitched metal roof, and a flat-roofed bay window and porch extension to the front.

Area Area 1 - South East
Application Number 2892/21
Application Type Permission
Applicant Richard Hogan
Location 68, Rathmines Road Lower, Dublin 6
Registration Date 03/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for keeping the pedestrian gate and surrounding ironwork in place, remove the entire front railing, granite capping and brickwork and

store safely under cover and form a vehicular access and off-street parking to front with gates to match existing railings.

Area Area 1 - South East
Application Number 2900/21
Application Type Retention Permission
Applicant Gerard & Tam Quinn
Location 11, Hollybank Avenue Upper, Ranelagh, Dublin 6
Registration Date 04/06/2021
Additional Information
Proposal: RETENTION: Retention permission for as-built addition to rear dormer in converted attic, previously granted permission as application 2346/15 refer's.

Area Area 1 - South East
Application Number 2902/21
Application Type Permission
Applicant Ciaran & Jenny MacLoughlin
Location 94, Rathfarnham Road. Terenure, Dublin 6W D6W ED82
Registration Date 04/06/2021
Additional Information
Proposal: The development will consist of Works to existing two story semi-detached dwelling to include for the following; demolition of single storey utility/wc/boiler room block to rear (east) and single storey garage to front (west), construction of two storey extension to rear (east), two storey extensions to front (west) and an attic conversion. Minor internal general refurbishment and renewal of the building services, external hard and soft landscape works to front & rear to include widening of existing site access entrance off Rathfarnham Road and all associated other site development works above and below ground.

Area Area 1 - South East
Application Number 2903/21
Application Type Permission
Applicant Mr and Mrs Christopher McDaid
Location 6 Erne Terrace Rear, Dublin 2
Registration Date 04/06/2021
Additional Information
Proposal: Planning permission for the development will consist of building a single storey accessible bathroom extension at the rear of the dwelling including all associated internal and site works.

Area Area 1 - South East
Application Number 3233/16/X1
Application Type Extension of Duration of Permission
Applicant Mark Richardson
Location 3, Nutley Park, Donnybrook, Dublin 4
Registration Date 31/05/2021
Additional Information
Proposal: EXT.OF DURATION: The development will consist of: The demolition of an existing

single storey rear extension. Construction of a new single storey rear extension with flat roof and roof light. The demolition of the existing rear chimney and the construction of 2 dormer windows to the rear roof facade. Internal modifications with all ancillary works.

Area Area 1 - South East
Application Number WEB1600/21
Application Type Permission
Applicant Jamie & Catherine Martin Smith
Location 3, Eglinton Terrace, Donnybrook, Dublin 4
Registration Date 31/05/2021

Additional Information

Proposal: Application for planning permission for a development on these lands at No 3 Eglinton Terrace, Donnybrook, Dublin 4. D04 A6K7. Permission for New 2.9m wide vehicular access / opening onto Rampart Lane to the rear of the property. Along with all associated and facilitating works.

Area Area 1 - South East
Application Number WEB1601/21
Application Type Permission
Applicant Daniel Corser & Niamh Walsh
Location Moyola, 5, Bushy Park Gardens, Terenure, Dublin 6
Registration Date 31/05/2021

Additional Information

Proposal: The development will consist of the demolition of an existing single storey extension to the rear of the existing property in conjunction with the construction of a single storey extension to the rear of the existing house and the conversion of an existing garage structure to a habitable room. The parapet level of the existing garage structure will be raised to accommodate the conversion. As part of the proposed works some internal alterations to the existing house are also proposed.

Area Area 1 - South East
Application Number WEB1602/21
Application Type Permission
Applicant Ms MaryJane Brady
Location 65, Terenure Road North, Terenure, Dublin 6W
Registration Date 31/05/2021

Additional Information

Proposal: The development will consist of the construction of a 8.9m² Ground Floor extension to the rear and a 38.5m² First Floor extension within the footprint of the existing property, with screen terrace to front at first floor, associated internal alterations and revisions to front and rear landscaping including revisions to front boundary vehicular access.

Area Area 1 - South East
Application Number WEB1607/21
Application Type Permission
Applicant John Doyle
Location 14, Albert Court East, Dublin 2

Registration Date 01/06/2021

Additional Information

Proposal: Full planning permission for the following: (a) modifications to front façade of existing dwelling to include the construction of a new parapet with traditional moulding detail and raised window and door head heights, (b) partial demolition of existing rear bathroom space to allow for new private courtyard, (c) modifications to existing roof design to rear of existing dwelling, (d) internal modifications and all associated site development works at 14 Albert Court East, Dublin 2. Eircode D02 YW88.

Area Area 1 - South East
Application Number WEB1609/21
Application Type Permission
Applicant Conor Brennan
Location 59, Gulistan Cottages, Dublin 6
Registration Date 01/06/2021

Additional Information

Proposal: Works to 59 Gulistan Cottages, Dublin 6, D06 K2C1, a single family mid terrace dwelling, to include the demolition of the existing rear extension, renovation of the single storey terrace dwelling to incorporate an additional mezzanine level with a dormer window to the rear roof, a new single storey extension to the rear, together with associated site works.

Area Area 1 - South East
Application Number WEB1612/21
Application Type Permission
Applicant Ms Mary Jane Brady
Location 65, Terenure Road North, Terenure, Dublin 6w
Registration Date 01/06/2021

Additional Information

Proposal: The development will consist of the construction of a 8.9m2 ground floor extension to the rear and a 38.5m2 first floor extension within the footprint of the existing property, with screen terrace to front at first floor, associated internal alterations and revisions to front and rear landscaping including revisions to front boundary vehicular access.

Area Area 1 - South East
Application Number WEB1615/21
Application Type Permission
Applicant Siobhan Murphy
Location 142, Captain's Road, Dublin 12
Registration Date 02/06/2021

Additional Information

Proposal: Remove part existing front wall. for creation of new vehicular access for car parking space. In existing front garden. With dropped kerb.

Area Area 1 - South East
Application Number WEB1622/21
Application Type Permission
Applicant Paul Quinlan

Location 207 Corrib Road, Terenure, Dublin, D6W F293
Registration Date 03/06/2021
Additional Information
Proposal: Construction of single storey flat roof extension to side of existing two storey extension.

Area Area 1 - South East
Application Number WEB1624/21
Application Type Permission
Applicant Conor O Meara & Niamh McLoughlin
Location 32 Lavarna Grove, Terenure, Dublin 6W, D6WK738
Registration Date 04/06/2021
Additional Information
Proposal: demolition/removal of disused chimney stack to side & Attic conversion to non-habitable space with dormer window to rear & side of existing hipped roof & increase of garage parapet & roof to correspond with neighbouring property (No. 30) and all associated site works

Area Area 1 - South East
Application Number WEB1626/21
Application Type Permission
Applicant Thomas Flood
Location 6, Neagh Road, Terenure, Dublin 6w
Registration Date 04/06/2021
Additional Information
Proposal: Single story extension to the front and side. Retention planning permission for single story extension to the side and back.

Area 1 Decisions

Area Area 1 - South East
Application Number 0160/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 02/06/2021
Applicant Mount Argus Monastery Ventures Limited
Location Lands at Church Park Way, Kimmage Road Lower, Dublin 6W

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

Area Area 1 - South East
Application Number 0166/21

Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 04/06/2021
Applicant Linda Duffy & Kieran Collins
Location 11 Charleville Close, Rathmines, Dublin 6
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
Decision ADDITIONAL INFORMATION
Decision Date 04/06/2021
Applicant Arranmore Management Company Ltd
Location Arranmore, 13-17, Pembroke Road, Dublin 4
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 0189/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 03/06/2021
Applicant Damien Reddy
Location Site adjacent to Dartry House, Orwell Woods, Rathgar, Dublin, 6
Additional Information
Proposal: SHEC; Construction of 3 bedroom, 2 storey detached residential dwelling

Area Area 1 - South East
Application Number 0193/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 03/06/2021
Applicant Micheal Finnegan & Olga Ramos
Location Rear Garden of 266 CLOGHER ROAD, CRUMLIN, DUBLIN 12
Additional Information
Proposal: SHEC; Detached 3 storey, 105sqm 2 bed dwelling accessed from Clogher Green, Dublin 12.

Area Area 1 - South East
Application Number 2264/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/05/2021
Applicant Michael & Sarah Connellan
Location 19, Marlborough Road, Donnybrook, Dublin 4
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: The demolition of the existing single storey return and outbuildings to the rear of the house, amendments to the internal layout at ground and first floor level and the construction of a single storey kitchen/dining extension (48M2) to the rear of the house, repair of existing features including gutters and repointing of front facade, a new single storey garden room (34m2) with access to the rear shared laneway, new front railings to match historic condition to incorporate automatic vehicular access gates and pedestrian gate, including all necessary siteworks.

Area Area 1 - South East
Application Number 2540/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/05/2021
Applicant River Island Clothing (Ireland) Limited
Location Nos. 102-103 & No. 104, Grafton Street, Dublin 2
Additional Information

Proposal: PROTECTED STRUCTURE: Permissions for the construction of previously removed separation walls between Nos. 103 and 104 Grafton Street at 1st – 4th floor levels inclusive, the installation of new staff sanitary accommodation, new staff office and new staff canteen facilities at second floor level within 102 and 103 Grafton Street (Protected Structure – RPS Ref. No. 3256) and all associated works. Nos. 102-103 and No. 104 Grafton Street are located within an architectural conservation area.

Area Area 1 - South East
Application Number 2545/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01/06/2021
Applicant Anthony Byrne
Location Handel's Hotel, 16-18 Fishamble Street, Dublin 8
Additional Information

Proposal: The development will consist of:

1. Demolition of existing set-back fifth floor/roof level access stairs, lift motor areas, plant areas, roof and external facades;
 2. Demolition of parts of external facades/fenestration at set-back fourth floor/mansard roof level;
 3. Construction of extended set-back fifth floor/mansard roof level incorporating 8 no. new hotel bedrooms & associated circulation and ancillary areas;
 4. Construction of alterations at existing set-back fourth floor level incorporating revised layout with 3 no. additional new hotel bedrooms & associated circulation and ancillary areas;
 5. Construction of alterations to facades/fenestration to altered set-back fourth floor/mansard level;
 6. Construction of all consequent internal, external and façade alterations; &
 7. All ancillary site development and service works.
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Area Area 1 - South East
Application Number 2546/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01/06/2021
Applicant Goulding Integrity Investment Ltd Partnership
Location 228, Harold's Cross Road, Dublin. D6W C921

Additional Information

Proposal: The development consists of the change of use of the existing ground floor offices to residential use consisting of 2 No. 1 bedroom apartments and to alter and raise the roof of the existing rear 2 storey annexe from a pitched roof to a flat roof in order to create a habitable space with provision for 1no. window to the rear of the existing annex and to change the existing vehicular access to a pedestrian access with provision for a new ramped access to the front and for all associated site works.

Area Area 1 - South East
Application Number 2554/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/06/2021
Applicant Iain Slater
Location Garadice House, 23, Mespil Road, Dublin 4, D04 DF44

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the partial demolition of an existing non-original lower ground floor extension to rear to allow for the subsequent modifications to the extension including the construction of new flat roofs and new rear facade; the addition of an internal glazed courtyard at lower ground floor; modifications to the internal layout on the lower ground floor to include the removal of non-historic partitions in the non-original extension to allow for a new communal space; removal of non-historic partitions in the return to allow for a storage/ display area; enlarging of existing window ope in historic wall to connect the kitchen and informal dining space; enlarging of existing door ope in historic wall to connect the kitchen to the courtyard and communal space; creation of a new ope in historic wall to connect the hall to the communal space; new WC in the cellar space; 1no. new rooflight to new flat roof to rear; external modifications to include repointing the brick facade, refurbishment of existing windows and front door and fanlight; resurfacing front driveway; general restoration and decoration works and all associated site works to existing midterrace 3 storey office building.

Area Area 1 - South East
Application Number 2559/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 03/06/2021
Applicant Marcus MacInnes
Location 56, Ranelagh Road, Dublin 6, D06 E2X4

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations to front railings to form new vehicular entrance gates (2.6m wide) with single parking bay to front garden area, dishing of existing kerb and all associated site works.

Area Area 1 - South East
Application Number 2560/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/06/2021
Applicant Niall MacNamara
Location 8, Herbert Park, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of construction of a new single storey ancillary residential building to the rear of the back garden to be used for gym and recreational purposes (16.7 sqm) and all associated ancillary, conservation, landscaping and site development works.

Area Area 1 - South East
Application Number 2561/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 02/06/2021
Applicant Marrita Kavanagh
Location 55, Ranelagh Road, Dublin 6, D06 N562

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations to front railings to form new vehicular entrance gates (2.6m wide) with single parking bay to front garden area, dishing of existing kerb and all associated site works.

Area Area 1 - South East
Application Number 2565/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 04/06/2021
Applicant Emerald Invest AB
Location 165, Lower Kimmage Road, Dublin 6W D6W HH57

Additional Information

Proposal: RETENTION: Retention permission for two one-bed apartment units at first floor (45.36sqm) and second floor (45.1sqm) over the ground floor retail unit.

Area Area 1 - South East
Application Number 2567/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/06/2021
Applicant Patricia Masip
Location 40, Clonmacnoise Road, Crumlin, Dublin 12 D12 F6X9

Additional Information

Proposal: The proposed development will consist of the construction of a single storey shed with a monopitch roof in the rear garden.

Area Area 1 - South East
Application Number 2571/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 04/06/2021
Applicant John Gallagher
Location Milverton, 34 Herbert Park, Ballsbridge, Dublin 4

Additional Information

Proposal: Protected Structure: The development will consist of the following works: Demolition of single storey extensions to side and rear. Construction of the following: single storey extension to north side and east (rear), comprising kitchen and living room, first floor extension to north side comprising two bathrooms, two storey extension to south side comprising study and bathroom, boiler house and garden store with ancillary garden works. Alterations to brick parapet walls to rear second floor balcony, internal alterations including provision of new service installations and making good to existing fabric and finishes.

Area Area 1 - South East
Application Number 2573/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/06/2021
Applicant ESB Commercial Properties Ltd
Location Rock Lane, Baggot Street Lower, Dublin 2 (in laneway to the rear of No's 46, 47 and 48 Baggot Street Lower).

Additional Information

Proposal: Planning permission for development at this site of c.0.0048ha, at 'Rock Lane', Baggot Street Lower, Dublin 2 (in laneway to the rear of No's 46, 47 and 48 Baggot Street Lower). The development relates to proposed modifications to part of the wider redevelopment of the site at No.s. 13-30 Fitzwilliam Street Lower, Dublin 2 comprising most of a city block bounded by Fitzwilliam Street Lower, Mount Street Upper, James's Street East and Baggot Street Lower. The proposed development comprises modifications to the development permitted on site under An Bord Pleanála Reference PL29S.244492 (Dublin City Council Reg. Ref. 3052/14), currently under construction. The proposed development consists of the construction of a bin store enclosure (30.5sqm) and associated site development and drainage works above and below ground.

Area Area 1 - South East
Application Number 2574/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 04/06/2021
Applicant The Kelland Family Partnership
Location 44 Laverty Court, Dublin 2

Additional Information

Proposal: Protected Structure: Permission for subdivision of the curtilage and separation of the mews dwelling at 44 Laverty Court, Dublin 2 from the main dwelling at 44 Fitzwilliam Square West (Protected Structure), Dublin 2 and for the retention of a garden boundary wall separating the properties and the alteration of granite steps to provide access to a car parking space at Laverty

Court to serve the main dwelling. The proposed development is within the curtilage of a Protected Structure.

Area Area 1 - South East
Application Number 2578/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/06/2021
Applicant Alan Moore & Paula Casserly
Location 16, Newbridge Avenue, Sandymount, Dublin 4, D04 P0E8
Additional Information
Proposal: Permission to construct a rear flat roofed dormer window.

Area Area 1 - South East
Application Number 2593/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 03/06/2021
Applicant OnTower Ireland Ltd.
Location Grattan House, 67-72, Mount Street Lower, Dublin 2
Additional Information
Proposal: RETENTION: The development consists of Retention for a telecommunications base station equipment, comprising antennas, support structure and container, together with a screen wall which surrounds the equipment, at roof level.

Area Area 1 - South East
Application Number 2848/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/06/2021
Applicant Mr. Ciaran McGrath
Location 6, Crow Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, 22 Temple Lane South, Dublin 2, D02 HP52

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for full refurbishment works to the ground & basement floor levels only at 6, Crow Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, 22 Temple Lane South, Dublin 2, D02 HP52, which are protected structures (RPS No. 2082, RPS No. 8031, RPS No. 8032 respectively) to include:

- (1) The addition of new fully disabled access to the Crow Street elevation with creation of a new door opening directly into the commercial space by-passing a lobby and creation of a new internal Disabled Access Ramp.
 - (2) The alteration of the existing pedestrian street access to Temple Lane South by dropping the level of existing windows to street level with two no. granite stepped entrances set back from the footpath with concealed internal security shutters and upper glazed doors.
 - (3) The full refurbishment of the elevations/ shop fronts at ground floor level including painting & decorating and new discrete lighting
 - (4) All associative site works involved in carrying out the refurbishment.
-

Area	Area 1 - South East
Application Number	4015/09/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	02/06/2021
Applicant	Copper Bridge C 2015 ICAV
Location	D4 Hotels Site (Jurys Site), Lansdowne Road, Ballsbridge, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: Ten year permission for development of a site of 2.98 hectares comprising lands at the northern part of a triangular urban block bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and the former Veterinary College site to the south, located at Ballsbridge, Dublin 4, including some 0.2 hectares of external pavements and part of the Lansdowne Road / Shelbourne Road junction. The development will consist of a scheme of residential, hotel, retail, non-retail services, licensed restaurants, bars, cafes, childcare facilities, healthcare facilities and ancillary uses above and below ground (106,290sqm GFA), comprising: the demolition of structures in site (including 16 no. residential units in the D4 Berkeley Apartments, but excluding the (primarily) retained external posts, plinths and railings); the construction of 12 no. buildings (Blocks 1-11 primarily residential and inter linked; Block 12 primarily Hotel) over a 2 / part 3 level basement, comprising: 568 no. residential units (88,798.5sqm including arcaded walkways); a 135 no. bedroom hotel (9,805sqm, including leisure / spa facility, conference facilities, and restaurant and bar facilities above and below ground floor level); an anchor retail unit (3,329sqm gross); licensed restaurants, cafes and bars (1,682sqm); healthcare facility (1,200sqm); 10 no. retail (including an off-licence) / non-retail service units (1,005sqm to accommodate use class 1 and 2 uses such as retail, professional / financial services); childcare facility (470.5sqm); and ancillary plant, circulation and landscaped areas. The basement levels will accommodate 963 no. car spaces together with circulation, plant, storage and service areas (51,770sqm). (A further 80no. bicycle spaces are provided at grade.) Vehicular access to the basement and service areas is provided from Shelbourne Road, Pembroke Road and Lansdowne Road, respectively. The residential units are accommodated in Blocks 1-11 (568 no. residential units comprising: 70 no. 1 bed apartments; 285 no. 2 bed apartments; 97 no. 2 bed apartments with study; 82 no. 3 bed apartments; 22 no. 4 bed duplex apartments; and 12 no. 4 bed penthouse apartments); (Blocks 2, 3, 4, 6 and 7 are over a lower ground floor level to accommodate duplex units and the healthcare facility). Block 1 has a shoulder level of 7 storeys stepping up to 9 storeys and contains a licensed restaurant / cafe use at ground floor level with residential use over (22. no apartments); Block 2-4 have a shoulder level of 8 storeys stepping up to 10 storeys (from lower ground floor level) and are in residential use (26, 31 and 32 no. apartments respectively) (with access to the basement carpark from Lansdowne Road provided under Block 3); Block 5 had a shoulder level of 7 storeys stepping up to 9 storeys and contains a childcare facility at ground floor level and residential over (28 no. apartments); Block 6 has a shoulder level of 8 storeys stepping up to 10 storeys (from lower ground floor level), and contains part of the healthcare facility at lower ground and ground floor levels, with residential use over (117 no. apartments); Block 7 has an overall height of 7 storeys (from lower ground floor level) and contains the remainder of the healthcare facility at lower ground and ground floor levels with residential use over (20 no. apartments); and Blocks 8-11 are centred around the feature courtyard gardens over the ground floor anchor retail unit and have a shoulder height of 7 storeys stepping up to 9 storeys (stepping from 6 to 8 storeys within the courtyard) with two feature 15 storey landmark elements defining the Pembroke Road vista at the corner of Blocks 8 and 10. Retail / non-retail service / licences restaurant / cafe / bar uses are provided at ground floor level with residential use over (Block 8 - 104 no, apartments; Block 9 - 48 no. apartments; Block 10 - 92 no. apartments; and Block 11 - 48 no. apartments). Block 12 has a shoulder level of 6 storeys

stepping up to 7 storeys and contains the 135 no. bedroom hotel with associated facilities including a licensed restaurant / bar at 6th floor level and retail / non-retail service, licensed restaurant / cafe / bar uses at ground floor level together with conference and leisure facilities at Basement Level -1. The development will also consist of the provision of private, semi-private, and public open spaces, and external circulation areas in the form of: winter gardens, balconies, garden areas including a raised courtyard garden, roof terraces, childcare facility play area, a public plaza, and covered and open pedestrian streets and paths; all hard and soft landscaping including boundary treatments (including alterations to parts of the external posts, plinths and railings), changes in level; substations, plant; and all other associated site excavation and site development works above and below ground. Works to the external pavement will consist of new stone paving, lay-bys, set-down and taxi facilities, with a revised junction layout and additional paving to the Lansdowne / Shelbourne Road Junction. An Environmental Impact Statement (EIS) will be submitted to the planning authority with the application. The EIS will be available for inspection of purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority, Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

Area Area 1 - South East
Application Number WEB1353/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/06/2021
Applicant Niamh Hogan & Charlie Campbell
Location 54, Derrynane Gardens, Dublin 4

Additional Information

Proposal: 01) Construction of proposed extension to rear - including proposed extension at second floor level and at ground floor level, 02) Proposed reconfiguration of ground floor windows and entrance door to front, including new vaulted roof canopy to entrance door, 03) 1No. new rooflight to rear of existing roof, (04) All associated site works

Area Area 1 - South East
Application Number WEB1363/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/06/2021
Applicant Jeanne Kelly & Benoit Nicole
Location 17, Frankfort Avenue, Rathgar, Dublin 6

Additional Information

Proposal: Demolition & alteration works to existing rear return, and construction of new part single-storey, part two-storey extension with roof lights, together with associated site drainage and ancillary site works, all to the rear of existing two storey mid-terrace house, at 17 Frankfort Avenue, Rathgar, Dublin 6, D06 K1V3

Area Area 1 - South East
Application Number WEB1364/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/06/2021
Applicant FIONA JOYCE

Location 16+17, Portobello Wharf, Windsor Terrace, Dublin, D08 W2T2

Additional Information

Proposal: I, Fiona Joyce, intend to apply for planning permission for development on this site at 16+17 Portobello Wharf, Windsor Terrace / Clanbrassil Street, Dublin D08 W2T2.

The proposed development will consist of the conversion of two penthouse apartments, no.16 is 88.5m² and no.17 is 128.2m², to use as a single 3No. bedroomed apartment totalling 218.5m², with associated internal modifications and development works, including the partial demolition of the party wall between the two apartments, the removal of 1no. sliding door from the North Elevation and its replacement with a high level opening window, the blocking up of 1no. entrance door to apartment no.16 and infilling the existing opening with timber cladding to match existing, replacement of 1no. rooflight with a smaller rooflight, the provision of 2no. additional rooflights to the corridor and en-suite and all associated local roof repairs.

Area Area 1 - South East
Application Number WEB1365/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/06/2021
Applicant Gary O'Connor and Sharon Kiely
Location No.19, Havelock Square, Dublin 4

Additional Information

Proposal: RE: Planning permission is sought for the demolition of the existing single storey rear extension, and the construction of a ground and first floor extension, with rooflight, elevational alterations to existing first floor rear elevation to accommodate new (part) dormer window, the construction of a separate single storey shed/home office building, all to the rear of the existing terraced house, 3 no. new rooflights to the mid pitches of the main existing roof, associated internal remodelling, repair and refurbishment of the existing dwelling and it's elements, the construction of a new bike shed to the front garden, and all associated site works, all at No.19 Havelock Square, Dublin 4, D04Y6P9, for Gary O'Connor and Sharon Kiely.

Area Area 1 - South East
Application Number WEB1369/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/06/2021
Applicant Catherine & Anthony Dunne
Location 16, Londonbridge Drive, Sandymount, Dublin 4

Additional Information

Proposal: Proposed attic roof space conversion with roof dormer to rear part of roof and two rooflights to front part of roof, attic level side gable window with associated internal alterations to dwelling house.

Area Area 1 - South East
Application Number WEB1375/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/06/2021

Applicant Fiona Mullan
Location 3, Newbridge Drive, Sandymount, Dublin 4

Additional Information

Proposal: Construction of a two storey extension of 15sqm to the side and the conversion of the attic space to provide 19.5sq.m of habitable accommodation with a dormer structure to the rear.

Area Area 1 - South East

Application Number WEB1376/21

Application Type Permission

Decision GRANT PERMISSION

Decision Date 04/06/2021

Applicant Ciaran Hussey & Emer O'Sullivan

Location 5, Martello View, Sandymount, Dublin 4

Additional Information

Proposal: Permission is sought for change of material from cladding to brick of permitted extension, for change of size of permitted rear ground floor sliding doors and new 4 sq. m. extension at first floor level of previously permitted 2 storey extension, planning reg. ref. WEB 1177/19 and WEB 1022/15/X1 to the rear of 5 Martello View, Strand Road, Sandymount, Dublin 4

Area Area 1 - South East

Application Number WEB1574/21

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 31/05/2021

Applicant Daniel Corser & Niamh Walsh

Location Moyola, 5, Bushy Park Gardens, Terenure, Dublin 6

Additional Information

Proposal: The development will consist of, the demolition of an existing single storey extension to the rear of the existing property in conjunction with the construction of a single storey extension to the rear of the existing house and the conversion of an existing garage structure to a habitable room. The parapet level of the existing garage structure will be raised to accommodate the conversion. As part of the proposed works some internal alterations to the existing house are also proposed.

Area Area 1 - South East

Application Number WEB1575/21

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 31/05/2021

Applicant Mr. Michael Finnegan & Ms. Olga Ramos

Location Rear of 266, Clogher Road, Crumlin, Dublin 12

Additional Information

Proposal: Mr M. Finnegan & Ms O. Ramos, intend to apply for Planning Permission for development to the rear of 266 Clogher Road, Dublin 12. FN36.

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

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 Area 1 - South East
Application Number WEB1576/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/05/2021
Applicant Conor Brennan
Location 59, Gulistan Cottages, Dublin 6

Additional Information

Proposal: Demolition of the existing rear extension, renovation of the single storey terrace dwelling to incorporate an additional mezzanine level with a dormer window to the rear roof, a new single storey extension to the rear, together with associated site works.

Area Area 1 - South East
Application Number WEB1579/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/05/2021
Applicant Joseph Hughes PRSA & Joseph Hughes PRB
Location 9, Lennox Place/16 Portobello Harbour, Dublin 8

Additional Information

Proposal: Planning permission is sought for:

- (i) a change of use from office use to 1 no. townhouse with a balcony for;
 - (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 WEB1593/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/06/2021
Applicant Siobhan Murphy
Location 142, Captain's Road, Dublin 12

Additional Information

Proposal: Remove part existing front wall, for creation of new vehicular access for car parking space, in existing front garden, with dropped kerb.

Area Area 1 - South East
Application Number WEB1594/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/06/2021
Applicant Barry Quill

Location 26, Merton Drive, Ranelagh, Dublin 6

Additional Information

Proposal: A) Demolition of existing flat roof garage roof to side with proposed new insulated flat roof at higher level proposed, along with new window and higher parapet to front .

B) Proposed combination of single story flat and pitched roof extensions to infill existing courtyard space at rear of existing building.

C) Removal of entrance pier to enlarge vehicular site access. New pedestrian side gate proposed to access garden along with associated internal modifications and siteworks

Area Area 1 - South East

Application Number WEB1602/21

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 01/06/2021

Applicant Ms MaryJane Brady

Location 65, Terenure Road North, Terenure, Dublin 6W

Additional Information

Proposal: The development will consist of the construction of a 8.9m2 Ground Floor extension to the rear and a 38.5m2 First Floor extension within the footprint of the existing property, with screen terrace to front at first floor, associated internal alterations and revisions to front and rear landscaping including revisions to front boundary vehicular access.

Area Area 1 - South East

Application Number WEB1615/21

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 03/06/2021

Applicant Siobhan Murphy

Location 142, Captain's Road, Dublin 12

Additional Information

Proposal: Remove part existing front wall. for creation of new vehicular access for car parking space. In existing front garden. With dropped kerb.

Area 1
Appeals Notified

Area Area 1 - South East

Application Number 0135/21

Appeal Type Written Evidence

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 2379/21
Appeal Type Written Evidence
Applicant Orla Marron and Bojula Enrique Torao Garcia
Location 201, Upper Rathmines Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for construction of a new flat roofed single storey extension with two rooflights to the rear of 201 Upper Rathmines Road, Dublin 6, D06 TP63, D06 T1W7, D06 X768, D06 F9F7, D06 CD71, D06 N8F7, the exterior of the building and its curtilage is a protected structure. The application includes demolition of the original single storey lean-to section at the end of the rear return, demolition of a section of wall at ground floor of the rear return, demolition of the original garden shed, demolition of three non-original single storey rear extensions of 4 sqm, 1.5 sqm and 2.3 sqm respectively, removal of non-original window to rear of dining room, to create door to the proposed extension, replacement of roof light to the rear return roof, some repairs and associated site works. The application also involves widening of the existing vehicle entrance to the rear, new gates, and new garden shed at end of garden.

Area Area 1 - South East
Application Number 3381/20
Appeal Type Written Evidence
Applicant Frank McNerney
Location 189-190, Rathgar Road, Rathmines, Dublin 6, D06 E103, D06 C6P2

Additional Information Additional Information Received

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

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

Area Area 1 - South East
Application Number 3955/20
Appeal Type Written Evidence

Applicant John Tuomey and Sheila O'Donnell
Location Site located off Fortescue Lane located the the rear of 35, Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06 EP46

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development will consist of : removal of existing walls/fence at rear of site addressing Fortescue Lane, construction of a two-storey stand alone ancillary building of circa 62 sq.m. located in the rear garden with access off Fortescue Lane, all associated ancillary and landcape works necessary to facilitate the development.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2772/20
Appeal Decision REMOVE CONDITIONS
Appeal Decision Date 02/06/2021
Applicant MKN Property Group
Location Columbia Mills, 14-15 Sir John Rogerson's Quay, Dublin 2, D02 E409

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development at a c. 0.029 hectare site at Columbia Mills, 14-15 Sir John Rogerson's Quay, Dublin 2, D02 E409 (a protected structure no. 7546). The development comprises the removal of the existing non-original roof and mezzanine upper floor of the building and the construction of a replacement 4th storey and addition of 5 no. storeys of office accommodation in a new steel frame glazed extension. The development will consist of: 1. Removal of the roof and upper mezzanine floor (c. 79 sqm) of the existing building (a protected structure) with total existing floor area of c. 1,027 sqm. 2. Replacement 4th storey and addition of 5 no. storeys to provide a 9 no. storey (over basement) office development comprising a total of c. 2,390 sqm of floor area. 3. External terraces will be provided at ground, setback fourth and ninth storeys levels, providing 92 sqm of amenity with upper terraces secured by glazed balustrades. 4. Works to the protected structure including removal of the existing non-original roof, mezzanine and external modern stairs to rear façade, non-original internal floor levels, staircases and part boundary walls, to facilitate the core structure of the proposed development. 5. Conservation and preservation work and treatment of existing elevations, internal structure and floors, with improvement works to windows and provision of a secondary entrance at ground floor level to Sir John Rogerson's Quay. 6. A total of 21.7 sqm of signage at north (13.5 sqm) east (4.1 sqm) and west (4.1 sqm) elevations. 7. Provision of 27 no. bicycle parking spaces, changing facilities and WCs at basement level. 8. All associated plant, ancillary infrastructure, green roof and site works.

Area Area 1 - South East
Application Number 3413/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 03/06/2021
Applicant Declan Lernihan & Connor Gunne
Location 66, Leeson Close, to rear of 66 Leeson Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Development consisting of alterations and extensions to existing vacant & dilapidated coach mews house previously in office use. Works to include removal of non-original fabric inc. roof slates & windows/ doors & installation & repair with new roof slates & windows & doors, cleaning & repairs of existing stone & brick work, construction of new two storey extension to front to provide additional accommodation, alterations, refurbishment & restoration of interior to provide two bedroom plus study mews dwelling house with new landscaping & boundary walls to rear and all other associated site development works, drainage, etc., alterations and changes to existing access & car parking & open space to rear of main property to facilitate works, including first floor balconies to both front and rear facades.

Area Area 1 - South East
Application Number 3528/20
Appeal Decision REMOVE CONDITIONS
Appeal Decision Date @04/06/2021
Applicant Caroline Barrow
Location 17, Gilford Park, Sandymount, Dublin 4.

Additional Information

Proposal: The development will consist of the:

1. Demolition and removal of existing sheds, single storey garage and outhouses to the side and rear of the property.
 2. The construction of a two storey pitched roof extension to the side and rear.
 3. The construction of a single storey flat roof extension to the rear.
 4. Elevations alterations.
 5. Attic conversion requiring alterations and extension of main roof including new rear dormer and 'Velux' rooflights to the front and rear.
 6. Widening of existing vehicular entrance and opening up new pedestrian entrance.
 7. Alterations to boundary walls, landscaping, drainage works and ancillary and associated works.
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Area Area 1 - South East
Application Number 3608/20
Appeal Decision SPLIT DECISION
Appeal Decision Date @04/06/2021
Applicant Cooney Carey Consulting Ltd
Location No. 65, Fitzwilliam Square North, Dublin 2, D02 KW40

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development includes: the provision of a new external lift structure in recess to rear return of No.65 Fitzwilliam Square North and associated works; reinstatement of historically accurate multi-paned sash window to the front of the building at ground floor level; reinstatement of lead fanlight and side light windows to front entrance, raking out of the existing cement and wiggled repointing of the brickworks to the front facade; all associated internal and external repair, cleaning and conservation works as set out in the application documentation and all other associated site development and infrastructure works.

Area Area 1 - South East
Application Number 2974/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 27-May-2021
Applicant Exchequer Developments Limited

Location The Central Hotel, Nos 1-5 Exchequer Street and Nos 11, 14, 15 & 16 South Great George's Street and No. 12 Dame Court, Dublin 2

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of the refurbishment/reconfiguration, partial sundry demolition and expansion of the Central Hotel (a protected structure RPS. Ref. No. 2719) to result in an overall amalgamated hotel of 6,554 sqm with a total of 125 bedrooms within 5 storeys over basement with a 6 storey element with plant level (above No.12 Dame Court) and will include the following:

1) Demolition of existing 2 storey building No.12 Dame Court (c. 245 sq.m) and its replacement with a 6 storey building (overall height c.22.205m) including a basement area amalgamated with the hotel with lift and stairs, access for deliveries and refuse storage, and electricity sub-station at ground floor level and hotel bedrooms from mezzanine through fourth floor levels with plant level above building. The external elevational treatment to street is a profiled glazed façade with perforated/profiled metal panels to match the adjacent rooftop extension.

2) Refurbishment and reconfiguration of existing Central Hotel and associated premises as follows:-

A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and Nos 11, 14, 15 & 16 South Great George's Street to provide ancillary hotel areas including the internal alterations to the Rí-Rá nightclub as a speakeasy and the creation of its entrance lobby, toilets, storage/plant/attenuation & staff areas. Change of use of basement areas of Nos 14, 15 & 16 South Great George's Street from ancillary retail storage to form part of an amalgamated hotel use as plant, administration space, public and staff toilet areas and part kitchen;

B) Ground floor level - Amalgamation of Nos 14, 15 & 16 South Great George's Street into the Central Hotel and associated change of use from retail to cafe/delicatessen and bar/restaurant. Reconfiguration/refurbishment of internal areas of reception, lounge and associated backroom areas and a covered winter garden link to The Exchequer Lounge. The change of use of the following; ground floor of No.11 South Great George's Street from public bar to retail use (as Christian Science Reading Room moved from its current location at No.15 South Great George's Street); ground floor of No.14 South Great George's Street from retail use to bar/restaurant use; ground floor of No.15 South Great George's Street from retail use to bar/restaurant use; ground floor of No.16 South Great George's Street from retail use to café/delicatessen use; ground floor area at entrance to existing Exchequer Bar to change to become part of hotel reception; ground floor area as part of the existing Globe Bar/Rí-Rá nightclub from public bar use to retail use as part of the amalgamated hotel;

C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities, insertion of risers); refurbishment of existing 'library bar' (and associated alterations); change of use of part of Library bar as 2 no. bedrooms; removal of infill block connected by stair to existing retail unit at No.14 South Great George's Street; removal of existing keg room and addition of a garden terrace; removal of ancillary space in courtyard to provide a landscaped platform area (including void to existing basement passageway), maintenance access only;

D) Second and Third floor levels - Refurbishment and provision of bedrooms (to include removal and insertion of partitions, insertion of risers and removal of exit passageway (external) between existing east and west parts of hotel), introduction of an inaccessible landscaped terrace at second floor level;

E) Fourth floor level - Removal of existing fourth floor level Mansard roof structure of the Central Hotel fronting onto Dame Court and Exchequer Street and its replacement with a new fourth floor level in its place to comprise a screen of narrow vertical metal fins, in front of a wall of glazing and metal panels with a standing seam metal roof in the same colour and material and 2 no. dormers facing onto Exchequer Street (new plant areas within pitched roof space); removal of eastern side of pitched slate roof along South Great George's Street and provision of bedrooms/storage (with flat roof above), the removal of a chimney on Dame Court close to Exchequer Street and the heightening of the remaining chimneys to the ridge height of the new roof to Dame Court; replacement of the 2 no. pediments on the South Great George's Street elevation in terracotta and brickwork; provision of external balcony/terrace areas.

F) Removal of existing lift shafts and stair cores (including chimney) from basement/ground to 4th floor levels and provision of new stairwells/lift shafts/servicing ducts/risers/dumb waiters as well as revisions to circulation/access (including provision of new opes) and removal of internal walls/partitions/replacement of doors as necessary; new glazed opening in existing staircase; glazed finish to internal facade of new northern 'wing' (which includes bedrooms and access 1st to 4th floor levels);

G) External works to include; new canopies/signage, refurbished and replacement shopfronts (and lighting) on Exchequer Street & South Great George's Street facades (including replacement of existing non-original entrance canopy), replacement of windows at ground floor level; repointing and replacement of existing windows with matching timber sliding sash windows as required; the new façade to the courtyard comprises a glazed screen with vertical metal fins incorporating some metal panels and solar shading devices in the same metal finish; installation of secondary glazing units to bedrooms; revised entrance treatment and signage throughout above shopfronts to South Great George's Street and Exchequer Street including the new centralised entrance and the replacement glazed screens to Dame Court; the introduction of 5 no. basement lights on Dame Court; and all associated site development works.

*****Amendment to Week 21*****

Area	Area 1 - South East
Application Number	3993/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	27-May-2021
Applicant	Aidan O'Brien
Location	33, Waterloo Lane, Ballsbridge, Dublin 4, D04 F9Y9
Additional Information	
Proposal:	Single-storey extension to rear, first floor extension to front and alterations to front elevation, attic conversion with alteration to the roof and amended vehicle and pedestrian access with associated site works.

*****Amendment to Week 21*****

Area	Area 1 - South East
Application Number	WEB1019/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	27-May-2021
Applicant	Alan and Monica Holmes
Location	Willowdale, 24, Orwell Park, Rathgar, Dublin 6
Additional Information	

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

*****Amendment to Week 21*****



Dublin City Council

SECTION 5 EXEMPTIONS

22/21

(31/05/2021-04/06/2021)

Area Area 1 - South East
Application Number 0202/21
Application Type Section 5
Applicant Mapel Secretaries Ltd
Location 38, Upper Mount Street, Dublin 2.
Registration Date 02/06/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE; The houses numbered 38 and 39 Upper Mount Street are interlinked at Ground and Second Floor levels by means of inserted doorways. It is the wish of our clients and building owners to remove these 2 links and restore no. 38 to its original integrity as a single standalone house and the party walls to no.39 to their original integrity.

Area Area 1 - South East
Application Number 0204/21
Application Type Section 5
Applicant James & Mark Burke
Location 18, Cambridge Road, Rathmines, D06 R2V4
Registration Date 01/06/2021

Additional Information

Proposal: Site investigation for purposes of understanding ongoing settlement of party

Area Area 1 - South East
Application Number 0208/21
Application Type Section 5
Applicant Geert Jan huysmans & Maria Pilar Duncan
Location 25, Mountain View Road, Ranelagh, Dublin 6
Registration Date 04/06/2021

Additional Information

Proposal: EXPP; Whether the 2 new velux balconies installed on 28 Mountain View Road, are considered development (ie. non-exempt Development)

Area Area 1 - South East
Application Number 0209/21
Application Type Section 5
Applicant Carmel Murphy and Dennis Kenny
Location EXPP.PROTECTED STRUCTURE;19, Castlewood Avenue,
Dublin
6 D06 VH95
Registration Date 04/06/2021

Additional Information

Proposal: Removal of non-original sashes from 5 no. front windows. Restoration of frames and surrounds. Installation of new timber sashes to front windows to match detail of surviving historic sashes in rear facade. New sashes will reinstate original historic six-over-six configuration.
