



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

24/21

(14/06/2021-18/06/2021)

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 2027/21
Application Type Permission
Applicant Insignia Investments Ltd
Location The Barn, Riversdale Avenue, Busy Park Road, Dublin 6
Registration Date 16/06/2021
Additional Information Clarification of Add. Information Recd.

Proposal: Planning permission for the development will consist of partial demolition and renovation of The Barn as a two bedroom, two storey detached house with apex rooflight; construction of 5 no. three bedroom two storey terraced houses; construction of 2 no. two bedroom two storey semi-detached houses; access is from the existing entrance on Riversdale Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works.

Area Area 1 - South East
Application Number 2185/21
Application Type Permission
Applicant Titrledge Ltd
Location 33/34, Dame Street, Dublin 2
Registration Date 18/06/2021
Additional Information Additional Information Received

Proposal: Permission for the change of use Ground Floor and Basement at 33 Dame Street, Dublin 2, from commercial use to Licensed Restaurant use, as an extension to the existing Licensed Restaurant at Ground floor and basement at 34 Dame Street, Dublin 2, including new signage to the front and rear of both premises.

Area Area 1 - South East
Application Number 2800/16/X1
Application Type Extension of Duration of Permission
Applicant Ciaran & Colm Butler
Location Warrington House, Mount Street Crescent, Dublin 2
Registration Date 15/06/2021
Additional Information

Proposal: EXT.OF DURATIOIN:Extension at existing 4th and 5th floor levels for office use (55 sq.m at 4th floor and 310 sq.m at 5th floor).

Area Area 1 - South East
Application Number 2958/21
Application Type Permission
Applicant Kilfoylan Vale Ltd
Location Glendenning House, 6-8, Wicklow Street, Dublin 2
Registration Date 14/06/2021
Additional Information

Proposal: The development will consist of the removal of an existing roller shutter at the entrance

to the upper office floor levels, its replacement with decorative metal gates, and raised metal lettering signage above this entrance.

Area Area 1 - South East
Application Number 2960/21
Application Type Permission
Applicant Balrath Invesements Limited
Location Mercer's Medical Centre, Stephen Street Lower, Dublin 2
Registration Date 15/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for development at Mercer's Medical Centre, Stephen Street Lower, Dublin 2. The subject site extends to 88sqm, facing Stephen Street Lower and adjoining the Grafton Hotel. The development will consist of :

- (a) removal of existing external ATM and associated structure;
 - (b) reconfiguration of existing painted railings;
 - (c) provision of a new railings on stone base plinth;
 - (d) additional granite paved area to include minor works and repair to paving and new landscaping
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Area Area 1 - South East
Application Number 2964/21
Application Type Permission
Applicant Oliver Ryan
Location 33 Macken Street, Dublin 2, D02 KP66
Registration Date 15/06/2021

Additional Information

Proposal: Planning permission for the demolition of an existing single storey industrial unit and construction of a two storey plus attic dwelling, comprising of two bedrooms plus home office, rear garden and screened terrace at attic level. At roof level two box dormers are proposed one to the front facing onto Macken Street and one to the rear, a rooflight is also proposed over the internal stair.

Area Area 1 - South East
Application Number 2965/21
Application Type Permission
Applicant The Royal Irish Academy of Music
Location 36-38 Westland Row, Dublin 2
Registration Date 15/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for proposed demolition works to Nos. 36-38 Westland Row, Dublin 2 (a protected structure). The subject site is bound to the north by nos. 39-40 Westland Row and Cumberland Court, to the south by no. 35 Westland Row, Harcourt Row and nos. 22-24 Cumberland Street South (also known as South Cumberland Street), to the west by Westland Row and to the east by Cumberland Street South. The proposed works will consist of the demolition of the existing rear toilet extension to the east facing rear elevation of 36 Westland Row (a protected structure), which extends 5no storeys above external court-yard (grade) level and the repair of the original external rear facade which abuts the structures proposed to be demolished to include the reinstatement of 3no original window openings, originally located at

each stair landing level. Proposed internal plan modifications to provide replacement toilet facilities within the existing floor plan of no 36 Westland Row, including the removal of existing external drainage pipework to the rear east-facing elevation, installation of new internal drainage connections and remedial repairs to external wall finishes where disturbed by the above works as described. Works are associated with previously approved planning application ref 4458/16.

Area Area 1 - South East
Application Number 2966/21
Application Type Permission
Applicant Michael Gilbert
Location 25 Fitzwilliam Lane, Dublin 2 which was originally part of the curtilage of 25 Baggot Street Lower, Dublin 2 which is a Protected Structure (RPS Ref. No. 349)
Registration Date 15/06/2021

Additional Information

Proposal: PROTECTED STRUCURE:

- a) Construction of a new three storey detached dwelling with a floor area of 162.7 sq.m. The proposal includes a covered driveway, 1 No. covered carparking space for new residential unit, bin store, cycle store and entrance to dwelling at ground floor level, living accommodation at first and second floor levels with a new terrace (11.6 sq.m.) at first floor level to the rear.
- b) 2 No. carparking spaces will be retained for existing commercial building at 25 Baggot Street Lower and access will be provided through covered driveway and private open space to the rear of new dwelling. New sliding vehicular gate to separate private open space of proposed dwelling from carparking for existing commercial building.
- c) Elevational Alterations to existing boundary wall to Fitzwilliam Lane including the removal of existing brickwork (not original fabric) from on top of the existing random stone boundary wall which will be retained, protected and consolidated as necessary. Existing vehicular entrance width will be retained and fitted with new vehicular gate with pedestrian gate within.
- d) Other existing boundary walls will be retained, protected and consolidated as necessary.
- e) All associated site & landscaping works

Note that there are no works proposed to 25 Baggot Street Lower, Dublin 2, which is a Protected Structure (RPS Ref No. 349), as part of this application.

Area Area 1 - South East
Application Number 2970/21
Application Type Permission
Applicant Capital Estate Managment Limited
Location 6 College Street, 31 Fleet Street, 7 College Street & 30 Fleet Street, Dublin 2
Registration Date 16/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION AND RETENTION:

For development at this site (0.0185 hectares) within the existing 4-storey over basement properties comprising the former Irish Yeast Company at 6 College St. (RPS Ref. 2010), The Times Hostel (upper floors only) at 31 Fleet St. (RPS Ref. 2925), and minor changes to the rears of 7 College St. (RPS Ref. 2011) and 30 Fleet St. (RPS Ref. 2924) at 1st floor only, Dublin 2. (PROTECTED STRUCTURES).

The proposal provides for the conservation and restoration of historic fabric and the refurbishment and restoration of active use to No. 6 College St. providing for change of the historic retail use to

use as a café/bar and reception area at ground floor level, and the provision of 3 no. one-bedroom apartments at the upper floors. The proposal also includes minor alterations within the upper floor interiors only of 31 Fleet St. in order to provide universally accessible bathrooms. It will further include for the removal of the existing two-storey extension to the rear of 6 College St. and the 1st floor extension to the rear of 31 Fleet St. New works include a replacement extension to the rear of 6 College Street with a glazed atrium containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both buildings.

In addition to the above, the proposal will also provide for the following works at ground, 1st, 2nd and 3rd floor levels:

- Ground Floor Level:

- (i) Conservation works to existing historic fabric, reinstatement of original cabinetry, panelling, fire upgrading of door and partitions to lobby on west side.
- (ii) Change of use at ground-floor level of No. 6 College St. from retail to use as a café/bar and reception area and use of the existing stairwell as access to proposed new apartments at 1st, 2nd & 3rd floor levels.
- (iii) Retention permission is sought for minor alterations including the removal of 2 no. modern partitions.

- First, Second and Third Floor Levels:

- (i) Provision of new opes in the rear façade of 6 College St. and the side façade of 31 Fleet St.
- (ii) Reconfiguration of non-original partition walls to existing en-suite in 30 Fleet St. at 1st floor level only.
- (iii) Demolition of non-original timber-clad structure to the rear of 7 College St. and reinstatement of original, multi-pane sash window to rear façade of 7 College St. at 1st floor level only.
- (iv) Provision of 1 no. apartment at each of the 1st, 2nd & 3rd floor levels including extension to rear of 6 College St.
- (v) Glazed atrium to rear of No. 6 College St. containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both 6 College Street and 31 Fleet St.
- (vi) Reconfiguration of existing modern partitions and en-suites to provide universally accessible bathrooms to 2nd and 3rd floor levels of 31 Fleet Street.
- (vii) Demolition of modern extension at 1st floor level of 31 Fleet St. to reveal and reinstate the original multi-pane sash window to the rear façade and removal of cementitious render and repair and repointing of brickwork to rear façade.
- (viii) Structural repair works to the basement of 6 College St. in order to save the ground floor structure and coverings.

Permission is also sought for works to stabilise the debonding brickwork on the front façade, cleaning and repair of brickwork, repointing of the brickwork, reinstatement of quoins and stencilled historic paintwork, repairs to carved timber shopfront, refurbishment and reinstatement of multi-pane, single-glazed sash windows to the rear façade of 31 Fleet St and reinstatement of the original front entrance door to the east side all to front of 6 College Street.

Area	Area 1 - South East
Application Number	2976/21
Application Type	Retention Permission
Applicant	Brigante Investments Limited
Location	44-53 Townsend Street, 33-39 Moss Street, 31-33 Gloucester Street South, and including Bracken's Lane, Dublin 2
Registration Date	16/06/2021

Additional Information

Proposal: RETENTION: Retention permission to amend a mixed use development permitted under ABP Ref. PL 29S.249415; DCC Reg. Ref. 2711/17 (as amended by DCC Reg. Refs. 3265/20 and 3995/20) located on a site of c. 0.4 hectares.

The development to be retained consists of: an increase in basement floor area of 86 sqm; minor increases to internal floor areas at upper levels totalling 41.5 sqm; reconfiguration of internal layouts; amendments to external elevations including revised glazing and façade treatments and arrangements, a reduction in parapet height levels, revisions to the roof level including revised access, vent and plant arrangement, and all ancillary site development works above and below ground.

Area	Area 1 - South East
Application Number	2995/21
Application Type	Permission
Applicant	Favara ULC
Location	7, South William Street, Dublin 2 D02 CV65
Registration Date	18/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE:

The development will consist of: new shopfront to replace existing modern shopfront, general internal alterations to the existing layout, to include the reconfiguration of the entrance, accessible WC, stairs to the mezzanine level and the replacement to the existing roof light; and all ancillary works to facilitate the development.

Area	Area 1 - South East
Application Number	2996/21
Application Type	Permission
Applicant	Derek Noonan & Karen McGinley
Location	Hilton House, Ardee Road, Rathmines, Dublin 6 D06 FK18
Registration Date	18/06/2021

Additional Information

Proposal: The development will consist of: A) Internal modifications to the existing 611sqm office building, B) Alterations to the existing façade including the alterations to window and door positions, C) The change of use of 196.5sqm of existing ground floor office space to 30.5sqm gallery/exhibition space, 26sqm recording studio space and 140sqm yoga/meditation space with associated changing facilities, D) The provision of 5 car parking and 12 bicycle parking spaces, E) the replacement of the existing escape stair to the south facing elevation, F) The erection of signage at the site entrance on Ardee Road, and G) Associated landscaping and site works.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	2959/21
Application Type	Permission
Applicant	Alan & Norah Dunne
Location	12 Dromard Terrace, Sandymount, Dublin 4, D04 KT18
Registration Date	14/06/2021

Additional Information

Proposal: Permission is sought for the removal of three existing roof lights and the construction of a new dormer window to the rear of the existing three-storey house in the existing attic space.

Area Area 1 - South East
Application Number 2961/21
Application Type Permission
Applicant Anne Kenny
Location 6 Pembroke Road, Ballsbridge, Dublin 4, D04 T9Y6
Registration Date 15/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for alteration/extension of the existing three storey over basement terraced house at 6 Pembroke Road, Ballsbridge, Dublin 4, D04 T9Y6, comprising demolition of existing sheds to the rear and construction of a new single storey kitchen/dining room extension, including reconfiguration of the rear return window, a new rooflight to the rear return, reconfiguration of the basement layout internally replacement of the rear patio doors to the basement, refurbishment/reglazing of the existing sash windows. refurbishment of the existing front door and surround, refurbishment of the existing railings, localised repointing of brickwork, refurbishment of floors, reconfiguration of the front garden paving to provide a flat patio area serving the basement and all associated ancillary works.

Area Area 1 - South East
Application Number 2962/21
Application Type Permission
Applicant Aoife Mulvaney
Location 94 Morehampton Road, Donnybrook, Dublin 4, D04 V0Y2
Registration Date 15/06/2021

Additional Information

Proposal: Planning permission for the development to include demolition of existing single storey extensions to rear and side, construction of new single and two storey extensions to rear and ancillary internal alterations, replacement of windows through and extension and alterations to existing garage to rear to provide double garage and home office.

Area Area 1 - South East
Application Number 2963/21
Application Type Permission
Applicant Mary and Stephen Boyd
Location 31 Malone Gardens, Dublin 4, D04HH29
Registration Date 15/06/2021

Additional Information

Proposal: Planning permission is sought to partially replace the existing flat roof at the rear with a pitched roof. The new enlarged attic space to contain plant room, storage space, 3 no velux rooflights and provide support for new solar panels to be located on the southern face of the roof.

Area Area 1 - South East
Application Number 2971/21
Application Type Permission

Applicant John O'Donovan
Location 4, Cherryfield Avenue Lower, Ranelagh, Dublin 6,
D06V2Y2
Registration Date 16/06/2021

Additional Information

Proposal: The development will consist of an amendment and revision of condition no. 2 of the permission granted under planning ref. 2120/21 that will include for a reduced first floor extension above the permitted new flat roof granted under planning ref. 2120/21 above the existing rear ground floor extension. The proposed new first floor extension (1.7 sqm) will contain a rooflight above and a rear facing window that will contain external louvres.

Area Area 1 - South East
Application Number 2972/21
Application Type Permission
Applicant Alexandra Jefferson
Location 2, Prince Arthur Terrace, Rathmines, Dublin 6
Registration Date 16/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of changes to previously approved planning permission, ref 3521/20 to include two new conservation style rooflights to the rear slope of the rear roof.

Area Area 1 - South East
Application Number 2973/21
Application Type Permission
Applicant Ciaran & Jenny MacLoughlin
Location 94, Rathfarnham Road. Terenure, Dublin 6W D6W ED82
Registration Date 16/06/2021

Additional Information

Proposal: The development will consist of works to existing two storey 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 part single, part two storey extension to rear (east), two storey extension to front (west) and an attic conversion to include dormer to the rear. Minor internal general refurbishment and renewal of the building services, external hard & soft landscaping works to front & rear to include widening of existing vehicular access entrance, off Rathfarnham Road and all associated other site development works above and below ground.

Area Area 1 - South East
Application Number 2974/21
Application Type Permission
Applicant Con & Bernie Keegan
Location 42, Kells Road, Crumlin, Dublin 12
Registration Date 16/06/2021

Additional Information

Proposal: Permission for the conversion of the attic into study with a dormer window to the rear, rooflight to front roof to existing 2 storey terraced dwelling including all associated site works.

Area Area 1 - South East
Application Number 2982/21
Application Type Permission
Applicant Alexander Gibbs and Conall Quinn and Carol Anne Leyden
Location 10 & 12 Winton Avenue, Rathgar, Dublin 6
Registration Date 17/06/2021

Additional Information

Proposal: The development will consist of the following:

1. Widening of the existing openings in the front stone boundary wall to provide inward opening double gates, 2.6 meters wide to each garden the subject of this application. The gates shall match in design and height the existing gates on site.
2. One paved parking space, 2.6 meters wide shall be provided in each garden to facilitate electric vehicle charging points.
3. The dividing railings between the gardens shall be retained and conserved.

Area Area 1 - South East
Application Number 2994/21
Application Type Permission
Applicant Geoffrey Gray and Nadia Reeves Long
Location 127, Lansdowne Park, Ballsbridge, Dublin 4
Registration Date 18/06/2021

Additional Information

Proposal: The development will consist of a new single storey extension to the rear (7.2 sqm) new floor to ceiling window to the first floor rear bedroom, attic conversion (16.72 sqm) including the addition of a dormer window to the front elevation, alterations to the front elevation including French doors to the living room, insulated render to all facades, and associated internal modifications. New piers and vehicular and pedestrian gates are proposed to front boundary along with associated landscaping.

Area Area 1 - South East
Application Number WEB1647/21
Application Type Permission
Applicant Siobhan Murphy
Location 142, Captain's Road, Dublin 12
Registration Date 14/06/2021

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 WEB1648/21
Application Type Permission
Applicant John Healy
Location 121, Keeper Road, Drimnagh, Dublin 12
Registration Date 14/06/2021

Additional Information

Proposal: Side first-floor extension and attic extension. Attic conversion for storage with raised

gable to the side 2 dormer windows to the rear. Front porch with parapet style flat roof with roof window.

Area Area 1 - South East
Application Number WEB1653/21
Application Type Permission
Applicant Matthew & Niamh O'Donohoe
Location 78, Eglinton Road, Donnybrook, Dublin 4
Registration Date 15/06/2021

Additional Information

Proposal: The development will consist of; removal of existing single storey non-original extension and conservatory to rear, construction of new single storey extension to rear/side, replacement and modification of roof to single storey garage to front/side and conversion of garage to habitable accommodation, modifications to facades and internal layouts, provision of 2 no additional rooflights to rear, widening of vehicular entrance and provision of bicycle and bin stores to front and all associated ancillary, landscaping and site development works.

Area Area 1 - South East
Application Number WEB1660/21
Application Type Permission
Applicant David & Jennifer Nolan
Location 13, Pembroke Cottages, Ringsend, Dublin 4
Registration Date 17/06/2021

Additional Information

Proposal: The development will consist of the demolition of existing single storey extension to the rear of the property and the construction of a new two storey extension to the rear, which will comprise of the raising of the existing roof ridge height and the addition of 2 no. roof lights to the front of the property, reinstating original porch entrance layout and all associated works.

Area Area 1 - South East
Application Number WEB1661/21
Application Type Permission
Applicant Sarita Egan
Location 114, Captain's Road, Dublin 12
Registration Date 17/06/2021

Additional Information

Proposal: Two storey extension to side of existing dwelling and all associated site works

Area Area 1 - South East
Application Number WEB1664/21
Application Type Permission
Applicant Rick and Brid Deegan
Location 4, Shrewsbury Park, Ballsbridge, Dublin 4
Registration Date 18/06/2021

Additional Information

Proposal: The development will consist of a new single storey garage, automatic entrance gates, landscaping and associated works.

Area Area 1 - South East
Application Number WEB1666/21
Application Type Permission
Applicant Barry Reeves
Location 174, Kildare Road, Crumlin, Dublin 12
Registration Date 18/06/2021

Additional Information

Proposal: First Floor extension over existing ground floor rear addition together with connection to all services and associated site works

Area Area 1 - South East
Application Number WEB1667/21
Application Type Permission
Applicant Siobhan Keogh
Location 10, Windsor Terrace, Portobello, Dublin 8
Registration Date 18/06/2021

Additional Information

Proposal: The development will consist of a single storey extension to the rear of this two-storey house, a new roof terrace facing to the front garden and a study/bedroom both at existing roof level. Work to include replacing existing slated pitched roof with a metal clad barrel arched structure.

Area Area 1 - South East
Application Number WEB1668/21
Application Type Permission
Applicant Peter & Sarah Furlong
Location 43, Anglesea Road, Ballsbridge, Dublin 4
Registration Date 18/06/2021

Additional Information

Proposal: The development will consist of: a) the demolition of the existing rear single-storey extension; b) the construction of a single-storey extension with 72sq.m. of extended floor area to rear of the existing dwelling; c) the construction of two dormer windows at the second-floor level, one to the front and one to the rear; d) internal alterations, elevational modifications and general refurbishment; e) new Garden Room and Store of 25 sq.m. to rear garden; f) associated site works and landscaping.

Area 1 Decisions

Area Area 1 - South East
Application Number 0186/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 14/06/2021
Applicant Ross Evans & Rebecca Kearney
Location 6, Park Avenue, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number 0190/21
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 14/06/2021
Applicant Fay Murphy & Michael Rooney
Location 127, Leinster Road, Rathmines, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of single glazed sliding sash timber windows with sliding sash slimlite heritage double glazed windows. Replacement of rotten side timber door with new timber door. New fanlight window to rear 2nd floor stairs landing to replace non original window.

Area Area 1 - South East
Application Number 0191/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 17/06/2021
Applicant National Disability Authority
Location 24/25, Clyde Road, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number 0195/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 16/06/2021
Applicant Frank McDonald, Declan O'Brien & Conal O'Sullivan
Location 17-18, Temple Lane, Temple Bar, Dublin 2

Additional Information

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

Area Area 1 - South East
Application Number 0196/21
Application Type Section 5

Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 17/06/2021
Applicant Borderbrook Limited
Location 58, Fitzwilliam Square North, Dublin 2
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: As per ACA guidelines, re-instatement of historical features and repair to facade. Re-pointing, repairs to railings and step re-pointing.

Area Area 1 - South East
Application Number 2393/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Linmore Health Limited
Location 62, Merrion Road, Ballsbridge, Dublin 4
Additional Information Additional Information Received
Proposal: The development will consist of a change of use to the existing two and a half storey building from Surgery and Residential use to ground floor and first floor levels to Residential Institutional (Healthcare) use for the entire building.

Area Area 1 - South East
Application Number 2617/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/06/2021
Applicant Harry Street Company Ltd
Location Bruxelles Bar, 7/8, Harry Street, Dublin 2, D02 KX36
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development that will consist of a glazed canopy (2838mm x 13050mm) fixed to the front of the building (a Protected Structure) at first floor level to overhang at a height 2580mm above the existing pavement seating on the pedestrian section of Harry Street. Building is located at junction of Harry Street (pedestrian section) and Swan Yard to end of Chatham Lane (road). Main access from Harry Street.

Area Area 1 - South East
Application Number 2618/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/06/2021
Applicant Blackhall Green Homes Limited
Location Dunluce, 21, Anglesea Road, Ballsbridge, Dublin 4
Additional Information
Proposal: The development consists of a modification to Condition 4a of P.A. Reg. Ref: 2517/20 to allow for the sale, lease and/or allocation of the four car parking spaces to apartments within the development.

Area Area 1 - South East
Application Number 2619/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021
Applicant John and Emer Greif
Location 70, Waterloo Road, Dublin 4 D04 C796

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use from office use over garden level apartment to single family dwelling and internal works to include for a) reinstatement of staircase between garden and entry level b) removal of suspended ceiling to first floor level c) removal of later stud wall to the main bedroom to first floor level d) reinstatement of hall/corridor wall to playroom at garden level e) reduction in size of existing window to side of return at entry level f) formation of bathroom at first floor return g) formation of cloakroom to entry level return h) formation of toilet under staircase to garden level i) miscellaneous minor works as part of reversion to single family dwelling.

Area Area 1 - South East
Application Number 2620/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021
Applicant Jennifer Healy
Location 28C, Blarney Park, Kimmage, Dublin 12

Additional Information

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

Area Area 1 - South East
Application Number 2625/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/06/2021
Applicant Shane McGill
Location 28-30 Rathmines Park, Rathmines, Dublin, D06 F8Y1

Additional Information

Proposal: Planning permission for : demolition of existing buildings and the construction of 40 apartments (13 x 1 bed units, 22 x 2 bed units & 5 x 3 bed units all with required balconies) in a single building served by 2 independent entrances. The building is 4 and 5 storeys in height over basement accessed by a single ramp of Rathmines Park. Basement contains 39 car spaces, 40 cycle spaces, bin stores, storage and plant. Application also includes 1 disabled car space, off street in the building forecourt, landscaping throughout and all associated building services and works.

Area Area 1 - South East
Application Number 2627/21
Application Type Permission
Decision ADDITIONAL INFORMATION

Decision Date 15/06/2021
Applicant Paula & Ray Moore
Location Somerset House (also known as High Cross), 40, Temple Road, Dartry, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: part demolition of courtyard wall and construction of single-storey side-entrance extension to the east gable with a glazed roof; demolition of conservatory to the rear and construction of a single-storey extension with rooflight; construction of single-storey extension to west gable linked with new rear extension and incorporating a passenger lift and external shaft serving upper floors with new door openings at each upper level; new window at upper ground floor level at west gable at location of existing blind window; blocking up of existing windows and part removal of rear wall at lower ground floor to facilitate new extensions; replacement of modern windows to rear with facsimiles of original windows; removal of security bars to windows; removal of service lift linking lower and upper ground levels and associated repairs; blocking up of door opes and provision of new door opes to allow reinstatement of bottom of stair; new door opening between library and drawing room together with widening of passage to pre-existing modern extension and the sub-division of rear room to provide new guest WC, all at upper ground floor level; removal of non-original existing bathroom at first floor and reinstatement of existing floor level and wall enclosures together with new partitions to accommodate same; partitioning of 1st floor rooms to provide 2 no. en-suite bathrooms and dressing room; new door opening to accommodate dressing room; levelling of existing floor to rear bedroom at 1st floor level and the associated blocking up of window at half-landing level within non-original bathroom below to accommodate. Repair and re-slatting works to roof, refurbishment of existing historic windows and shutters, upgrading of services; external platform lift to front; drainage, landscaping and associated works. 2 no. decorative garden gazebos and a glass house to rear garden. Alterations to pre-existing modern extension including new internal stair, rooflights, new window to rear at upper ground level, revised internal accommodation and replacement doors to garage.

Area Area 1 - South East
Application Number 2628/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 15/06/2021
Applicant Florencia Saluzzo and Paul Doherty
Location 12, Monasterboice Road, Crumlin, Dublin 12
Additional Information
Proposal: RETENTION: Existing vehicular access and permeable front driveway.

Area Area 1 - South East
Application Number 2629/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 15/06/2021
Applicant Ann McGovern
Location 31a, Price's Place (formerly No.1 Price's Lane), Ranelagh, Dublin 6

Additional Information

Proposal: To re-build a two-storey one bedroom cottage on site of similar type cottage now demolished. This site is to the rear of a protected structure but not within the curtilage or ownership

of the protected structure. This development was previously granted planning permission which has since lapsed.

Area Area 1 - South East
Application Number 2631/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021
Applicant Micheal Doyle
Location 7, Harty Place, Dublin 8

Additional Information

Proposal: Construction of a part single storey, part two storey extension to the rear and incorporating the raising of the roof ridge line. Conversion of the attic space with dormer extension to the rear. The installation of velux rooflights to the front roof slope and all associated site works.

Area Area 1 - South East
Application Number 2638/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Niall Connell
Location 13 Saint Kevin's Terrace, New Bride Street, Dublin 8, D08 X0T4

Additional Information

Proposal: The development will consist of the demolition of the existing one-storey extension to rear of the existing dwelling and the construction to the rear of a new part-one and part-two storey extension with skylights over the ground floor flat roof, internal alterations to existing dwelling to allow proposed new layout, all associated site boundary works and all ancillary site works.

Area Area 1 - South East
Application Number 2641/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 16/06/2021
Applicant Mount Argus Monastery Ventures Limited
Location Lands at Church Park Way, Kimmage Road Lower, Dublin 6W

Additional Information

Proposal: The development will consist of works to include:

- Construction of a 2-storey apartment building with dormer accommodation in the roof space;
 - 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;
 - Vehicular access from Church Park Way, 7 no. car parking spaces and 23 no. bicycle parking spaces;
 - Landscaping, boundary treatment, bin stores and all associated site works and services.
-

Area Area 1 - South East
Application Number 2643/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/06/2021
Applicant Mount Argus Monastery Ventures Limited
Location Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:

- Construction of a part 3/4 storey apartment building with undercroft car parking;
- The apartment building will provide 22 no. apartments, consisting of 6 no. studio units and 16 no. 1-bed units;
- Vehicular access from Mount Argus, car parking, motorcycle parking and bicycle parking - 21 no. car parking spaces, 1 no. motorcycle parking spaces and 43 no. bicycle parking spaces will also be provided;
- Landscaping, boundary treatment, bin stores and all associated site works and services.

Area Area 1 - South East
Application Number 2644/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 16/06/2021
Applicant David McNabb
Location 460 Clonard Road, Crumlin, Dublin 12, D12 W6K6

Additional Information

Proposal: The development will consist of: widening the existing pedestrian access into a new vehicular access.

Area Area 1 - South East
Application Number 2652/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/06/2021
Applicant Tomas & Leona O'Leary
Location 7, Orwell Park, Dublin 6 D06 N8H2

Additional Information

Proposal: The development will consist of: A) The removal of the existing rear single conservatory extension, the removal of the existing chimney to the rear western gable and the removal of the existing garden shed. B) The construction of a single storey extension to the rear of the existing house with 2 no. associated rooflights together with the extension of the existing two storey return above the proposed single storey extension. C) Alterations to the rear north elevation with 2 no. Juliet balcony windows at first and second floor level respectively and alterations to the side west elevation with the addition of 5 no, windows and side entrance door. D) Internal reconfiguration of the existing layout and alignments of floor level. E) The construction of a garden room with associated rooflight to the rear of the site and the construction of a garden shed. F) The widening of the vehicular entrance with new pillar and gates. G) All ancillary site and landscaping works.

Area Area 1 - South East
Application Number 2667/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/06/2021
Applicant Railway Union Sports Club
Location Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number 2669/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Tracey McMahon
Location 93, Devenish Road, Crumlin, Dublin 12

Additional Information

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

Area Area 1 - South East
Application Number 2676/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Harriet Doig
Location 48, Pigeon House Road, Ringsend, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number 2695/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Will O'Brien & Mary MacLoughlin
Location 19, Zion Road, Rathgar, Dublin 6, D06 EK54

Additional Information

Proposal: PROTECTED STRUCTURE: Permission sought for works to existing three storey semi-detached (end of terrace) dwelling to include for the following; demolition of existing non-original two storey extension to rear (west) including removal of external steel staircase linking upper

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

Area Area 1 - South East
Application Number 2871/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/06/2021
Applicant Joseph & Aysel Hughes
Location 23, Synge Street, Portobello, Dublin 8
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 2902/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/06/2021
Applicant Ciaran & Jenny MacLoughlin
Location 94, Rathfarnham Road. Terenure, Dublin 6W D6W ED82
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 3646/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant The Electricity Supply Board (ESB)
Location Dublin Bay Power Station, Pigeon House Road, Dublin 4,

Additional Information

Additional Information Received

Proposal: Planning permission for development on a c. 3.5 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of: A 30 MW capacity battery energy storage system (BESS) facility within a secured compound and will include the following elements: (a) Up to 11 battery container unit arrangements comprising: (1) 6 Concrete plinths (c. 110 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (2) 5 Concrete plinths (c. 123 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (b) a c. 135 sq. m., c. 4.7 m high control building; (c) industrial/electrical plant including: (i) SCADA communications mast (c. 18 m high); (ii) c. 1,309 sq. m., c. 5.6 m high fenced transformer compound; (iii) VAR support unit on a concrete plinth (c. 24 sq. m., c. 3.4 m high); (iv) 4 lightning monopoles (c. 20 m high); (v) c. 19.8 sq. m., c. 3 m high bundled house transformer; (vi) cable trays and associated service connections; (vii) pole mounted security cameras (8.3 m high); (d) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), chainlink specification (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and (f) connections to site services networks including telecommunications, electrical, water supply, surface water drainage / attenuation, and ancillary cabling. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Access will be from South Bank Road on the southern boundary and via the existing access to the east from Shellybanks Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for access, relates to development in the Poolbeg West Strategic Development Zone (SDZ). An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority. The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Area	Area 1 - South East
Application Number	3647/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/06/2021
Applicant	The Electricity Supply Board (ESB)
Location	Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2
Additional Information	Additional Information Received
Proposal:	Planning permission for development on a c. 6.1 ha site to the south of the existing

Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2, and bounded by South Bank Road to the south. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack; (b) ancillary buildings including: c. 9 sq.m., c. 5 m high demineralised water forwarding pumps building; c. 90.1 sq.m., c. 4.7 m high plant control module (PCM); c. 39.6 sq.m., c. 3 m high compressed air and fire suppression building; c. 90.1 sq.m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq.m., c. 4.7 m high welfare facilities building; c. 90.1 sq.m., c. 4.7 m high electrical equipment module; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 48 sq.m., c. 6 m high gas reducing building; c. 128 sq.m., c. 6 m high gas compressor building; c. 12.6 sq.m., c. 2.4 m high continuous emissions monitoring system (CEMS) hut; (c) industrial/electrical plant including: c. 3 sq.m., c. 2.4 m high liquid fuel forwarding skid; c. 3.8 sq.m., c. 3.3 m high lube oil skid; demineralised water tank (c. 14.4 m high and 1,923 cubic metre capacity); c. 1,309 sq.m., c. 6.5 m high fenced transformer compound; c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; fire ring main; banded liquid fuel tank (c. 9 m high and 477 cubic metre capacity); c. 28 sq.m., c. 4 m high gas compressor cooler; c. 11.1 sq.m., c. 2.2 m high gaseous fire suppression cabinet; c. 97 sq.m., c. 5 m high fin fan coolers; c. 7.5 sq.m., c. 1.8 m high water wash cart; c. 11 sq.m., c. 3.7 m high water injection skid; c. 21 sq.m., c. 6.6 m high generator circuit breaker; c. 10.9 sq.m., c. 2.5 m high banded house transformer; (d) Removal of existing fencing and gates, and installation of various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), chainlink (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage, temporary construction laydown area; and (f) connections to site services including telecommunications, gas, electrical, liquid fuel, water supply, surface water drainage, and wastewater. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and being a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Liquid fuel connections are also proposed including into the existing National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015); and between the aforementioned Dublin Bay Power Station fuel oil storage tanks and the aforementioned National Oil Reserves Agency Ltd (NORA) site. Access will be via the two existing access points located on the southern boundary, from South Bank Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for the construction of connections to site services, relates to development in the Poolbeg West Strategic Development Zone (SDZ). The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority. The application may also be viewed or downloaded on the Department of Housing, Planning and Local Government's EIA Portal located at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Area Area 1 - South East
Application Number 3677/16/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 16/06/2021
Applicant James McGettigan
Location House No. 2, Ailesbury Oaks, Ballsbridge, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: Planning permission for amendments to a previously approved planning permission application (reg ref 2225/16) to include an extended second floor playroom to the rear with a dormer roof structure to the rear at attic level.

Area Area 1 - South East
Application Number 3754/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 14/06/2021
Applicant Karin Reihill
Location St Peters, 91 Ailesbury Road, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of the demolition of the existing one and two storey extension to the side and rear, and garden wall to the side of the detached two storey five bedroom property; as well as the demolition of the single storey shed and boiler house to each side of the house, and single storey garden store to rear. The development will consist of the construction of a new part single storey, and two storey over basement extension to the side and rear of the original house to create a detached two storey over part basement six bedroom dwelling. Rooflights are proposed within the single and two storey extension to the rear. New boundary treatment to each side of the front elevation of house; new shed to west side of the house with new sunken courtyard to rear. Internal reconfigurations to the original house will include works at ground and first floor level to close existing, and reopen original opes as well as creating new opes between rooms and to the new extension. The development will also consist of the creation of a new vehicular entrance gate to the north-west to replace existing pedestrian entrance; and widening of existing vehicular entrance and new gate off Ailesbury Road; reconfiguring and extending internal driveway to new entrance; alterations to front boundary wall to include new railing above; new wall to side of house; as well as all associated landscape, conservation and site development works.

Area Area 1 - South East
Application Number 3851/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Aine and Joseph Butler
Location 25, Percy Place, Dublin 4
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 4200/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 18/06/2021
Applicant Kilpatch Limited
Location 19, Percy Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: The development will consist of: Demolition of existing 2-storey detached dwelling and boundary walls to Percy Lane and construction of 2no. 3-storey with half basement, semi-detached, 3-bed houses with rear garden terraces at 1st floor and flat roofs with flat rooflights at 2nd floor. Development contains 1no. semi-covered off-street parking space and 1no. cycle space per dwelling, exiting at street level on to Percy Lane. Development extends the site boundary on the south-east corner to the extent of the freehold title.

Area Area 1 - South East
Application Number WEB1066/21
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 16/06/2021
Applicant John Kennedy and Una Kelly
Location No. 8, Garville Road, Dublin 6

Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number WEB1424/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021
Applicant Jennifer Burke
Location 39, Melvin Road, Terenure, Dublin 6w

Additional Information

Proposal: Conversion of attic area to storage area with with new dormer type window to rear with internal modifications associated site works.

Area Area 1 - South East
Application Number WEB1425/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021

Applicant Hazel Doyle and David O'Meara
Location 25, Vavasour Square, Dublin 4

Additional Information

Proposal: i) demolition of the existing single storey domestic extensions to the rear
ii) the construction of a new single storey extension with rooflights and chimneystack to the rear
iii) new roof lights to existing rear roof and in the central valley of the existing house
iv) internal alterations to the existing house and
v) new replacement sash windows and door to front
vi) all associated landscaping and drainage works.

Area Area 1 - South East
Application Number WEB1427/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2021
Applicant James & Kellie Barrett
Location 19, Cullenswood Gardens, Ranelagh, Dublin 6

Additional Information

Proposal: Proposed partial demolition of existing single storey garage structure and the proposed provision of a ground floor side extension to existing house accommodating an office, utility and study space with a flat roof; alterations to front windows; the widening of rear first floor bedroom windows; the addition of a bin store to front of dwelling; and all associated landscaping and ancillary site works.

Area Area 1 - South East
Application Number WEB1432/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2021
Applicant Joanne Kelly & Declan Fitzgerald
Location 2, Arranmore Road, Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of the existing single-storey returns at the rear and side of a three-storey semi-detached house and the construction of new single storey flat roof extensions along the side and the rear c/w lantern rooflights, the extension of the porch roof over to the front door to cover a new side access door to the side passage with a covered area behind, a new Velux rooflight on the main front roof, the reconstruction of the existing rear dormer roof structure at the top floor with a wider dormer and a new domestic vehicular entrance off of the front road into a new parking area in the front garden.

Area Area 1 - South East
Application Number WEB1433/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Siobhain and Marcus O'Doherty
Location 54, Mount Argus Road, Dublin 6w

Additional Information

Proposal: Permission is sought for development which will consist of the widening of existing vehicular entrance and all associated sundry works, to front of existing two-storey semi-detached dwelling.

Area Area 1 - South East
Application Number WEB1435/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2021
Applicant Karen Talbot & Simon Brady
Location 13, Saint Martin's Park, Dublin 6w
Additional Information

Proposal: Provision of new Entrance Porch and single storey extension to front of house and to rear. Total area of new building is 43 square metres.

Area Area 1 - South East
Application Number WEB1436/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Derek Hennessy and Michele Van Valey
Location 10, Greenlea Park, Dublin 6w
Additional Information

Proposal: We, Derek Hennessy and Michele Van Valey intend to apply for planning permission for development at 10 Greenlea Park, Terenure Dublin 6W: The development will consist of the construction of an extension over garage and to rear at first floor level. Change to tiled pitched roof over existing flat roof to front of property. The conversion of attic to include a dormer to rear.

Area Area 1 - South East
Application Number WEB1445/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/06/2021
Applicant Ultan Ó Concubhair & Laoise Ní Fhionnagáin
Location Former United Car Valet Garage, Garville Lane, Rathgar, Dublin 6, D06 Y4C0
Additional Information

Proposal: Change of use from commercial garage to residential use; and proposed development to consist of partial demolition of existing garage building, demolition of existing rear lean-to extension, and extension of existing garage building to accommodate the construction of a proposed infill mews development comprising 1 No. two-and-a-half storey, four-bedroom dwelling; incorporating proposed carport/bicycle parking to front of dwelling, maintaining existing access from Garville Lane via proposed widened vehicular entrance; proposed secluded roof courtyard and proposed winter garden structure at second-floor level; and associated landscaping and ancillary site works.

Area Area 1 - South East
Application Number WEB1446/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Margaret O'Reilly
Location 50, Cloyne Road, Dublin 12

Additional Information

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

Area Area 1 - South East
Application Number WEB1448/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Mr. Trevor Cloak
Location 23, Harty Place, Dublin 8

Additional Information

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

Area Area 1 - South East
Application Number WEB1450/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/06/2021
Applicant Nigel Tuite
Location 119A, Strand Road, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number WEB1452/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 18/06/2021
Applicant Brian McLoughlin
Location 23, Iveagh Gardens, Crumlin, Dublin 12

Additional Information

Proposal: Permission is sought for new vehicular entrance (Total proposed width 3.0m) and revisions to existing site railing and ancillary works

Area Area 1 - South East
Application Number WEB1455/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2021
Applicant Kathy and Paddy Herbert
Location 24A, Lea Road, Sandymount, Dublin 4

Additional Information

Proposal: For planning permission for a detached single storey studio space at the side of no. 24a Lea Road, Sandymount, Dublin 4. The development will consist of a 11sqm artist's studio space with a side passage provided to access the rear garden. The 22 sqm sedum plant green flat roof of the development will extend to form a porch roof at the entrance to 24a and a covered space to the rear of the studio.

Area Area 1 - South East
Application Number WEB1457/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Conor & Sharon Jones
Location 1, Auburn Villas, Rathgar Road, Rathgar, Dublin 6

Additional Information

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

Area Area 1 - South East
Application Number WEB1463/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/06/2021
Applicant Joseph Cummins
Location 5, Pembroke Cottages, Ringsend, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number WEB1659/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Ann White

Location 32, Poddle Close, Crumlin, Dublin 12
Additional Information Additional Information Received
Proposal: Extension to the existing rear garden shed, for storage.

Area Area 1 - South East
Application Number WEB1675/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Michael Duncan
Location 33, Park Avenue, Sandymount, Dublin 4
Additional Information Additional Information Received

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

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

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2435/21
Appeal Type Written Evidence
Applicant Brian Kennedy
Location The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86
Additional Information

Proposal: Planning permission for a residential development on a c. 0.25 hectare site. The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 25 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments and 13 no. 2 bedroom apartments (including 3 no. 2 bedroom duplexes) (each with private balconies/terraces) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 25 no. car parking spaces (1 no. disabled access), 44 no. cycle spaces and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works (including relocation of existing ESB substation), hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 1,935 sqm.

Area Area 1 - South East
Application Number 2444/21
Appeal Type Written Evidence
Applicant Ontower Ireland Limited
Location Garland House, 28 - 30, Rathmines Park, Dublin 6

Additional Information

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

Area Area 1 - South East
Application Number 2493/21
Appeal Type Written Evidence
Applicant Karen Clarke and Alan Giles
Location 9, Marine Drive, Sandymount, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number 3808/20
Appeal Type Written Evidence
Applicant Ardoyne House Management Limited
Location Ardoyne House, Pembroke Park, Dublin 4, D04 F3C3
Additional Information Additional Information Received

Proposal: This development will consist of construction of new hard standing area of approx. 430 sqm to provide 19 no. car parking spaces to the south east of Ardoyne House Building in order to accommodate parking spaces displaced due to fire safety requirements.

Area Area 1 - South East
Application Number WEB1300/21
Appeal Type Written Evidence
Applicant Cora Murphy
Location 64-66, Terenure Road West, Terenure, Dublin 6W

Additional Information

Proposal: The demolition the existing single storey gate lodge structure and the construction of 1 no. detached, five bedroom, two storey dwelling with dormer attic level over partial basement and part single, part two-storey extension to the rear. The development also proposes 1 no. dormer window to attic dormer level to the rear elevation, 1 no. juliet balcony at first floor level to the rear elevation, single storey canopy / covered terrace area to rear, the provision of 3 no. rooflights (2 no. to the rear single storey extension and 1 no. to rear roof). The proposed development will be accessed from Terenure Road West via 1 no. new vehicular entrance and 1 no. new pedestrian entrance and provides for 4 no. car parking spaces (3 no. at surface level and 1 no. car space within the proposed single storey garage attached to the main dwelling). The proposal also includes boundary treatments (including new front boundary wall and railings), landscaping works including 2 no. courtyard areas and front and back gardens, and all ancillary site and engineering works necessary to facilitate the development.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2421/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	14/06/2021
Applicant	Bashview Limited
Location	14 - 15 Trinity Street and 1 - 4A Dame Lane and fronting onto Saint Andrew's Lane, Dublin 2, D02 C58
Additional Information	Clarification of Add. Information Recd.

Proposal: The development will consist of the following: the demolition of the existing six storey mixed use structure (c. 6,108 sq. m) known as 'Moirra House' and 'Trinity Street Car Park', currently comprising a 171 no. space multi storey car park, 3 no. retail units at ground floor (c. 508 sq. m) and 5 no. self-contained offices suites (c. 292 sq. m) and the provision of a nine storey over basement office building with a restaurant at ground floor. The proposed building has a total height of c. 36.218m above ground (43.7m ODM, including lift overrun), stepping back at seventh and eighth floor levels with a gross floor area of c. 7,460 sq. m (including basement of c. 318 sq. m). The proposed building will accommodate office space at first to ninth floor levels with a reception lobby at ground floor accessed from Saint Andrew's Lane and a ground floor restaurant unit (c. 540 sq. m) accessed from both Trinity Street and Saint Andrew's Lane. The proposed building is set back from Trinity Street at ground and first floor levels providing for a pedestrian plaza/seating area (c. 53 sq. m) while the building is also set back from Saint Andrew's Lane to the south providing for a second entrance plaza (c. 32 sq. m). The proposed development includes terraces at seventh and eighth floor levels to the north elevation, PV panels at roof level, plant at roof level (including lift overrun) and at basement level, substation/switch room at basement level, 2 no. stair cores, 3 no. lift cores, a separate stairs from the restaurant to the basement, bicycle storage at basement level (c. 76 no. spaces), bike lift, ancillary facilities (including shower block) and all other ancillary site development works.

Area	Area 1 - South East
Application Number	3019/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@16/06/2021
Applicant	Bartra Property Limited
Location	0.22 Ha site at 98, Merrion Road, Dublin 4
Additional Information	Additional Information Received

Proposal: Permission for a Build-to-Rent Shared Living Residential Development at a 0.22 Ha site. The development will principally consist of the demolition of all structures on site (872sqm) which are currently in guesthouse use, and the construction of a part 3 to part 5 no. storey over part lower ground/ part basement Shared Living Residential Development comprising 111 no. bed spaces (96 no. single occupancy rooms, 3 no. accessible rooms and 6 no. double occupancy rooms) with lift overrun at roof level (3,617sqm). The development also consists of the provision of communal living/ kitchen/ dining rooms at each floor level from lower ground to fourth floor level to serve the residents of each floor; communal resident amenity spaces for all residents including gymnasium, TV/cinema room and function room at basement/ lower ground floor level and a reception/ lounge at ground floor level, a roof terrace at third floor level (78sqm) facing north-west, north-east and south-east and at fourth floor level (111.5 sqm) facing all directions, resident facilities including launderette, linen store, accessible WC/ shower and bin storage; bicycle parking; hard and soft landscaping; solar panels; plant, and all other associated site works above and below ground.

Area Area 1 - South East
Application Number 3596/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @17/06/2021
Applicant John & Sarah Ludden
Location 6, Mount Street Crescent, Dublin 2, D02 XT04

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a protected structure on Dublin City Council's Record of Protected Structures (Ref: RPS No. 5607). The development will consist of the demolition of a rear storage mews on Stephen's Lane. Construction of a single new two-storey two-bedroom mews house; provision of new private residential garden for the mews; revised vehicular and pedestrian access with gates; new water and wastewater connection; and all associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3948/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @16/06/2021
Applicant Dermot O'Neill
Location 1st & 2nd floors, 5, Aston Quay, Dublin 2

Additional Information

Proposal: Permission for development consisting of change of use of first & second floors from existing office/commercial space to 2 No. new two bedroom apartments for short term letting with associated minor internal alterations, all located at first & second floors, no.5 Aston Quay, Dublin 2, D02K504.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

24/21

(14/06/2021-18/06/2021)

Area	Area 1 - South East
Application Number	0219/21
Application Type	Social Housing Exemption Certificate
Applicant	Lette Accommodation Limited
Location	1, Harcourt Terrace, Dublin 2
Registration Date	14/06/2021

Additional Information

Proposal: SHEC: The construction of a new single family dwelling over 3 storeys (garden level, upper ground, and mezzanine level) with primary access from Harcourt Terrace and consisting of 2 no. double ensuite bedrooms, 1 no. single bedroom, living, kitchen, dining, greenhouse and ancillary spaces with a gross internal floor area of 166m² plus a 19m² external terrace at upper ground level, a 31m² external courtyard at garden level; and the reinstatement of an 80m² derelict return to the main building (4 storeys over basement), accessed via existing doors in the main house, and containing additional guest suites for the existing guest house and ancillary space.



Dublin City Council

SECTION 5 EXEMPTIONS

24/21

(14/06/2021-18/06/2021)

Area Area 1 - South East
Application Number 0221/21
Application Type Section 5
Applicant Iveagh Trust Hostel
Location 8, Bride Road, Dublin 8
Registration Date 17/06/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed opening up works: A. 1) Landing area between the foot of the internal steps and the front door is to be propped prior to the commencement of the breaking out of the existing slabs at the entrance landing. 2) Remove the existing terra-cotta stair tiles which have failed. 3) Remove terrazzo floor covering (25mm) on the existing stairs and landing. 4) Break out existing concrete 'filler joist construction' currently making up the existing entrance landing (254mm dep) and stairs to expose the original wrought iron beams (203mm x 152mm) which are encased by the concrete landing. B. 1) Rust and damage on the existing wrought iron beams is to be shot blasted. Corrosion protection preservative treatment to be applied to the existing beams. 2) Existing concrete slab is to be replaced with a 229mm deep reinforced concrete slab giving 20mm cover to the existing wrought iron beams. 3) Replace original failed terra-cotta tiles with new non-slip cast terra-cotta tiles to match the profile of the original tiles that were removed. New tiles installation will be on a like for like basis. 4) Replace the terrazzo floor covering (225mm) on the stairs and landing with non-slip terrazzo floor covering. New floor covering is to be installed on a like for like basis.

Area Area 1 - South East
Application Number 0223/21
Application Type Section 5
Applicant Molly Slattery
Location 26, Clare Street, Dublin 2
Registration Date 18/06/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed CHS steel column 140mm diameter by 8mm thick located centre to central mullion in existing Victorian timber shopfront to provide permanent structural support to the existing timber bressumer beam above the shopfront. Steel top plate to be concealed behind fire rated plasterboard to match existing ceiling.