



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**29/21**

(19/07/2021-23/07/2021)

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** 2438/21  
**Application Type** Permission  
**Applicant** F.G.L. Enterprises Ltd.  
**Location** Triangle House, at corner of 31-33 Ranelagh and Cullenswood Road, Ranelagh, Dublin 6  
**Registration Date** 23/07/2021  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of alterations to facades, involving removal of slated fronts to existing mansard roof and construction of new parapet walls which, together with existing brickwork, will be finished with proprietary render to selected colour with facade above and around office entrance clad in stone. Ground floor office entrance door and all windows to first and second floors will be replaced.

---

**Area** Area 1 - South East  
**Application Number** 3187/21  
**Application Type** Retention Permission  
**Applicant** Dartry Health Club Ltd  
**Location** Dartry Health Club, 31 Palmerston Gardens, Dartry, Dublin 6, D06 FX39  
**Registration Date** 20/07/2021  
**Additional Information**  
**Proposal:** Retention permission for the development consist of: erection of a stretched skin roof structure supported by steel columns and associated site works in the existing health club grounds to facilitate silent fitness classes. There will be no projected music. Classes to take place Monday to Friday 7am - 8.15pm, Saturday 9.00am to 4pm, Sunday 10am to 1.20pm.

---

**Area** Area 1 - South East  
**Application Number** 3196/21  
**Application Type** Permission  
**Applicant** Ciaran, Stephen & Oliver McGrath  
**Location** 33-34 Dame Street, Dublin 2, D02 WY24  
**Registration Date** 21/07/2021  
**Additional Information**  
**Proposal:** Planning permission for works as follows:  
1. change of use at 1st, 2nd, 3rd, 4th & 5th floor level from educational to office use, with material alterations to the internal layout;  
2. Dame St. facade: new facing brick and stone cladding, new stone-clad shopfront, reconfiguration of existing window openings and installation of new windows and a new frameless glass balustrade to the 4th floor parapet wall;  
3. Dame Lane facade: installation of new windows to the existing openings to the rear of No. 33 Dame St and extension of the existing rear staircase structure to serve the 5th floor level;  
4. removal of the existing mansard roof structure to No. 33 Dame St. and construction of a new 5th floor structure to Nos. 33 & 34 Dame St. ;  
5. construction of a new roof garden and pergola to the rear of the 5th floor level facing Dame Lane.  
No works are proposed internally to the ground or basement floor levels.

---

---

**Area** Area 1 - South East  
**Application Number** 3202/21  
**Application Type** Permission  
**Applicant** Mark and Michelle Howell  
**Location** side to East of 22, Lakelands Park, Terenure, Dublin 6W. D6W HE48  
**Registration Date** 22/07/2021

**Additional Information**

**Proposal:** Permission for development at new site to east of 22, Lakelands Park, Terenure, Dublin 6W. D6W HE48. Development to include widening of existing vehicular entrance from Lakelands Park, construction of new detached two storey house and associated site alterations.

---

**Area** Area 1 - South East  
**Application Number** 3204/21  
**Application Type** Permission  
**Applicant** Earlsfort Centre Hotel Proprietors Limited  
**Location** Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562  
**Registration Date** 22/07/2021

**Additional Information**

**Proposal:** Planning permission for development at the Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562. A portion of the application site also fronts onto Leeson Street Lower. To the north of the site, is the St. Stephen's Green House office complex. To the south of the site is the Earlsfort Centre office complex, and to the east of the site are the offices fronting onto Lesson Street Lower including Ormonde House, with the National Concert Hall opposite, to the west. The proposed development comprises upgrades works and extension of the existing hotel, including: (i) Provision of new façade and elevational upgrade works to the existing hotel; Minor extensions to the existing building footprint and internal modifications to hotel facilities including revisions to food and beverage provision, café with street hatch, new wellness centre, meeting/conference facilities, back of house and ancillary facilities; (iii) Replacement of ballroom/event space and portion of the basement with new multi-use event space across two floors and 7 no. storeys of new hotel accommodation above (8 storeys total) above basement level; (iv) Provision of additional floor (hotel accommodation) to existing hotel providing for a 9 no. storey building over basement and lower ground floor; (v) The proposal includes a two level roof top bar terrace to Earlsfort Terrace; (vi) The development overall increases the GFA from 14,405 sq.m. to 20,486 sq.m. and increase the no. of hotel rooms from 192 to 280; (vii) Access to the multi-use event space from Leeson Street Lower; (viii) Reduction in car parking from 87 no. to 60 no.; (ix) A new pedestrian access point to Leeson Street Lower; (x) All associated works, site development, demolition and construction work and consequential revisions to the existing hotel internally and externally.

---

**Area** Area 1 - South East  
**Application Number** 3206/21  
**Application Type** Retention Permission  
**Applicant** The Old Bakery Store Ltd  
**Location** 212 Harolds Cross Road, Dublin 6W  
**Registration Date** 23/07/2021

**Additional Information**

**Proposal:** RETENTION: Planning permission for the following development onto north side of existing retail unit at 212 Harold's Cross Road, Dublin D6W AE10 (with rear access from Shamrock

Villas): New 23 sqm single storey flat roofed extension (containing storage/food preparation area). New 9 sqm single storey flat roofed extension (containing new toilets). New overhanging roof between extensions to provide sheltered external serving area.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ3207/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle (IGB) & Fabrizia Sites, Poolbeg West, Dublin 4
<b>Registration Date</b>	23/07/2021

#### **Additional Information**

**Proposal:** Permission for development for a mixed use development on a site of 15.3 hectares (including some 0.2 hectares of public domain on Sean Moore Road and the junction with Pine Road), focused primarily, but not exclusively, on a net site area of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019). The overall site is bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270-19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting, streets, transportation, water services and utilities' infrastructure, public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.

The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No. apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site. The 600 No apartment units will consist of: 304 No. apartment units; 144 No. "Build-To-Rent" apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)

The proposed development will consist of:

- Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.)

- A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m;
  - 2 No, retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm));
  - 1 café restaurant located at the ground floor of Block K (97 sq m);
  - A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces);
  - Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level);
  - Plant rooms and resident storage spaces located at basement level;
  - Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and
  - 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m).
- The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1872/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Keith Murray
<b>Location</b>	20, South Lotts Road, Dublin 4
<b>Registration Date</b>	22/07/2021
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Permission for change of use of previously approved media enterprise and resource centre on ground and first floor mezzanine level to residential use incorporating three studio apartments.

## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2627/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Paula & Ray Moore
<b>Location</b>	Somerset House (also known as High Cross), 40, Temple Road, Dartry, Dublin 6
<b>Registration Date</b>	22/07/2021
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	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** 3180/21  
**Application Type** Permission  
**Applicant** Martha Murtagh  
**Location** 23, Raglan Lane, Dublin 4 D04 C6N3  
**Registration Date** 19/07/2021

**Additional Information**

**Proposal:** The development will consist of alterations to existing front boundary wall to include a new pedestrian access gate, and all ancillary site works.

---

**Area** Area 1 - South East  
**Application Number** 3185/21  
**Application Type** Permission  
**Applicant** Daragh and Emer Gilsean  
**Location** 46 Oaklands Park, Sandymount, Dublin 4  
**Registration Date** 20/07/2021

**Additional Information**

**Proposal:** Planning permission for the construction of a ground floor single storey, flat roofed rear extension (28 sqm.) along with a dormer window at attic level on rear roof associated elevational changes and associated site development works.

---

**Area** Area 1 - South East  
**Application Number** 3188/21  
**Application Type** Permission  
**Applicant** Robert Ryan  
**Location** 104 Kildare Road, Crumlin, Dublin 12  
**Registration Date** 20/07/2021

**Additional Information**

**Proposal:** Planning permission for the provision of a vehicular entrance and paved drive

---

---

**Area** Area 1 - South East  
**Application Number** 3200/21  
**Application Type** Permission  
**Applicant** Siobhan Dillon and Michael Hale  
**Location** 23 Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788  
**Registration Date** 22/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for  
(a) single storey 6.6 sqm extension at lower ground floor to the side of an existing rear (north) extension;  
(b) internal modification works including reconfiguration of the internal living spaces for improved circulation;  
(c) upgrade works to existing windows, doors, mechanical and electrical services. All associated services.

---

### Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0229/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 21/07/2021  
**Applicant** Thomas A. Menton  
**Location** Between, 36 and 38, Rathdown Park, Terenure, Dublin 6W.

**Additional Information**

**Proposal:** EXPP: To lower the existing wall between the properties

---

**Area** Area 1 - South East  
**Application Number** 2374/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Minerva Montessori Ltd.  
**Location** Former Dartry Dye Works offices, behind North House, Dartry, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission sought to extend to a permanent basis the 3 year Planning Permission granted on March 20th 2017 under Application No. 3394/16 for change of use from Science/Technology to Crèche/Montessori school use. This application does not involve any works to North House which is a Protected Structure Ref. 2237.

---

**Area** Area 1 - South East  
**Application Number** 2391/21  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2021  
**Applicant** Broadfield Development Limited  
**Location** 6/7, part 8 Hagan's Court, Lower Baggot Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the demolition of all structures on site and the construction of 2 no. three storey, 3-bedroom dwellings in its place. The proposed development will include rear gardens at ground floor and terrace at second floor, green roofs and all associated site works. The new buildings will have a floor area of 166.5 sq.m and 157.3 sq.m respectively.

---

**Area** Area 1 - South East  
**Application Number** 2496/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2021  
**Applicant** Kay O'Connor  
**Location** 'Ella'slie' No. 46 Temple Road, Rathmines, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for development comprising:

The partial demolition of the existing dwelling (ranging in height from one to three storeys in height) as follows:

- (a) non-original 1 and 2-storey elements to the rear and side (west) elevation of the existing protected structure including the demolition of existing games room, bar, gym, sauna, conservatory and storage room;
- (b) demolition of non-original 2 and 3-storey elements to the side (east) elevation of the protected structure comprising removal of existing toilet and access door;
- (c) the demolition of non-original existing shed to the front and side of dwelling.

Permission is sought for the construction of a part single, part two storey rear and side extension as follows:

- (a) a single storey flat-roof extension at garden floor level to the rear and side (west) of the existing building to accommodate new kitchen/ dining room/ reading room, pilates studio and cinema room with 3 no. rooflights will be provided;
- (b) rear flat-roof single storey extension at 1st floor level to accommodate sun room with 1 no. rooflight. Permission is also sought to extend the existing corridor to the east elevation of the existing protected structure at ground and first floor level to accommodate internal changes.

The development also provides for internal refurbishments and alterations to the existing dwelling comprising the following:

- (a) garden floor level: reduction in size of an existing non-original opening to rear of existing family room; conversion and subdivision of existing kitchen/ breakfast room to laundry use and guest WC; provision of new doorway at western wall of proposed laundry to provide access to new extension; subdivision of existing bedroom to use as a secondary entrance to dwelling, boot room and pantry.
- (b) ground floor level: conversion of dining room to lounge; removal of bedroom ensuite/robe and conversion of dressing room to ensuite with additional access to bedroom.
- (c) first floor level: removal of bedroom ensuite/robe; subdivision of bedroom into 2 no. bedrooms with shared ensuite.
- (d) second floor level: conversion of WC to bathroom; reconfiguration and conversion of bathroom to bedroom; conversion of bedroom no. 5 to wardrobe; conversion of robe and ensuite to a single ensuite.

The internal alterations will increase the no. of bedrooms from 6 no. to 7 no.

---



Permission is also sought for landscaping; drainage and ancillary works, necessary to facilitate the development including the rendering of the existing coach house exposed rubble stone to the front.

---

**Area** Area 1 - South East  
**Application Number** 2592/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Noel Callaghan  
**Location** 2, Londonbridge Road, Sandymount, Dublin 4

**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** 2838/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Myles & Rupee O'Grady  
**Location** 15, Newbridge Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of; removal of part of the existing single storey extension to rear, construction of new single storey extension to rear, conversion of the attic to habitable accommodation, provision of 2 no new rooflights to rear, modifications to rear facade and all associated ancillary, conservation, landscaping and site development works.

---

**Area** Area 1 - South East  
**Application Number** 2839/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Luis Xavier Rojas & Maria Guerrero-Rojas  
**Location** 40, Adelaide Road, Dublin 2

**Additional Information**

**Proposal:** Permission for development at 40 Adelaide Road (ACA), Dublin 2, D02 TY35. The development will consist of; construction of a new single storey extension (0.86 sqm) to rear at first floor level, provision of 1 no new rooflight to rear, modifications to facades including replacement of non-original fenestration, alterations to internal layout, and all associated ancillary, conservation, landscaping and site development works.

---

**Area** Area 1 - South East  
**Application Number** 2851/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2021

**Applicant** The Department of Education  
**Location** Former Harold's Cross Greyhound Stadium, Harold's Cross, Dublin 6

**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** 2855/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 23/07/2021  
**Applicant** John and Myra O'Neill  
**Location** 21, Richelieu Park, Sandymount, Dublin 4

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Thomas Sjoasen & Suzanne Cahill  
**Location** 11, Tritonville Road, Dublin 4

**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** 2865/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2021  
**Applicant** IPUT plc  
**Location** Styne House, Hatch Street Upper, Dublin 2 D02 DY27

**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** 2888/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/07/2021  
**Applicant** Roisin Smith  
**Location** 27, Mount Drummond Square, Harold's Cross, Dublin 6W, D6W7Y4

**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** 3126/21

---

**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/07/2021  
**Applicant** Liberty Venues Ltd  
**Location** Vicar Street / Thomas Street pavement are, in front of  
Vicar Street Music Venue, Dublin 8.

**Additional Information**

**Proposal:** Permission for development on the site at Vicar Street / Thomas Street pavement are, in front of Vicar Street Music Venue, Dublin 8. The proposed development will consist of the reinstatement 3 No. Decorative Heads to pavement area in front of the Vicar Street Music venue for a period of two years, including all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3233/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Mark Richardson  
**Location** 3, Nutley Park, Donnybrook, Dublin 4

**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** 3866/20  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 23/07/2021  
**Applicant** Sandford Living Limited  
**Location** Site at Milltown Park, Sandford Road, Dublin 6

**Additional Information**

**Proposal:** Permission for development at a 0.054 Ha site at Milltown Park, Sandford Road, Dublin 6. The development will principally consist of the demolition of 83.7 sq m of the 'red brick link building' (single storey over basement) which forms part of the Jesuit Community Buildings and the construction of a new 2.4 metre high boundary wall across the site from east to west. The proposed works to the red brick link building include the following:

- the demolition of a 3 no. bay section of facade and a section of roof;
- the removal of a section of the internal floor area and provision of new internal stairs;
- the removal of the existing 'means of escape' external stairs from the roof;
- the construction of a new gable wall and parapet over roof to match existing,
- a new external 'means of escape' stairs from roof level and a new security fence to the 'means of escape' stairs.

The development will also consist of hard and soft landscaping and all other associated site works (internally and externally) above and below ground

---

**Area** Area 1 - South East  
**Application Number** 4007/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/07/2021  
**Applicant** Esprit Investment Limited  
**Location** Site at car park adjacent to No.4, Herbert Place, and Herbert Lane, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** Development at a site located at car park adjacent No. 4 Herbert Place and Herbert Lane, Dublin 2.

The proposed development consists of the following:

- (i) Provision of office development 1,657 sq.m of up to 5 storeys in height (including lower ground floor) with terrace at set back top floor.
- (ii) Provision of two no. 2-bedroom apartments over 2-storeys accessed from Herbert Lane including private and communal open space in the form of courtyards, terrace and balcony.
- (iii) All associated and incidental site development and infrastructural works including site clearance, plant, substation and PV panels, landscaping and bicycle parking.

---

**Area** Area 1 - South East  
**Application Number** 4039/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/07/2021  
**Applicant** Lane Properties Limited  
**Location** Site to the rear of 46/48, Pembroke Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: 2 no. mews dwellings to the rear. The development will consist of:

- 1) The demolition of boundary wall and piers onto Baggot Lane;
- 2) Construction of two no. 3-bedroom mews dwellings of 146 sq.m and 147 sq.m respectively, consisting of two-storey onto Baggot Lane and 3 storey to the rear;
- 3) Provision of first floor level terrace to the rear and second floor level terrace to Baggot Lane;
- 4) Provision of a carport to front and enclosed garden to the rear of each mews;
- 5) Separation of the mews site area from the larger overall site to the rear of 46-48 Pembroke Road, resulting in the reduction of the existing car spaces;
- 6) Extinguishment of 1 no. car space on Baggot Lane;
- 7) All associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1581/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/07/2021  
**Applicant** Thomas Phelan  
**Location** 51, Gulistan Cottages, Dublin 6  
**Additional Information**

**Proposal:** Works to 51 Gulistan Cottages, Dublin 6, D06 C5E5, 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 with flat roof to the rear, together with associated site works

---

**Area** Area 1 - South East  
**Application Number** WEB1597/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Mark Coady  
**Location** 8, Serpentine Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Proposed front single storey extension with porch alterations of screens and flat roof, alter front facade first floor level window opening, proposed rear single storey extension and raise flat roofline of existing rear single storey extension to match, proposed rear first floor level extension over existing rear single storey extension and replace roof of existing side first floor level extension with associated internal & external alterations and associated site development works to dwelling house

---

**Area** Area 1 - South East  
**Application Number** WEB1600/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**Applicant** Jamie & Catherine Martin Smith  
**Location** 3, Eglinton Terrace, Donnybrook, Dublin 4

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2021  
**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** WEB1607/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/07/2021  
**Applicant** John Doyle  
**Location** 14, Albert Court East, Dublin 2

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 23/07/2021  
**Applicant** Conor Brennan  
**Location** 59, Gulistan Cottages, Dublin 6

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 23/07/2021  
**Applicant** Ms Mary Jane Brady  
**Location** 65, Terenure Road North, Terenure, Dublin 6w

**Additional Information**

**Proposal:** The development will consist of the construction of a 8.9m<sup>2</sup> ground floor extension to the rear and a 38.5m<sup>2</sup> 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** WEB1614/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2021  
**Applicant** Joseph Hughes PRSA and Joseph Hughes PRB  
**Location** 9, Lennox Place/16 Portobello Harbour, Dublin 8

**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 1  
Appeals Notified**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2711/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Table 21 Restaurants Limited
<b>Location</b>	Trinity Street Car Park, Trinity Street, Dublin 2 with frontage on to Dame Lane, Trinity Street and St. Andrews Lane, Dublin 2

**Additional Information**

**Proposal:** Planning permission for temporary change of use, not exceeding three years, from car park to licensed outdoor restaurant with temporary stretched canvas roof, movie screen and associated serving and kitchen at the 6th floor (roof level) and ancillary staff facilities, toilets and gallery/exhibition areas at the 5th floor, and associated works, all pending redevelopment of the existing car park building. The floors below this proposed development will continue in their current use.

---

**Area 1  
Appeals Decided**

**None**

---





# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

29/21

(19/07/2021-23/07/2021)

**Area** Area 1 - South East  
**Application Number** 0257/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** David Wall  
**Location** 96, Lansdowne Park and within the curtilage of, 18  
Lansdowne Road, Ballsbridge, Dublin, 4  
**Registration Date** 21/07/2021

**Additional Information**

**Proposal:** SHEC;

the demolition of existing Garden room and small annex and the addition of two, 3 storey townhouses with off street car parking, with charging points, landscaping front and rear and all associated building services and works. The proposed works are within the curtilage of a protected Structure.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

29/21

(19/07/2021-23/07/2021)

**Area** Area 1 - South East  
**Application Number** 0168/21  
**Application Type** Section 5  
**Applicant** Arranmore Management Company Ltd  
**Location** Arranmore, 13-17, Pembroke Road, Dublin 4  
**Registration Date** 23/07/2021  
**Additional Information** Additional Information Received  
**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** 0258/21  
**Application Type** Section 5  
**Applicant** jacqueline Maloney  
**Location** 75, Ringsend Road, Dublin 4  
**Registration Date** 22/07/2021  
**Additional Information**  
**Proposal:** EXPP; Use of 1st floor roof terrace as private open space to rear of ex. Property at 75 Ringsend Road Dublin 4.

---