



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**30/21**

(26/07/2021-30/07/2021)

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** 2357/21  
**Application Type** Permission  
**Applicant** Castlegate Apartment Management CLG  
**Location** Castlegate Apartment, Lord Edward Street, Dublin 2  
**Registration Date** 26/07/2021  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for replacement of existing shopfronts and install new shopfront streetscape incorporating 5 no. retail units and apartment block entrance (6 no. in total) and all associated site development works.

---

**Area** Area 1 - South East  
**Application Number** 3210/21  
**Application Type** Permission  
**Applicant** Pawnbeach Ltd  
**Location** 4 Dame Lane, Dublin 2  
**Registration Date** 26/07/2021  
**Additional Information**  
**Proposal:** Planning permission for the development consists of modifications relating to the reforming of the entrance facade to Dame Lane only including a new entrance screen and doors, relocating two gas light features higher up on the facade, fitting a new illuminated sign and fitting a retractable awning to Dame Lane.

---

**Area** Area 1 - South East  
**Application Number** 3213/21  
**Application Type** Permission  
**Applicant** James O'Flynn  
**Location** Eglinton Lodge, 46 Eglinton Road, Donnybrook, Dublin 4  
**Registration Date** 26/07/2021  
**Additional Information**  
**Proposal:** Permission sought for demolition of existing house, construction of a two storey five bedroom house, 379 sqm, widening of existing vehicular entrance, reduction of height of front boundary wall, reduction of existing ground levels and associated works.

---

**Area** Area 1 - South East  
**Application Number** 3221/21  
**Application Type** Permission  
**Applicant** Radiant Now Ltd  
**Location** 14/15, Kildare Street, Dublin 2  
**Registration Date** 27/07/2021  
**Additional Information**  
**Proposal:** PROTETED STRUCTURE: For development at this site at No. 14-15 Kildare Street, Dublin 2, Protected Structures ref: 4200 (No. 14) and 4201 (No.15) under the Dublin City Council Record of Protected Structures.

---

The development will consist of the change of use from commercial to residential use, partitioning and all required alterations of 4 no. units in No.14 Kildare Street as follow: Unit C,- 60.90sq.m, 2 bedroom dwelling at First Floor Level; Unit E- 60.90sq.m, 2 bedroom dwelling at Second Floor Level ; Unit G- 60.90sq.m, 2 bedroom dwelling at Third Floor Level; Unit 1- 55.20.m, 2 bedroom dwelling at Fourth Floor Level. The development also consists of the change of use of a basement plant room area in No. 15 into residential use - Unit A, 59. 00sq.m, 1 bedroom apartment. The development also consists refurbishment and alteration works to 4 no existing residential units in No. 15 Kildare Street: Unit B-33.85sq.m, Bedsit Unit at Ground Floor Level; Unit D-58.25sq.m, 1 bedroom unit at First Floor Level; Unit F- 58.25sq.m, 1 bedroom dwelling at Second Floor Level and Unit H-58.25sq.m, 1 bedroom dwelling at Third Floor Level as well as the refurbishment of WC and storage areas in the stair core area to the rear of the buildings. The proposed development includes the replacement of all windows to the front and rear elevations to no. 14 & 15. The development also includes the following works to No. 15: alteration to external openings at basement level, minor repairs to the brick front façade, re-setting and re-pointing flags to entrance landing, replacement and upgrading of existing electrical and plumbing services, replacement and upgrading of all existing vents and provision for new extract vent openings in No. 14, repairs and upgrading to internal walls and ceilings, dry lining, fire upgrading of existing timber floors, replacement of internal doors and strengthening of existing floors, replacement and upgrading of all kitchenette and bathroom fittings, wall and floor finishes. The development will also include all ancillary site and services works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3225/21
<b>Application Type</b>	Permission
<b>Applicant</b>	West Hotel Trading Company Limited
<b>Location</b>	Westbury Hotel, Balfe Street, Harry Street and Clarendon Street, Dublin 2, D02CH66
<b>Registration Date</b>	28/07/2021

**Additional Information**  
**Proposal:** The development will consist of two replacement retractable awnings to the front fascia elevation at the Solomen Gallery and adjoining retail unit, Westbury Hotel, Balfe Street all associated site and ancilliary woks at this address in accordance with the plans submitted.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3227/21
<b>Application Type</b>	Permission
<b>Applicant</b>	The Workmans Club Ltd.
<b>Location</b>	Rear 9-10, Wellington Quay and 8 Essex Street East Dublin 2
<b>Registration Date</b>	28/07/2021

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission for the following to rear of 9, 10 Wellington Quay, Dublin 2 (Protected Structures) and above Anne’s Bar, No. 8 East Essex Street, Dublin 2 (attached to the Clarence Hotel 6-8 Wellington Quay and 6-8 East Essex Street, Dublin 2 (a Protected Structure):

- a) The provision of a new open-air dining terrace (80sqm) at second floor level above Anne’s Bar and above the existing laundry room at first floor level, with painted steel fascia and glass balustrade;
- b) The provision of a double-pitched retractable fabric canopy above said terrace;

c) The reconfiguration of the existing pedestrian external walkway/stairs between the existing open-air terrace to the rear of Nos. 9, 10 Wellington Quay and the laundry room at first floor level at No 8 East Essex Street (above Anne's Bar), to provide level access to the proposed new terrace at 2nd floor level on East Essex Street which is equivalent to first floor level on Wellington Quay and to retain the fire escape previously shown through the laundry room below.

---

**Area** Area 1 - South East  
**Application Number** 3233/21  
**Application Type** Permission  
**Applicant** Berwick Properties Ltd.  
**Location** Peter Place, Dublin 2  
**Registration Date** 29/07/2021

**Additional Information**

**Proposal:** Permission for development consisting of a 5 storey above ground floor residential building, totalling 6 storeys overall, at a height of 20.8m containing 19 apartments comprising of 3 no. studio units, 10 no. 1 bedroom units, and 6 no. 2 bedroom units all with private balcony concierge facilities, a communal meeting room at ground floor level of 56m<sup>2</sup> and a communal terrace at fourth floor level of 26.6m<sup>2</sup>. Bin storage is provided at ground floor level as well as a 32-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3247/21  
**Application Type** Permission  
**Applicant** Jonathan and Margaret Aird  
**Location** 21 and 21A Lea Road, Sandymount, Dublin 4  
**Registration Date** 30/07/2021

**Additional Information**

**Proposal:** Planning permission for development at the site shall consist of demolition of existing single storey structure (no. 21 Lea Road to the side of the main dwelling house no. 21 Lea Road). Demolition of single storey extension to the side and part demolition of the single storey extension to the rear of no. 21 Lea Road, construction of a new two storey dwelling with habitable attic space and dormer to rear including single storey element to rear, alteration of the existing front boundary to Lea Road to provide for relocated vehicular entrance to no. 21 Lea Road and a new vehicular entrance to the proposed new dwelling, all associated demolition, internal alterations, new boundary walls to side and rear, site, landscaping and ancillary works.

---

**Area** Area 1 - South East  
**Application Number** 3250/21  
**Application Type** Permission  
**Applicant** Exchequer Developments Limited  
**Location** A 0.1265 ha site at The Central Hotel, Nos 1-5  
Exchequer Street and Nos 11, 14, 15, & 16 South Great  
George's Street and No 12 Dame Court, Dublin 2  
**Registration Date** 30/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of: - the refurbishment/reconfiguration, partial sundry demolition and expansion of the Central Hotel (a

protected structure RPS. Ref. No. 2719) to result in an overall amalgamated hotel of 6,676.5 sq.m. with a total of 129 no. bedrooms within 5 storeys over basement with a 6 storey element with plant level (above No.12 Dame Court) and will include the following:

1) Demolition of existing 2 storey building No.12 Dame Court (c.304 sq.m) and its replacement with a 6 storey building with an overall height c.21.245m (30.795mOD) including a basement area amalgamated with the hotel with lift and stairs, access for deliveries and refuse storage, and electricity sub-station at ground floor level and hotel bedrooms from mezzanine through fourth floor levels with plant level at fifth floor level; 5 no. windows to new bedrooms to the rear elevation of No.12 Dame Court over mezzanine to fourth floor levels. The external elevational treatment to street is a profiled glazed façade with perforated/profiled metal panels to match the adjacent rooftop extension.

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

A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and Nos 11, 14, 15 & 16 South Great George's Street to provide ancillary hotel areas including the internal alterations to the existing nightclub and the creation of entrance lobby, toilets, office, cloakroom, storage/plant/attenuation and staff areas. Change of use of basement areas of Nos 14, 15 and 16 South Great George's Street from ancillary retail storage to form part of an amalgamated hotel use as plant, office/administration space, storage, public and staff toilet areas and part kitchen. Office / Admin space moved to a different location than previously permitted and swapped with staff canteen as well as the main kitchen moved.

B) Ground floor level - Amalgamation of Nos 14, 15 & 16 South Great George's Street into the Central Hotel and associated change of use from retail to café / delicatessen and bar / restaurant. Reconfiguration/refurbishment of internal areas of Hotel to provide reception, lounge and associated backroom areas. The change of use of the following; ground floor of no. 11 South Great George's Street from public bar to retail use (as Christian Science Reading Room moved from its current location at No.15 South Great George's Street); ground floor of No.14 South Great George's Street from retail use to bar/restaurant use; ground floor of No.15 South Great George's Street from retail use to bar/restaurant use; ground floor of No.16 South Great George's Street from retail use to café/delicatessen use; ground floor area at entrance to existing Exchequer Bar to change to become part of hotel reception/lounge; ground floor area as part of the existing Globe Bar/Rí-Rá nightclub from public bar use to retail use as part of the amalgamated hotel; new retail unit on Dame Court (adjacent to No.12 Dame Court); and new entrance door with canopy over to Bar/Restaurant on Dame Court.

C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities, insertion of risers); refurbishment of existing 'Library Bar' (and associated alterations); change of use of part of Library Bar as 2 no. bedrooms; removal of infill block connected by spiral staircase to existing retail unit at No.15 South Great George's Street; removal of existing keg room and addition of a garden terrace; removal of ancillary space in courtyard to provide a landscaped platform area (including void to existing basement passageway) with maintenance access only;

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

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

on Dame Court close to Exchequer Street and the heightening of the remaining chimneys to the ridge height of the new roof to Dame Court; reinstatement of the 2 no. pediments on the South Great George's Street elevation in terracotta and brickwork; provision of external balcony/terrace areas.

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

G) External works to include; new canopies/signage, refurbished and replacement shopfronts (and lighting) on Exchequer Street & South Great George's Street facades (including replacement of existing non-original entrance canopy), replacement of windows at ground floor level; repointing and replacement of existing windows with new timber sliding sash windows; the new façade to the courtyard comprises a glazed screen with vertical metal fins incorporating some metal panels and solar shading devices in the same metal finish; installation of secondary glazing units to bedrooms; entrance treatment and signage throughout above shopfronts to South Great George's Street and Exchequer Street including the new centralised entrance and the replacement screen doors to Dame Court; and all associated site development works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1793/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Lululemon Athletica ireland Ltd.
<b>Location</b>	84, Grafton Street, Dublin 2
<b>Registration Date</b>	27/07/2021

**Additional Information**

**Proposal:** The removal of the existing signage and the provision of new signage to the front facade of the existing retail store and all associated site works. The proposed development is located within an Architectural Conservation Area.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1808/21
<b>Application Type</b>	Permission
<b>Applicant</b>	John Byrne
<b>Location</b>	251, Crumlin Road, Crumlin, Dublin 12
<b>Registration Date</b>	30/07/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of existing rear single storey return structure and shed building. Construction of new single storey ground level extension to existing pharmacy. Installation of new shop front doors and glazing. Erection of 2.5m (H) x 3.5m (W) advertising panel fixed to front gable at east side of building on to Crumlin Road, along with all necessary ancillary works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3756/15/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Carechoice Parnell Two Limited

**Location** Menni House, Parnell Road, Dublin 12  
**Registration Date** 28-Jul-2021

**Additional Information**

**Proposal:** EXT. OF DURATION: Permission for development at site of the former Menni House, Parnell Road, Harold's Cross, Dublin 12. The proposed development comprises demolition of the existing single & 3 storey structure and construction of a 4 storey over basement Nursing Home comprising 122 bedrooms (147 bed spaces) in a mix of single and double bedrooms with southwest facing balcony's at first, second and third floor levels, also 40 No. basement and 25 No. surface car parking spaces (65 No in total). Ancillary accommodation comprises backup generator, Bin Store and covered cycle parking. Site works include relocation of existing vehicular entrance, landscaping and ancillary works.

---

**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2679/21  
**Application Type** Permission  
**Applicant** Paula Bolger  
**Location** 3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9  
**Registration Date** 26/07/2021  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for alterations to the previously approved two storey 2 bed mews house under Dublin City Council Ref: 3001/20. The alterations include extension of approved single storey ground floor area and extension of approved first/attic floor area and all associated roof alterations, drainage and site works.

---

**Area** Area 1 - South East  
**Application Number** 3214/21  
**Application Type** Permission  
**Applicant** Peter and Dr. Mary Jones  
**Location** 34 Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 26/07/2021  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for a single storey pavilion room / home office in rear garden.

---

**Area** Area 1 - South East  
**Application Number** 3216/21  
**Application Type** Permission  
**Applicant** Marc Moread  
**Location** 52, Saint Agnes Park, Crumlin, Dublin 12  
**Registration Date** 26/07/2021  
**Additional Information**

**Proposal:** Planning permission for alterations to existing hip roof to side to create gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage with roof window to front roof and ancilliary works.

---

**Area** Area 1 - South East  
**Application Number** 3217/21  
**Application Type** Permission  
**Applicant** Ria Lawlor  
**Location** 81, Sydney Parade Avenue, Dublin 4, D04 N2F3  
**Registration Date** 26/07/2021

**Additional Information**

**Proposal:** Permission to construction of a single storey recreational area consisting of a family games room, study and external patio area and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3219/21  
**Application Type** Permission  
**Applicant** Laura Byrne  
**Location** 7, Windmill Road, Dublin 12  
**Registration Date** 27/07/2021

**Additional Information**

**Proposal:** Planning permission is sought for the partial demolition of the existing front garden wall and dishing of public footpath to Dublin City Council specifications to facilitate new vehicular access

---

**Area** Area 1 - South East  
**Application Number** 3226/21  
**Application Type** Permission  
**Applicant** Liavan Mallin  
**Location** 16 Palmerston Road, Rathmines, Dublin 06 F5K6  
**Registration Date** 28/07/2021

**Additional Information**

**Proposal:** Protected Structure: (i) Permission for the demolition of the existing non-original single-storey rear extension at ground floor level (20.9sq.m); (ii) the construction of a single storey rear extension at lower ground floor level (33sq.m); (iii) the reconfiguration of the existing 2 no. domestic units into the following units: (a) a single family dwelling comprising 4. no bedrooms and (b) a one-bed granny flat located at lower ground and ground floor levels (45 sqm). The existing rear garden will be divided to provide for separate areas of private amenity consisting of 364.4sq.m to serve the family dwelling and 16.47sq.m to serve the granny flat. Works to facilitate the development comprise of: (a) internal reconfiguration of the existing lower ground floor level to create entrance hall, kitchen, WC, storage, dining room and sitting room to serve the proposed family dwelling and entrance hall, kitchen, bathroom, sitting room to serve the proposed granny flat; (b) internal reconfiguration of the ground floor level to create formal entrance, sitting room WC and office for the proposed family dwelling and bedroom for the proposed granny flat; (c) internal reconfiguration of the first floor level to create 3 no. bedrooms, bathroom and laundry room; bathroom and ensuite serving the proposed family dwelling; and (d) internal reconfiguration of the second floor level to create a bedroom and WC to serve the proposed family dwelling. (iv) Works to the exterior of the structure including (i) replacement all existing uPVC windows with timber sash windows; (ii) reinstatement of missing sash windows and openings at rear elevation following removal of existing extension; (ii) Repairs to external elevation following removal of services, extension and reinstatement of missing window openings; (v) Permission is also sought for the construction of a 90sq.m standalone pavilion in the rear garden for use as a multipurpose family garden room; (vi) The development also includes all landscaping; boundary treatments; SuDS drainage and all ancillary works necessary to facilitate the development.

---



---

**Area** Area 1 - South East  
**Application Number** 3232/21  
**Application Type** Permission  
**Applicant** Dolours Reynolds  
**Location** 1, Annesley Park, Ranelagh, Dublin 6, D06 XW97  
**Registration Date** 28/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of amendments to previously granted planning permission ref. 2726/20 and include the following works to the two-storey dwelling, a protected structure: Conversion of attic to store; Construction of 2 no. new conversion rooflights and 1 no. existing rooflights to be enlarged, all to main roof to rear; Minor amendments to include internal changes at ground and first floor level and new staircase to attic level; All associated conservation and repair work.

---

**Area** Area 1 - South East  
**Application Number** 3240/21  
**Application Type** Retention Permission  
**Applicant** David and Jennifer Walters  
**Location** 74, Rathmines Road Upper, Rathmines, Dublin, 6, D06 H732  
**Registration Date** 29/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development will consist of the retention of an existing rear single storey flat roof extension and roof light over plus the the retention of an existing stairs from first floor to attic level. Number 74 Rathmines Road Upper, Rathmines, Dublin 6 is a protected structure & and is located at the junction of Rathmines Road Upper and Summerville Park.

---

**Area** Area 1 - South East  
**Application Number** 3251/21  
**Application Type** Permission  
**Applicant** Francis and Anna Drought  
**Location** 2 Pearse Square, Dublin 2  
**Registration Date** 30/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: retention planning permission for alterations to previously approved plans (reg ref 2027/20) for a 0.755 metre increase in height of the approved two storey extension to the rear and alterations to the windows in the rear extension.

---

**Area** Area 1 - South East  
**Application Number** WEB1789/21  
**Application Type** Permission  
**Applicant** McGreal  
**Location** 37, Elmwood Avenue Upper, Ranelagh, Dublin 6  
**Registration Date** 26/07/2021  
**Additional Information**

**Proposal:** 1/ Demolition of existing single storey extensions to rear  
2/ Construction of a part 2 storey, part single storey extension to rear  
3/ Removal of existing half landing window to rear to facilitate access to new extension  
4/ Demolition of part lane wall to rear and reconstruction of lane wall in salvaged brick with altered gate location. All together with associated internal modifications, site and landscape works.

---

## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0232/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	28/07/2021
<b>Applicant</b>	Kelland Homes Ltd
<b>Location</b>	Pembroke Lane and to the rear of nos. 124/125 Baggot Street Lower, Dublin 2

### **Additional Information**

**Proposal:** SHEC: Residential development (845.4sqm gross floor area) comprising 12 no. apartments (5 no. 1-bed, 6 no. 2-bed and 1 no. 3-bed), accommodation in 2 no. linked buildings, (4 storeys) and associated site works including demolition, to the rear of 124/125 Baggot Street Lower (Protected Structures), Dublin 2

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0236/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	27/07/2021
<b>Applicant</b>	Paul O'Reilly
<b>Location</b>	1 Coolevin Road, Long Lane, Dublin 8

### **Additional Information**

**Proposal:** SHEC: Demolish existing adjoining side and rear extension and redesign the existing original end of terrace house with a single storey extension to the front with a redesign internal layout. To erect a two storey detached dwelling with boundary walls to accommodate a standalone dwelling.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0238/21
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/07/2021
<b>Applicant</b>	Niall Curran
<b>Location</b>	25, Chelmsford Road, Ranelagh, Dublin 6

### **Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: It is intended to replace 8 PVC windows on the rear and front elevation with wooden sash windows.

---

**Area** Area 1 - South East  
**Application Number** 0243/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 28/07/2021  
**Applicant** Trinity Estates & Facilities Office  
**Location** Graduates Memorial Building, Trinity College, Dublin, 2  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Stone cleaning testing at 6 no. locations to the west elevation and 1 no. location to the north elevation.

---

**Area** Area 1 - South East  
**Application Number** 0248/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 27/07/2021  
**Applicant** Jacqueline Moloney  
**Location** 8 Leeson Close and 29 Fitzwilliam Place, Dublin 2

**Additional Information**

**Proposal:** SHEC;

The proposed development comprises:

1. Demolition of non-original two storey office mews building. The existing side boundary walls which will be retained. Demolition of existing redundant oil tank & enclosure to rear garden,
2. Construction of a 3 storey over basement dwelling including setback at first floor (second storey) to front (north west) elevation and setback at first floor (second storey) to part of the side (north east) elevation,
3. The provision of 2no. car parking spaces. One space to be provided at basement level via a scissors lift and one space to be provided within the curtilage of the proposed dwelling at ground floor level accessed from Leeson Close,
4. The provision of private open space, second floor terrace on rear (south east) elevation,
5. All other associated landscaping and ancillary works.

No works are proposed to No. 29 Fitzwilliam Place.

---

**Area** Area 1 - South East  
**Application Number** 0257/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 27/07/2021  
**Applicant** David Wall  
**Location** 96, Lansdowne Park and within the curtilage of, 18 Lansdowne Road, Ballsbridge, Dublin, 4

**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.

---

**Area** Area 1 - South East  
**Application Number** 2222/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2021  
**Applicant** Esther and John Gerrard  
**Location** 23, Leinster Road, Rathmines, Dublin 6, D06 ND80  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning permission for the following – construction of 2 no. two storey 3 bedroom mews houses including 4 no. car parking spaces with vehicular access via private road off Grosvenor Lane, Rathmines, Dublin 6 balcony terrace, part demolition of boundary wall to site, new connection to public sewer, landscape work including new boundary treatment to subdivide the site to the rear of 23 Leinster Road, Rathmines, Dublin 6, D06 ND80, bounded by Protected Structures No's 21 (to east), 22 (to south), 24 (to west) Leinster Road, Rathmines, Dublin 6 and private access road to the north. Construction of 1 no. car parking space to the front garden of Protected Structure No. 23 Leinster Road, Rathmines, Dublin 6, D06 ND80 with vehicular access off Leinster Road, alterations to existing railings, new entrance gates, dishing of pavement together with hard and soft landscaping.

---

**Area** Area 1 - South East  
**Application Number** 2365/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/07/2021  
**Applicant** Green Sea Property Limited  
**Location** Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission for development to amend a previously permitted mixed-use scheme (Dublin City Council Reg. Ref. 2168/18 and ABP Ref. ABP302085-18 as amended by Reg. Ref. 4777/19 ) on a site of c. 0.1872 ha at Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162, all of which are designated Protected Structures.  
Existing buildings at Nos. 16 and 17 Ely Place:  
The development will consist of modifications to the permitted scheme, including: the subdivision of No. 16 Ely Place into 3 No. residential apartments (1 x 1 bed and 2 x 2 bed); and the inclusion of No. 17 Ely Place into the development boundary and the change of use No. 17 Ely Place from office use to residential use to provide 2 No. residential apartments (1 x 2 bed and 1 x 3 bed) (279 sq m);  
The development will also consist of external alterations to Nos. 16 and 17 Ely Place, including: the demolition of the existing ground floor rear extension at No. 16 Ely Place together with removal of vaulted space beneath existing extension (-28 sq m); the removal of existing external rear stairs to No. 16 and 17; the construction of a new rear extension at Lower Ground Floor, Ground Floor, First Floor and Second Floor level at No. 16 Ely Place (60 sq m); the construction of a new rear extension at Lower Ground Floor at No. 17 Ely Place (3 sq m); the provision of a new approach to the rear entrance of No. 16 Ely Place, comprising glazed flooring over open lightwell; the provision of ancillary services space to rear of extension at No. 16 Ely Place; the reforming of existing rear area to provide widen area at Lower ground floor for use as external space at No. 17 Ely Place; the re-instatement of a new boundary wall to rear and associated landscape works at No. 17 Ely Place; the provision of balconies at First Floor level at the rear of Nos. 16 and 17 Ely Place and

---

Second Floor level at the rear of No. 16 Ely Place; the alteration and replacement of existing windows and doors and the formation of new openings at Nos. 16 and 17; the alteration and repair of existing railings and removal of modern gates and reinstatement of new railings and stone plinths to match historic at Nos. 16 and 17 Ely Place; the provision of vents to the existing rear walls at Nos. 16 and 17 Ely Place; the provision of an Automated Opening Vent (AOV) to the existing slate roof above existing stairwell at No. 16 Ely Place; the removal and replacement of the external render to gable wall and rear wall at No. 16 Ely Place; the provision of new hard-landscaped shared communal space to rear of Nos. 16 and 17 Ely Place.

The development will also consist of internal alterations to Nos. 16 and 17 Ely Place, to provide for building subdivision, including: the removal of existing stair serving Lower Ground and Ground Floor levels and associated infilling of stair void with new floor at both Nos. 16 and 17 Ely Place; the removal of existing stair serving Second Floor and Third Floor and associated infilling of stair well and provision of smoke shaft to AOV above at No. 16 Ely Place; the removal of section of existing floor and replacement with independent stair serving Ground Floor and Lower Ground Floor at No. 17 Ely Place; the removal of existing enclosure beneath entrance plinth at Lower Ground Floor at No. 17 Ely Place; (-4sqm); the removal of existing internal partitions, redundant services, fittings and fixtures and existing concrete basement floor slab at Nos. 16 and 17 Ely Place; the removal of section of existing floor and replacement with independent stair serving Second and Third Floor at No. 16 Ely Place; the provision of new internal partition walls where required; the infilling of existing door openings and formation of new door openings; the repair and renewal of existing joinery, internal finishes, plaster, painted finishes and historic fabric; cleaning and repair of brickwork and pointing where required;

The development will also consist of: the provision of new services, service routing and ducting, fitted kitchens and WC facilities, the provision of bicycle and bin storage and upgrades to the existing fabric to provide necessary requirements to achieve the compliance with Building Control requirements.

Existing buildings at Nos. 3-8 Hume Street:

The development will consist of alterations to the existing buildings at Nos. 3-8 Hume Street, including: the provision of additional cycle storage within existing cellars at Nos. 3-8 Hume Street; alterations to the internal layout where required; the formation of new door opening in existing gable wall; alterations to the permitted layout of the rear extension to No.8 Hume Street (10 sq m); the adjustment of internal finished floor level and external ground level and associated works; the provision of additional mechanical plant equipment to No. 3 Hume Street.

Rear extension to Nos. 4-7 Hume Street:

The development will consist of proposed alterations to the permitted extension to the rear of Nos. 4-7 Hume Street, including: the extension of the permitted building at First, Second and Third Floor levels to provide additional office accommodation (69 sq m); the construction of an additional storey to the permitted Four storey (over basement levels) building, resulting in a Fifth storey of office accommodation (427 sq m).

The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services both within the permitted extension and at roof level (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Overall, the proposed amendments will result in a mixed-use scheme with a total gross floor area of 7646 sq m including Basement Levels 1 and 2 (6366 sq m office use, 339 sq m restaurant use, 635 sq m residential use and 200 sq m commercial art gallery use). The amendments will result in an overall increase in gross floor area of 779 sq m (279 sq m arising from the inclusion of an existing building ((No. 17 Ely Place) into the development boundary).

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2418/21
<b>Application Type</b>	Permission

---

**Decision** GRANT PERMISSION  
**Decision Date** 27/07/2021  
**Applicant** Anabella Parisi  
**Location** Alma Cafe Ltd, 12 South Circular Road, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal:** Permission is sought for: The proposed installation of a Parasol for the purposes of enhancing an outdoor seating area so as to service the existing restaurant/takeaway business.

---

**Area** Area 1 - South East  
**Application Number** 2546/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Goulding Integrity Investment Ltd Partnership  
**Location** 228, Harold's Cross Road, Dublin. D6W C921  
**Additional Information** Additional Information Received  
**Proposal:** The development consists of the change of use of the existing ground floor offices to residential use consisting of 2 No. 1 bedroom apartments and to alter and raise the roof of the existing rear 2 storey annexe from a pitched roof to a flat roof in order to create a habitable space with provision for 1no. window to the rear of the existing annex and to change the existing vehicular access to a pedestrian access with provision for a new ramped access to the front and for all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 2860/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/07/2021  
**Applicant** Google Ireland Limited  
**Location** The Treasury Building, Grand Canal Street Lower, Dublin 2 D02XN96

**Additional Information**

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

The proposed development will consist of:

- Extension and refurbishment of the existing 6 storey building to result in an 8 storey building over part basement (including mezzanine floor levels at ground and first floor levels) with a winter garden/lift lobby, atrium, plant room and screen at roof level;
- Demolition of existing atrium and construction of a new atrium on the eastern elevation;
- Amendments to and replacement of the existing façade detail on all other elevations;
- Addition of 2 no. additional floor levels, setback from the brick (southern) façade at 6th and 7th floor levels [a setback is also proposed from the new roof top plant screen on all elevations providing for a roof terrace and garden including a 'walking path'];
- Provision of an accessible terrace at the 6th floor level fronting the north elevation;
- Provision of 209 no. bicycle spaces, changing and showering facilities at ground floor level;
- Reconfiguration of existing car park area to remove 13 no. car parking spaces providing for 2 no. disabled car parking spaces and a new loading bay and waste management area at the rear of the building;

- Extension of the existing stair core (northern and western elevations) to serve the additional proposed levels and roof terrace;
- 300sqm of solar panels at roof level;
- Hard and soft landscaping including at roof level, removal of existing loading bay on Grand Canal Street Lower and all associated site development works necessary to facilitate the development.

**Area** Area 1 - South East  
**Application Number** 2868/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/07/2021  
**Applicant** Helen Boland  
**Location** 9, Palmerston Road, Rathmines, Dublin 6

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 2877/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/07/2021  
**Applicant** Esprit Investments Limited  
**Location** (0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2

**Additional Information**

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

The proposed development consists of the following:

- Amendments to the footprint of the basement and layout of the ground floor level. There is also a slight reduction in the floor area from 1st – 8th floor due to the proposed amendments.
- The basement level in Plot A will increase by 235.3 sqm to provide a total overall basement gross floor area of 1,340 sqm providing retail and office uses.
- The basement floor level in Plot B will be lowered from -4.2 to -5.25m.
- The amendments at ground floor level include general layout changes, new revolving door and glazed screen to office reception on Townsend Street; change of use of permitted office unit (355 sqm) at ground floor level fronting Brunswick Villas retail/café/restaurant use; the provision of

a new entrance lobby to access basement level and associated elevational changes; revisions to bicycle parking and refuse area to provide additional retail floor space and; minor elevational changes to ESB substation fronting Garden Lane.

- v. Proposed revisions to Shaw Street elevation at 6th floor and the provision of an additional terrace access door.
- vi. Additional plant at roof level over 8th floor providing for a slight increase of 1.75m to the overall building height.
- vii. The proposed amendments result in an additional 969.6 sqm of retail/café/restaurant space and a minor increase in overall development GFA by 285.3 sqm to a total 15,400 sqm.
- viii. And all ancillary and associated works, including elevational works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2879/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	27/07/2021
<b>Applicant</b>	Bayvan Limited
<b>Location</b>	Tara Towers Hotel and Ancillary Carpark on Merrion Road and Bellevue Avenue, Dublin 4

#### **Additional Information**

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

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

The aforementioned alterations to the permitted floor plans result in the following associated external alterations: (i) Revised entrance configuration and fenestration pattern to the eastern, southern/western and northern/western elevations together with alterations to permitted balconies and a change of metal balustrading to glazed balustrading throughout; (ii) Alterations to the western, eastern and southern elevations of the permitted residential rooftop lift/lobby area through



the omission of the permitted double doors to the eastern and western elevation and the provision of 2no. double doors to the southern elevation opening onto the communal rooftop terrace; (iii) Alteration to the permitted perforated brickwork pattern at ground floor level to the northern elevation and the introduction of aluminium louvred screens together with the introduction of a new emergency exit door at ground floor level; (iv) Reduction in western setbacks at 3rd floor level from 4.6m to 3.4m and at 4th floor level from 4.75m to 4.05m resulting in a commensurate increase to the permitted floorplates at these levels due to the introduction of a car park ventilation shaft and the provision of louvred screens to the southern and northern elevations of the building at 4th floor level.

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

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2885/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/07/2021
<b>Applicant</b>	Balrath Investments Limited
<b>Location</b>	Maryland House, 20-21 William Street South & 50-51 Drury Street, Dublin 2

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 2886/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Balrath Investments Limited  
**Location** Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2887/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Maeve O'Sullivan  
**Location** 2 Winton Mews, Rathgar, Dublin 6

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2890/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Kieran McDermott  
**Location** 55, Richmond Street South, Dublin 2, D02 XA89

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2892/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 27/07/2021  
**Applicant** Richard Hogan  
**Location** 68, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for keeping the pedestrian gate and

---

surrounding ironwork in place, remove the entire front railing, granite capping and brickwork and store safely under cover and form a vehicular access and off-street parking to front with gates to match existing railings.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2893/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/07/2021
<b>Applicant</b>	Rachel Tynan & John Brendan Buckley
<b>Location</b>	Rear of 6, Grantham Street, Dublin 8, D08 FF80 (a Protected Structure), also known as The Studio, 24 St. Kevin's Cottages Dublin 8, D08 X25F

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for residential development on a site of circa 92.76 m<sup>2</sup> to the Rear of 6 Grantham Street Dublin, D08 FF80 (a Protected Structure), also known as The Studio, 24 St. Kevin's Cottages D08 X25F, with frontage onto, and access from, St. Kevin's Cottages (south). The development will consist of the demolition of the existing single storey unit of 45.5 m<sup>2</sup> on the site and the construction of 1 No. 3 storey 3 bedroom detached dwelling of 132 m<sup>2</sup> with entrance from St. Kevin's Cottages (south), with a dormer window to the north facing pitch of the roof onto St. Kevin's Cottages, incidental rooflights to both roof pitches, and a rear garden to the south of 31.37 m<sup>2</sup> with 3 cycle spaces. The development will also include for associated site development works, including drainage and hard & soft landscaping works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2896/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/07/2021
<b>Applicant</b>	Brendan and Yvonne Murray
<b>Location</b>	Site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane

#### **Additional Information**

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

- a) The demolition of the existing single storey garage structure and vehicular entrance gate accessed off Orchard Lane.
- b) The construction of 1 no. detached split level mews dwelling (lower ground floor 1750mm below entrance level, upper ground floor 1250mm above entrance level and first floor 4050mm above entrance level) with 2 no. bedrooms and a floor area of 181.59 sqm. A private terrace at upper ground floor level to rear is also proposed.
- c) Elevational alterations to Orchard Lane including the reconstruction/conservation of the existing ashlar limestone walls bounding the subject site to provide an adapted entrance from Orchard Lane.
- d) Bin storage and bicycle storage within the gated entrance passageway.
- e) All associated site & landscaping works.

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

---

**Area** Area 1 - South East  
**Application Number** 2900/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Gerard & Tam Quinn  
**Location** 11, Hollybank Avenue Upper, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: Retention permission for as-built addition to rear dormer in converted attic, previously granted permission as application 2346/15 refer's.

---

**Area** Area 1 - South East  
**Application Number** 2903/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2021  
**Applicant** Mr and Mrs Christopher McDaid  
**Location** 6 Erne Terrace Rear, Dublin 2  
**Additional Information**  
**Proposal:** Planning permission for the development will consist of building a single storey accessible bathroom extension at the rear of the dwelling including all associated internal and site works.

---

**Area** Area 1 - South East  
**Application Number** 2906/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2021  
**Applicant** Larian Studios Games Limited  
**Location** 17a New Bride Street, Dublin 8  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of amendments to the permitted development under application no. 3522/20 comprising: the relocation of the ground floor toilet core to the basement, the expansion of the ground floor open plan studio, the demolition of the existing 20th century tea station roof FRL 16.925m and construction of a new tea station roof FRL 17.670m, amendments to Chill Zone facade to facilitate DAC access, reconfiguration and omission of 3no. roof lights to the single storey flat roof and the provision of secondary floor access to flat roof for fire escape purposes

---

**Area** Area 1 - South East  
**Application Number** 2907/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2021

---

**Applicant** Pembroke Montessori Ltd  
**Location** 52 Pembroke Road, Ballsbridge, Dublin 4

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2909/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Gordon & Siobhan Butler  
**Location** 56, Blarney Park, Kimmage, Dublin 12

**Additional Information**

**Proposal:** RETENTION: The development consists of modifications to front elevation incorporating the increase in floor area (3.4m.sq.) and the relocation of the bedroom window and front door, two no. roof windows on front elevation, increase in width of vehicular entrance from 2.9m to 3.4m and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 2913/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2021  
**Applicant** Christian Micallef and Elizaveta Komarova  
**Location** 54 Derry Drive, Crumlin, Dublin 12, E6 H9

**Additional Information**

**Proposal:** Planning permission for: A. First floor extension over existing single storey extension to rear. B. All associated site works.

---

**Area** Area 1 - South East  
**Application Number** 2916/21  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 30/07/2021  
**Applicant** Michael O'Malley  
**Location** 75A Sandymount Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention permission is sought for raising height of the existing boundary wall with timber fencing, raising height of existing plastered gateway piers and installation of sliding gate.

---

**Area** Area 1 - South East  
**Application Number** 2924/21

---

**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Dermot and Hilda McEvoy  
**Location** Lisieux, 21, Garville Avenue, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for a single storey outbuilding for purposes incidental to the enjoyment of the house, approx. 36 sqm in area and to the rear of the property, and all associated alterations to paving/landscaping.

---

**Area** Area 1 - South East  
**Application Number** 2959/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Alan & Norah Dunne  
**Location** 12 Dromard Terrace, Sandymount, Dublin 4, D04 KT18

**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** 2962/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2021  
**Applicant** Aoife Mulvaney  
**Location** 94 Morehampton Road, Donnybrook, Dublin 4, D04 V0Y2

**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** 3187/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2021  
**Applicant** Dartry Health Club Ltd  
**Location** Dartry Health Club, 31 Palmerston Gardens, Dartry, Dublin 6, D06 FX39

**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.

---

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3200/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	28/07/2021
<b>Applicant</b>	Siobhan Dillon and Michael Hale
<b>Location</b>	23 Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788

**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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2529/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/07/2021
<b>Applicant</b>	IPUT plc
<b>Location</b>	30-32, Sir John Rogerson's Quay, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at Nos. 30-32, Sir John Rogerson's Quay, Dublin 2, including a Protected Structure (the former Tropical Fruit Co. Warehouse, RPS Reference No. 7548) and lands bounded by Whittaker Square to its rear (south) and by existing developments to east and west.

The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone.

The proposed development involves amendments to previous permission (Reg. Ref's. DSDZ3803/19, DSDZ4446/18, DSDZ2584/18 and DSDZ2533/18); including the following elements:

- Relocation of the entrance gates from the Sir John Rogerson's Quay boundary (further into the site),
- erection of a canopy above the main entrance to the new building element,
- a signage plaque beside the entrance gate on the eastern facade of the Tropical Fruit Co. Warehouse (Protected Structure) and up-lighting on the front (north) facade of the Tropical Fruit Co. Warehouse;
- metal rainscreen cladding and a security gate incorporated into permitted south office facade (facing Whittaker Square),
- an amended landscape design,
- revised pedestrian ramp and stepped transition to Whittaker Square,
- a roof terrace with stepped seating area and glass handrail (at roof level of the permitted projection over the Tropical Fruit Co. Warehouse);
- and security railings to the western site perimeter.

The development also involves modifications to the extent of the ribbon rooflights to the Tropical Fruit Co. Warehouse, 2 new external security gates on the Eastern end of the permitted office building at ground level, removal of a modern 'bullseye' window at the Tropical Fruit Co.

Warehouse, and an increase in cafe mezzanine size (to provide c. 30m<sup>2</sup> of additional floor space). The application includes all associated and ancillary development and site works above and below ground.

---

**Area** Area 1 - South East  
**Application Number** WEB1624/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2021  
**Applicant** Conor O Meara & Niamh McLoughlin  
**Location** 32 Lavarna Grove, Terenure, Dublin 6W, D6WK738  
**Additional Information**

**Proposal:** Demolition/removal of disused chimney stack to side & Attic conversion to non-habitable space with dormer window to rear & side of existing hipped roof & increase of garage parapet & roof to correspond with neighbouring property (No. 30) and all associated site works

---

**Area** Area 1 - South East  
**Application Number** WEB1625/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2021  
**Applicant** Mr. Michael Finnegan & Ms. Olga Ramos  
**Location** 266, Clogher Road, Crumlin, Dublin 12  
**Additional Information**

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

The development will consist of the construction of a detached three storey 105m<sup>2</sup>, two-bedroom dwelling accessed from Clogher Green.

The dwelling will consist of ground floor living area 1st floor bedrooms with rear terrace and setback from the southern and eastern boundaries attic level office & storage area with dormer window.

Additional ancillary works include; a new entrance to existing street boundary wall between 1 Clogher Green and 133 Rutland Grove, Dublin 12. Hard and soft landscaping lighting site services; and all other associated site development works above and below ground.

---

**Area** Area 1 - South East  
**Application Number** WEB1626/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 27/07/2021  
**Applicant** Thomas Flood  
**Location** 6, Neagh Road, Terenure, Dublin 6w  
**Additional Information**

**Proposal:** Single story extension to the front and side. Retention planning permission for single story extension to the side and back.

---



## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0208/21  
**Appeal Type** Written Evidence  
**Applicant** Geert Jan huysmans & Maria Pilar Duncan  
**Location** 25, Mountain View Road, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** EXPP; Whether the 2 new Velux balconies installed on 25 Mountain View Road, Ranelagh, Dublin 6 are considered development (i.e. non-exempt Development)

---

**Area** Area 1 - South East  
**Application Number** 2712/21  
**Appeal Type** Written Evidence  
**Applicant** Red Rock Harold's X Limited  
**Location** 153-155, Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors)

### **Additional Information**

**Proposal:** Permission is sought for the demolition of the existing two storey building previously used as a garage and showroom and the construction of a Build to Rent residential apartment development comprising 38 no. apartments (29 no. one beds, 3 no. two beds and 6 no. studios) in a five storey (four storey with fifth floor set back) over basement apartment building. 32 no. apartment units are provided with private balconies/terraces with 6 no. apartment units provided with juliet balconies with all apartments provided with access to the shared roof terrace at fourth floor level and courtyard at ground floor level. The proposed development also provides for Build to Rent amenity facilities comprising concierge, business lounge and games room at ground floor level with TV room and meeting room at basement level. 1 no. ESB substation, switch room and bin storage are provided at ground floor level, and plant room and 62 no. bicycle spaces proposed at basement level. Permission is sought for pedestrian access to the apartment building from Harold's Cross Road and all associated engineering and site ancillary works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 2739/21  
**Appeal Type** Written Evidence  
**Applicant** Derek Connolly  
**Location** Rear of 52 Leinster Road, Rathmines, Dublin 6

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for demolition of existing shed and construction of two storey and part three storey detached mews house in the rear garden of No. 52 Leinster Road, Rathmines, Dublin 6, a protected structure. The new house will include a garage and vehicular access to Grosvenor Lane, a screened terrace to the rear on the first floor and top floor, roof lights, alterations to existing boundary walls, and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 2872/20  
**Appeal Type** Written Evidence

---

**Applicant** Mount Way Offices Limited  
**Location** 94/95, Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East)  
**Additional Information** A.I Article 35 Received  
**Proposal:** Permission is sought for development at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East). The development will consist of the following: (i) demolition of the existing 2 no. interconnected, three-storey over basement buildings at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958) and all ancillary structures and buildings on site, including the existing two-storey structure to the rear (D02 F682) with frontage to Love Lane East; (ii) construction of an eight-storey over basement office development, with a set-back seventh floor level, comprising of: (a) office space, including the provision of staff facilities and a bin store, bicycle storage area and plant room at basement level; (b) office space, including office lobby/reception area; staff facilities and an ancillary break out coffee/meeting space at ground floor level; (c) office space on upper floor levels, including staff facilities on each floor level; and (d) roof access and lift overrun at roof level; and (iii) drainage, landscaping and all associated site works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** WEB1510/21  
**Appeal Type** Written Evidence  
**Applicant** Martin Deere & Eimear Vaughan  
**Location** Site Fronting No. 2, Ailesbury Gardens, Dublin, 4  
**Additional Information**

**Proposal:** The development will consist of construction of a new infill single storey detached dwelling with a flat sedum roof accessed off Ailesbury Gardens. Proposed dwelling is in front of existing dwelling on an infill site separated by Ailesbury Gardens with all associated landscaping works.

---

**Area 1  
Appeals Decided**

**None**

---



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

30/21

(26/07/2021-30/07/2021)

**Area** Area 1 - South East  
**Application Number** 0259/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** James & Marie O Flynn  
**Location** Eglinton Lodge, 46, Eglinton Road, Donnybrook, Dublin 4  
**Registration Date** 26/07/2021  
**Additional Information**  
**Proposal:** SHEC; Demolish existing hse, construct 2 storey 5 bed, 379sqm & assoc works

---

**Area** Area 1 - South East  
**Application Number** 0261/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Mark & Michelle Howell  
**Location** 22, Site to East of, Lakelands Park, Terenure, Dublin, 6W  
**Registration Date** 26/07/2021  
**Additional Information**  
**Proposal:** SHEC; Construction of new detached 2 storey house and assoc works to include widening of existing vehicular entrance from Lakelands Park.

---

**Area** Area 1 - South East  
**Application Number** 0263/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Seabren Developments Limited  
**Location** Site to the rear of 120, 122 and 124 Merrion Road, Dublin 4. D04 P8X5, D04 H9V3, D04 R2X8.  
**Registration Date** 27/07/2021  
**Additional Information**  
**Proposal:** SHEC: Permission is sought for development of 8 townhouses houses to the rear of no's 120,122 and 124 The proposed residential development is to be accessed via 122 Merrion Road where the existing dwelling is to be altered to accommodate a shared access to the 8 additional houses. The development includes part demolition, remodelling and a two storey rear extension to no. 122 together with reconfiguration of the site boundaries of no's 120, 122 and 124. The eight no three storey houses (3 bedrooms and study with access to roof terrace) are set out in two terraces with rear gardens. Each of the houses will have 1 no car parking space, bin and a cycle store together with two communal visitor car spaces along the new shared access road. The development provides for a pedestrian/ cycle access to each of the 8 terraced houses along the existing gated laneway to the rear of the site. The development includes all associated sits development and excavation works above and below ground, drainage and landscaping facilitate the development on the overall site.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

30/21

(26/07/2021-30/07/2021)

**Area** Area 1 - South East  
**Application Number** 0082/21  
**Application Type** Section 5  
**Applicant** James Fennelly. Fennelly O'Farrell chartered Accountants  
**Location** 80 Ranelagh Road, Dublin 6  
**Registration Date** 29/07/2021  
**Additional Information** Additional Information Received

**Proposal:** EXPP, PROTECTED STRUCTURE; Replacement of decomposed non-original timber windows with upgraded timber panel windows and glazing of similar design and colour, on the conservatory extension built over the original ground floor side entrance, in order to avoid any danger due to lack of timber on some sections of glazing. Full details provided in Conservation Report.

---

**Area** Area 1 - South East  
**Application Number** 0270/21  
**Application Type** Section 5  
**Applicant** Mr. R Barrett  
**Location** 97, Leeson Street Upper, Dublin 4  
**Registration Date** 30/07/2021

**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE:  
Taking down and re-erecting a boundary/party wall between the rear gardens of Nos. 97 and 98 Leeson Street Upper.  
Taking down and re-erecting of a wooden balustrade to an access balcony to the rear of No. 97.

---