



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**31/21**

(03/08/2021-06/08/2021)

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** 3264/21  
**Application Type** Retention Permission  
**Applicant** The Dartry Health Club Ltd.  
**Location** Dartry Health Club, 31 Palmerston Gardens, Dartry,  
Dublin 6, D06 FX39  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** RETENTION: The development consists 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.

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**Area** Area 1 - South East  
**Application Number** 3266/21  
**Application Type** Permission  
**Applicant** MBX Developments Limited  
**Location** 92A Harolds Cross/St Clare's Avenue, Harolds Cross,  
Dublin 6W  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing storage sheds and front wall of the site and the construction of 2 no. two storey blocks accommodating a total of 5 no. apartments (1 no. duplex 2 bed unit and 4 no. 1 bed units) and include cycle storage for all units. Between the 2 blocks an external stair will provide access to the two units located at first floor level. The private amenity or balcony spaces of the 5 units are recessed into the front façade of the development on St. Clares Avenue.

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**Area** Area 1 - South East  
**Application Number** 3274/21  
**Application Type** Permission  
**Applicant** MJF Residential Ltd.  
**Location** 109A, 109B & 109D Baggot Street Lower, Dublin 2  
DO2V580  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** The development will consist of the following changes to the front south east elevation. (i) changes to the size and locations of the openings on ground floor, new signage over the main door, the demolition of the triangular glass conservatory at first floor and reconstruction of the parapet in that area, the addition of a glass balcony rail, changes to the ope sizes at first floor, and the construction of three new rooflights on the south east facing pitched roof and a rooflight to the flat roof over ground floor. It also comprises changes to internal configuration and all ancillary works to facilitate development.

**Area** Area 1 - South East  
**Application Number** 3278/21  
**Application Type** Permission  
**Applicant** Orangeseed Designated Activity Company  
**Location** 24-28 Dame Street which includes The Mercantile Hotel and Dame House, Dublin 2, D02 C861 & D02 ND77  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The site of 0.0768 ha is bound by Dame Street to the north, Dame Lane to the south and South Great Georges Street to the west. The subject site includes protected structures, RPS Ref. 2103 (24 Dame Street), RPS Ref: 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2. Permission is sought for an amendment permission to planning permission Reg. Ref. 2505/19 ABP 305840-19.

The proposed development comprises of the reconfiguration of the permitted development to increase bedroom numbers from 99 no. to 101 no., to provide for internal changes and demolition of the rear on No. 27 Dame Street and provision of new shopfronts on Dame Lane and alterations to the permitted shopfronts on Dame Street. It consists of the following:

- Further demolition at basement to provide for new floor and removal of internal partitions at basement;
- Removal of external walls, internal walls, partitions, stairs and part of floor at ground floor,
- Removal of roof at first floor;
- Removal of part of southern and western external walls and floors at first, second, third and fourth floors;
- Retention of internal partitions at fifth floor;
- Relocation of the permitted water tank from basement to a screened area at roof level and additional plant at roof level;
- Provision of boiler room at basement, reconfiguration of basement to provide for toilets and back of house facilities;
- Provision of a central bar, live music area, relocation of kitchen areas, new lift, closure of two entrances on Dame Street at ground level at No. 28 and No. 25 Dame Street and new entrance to No. 24 Dame Street and changes to shopfront facades and signage fascia on Dame Street;
- At first floor, second, third and fourth floors, new section of external southern wall, reconfiguration of bedrooms, an additional bedroom at third and fourth floors and staff facilities at first floor;
- At fifth floor, reconfiguration of bedrooms;
- At roof level, provision of water tank and screening, reduction in height of lift shafts;
- Minor alterations to fenestration;
- Addition of brick to glazed atrium on South Great George's Street, additional render at ground floor on the eastern elevation and revisions to the elevation on Dame Lane;
- Revised internal layout and reconfiguration of all buildings including the existing bar / restaurant / café units at ground and first floor level.

The overall development will not increase the permitted floor area.

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**Area** Area 1 - South East  
**Application Number** 3289/21  
**Application Type** Permission  
**Applicant** Intergrated Materials DC Limited  
**Location** 2 Kylemore Business Park, Jamestown Road, Kylemore Way, Dublin 8, D08 WK81

**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** Planning permission for the proposed development will facilitate the change of use of the existing metal resource recycling facility to a waste treatment facility for the acceptance, segregation, processing and onward shipment for further processing or disposal of up to 50,000 tonnes of waste, per annum including packing material, commercial and industrial waste construction & demolition waste and municipal solid waste. Waste handling activities are proposed internally within the existing buildig and the proposed works to accommodate this proposed change of use include the following:

- (i) demolition of 4 no. external ancillary structures located to the rear, west and eastern side of the existing building;
- (ii) demolition of internal structures and staircase to facilitate the removal of the mezzanine floor level;
- (iii) removal of the free standing external support structure and crane to the rear and eastern elevation;
- (iv) construction of an extension to the rear and western side of the existing building to facilitate a new double bay storage area and office ;
- (v) alterations are also proposed to the rear elevation including 1 no. dock leveller and the addition of 2 no. fire escape doors,
- (vi) alterations are also proposed to the eastern elevation including the blocking up of existing roller shutter door and provision of a new roller shutter door. Permission is also sought for works to the external yard including the following:
  - (vii) provision of 2 no. HGV parking spaces and 14 no. bicycle parking spaces;
  - (viii) installation of a new weighbridge and provision of a new reinforced concrete boundary wall and fence on the western and northern boundaries;
  - (ix) utilisation of existing access gate (accessed off Jamestown Road);
  - (x) utilisation of 5 no. existing car parking spaces for employees/visitors;
  - (xi) drainage and all other works required to facilitate the development.

An Environment Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The proposed activity requires a waste facility permit from Dublin City Council.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3291/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Ralbecko Limited
<b>Location</b>	3 Pembroke Street North, Number One Ballsbridge, Ballsbridge, Dublin 4
<b>Registration Date</b>	06/08/2021

**Additional Information**

**Proposal:** The proposed development will consist of the following: Install a new door opening within the party wall at ground floor to link the two properties at 2 & 3 Pembroke Street North, change of use and internal alterations to existing ground floor unit at No. 3 Pembroke Street North from retail to dog day care use, new external signage, including all associated site and ancillary works at this address in accordance with the plans as submitted.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3292/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Sunny Quarter DAC
<b>Location</b>	A 0.3148 ha site at Harcourt Road and Adelaide Road,

Dublin 2, including Former Telephone Exchange building and lands to the north (south of One, Two and Three Park Place)

**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** Planning permission for development at a 0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north (south of One, Two and Three Park Place).

The development consists of the following amendments to the development permitted under Reg. Ref. 2388/18 (ABP Ref. ABP-301931-19) and under construction:

- (i) Provision of part one, part two additional floors, to provide for an up to eleven storeys over basement level building;
- (ii) Reconfigurations of floorplates including internal layouts and core locations;
- (iii) Revisions to elements of permitted elevations of the new development;
- (iv) Increase in secure bicycle parking at basement level by 35 no. to 228 no.;
- (v) Increase in car parking provision by 9 no. to 57 no. total;
- (vi) Overall, the proposal increases the development by 3,546 sq.m. to a total 25,369 sq.m. (Including basement and a minor reduction in the retail provision by 14 sq.m.);
- (vii) All associated site development works and consequential amendments to the permitted development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3742/10/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Charlemont Regeneration Ltd.
<b>Location</b>	Charlemont Street/Tom Kelly Road, Dublin 2
<b>Registration Date</b>	04/08/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: Alcove Properties seeks a 10 year permission for development at Charlemont Street/Tom Kelly Road, Dublin 2 (measuring approximately 2 hectares). The site is located in an urban block bounded to the east by Charlemont Street, to the south by Charlemont Mall, to the west by Richmond Street South and by Harcourt Road to the north. Tom Kelly Road, which is a cul-de-sac, partially bisects the site and is oriented in a north-east to south-west direction from its access junction with Charlemont Street. The proposed mixed-use regeneration project, including the provision of a new public street from Charlemont Street towards Richmond Street South, involves the rehousing of the existing community and the provision of a total of 260no. residential units and incorporated a significant office element with retail, restaurant and multiplex cinema uses and community sports centre in an overall development quantum of c.53,275sqm of gross floor space. The development is comprised of c.27,103sqm of residential floor space, c.19,917sqm of office floor space, c.852sqm of community floor space, c.135sqm of childcare/retail floor space and c.5,268sqm of cafe/restaurant/retail/cinema floor space. The development will be contained within 5no. blocks ranging in height from four to eight storeys and includes 381no. car parking spaces at basement level with ramped access off Charlemont Street and the new east-west public street, 4no. on street public parking spaces and a set-down area. The proposed development will include the demolition of all structures on site including all habitable dwellings. The development also includes all public realm works, community facilities, ancillary landscaping, site preparation and excavation works, utilities connections, ESB Substations, a 16m x 9m outdoor sports court and all other works ancillary to the regeneration project. The nature and extent of development proposed in each block is as follows:

Block 1: This block with a total gross floor space of 11,882sqm is 6 storeys in height and contains: c.6,639sqm of residential use comprising 63no. residential units (3no. 1 bed, 50no. 2 bed, and 10no. 3 bed units); c.4,231sqm of office floor space; and c.952sqm of cafe/restaurant/retail floor space (including 383sqm of convenience retail floor space). Balconies are provided for all the residential units.

Block 2: This block with a total gross floor space of 19,145sqm is 7-8 storeys in height and contains: c.15,344sqm of office floor space and c.3,801sqm of cafe/restaurant/retail/cinema floor space. This block also contains the 6 screen, 789no. seat multiplex cinema.

Block 3: This block with a total gross floor space of 9,876sqm is 5-7 storeys in height and contains: c.8,547sqm of residential use comprising 82no. residential units (16no. 1 bed, 44no. 2 bed, 18no. 3 bed and 4no. 4 bed units); c.342sqm of office floor space; a c.852sqm community sports centre (including hall, changing rooms, offices, and staff rooms and including an estate office of 52sqm) at basement and surface levels located within the internal courtyard; and c.135sqm of crèche/retail floor space. Balconies are provided for all the residential units.

Block 4: This block with a total gross floor space of 7,933sqm is 4-6storeys in height and contains; c.7,535sqm of residential use comprising 73no. residential units (13no. 1 bed, 32no. 2 bed, and 28no. 3 bed units) and c.398sqm of cafe/restaurant/retail floor space. Balconies are provided for all the residential units.

Block 5: This block with a total gross floor space of 4,499sqm is 4-5 storeys in height and contains: c.4,382sqm of residential use comprising 42no. residential units (4no. 1 bed, 30no. 2 bed and 8no. 3 bed units) and c.117sqm of cafe/restaurant/retail floor space. Balconies are provided for all the residential units. An Environmental Impact Statement (EIS) and non-technical summary accompanies this application and will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Dublin City Council.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2297/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Prime GP4 Limited
<b>Location</b>	site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East
<b>Registration Date</b>	04/08/2021
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission for development at a site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East. The development consists of the demolition of No's 1-4 Martin's Terrace and the redevelopment of the site to provide for a five storey building with set-back sixth storey level over 2 no. basement levels. The proposed building will comprise office use and 2 no. cafe/restaurant/retail units (and associated waste storage) at ground floor level. Ancillary office space, staff welfare, waste storage and bike parking facilities will be located at basement levels. Office access will be provided from Macken Street. Access to cafe/restaurant/retail units will be provided from Macken Street and the realigned Hanover Street East, respectively. Additional development includes the provision of solar PV panels and plant at roof-level together with associated plant screening; signage; attenuation tank; roof terrace at 5th floor level; hard and soft landscaping including along the former Hanover Street East; and all other associated site development and drainage works above and below ground. The application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development

Zone planning scheme area. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

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**Area** Area 1 - South East  
**Application Number** WEB1822/21  
**Application Type** Permission  
**Applicant** John Byrne  
**Location** Crumlin Road Pharmacy, 251, Crumlin Road, Crumlin, Dublin 12  
**Registration Date** 05/08/2021

**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.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2571/21  
**Application Type** Permission  
**Applicant** John Gallagher  
**Location** Milverton, 34 Herbert Park, Ballsbridge, Dublin 4  
**Registration Date** 03/08/2021

**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 3253/21  
**Application Type** Permission  
**Applicant** Siobhan Dillon and Michael Hale  
**Location** 23, Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788  
**Registration Date** 03/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for:

- a) single-storey 7.2 sq.m extension at lower ground floor to the side of an existing rear (north) extension.
  - b) internal modification works including reconfiguration of the internal living space for improved circulation, and
  - c) upgrade works to existing windows, doors, mechanical and electrical services.
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All with associated services at 23 Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788 (Protected Structure Ref. 4386).

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**Area** Area 1 - South East  
**Application Number** 3254/21  
**Application Type** Permission  
**Applicant** Colin Delaney  
**Location** 33, Dunville Avenue, Dublin 6, D06 PX51  
**Registration Date** 03/08/2021  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: New dormer roof window at the rear to existing attic room.

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**Area** Area 1 - South East  
**Application Number** 3255/21  
**Application Type** Permission  
**Applicant** David & Rosslyn Ryan  
**Location** 28, South Hill, Dartry, Dublin 6, D06 CV63  
**Registration Date** 03/08/2021  
**Additional Information**  
**Proposal:** Demolition of single storey extension to side and rear, provision of side extension to ground, first and attic floor, provision of rear single storey extension, covered side access, conversion of existing attic, provision of 2 no. dormer windows to rear, velux roof lights to front and rear roofs, alterations to front entrance and provision of front porch, widening of vehicular entrance & associated upgrading and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3260/21  
**Application Type** Permission  
**Applicant** Kevin Birrane  
**Location** 7, The Crescent, Donnybrook, Dublin 4  
**Registration Date** 04/08/2021  
**Additional Information**  
**Proposal:** The development consists of alterations and removal of existing front boundary railings, replacement of garden with permeable paving and provision for 1 no. off street car parking space to the front garden with all associated landscaping, boundary treatment, and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3261/21  
**Application Type** Permission  
**Applicant** Sandra Allen  
**Location** 9, The Crescent, Donnybrook, Dublin 4  
**Registration Date** 04/08/2021  
**Additional Information**  
**Proposal:** The development consists of alterations and removal of existing front boundary railings, replacement of garden with permeable paving and provision for 1 no. off street car parking space

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to the front garden with all associated landscaping, boundary treatment, and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3262/21  
**Application Type** Permission  
**Applicant** Brendan Tangney  
**Location** 11, The Crescent, Donnybrook, Dublin 4  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** The development consists of alterations and removal of existing front boundary railings, replacement of garden with permeable paving and provision for 1 no. off street car parking space to the front garden with all associated landscaping, boundary treatment, and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3263/21  
**Application Type** Permission  
**Applicant** Paula Murphy  
**Location** 5, The Crescent, Donnybrook, Dublin 4  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** The development consists of alterations and removal of existing front boundary railings, replacement of garden with permeable paving and provision for 1 no. off street car parking space to the front garden with all associated landscaping, boundary treatment, and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3285/21  
**Application Type** Permission  
**Applicant** Keith and Una McMahon  
**Location** 57 Ailesbury Road, Ballsbridge, Dublin 4  
**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** Planning permission is sought for

- a. new door opening with steps at ground floor to side (west) elevation,
  - b. replace cladding to existing dormers with clay tiles to front (north), side (west) and rear (south) elevations,
  - c. construct new dormer window to rear (south) elevation.
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**Area** Area 1 - South East  
**Application Number** 3287/21  
**Application Type** Permission  
**Applicant** Stephen Thorpe  
**Location** 71 Wilfield Road, Sandymount, Dublin 4, D04 H9R9  
**Registration Date** 06/08/2021  
**Additional Information**

**Proposal:** Planning permission is sought for an attic conversion to include a dormer window structure at attic level to the rear and realignment of main roof structure to replace the hipped design with a new gable design. Works to include 2 no. flat rooflights to the front roof surface at attic level. Also rearrangement of front boundary wall with new pillars to provide off street parking in the front garden area.

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**Area** Area 1 - South East  
**Application Number** WEB1813/21  
**Application Type** Permission  
**Applicant** Shane O'Reilly  
**Location** 129, Saul Road, Crumlin, Dublin 12  
**Registration Date** 03/08/2021  
**Additional Information**

**Proposal:** Front single story extension. Two-story and single-story extension to the rear. for extended living and additional bedroom. Dropped kerb to the front to allow vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1815/21  
**Application Type** Permission  
**Applicant** Oisín McGreal  
**Location** 37, Elmwood Avenue Upper, Ranelagh, Dublin 6  
**Registration Date** 04/08/2021  
**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

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**Area** Area 1 - South East  
**Application Number** WEB1821/21  
**Application Type** Permission  
**Applicant** Paul Hughes  
**Location** 26, Pembroke Lane, Ballsbridge, Dublin 4  
**Registration Date** 05/08/2021  
**Additional Information**

**Proposal:** Planning Permission is sought by Paul Hughes for the alterations of an existing Mews dwelling at the site of No.26 Pembroke Lane, Ballsbridge, Dublin 4.

The works will comprise of the following:

- a) The demolition and replacement of the existing single storey shed structure to the rear of the property
  - b) The demolition and replacement of the existing dormer window to the rear of the property
  - c) 2 No. Feature windows at ground and first floor to the front of the property, with new metal cladding applied to the front elevation at ground level
  - d) Replacement of all windows and doors
  - e) New roller shutter to existing vehicular opening to Pembroke Lane
  - f) All Internal alterations
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g) All associated site & landscaping works

The proposed works do not result in an increase in internal floor area of the dwelling (96.4 sq.m)

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**Area** Area 1 - South East  
**Application Number** WEB1824/21  
**Application Type** Permission  
**Applicant** Aisling McCarthy  
**Location** 44, Saint Enda's Road, Dublin 6  
**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** Works to 44 St Enda's Road, Dublin 6, D06 PX70, a two storey semi-detached corner dwelling, to include an extension on one and two levels to the side & rear, a new pavement accessible gate from the rear garden & the relocation of an entrance gate pillar to the front together with associated site works.

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**Area 1  
Decisions**

**Area** Area 1 - South East  
**Application Number** 0240/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 03/08/2021  
**Applicant** IPUT plc  
**Location** Wilton Square, Dublin 2 (Area within park boundary fence)

**Additional Information**

**Proposal:** EXPP: Installation of park benches and installation of notice boards mounted upon the park benches advertising the nature and intent of the permitted and proposed works to the park and adjacent lands.

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**Area** Area 1 - South East  
**Application Number** 0242/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 03/08/2021  
**Applicant** AIB Bank plc  
**Location** 7-12, Dame Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Conservation repairs & maintenance to existing windows over 6 floors.

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**Area** Area 1 - South East  
**Application Number** 2343/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/08/2021

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**Applicant** Irish Life Assurance plc  
**Location** Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for development will comprise amendments to planning permission reg. ref. 4155/18; ABP Ref: 303806-19.  
The proposed development will consist of:

1. Relocated lift and stair cores resulting in reconfigured layout at each floor level;
2. Amended car parking layout at basement level 02 to provide 67 spaces (72 permitted) revised plant room layout and finished floor levels;
3. Increased bicycle parking at basement level 01 to provide 215 spaces (187 permitted) and reconfigured shower and changing facilities;
4. Alterations to sunken garden at the western elevation, resulting in an increased public footpath width at Pembroke Road by c. 400mm;
5. Amended vehicular access entrance ramp configuration from Shelbourne Lane;
6. Alterations to rear entrance at Shelbourne Lane to provide set back double height elevation at ground/ first floor level and pedestrian footpath;
7. Relocated ESB substation at ground floor level accessed from the rear entrance at Shelbourne Lane;
8. Revised access to and reconfiguration of the external northern terrace at first floor level including c.100mm increase in planters and balustrades;
9. Infill of western elevation at levels four and five replacing external terraces;
10. Increased finished terrace levels and balustrades (by c.150mm), altered access and additional planting at external terraces at sixth and seventh floor levels;
11. Reconfigured roof level to include enlarged plant enclosure, additional plant and repositioned louvered screen, omission of PV panels increased lift over run levels by c. 510mm, reconfigured core layout and inclusion of electrics room;
12. Signage within canopy above Pembroke Road entrance (c. 3.136 sqm);
13. Total reduction in gross floor area by 411 sqm to 21,224 sqm.

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**Area** Area 1 - South East  
**Application Number** 2610/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/08/2021  
**Applicant** Patrick Gavin  
**Location** 10 Ailesbury Road, Ballsbridge, Dublin 4, D04 K4V8  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning permission for works to include:  
(a) single storey 62.5 sqm glazed extension to the rear (north) and reconfiguration of the internal spaces at ground floor;  
(b) conversion of existing 26.86sqm single storey detached structure to the rear (north) of the garden for use as day room with associated WC together with associated works at the existing three storey semi detached dwelling at 10 Ailesbury Road, A Protected Structure (RPS ref. 57)

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**Area** Area 1 - South East  
**Application Number** 2800/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 05/08/2021

**Applicant** Ciaran & Colm Butler  
**Location** Warrington House, Mount Street Crescent, Dublin 2  
**Additional Information**  
**Proposal:** EXT.OF DURATIOIN:Extension at existing 4th and 5th floor levels for office use (55 sq.m at 4th floor and 310 sq.m at 5th floor).

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**Area** Area 1 - South East  
**Application Number** 2927/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/08/2021  
**Applicant** Richard O'Gara  
**Location** 3 Eustace Street, Dublin 2, D02 NT92  
**Additional Information**  
**Proposal:** Planning permission for changes to front façade of building, comprising alteration to window openings at ground floor level to provide new entrance door and increased window size to commercial unit.

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**Area** Area 1 - South East  
**Application Number** 2933/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/08/2021  
**Applicant** Des & Kimberley Kennedy  
**Location** 225, Harold's Cross Road, Dublin 6W, D6W P932  
**Additional Information**  
**Proposal:** The development will consist of the demolition of existing single storey rear return & chimney and the construction of a part single, part two storey attached side extension, a single storey front facing bay window, associated roof lights to rear roof , partly raising the side and rear boundary walls around site curtilage and all associated site works and services above and below ground.

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**Area** Area 1 - South East  
**Application Number** 2936/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/08/2021  
**Applicant** Charlemont Regeneration Ltd  
**Location** Site located on Charlemont Street, c.200m from the junction at Charlemont Street and Harcourt Street, Dublin, 2  
**Additional Information**  
**Proposal:** The development will consist of the installation of 1 no. stainless steel and glass Reliance 3-bay Mark Bus Shelter (5.2m x 3.5 x 1.8) and 1 no. double-sided digital advertising screen (1.7m 1.1m), together with 6-line RTP1 unit and bus-stop sign. The proposal will include the relocation of an existing sign and litter bin and all ancillary site works on lands totalling c.36m2.

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**Area** Area 1 - South East  
**Application Number** 2941/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/08/2021  
**Applicant** Lette Accommodation Limited  
**Location** 1, Harcourt Terrace, Saint Kevin's, Dublin 2, D02 TX05

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on the corner of Harcourt Terrace and Adelaide Road consisting of the demolition of the existing derelict rear return to the main house, and construction of a 4 storey return containing 2 no. additional guest suites, bathroom, storage and ancillary basement plant room, all accessed from the existing landing of the main house with a combined internal floor area of 80 m<sup>2</sup> and 11 sq m of external terraces and the demolition of the existing derelict mews walls located on the mews site to the south of the main house and the construction of a new single family dwelling over 3 storeys (garden level, upper ground, and mezzanine level with primary access from Harcourt Terrace, consisting of 2 no. double ensuite bedrooms, 1 no. single bedroom, living, kitchen dining, greenhouse and ancillary spaces with a gross internal floor area of 166 m<sup>2</sup>, plus a 19m<sup>2</sup> external terrace at upper ground level and a 31m<sup>2</sup> external courtyard at garden level. Works will also include the reinstatement of the Regency colonnade entrance to the mews from Harcourt Terrace and reconstruction of the boundary wall and access gate to the rear, external landscaping to front and courtyard; drainage and associated siteworks together with the retention of 3 no. car parking spaces accessed from Harcourt Terrace and 1 no car parking space to the rear, accessed from Adelaide Road.

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**Area** Area 1 - South East  
**Application Number** 2948/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2021  
**Applicant** Brendan Cannon  
**Location** 28, Rathfarnham Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** Permission sought for first floor extension to rear of existing dwelling-house over already approved ground floor extension (Planning Ref. No. 2348/21).

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**Area** Area 1 - South East  
**Application Number** 2949/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2021  
**Applicant** Fiona McHugh  
**Location** 286, Rathmines Road Lower, Dublin 6

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 2958/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/08/2021  
**Applicant** Kilfoylan Vale Ltd  
**Location** Glendenning House, 6-8, Wicklow Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of the removal of an existing roller shutter at the entrance to the upper office floor levels, its replacement with decorative metal gates, and raised metal lettering signage above this entrance.

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**Area** Area 1 - South East  
**Application Number** 2972/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/08/2021  
**Applicant** Alexandra Jefferson  
**Location** 2, Prince Arthur Terrace, Rathmines, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3217/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/08/2021  
**Applicant** Ria Lawlor  
**Location** 81, Sydney Parade Avenue, Dublin 4, D04 N2F3

**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.

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**Area** Area 1 - South East  
**Application Number** 3247/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/08/2021  
**Applicant** Jonathan and Margaret Aird  
**Location** 21 and 21A Lea Road, Sandymount, Dublin 4

**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

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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.

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**Area** Area 1 - South East  
**Application Number** 3251/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/08/2021  
**Applicant** Francis and Anna Drought  
**Location** 2 Pearse Square, Dublin 2

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1209/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/08/2021  
**Applicant** Mr Robert Quinn and Ms Elisabeth Hooper  
**Location** 54, Derravaragh Road, Terenure, Dublin 6W, D6W EV66

**Additional Information** Additional Information Received

**Proposal:** We Mr. Robert Quinn & Ms. Elisabeth Hooper intend to apply for development at this site 54 Derravaragh Road, Terenure, Dublin 6W. The development will consist of first floor extension above existing single storey to front, single storey extension to rear, relocation of vehicular and pedestrian entrance gates and hardstanding, and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1642/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/08/2021  
**Applicant** Barry Quill  
**Location** 26, Merton Drive, Ranelagh, Dublin 6

**Additional Information**

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

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

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

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**Area** Area 1 - South East  
**Application Number** WEB1647/21



**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2021  
**Applicant** Siobhan Murphy  
**Location** 142, Captain's Road, Dublin 12

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1648/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2021  
**Applicant** John Healy  
**Location** 121, Keeper Road, Drimnagh, Dublin 12

**Additional Information**

**Proposal:** Side first-floor extension and attic extension. Attic conversion for storage with raised gable to the side 2 dormer windows to the rear. Front porch with parapet style flat roof with roof window.

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**Area** Area 1 - South East  
**Application Number** WEB1789/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/08/2021  
**Applicant** McGreal  
**Location** 37, Elmwood Avenue Upper, Ranelagh, Dublin 6

**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

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**Area** Area 1 - South East  
**Application Number** WEB1808/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/08/2021  
**Applicant** John Byrne  
**Location** 251, Crumlin Road, Crumlin, Dublin 12

**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)

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advertising panel fixed to front gable at east side of building on to Crumlin Road, along with all necessary ancillary works.

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### Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 2027/21  
**Appeal Type** Written Evidence  
**Applicant** Insignia Investments Ltd  
**Location** The Barn, Riversdale Avenue, Bushy Park Road, Dublin 6  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Planning permission for the development will consist of partial demolition and renovation of The Barn as a two bedroom, two storey detached house with apex rooflight; construction of 5 no. three bedroom two storey terraced houses; construction of 2 no. two bedroom two storey semi-detached houses; access is from the existing entrance on Riversdale Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 2762/21  
**Appeal Type** Written Evidence  
**Applicant** Clonvara Developments Limited  
**Location** 47-48 Chelmsford Road, Ranelagh, Dublin 6.  
**Additional Information**  
**Proposal:** Permission for alterations to the previously granted development (DCC Planning reference: 2246/20).  
The proposed alterations will consist of the construction of an additional storey set back from the front and side elevations, consisting of an additional 2-bedroom apartment at third floor level, with private balconies. There will be an increase in units from 6 to 7 apartments. Minor internal & external alterations are also proposed which includes changes to comply with Fire Safety and Disability Access requirements (bike and bin stores). The development will include all associated drainage, ancillary site works, bin store and services.

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### Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2251/21  
**Appeal Decision** AMEND CONDITIONS  
**Appeal Decision Date** 04/08/2021  
**Applicant** Colum Lavery & Melanie Cunningham  
**Location** 70, Saint Magdalen Terrace, Irishtown, Dublin 4, D04 TC56  
**Additional Information**  
**Proposal:** Permission for replacement of the existing rear extension with construction of a two storey rear extension with amendments to increase apex height, 2 rooflights to front roof pitch with ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2711/21  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** 06/08/2021  
**Applicant** Table 21 Restaurants Limited  
**Location** 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.

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**Area** Area 1 - South East  
**Application Number** 3619/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 06/08/2021  
**Applicant** Clopen Limited  
**Location** Site at 39, 40, 41, 42 & 42A, Clanbrassil Street Upper, Dublin 8

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: 1.) The demolition of existing buildings, structures and hardstanding areas on site except for the existing front part of the 2-storey take-away restaurant building (vacant) at 39 Clanbrassil Street Upper; 2.) The construction of a mixed-use development of 28 no. apartments with associated balconies/terraces comprising 17 no. 1 bedroom units & 11 no. 2 bedroom units and 2 no. commercial units located in 2 no. blocks (Block 1 & Block 2); 3.) Block 1 comprises a part2/part 2-storey plus pitched roof building at 39 Clanbrassil Street Upper accommodating 1 no. take-away restaurant unit at ground & 1st floor level (including existing structure fronting onto Clanbrassil Street Upper) and 4 no. apartments (4 no. 2 bedroom 2-storey own-door duplex apartment units) extending along Orr's Terrace; 4.) Block 2 comprises a 3-4 storey building at 40, 41, 42 & 42A Clanbrassil Street Upper accommodating 1 no. shop/retail services unit at ground floor level (fronting onto Clanbrassil Street Upper) and 24 no. apartments (17 no. 1-bedroom units and 7 no 2-bedroom units); 5.) Landscaped courtyard at ground floor level and roof terrace above third floor level in Block 2; 6.) Construction of new surface finishes and hard and soft landscaping to increased width Garden Terrace pedestrian laneway to the north; 7.) All ancillary site development works, plant areas, refuse storage areas, bicycle storage areas, boundary treatment works and services.

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**Area** Area 1 - South East  
**Application Number** 3916/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 30-Jul-2021  
**Applicant** Edenvale McHugh Ltd Partnership  
**Location** 10, Mountpleasant Square, Dublin 6  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development consists of: Retention permission for single storey service room to rear, change of window position and alteration to proposed roof in existing single storey extension. Proposed new fibreglass roof finish on existing basement entrance and new bin storage platform to front.

**\*\*\*Amendment to Week 30\*\*\***

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4018/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	28-Jul-2021
<b>Applicant</b>	Roebuck General & Advisory Ltd
<b>Location</b>	14, Lad Lane, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development of lands (0.2465 hectares) at No. 14 Lad Lane, Dublin 2. The site falls within the curtilage, and to the rear of a Protected Structure at No. 14 Fitzwilliam Square East, Dublin 2. The development will consist of the demolition of a contemporary 2 No. storey mews dwelling house (140sqm) and the construction of a 2 No. storey mews building (233 sqm) containing 3 No. apartments comprising 2 No. one bed apartments (53 sq m and 51 sq m) and 1 No. two bed apartment (92 sq m). The development also includes balconies and terraces facing south-east and north-west; bicycle store; bin store; green roofs; hard and soft landscaping; boundary works; plant and all other ancillary works above and below ground.

**\*\*\*Amendment to Week 30\*\*\***

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# Dublin City Council

## SECTION 5 EXEMPTIONS

31/21

(03/08/2021-06/08/2021)

**Area** Area 1 - South East  
**Application Number** 0274/21  
**Application Type** Section 5  
**Applicant** Paul Ridgeway  
**Location** 3, Palmerston Park, Rathmines, Dublin 6  
**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacing the copper (middle valley) at the above property, Paint windows & doors externally, Paint internally ceiling/wall/cornice where leak noted internally.

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**Area** Area 1 - South East  
**Application Number** 0275/21  
**Application Type** Section 5  
**Applicant** The Iveagh Trust  
**Location** The Iveagh Hostel, 8 Bride Road, Dublin 8. D08 R7DX  
**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Renovation of basement level bathrooms 1 & 2. The works will the removal of existing sanitary ware, floor and wall finishes, non-original partitions/cubicles, the installation of sanitary ware, floor and wall finishes and new cubicle/partition system.

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**Area** Area 1 - South East  
**Application Number** 0277/21  
**Application Type** Section 5  
**Applicant** Maria Migone  
**Location** 10 Templemore Avenue, Rathmines, Dublin 6. D06 T1X3  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** EXPP: Replacing Shed which is at risk of collapse (see enclosed photos). It will continue to be used for storage and no water/electricity put in. See enclosed plans. The reason we are applying is because it is a large shed.

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