



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**34/21**

(23/08/2021-27/08/2021)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2124/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Margaret Keane
<b>Location</b>	21, Belgrave Square South, Rathmines, Dublin 6
<b>Registration Date</b>	27/08/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of a mews house to the rear of No. 21 Belgrave Square South which will face onto and be accessed from the existing unnamed mews laneway to the rear and Belgrave Avenue to the side. The development will include the demolition of the existing single storey shed and rear boundary wall to Belgrave Avenue and the unnamed laneway and the construction of a new 152 sqm, two-storey with partial set back third storey three-bedroom mews house. The mews house is set back from the existing laneway boundary and consists of a garage and bin store accessed off the unnamed laneway, one bedroom with en-suite bathroom, WC, study and rear garden on the ground floor level, kitchen/dining room/ living room on the first floor level, and two bedrooms with a shared bathroom and 1 no. screened external terrace on the partial second floor level, roof lights and sundry associated minor works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2769/21
<b>Application Type</b>	Permission
<b>Applicant</b>	AAI Kenilworth Limited
<b>Location</b>	348 Harold's Cross Road, Dublin 6W, D6W VW99
<b>Registration Date</b>	25/08/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for a Build-To-Rent residential development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6, D6W VW99, (formerly known as 'Kenilworth Motors) principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west. The development will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sqm) and certain boundary walls; the construction of a part-two, part-three, part-four, part-five storey building (total gross floor area of c. 5,163 sqm); (comprising 52 no. apartments ( 4no. studio units; 44 no. 1-bed units; 4 no. 2-bed units, all with balconies or terraces facing east, south and west). The development will also consist of: communal residential amenities (228 sqm) (including lounge, workspace, gym); concierge; plant; circulation space; ESB substation and switch room; 83 no. cycle parking spaces (62 no. at upper ground floor level bike store); and 21 no. external visitor spaces); communal amenity open spaces at upper ground floor level to the southwest (70 sqm); third floor level to the north east (82.5 sqm); and fourth floor level to the east (190 sqm); Public open space to the east (293 sqm); 2 no. car club parking spaces and 5 resident car parking spaces accessed from Harolds Cross Road; alterations to the layout of Laundry Lane including the provision of a pedestrian footpath and service area; sustainable urban drainage system (including green roof, rainwater harvesting and attenuation tanks); waste management area; roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

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**Area** Area 1 - South East  
**Application Number** 2843/21  
**Application Type** Permission  
**Applicant** Axis Health Care Assets Limited  
**Location** Royal Hospital Donnybrook, Morehampton Road,  
Donnybrook, Dublin 4, D04 HX40  
**Registration Date** 25/08/2021  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development of Donnybrook Primary Care Centre and additional works at Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40. The proposed development comprises :  
(i) construction of a new Primary Care Centre, 4 storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices, service areas, staff facilities & circulation (6,175sq.m.), General Practitioner Surgery (552sq.m.), Retail Pharmacy Unit (132sq.m.); car parking, cycle parking, plant, storage and refuse management at basement level; escape stair enclosure; external plant enclosure; all ancillary floorspace (505sq.m.); new Quadrangle Garden; 1 no. National Ambulance Service parking space; vehicular access via existing public entrance to Royal Hospital Donnybrook at Bloomfield Avenue; building signage; sub-station; external plant; connection to existing water and waste-water services;  
(ii) remove the existing main surface car park at Royal Hospital Donnybrook (82 no. spaces) and re-configure the entrance car park (12 no. spaces), and provide 94 no. spaces as follows, new car parking spaces adjacent existing Hospital building (4 no.), re-configure and extend the Entrance Car Park (66 no.), extend car park adjacent to the Hospital Maintenance Yard (13 no.) and new car parking spaces adjacent to the Pavilion (11 no.);  
(iii) New controlled pedestrian and cycle link at Cullenswood Park with new entrance piers & gate, new steps and ramp to connect to existing internal path and road network within the grounds of Royal Hospital;  
(iv) All related site lighting, hard and soft landscaping, site development works and excavation works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3221/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Dublin Central Mission  
**Location** Margaretholme, Claremont Road, Sandymount, Dublin 4  
**Registration Date** 25/08/2021  
**Additional Information**  
**Proposal:** EXT. OF DURATION: Permission is sought for the demolition of two single storey buildings containing 8 supported living units and a communal room, including an attached boiler house and store and two detached single storey sheds. Permission is sought for the construction of a four storey building providing 22 supported living units and covered car parking at Ground level, including balconies on North and East elevations, landscaping and associated works.

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**Area** Area 1 - South East  
**Application Number** 3386/21  
**Application Type** Permission  
**Applicant** Bartra Development Co Ltd  
**Location** "Boston Sidings Site" at Grand Canal Quay and Macken

Street, Dublin 2

25/08/2021

**Registration Date**

**Additional Information**

**Proposal:** Permission for the development at this site (0.37ha) known as the "Boston Siding Site" at Grand Canal Quay and Mackent Street, Dublin 2. (Lands bounded by Clanwilliam Square to the south, Grand Canal Quay to the east, the Dublin Rosslare mainline railway to the north and Macken Villas and Macken Street to the west). The proposed development will consist of modifications to the permitted office development Reg. REF. 2808/19, Bord REF. ABP-304878-19 (as modified by Ref. Ref. 2682/21) and involves a revised layout to the permitted roof level plant, provision of additional ventilation equipment, associated ducting and 4no. stepover access structures. The overall height of the roof plant increases from 45.2m to 46.3m (+1.1m). The overall height of the permitted building parapet remains unchanged at 44.4m.

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**Area** Area 1 - South East

**Application Number** 3389/21

**Application Type** Permission

**Applicant** The Davy Platform ICAV on behalf of its sub fund elm real estate investment

**Location** Elmpark Green, Merrion Road, Dublin 4

**Registration Date** 25/08/2021

**Additional Information**

**Proposal:** Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:

- Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units
  - Internal revisions to permitted units
  - The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)
  - Elevational revisions and consequential revisions to the scheme
  - Provision of new single storey multi use amenity pavilion within the open space
  - Increase in car parking provision from 73 no. to 80 no. within existing basement footprint
  - All associated site development works.
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**Area** Area 1 - South East

**Application Number** 3399/21

**Application Type** Permission

**Applicant** Mary Jo Looby and Colin Kelliher

**Location** 26 Raglan Lane, Ballsbridge, Dublin 4, D04 A0C9

**Registration Date** 26/08/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of the demolition of an existing two storey house and glass conservatories which are non compliant with building regulations, site clearance and construction of a 235 sqm 2 storey dwelling house with a mansard roof and attic level accommodation, with one off street courtyard car parking space from Raglan Lane, a rear landscaped garden and enclosed terraces to the rear and to the front of the proposed mews building, relocated vehicular access and new vehicular automated access gate onto Raglan Lane along with all associated site works including landscaping and services formerly within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3401/21  
**Application Type** Permission  
**Applicant** Seabren Developments Limited  
**Location** 120, 122 and 124 Merrion Road, D04 P8X5, D04H9V3 and D04R2X8 and the laneway to the rear on Shrewsbury Park.  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of a residential development of eight houses to the rear of No's 120, 122 and 124 Merrion Road. The new development will be accessed from a revised entrance to 122 Merrion Road from Merrion Road, the existing entrance will be blocked up and no. 122 Merrion Road will be altered to accommodate a shared access to the houses. The development includes part demolition, remodelling, 2 storey bay window to the front, repositioning of front door, dormer accommodation, a two storey rear and part side extension, single storey side extension, all associated elevational alterations and works to the front boundary wall to no. 122 Merrion road together with reconfiguration of the site boundaries of no's. 120, 122 and 124, which will result in a reduction in the existing rear gardens of no's. 20, 122 and 124 Merrion Road.

The eight no. three storey houses (4 bedrooms houses with roof terrace) are set out in two terraces with rear gardens. The existing entrances and parking to no's 120 and 124 remain unchanged and two parking spaces are provided for no. 122 Merrion Road. Ten parking spaces are provided for the eight houses, one space per house and two communal visitor spaces, together with a shared surface access road, four visitor bicycle spaces and a seating area. Each of the houses will have a bin store to the front and a cycle store to the rear. The development provides for pedestrian/cycle access to each of the proposed houses, along the existing gated laneway located to the rear of the site on Shrewsbury Park, which will be resurfaced with gravel and paving. The development includes all associated site development and excavation works above and below ground, drainage and landscaping to facilitate the development on the overall site.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ1884/21  
**Application Type** Permission  
**Applicant** Carved KLN Limited  
**Location** Unit 2, Ropemaker Place, Grand Canal Dock, Dublin 2  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** The development will consist of a change of use from existing commercial/retail unit circa: 107sq.m to a proposed Café.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2933/21  
**Application Type** Permission  
**Applicant** Des & Kimberley Kennedy  
**Location** 225, Harold's Cross Road, Dublin 6W, D6W P932  
**Registration Date** 25/08/2021  
**Additional Information** Additional Information Received

**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** 3378/21  
**Application Type** Permission  
**Applicant** Louise Etchingham  
**Location** 45, Oaklands Park, Ballsbridge, Dublin 4  
**Registration Date** 23/08/2021  
**Additional Information**

**Proposal:** Planning permission for a vehicular access exiting onto Oaklands Park to the front of existing dwelling house.

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**Area** Area 1 - South East  
**Application Number** 3380/21  
**Application Type** Retention Permission  
**Applicant** Teresa Le Gear Keane  
**Location** 183, Rathmines Road Upper, Rathmines, Dublin 6  
**Registration Date** 23/08/2021  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention permission to retain a single storey extension of 11.0m<sup>2</sup> in area to the rear of property.

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**Area** Area 1 - South East  
**Application Number** 3390/21  
**Application Type** Permission  
**Applicant** Giles Kenny & Fionnghuala O'Sullivan  
**Location** 2, Mount Argus Way, Dublin 6, D6WF439  
**Registration Date** 25/08/2021  
**Additional Information**

**Proposal:** The development will consist of the construction of a single storey side and rear attached extension incorporating two rooflights to proposed side extension roof and three rooflights to proposed rear extension roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3394/21  
**Application Type** Permission  
**Applicant** Ria Lawlor  
**Location** 81, Sydney Parade Avenue, Dublin 4, D04 N2F3  
**Registration Date** 26/08/2021  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3396/21  
**Application Type** Permission  
**Applicant** David & Ann Charles  
**Location** 18, Merrion View Avenue, Ballsbridge, Dublin 4,  
D04P9H9  
**Registration Date** 26/08/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of a small one storey return to the rear of the terraced property and its replacement with a new two-storey pitched roof extension with roof lights. General reconfiguration of interior layout and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3398/21  
**Application Type** Permission  
**Applicant** Nicola O'Riordan  
**Location** 28 South Dock Street, Ringsend, Dublin 4, D04 FX05  
**Registration Date** 26/08/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of: demolition of an existing flat roof extension to the rear of the existing dwelling, internal alterations to the existing ground floor plan, the construction of a new two-storey extension to the rear of the existing dwelling, the construction of a new timber fin privacy fence at high level in the proposed garden area, a new rooflight within the existing roof structure, along with associated landscaping, ancillary and site works.

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**Area** Area 1 - South East  
**Application Number** 3405/21  
**Application Type** Permission  
**Applicant** Hilary Barrett  
**Location** 15, Carlingford Parade, Dublin 2  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** The development will consist of; Alterations and construction of single storey extension to the rear of an existing two storey dwelling including all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3409/21  
**Application Type** Permission  
**Applicant** Enda Keogh & Laurence Flavin  
**Location** 7 and 8, Templemore Avenue, Rathgar, Dublin 6  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** The development will consist of: The partial removal of existing plinth and railing and the creation of 2 no. new 2.85m wide gated vehicular entrances and the provision of 2 no. single car parking spaces at the front of No's. 7 and 8 Templemore Avenue; installation of 2 no. electric

vehicle charging points; and alterations to hard and soft landscaping in both front gardens to accommodate the development. For clarity, 1 no. entrance, 1 no. car parking space and 1. no charging point are proposed at each residence.

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**Area** Area 1 - South East  
**Application Number** WEB1545/21  
**Application Type** Permission  
**Applicant** Richard and Valerie Dixon  
**Location** 6, Colliers Avenue, Ranelagh, Dublin 6  
**Registration Date** 23/08/2021  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the removal of the existing single storey rear extension and the construction of a new two storey split level flat roofed extension to the rear of the existing house and all ancillary works, to include an external patio area at rear ground floor level and timber screening to windows at first floor level.

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**Area** Area 1 - South East  
**Application Number** WEB1870/21  
**Application Type** Permission  
**Applicant** Ignacio Rodriguez & Amy O'Leary  
**Location** 128, Dolphin Road, Dublin 12 D12 TN24  
**Registration Date** 23/08/2021  
**Additional Information**

**Proposal:** Development consisting of addition of two-storey extension at the rear of private terraced house, addition of porch at the front elevation, reducing size of existing window at the front elevation, attic conversion with addition of dormer window at the rear, demolition of existing pillars to increase width of front gate to private terraced house and all associated site works at No.128 Dolphin Road, Dublin 12, D12 TN24.

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**Area** Area 1 - South East  
**Application Number** WEB1875/21  
**Application Type** Permission  
**Applicant** Andrew Cudmore & Jenifer Griffin  
**Location** 10, Ashfield Park, Terenure, Dublin 6w  
**Registration Date** 25/08/2021  
**Additional Information**

**Proposal:** The proposed development will consist of :

- (A) The demolition of the lean-to kitchenette to the rear of the dwelling,
- (B) the partial demolition of the garage to the rear of the dwelling,
- (C) replacement of windows and external doors to front and rear,
- (D) replacement of front roof glazing with revised fire compliant (Part B) roof glazing,
- (E) construction of a new ground floor extension to the rear of the dwelling,
- (F) replacement of attic level timber cladding to rear elevation with zinc /copper cladding, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1883/21



**Application Type** Permission  
**Applicant** James Shields & Maria Vlahos  
**Location** Elmgrove Cottage, Rear of 76, Beechwood Avenue Lower, Dublin 6  
**Registration Date** 26/08/2021

**Additional Information**

**Proposal:** Internal adjustments to existing building; 1no. new window to front elevation at ground floor; 1no. new window to east elevation at first floor; adjustment to 1no. existing first floor window; 1no. new flush glaze rooflight to existing slate roof; first floor flat roofed extension to rear to provide 1no. new bedroom over existing kitchen, complete with recessed window to west, extensive green roof over, roof light (maintenance access to roof) and sufficient parapet line for clean connection, with flashing, to existing pitched slate roof; complete with associated siteworks and drainage, connecting to existing combined sewer.

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**Area** Area 1 - South East  
**Application Number** WEB1887/21  
**Application Type** Permission  
**Applicant** Aoife Murphy  
**Location** 83, Mount Tallant Avenue, Dublin 6w  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** Retention permission for the new bathroom window to the front and permission for dropped kerb for vehicular access to the front garden for parking space. Removal of the front wall.

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**Area** Area 1 - South East  
**Application Number** WEB1890/21  
**Application Type** Permission  
**Applicant** Jason Lynch & Miriam King  
**Location** 11, Clonard Road, Crumlin, Dublin 12  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** Permission is sought for a vehicular entrance with new 3.5 m gate and permission for dishing of public footpath and all associated site development works at No. 11 Clonard Road, Crumlin, Dublin 12, D12 RF83 by Jason Lynch & Miriam King.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0270/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/08/2021  
**Applicant** Mr. R Barrett  
**Location** 97, Leeson Street Upper, Dublin 4

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

Taking down and re-erecting a boundary/party wall between the rear gardens of Nos. 97 and 98

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Leeson Street Upper.

Taking down and re-erecting of a wooden balustrade to an access balcony to the rear of No. 97.

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**Area** Area 1 - South East  
**Application Number** 3048/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Paul O'Reilly  
**Location** No.1 Coolevin Road, Long Lane, Dublin 8.  
**Additional Information**

**Proposal:** Permission for the following to the existing end of terrace two storey house with adjoining two storey flat roof side extension with single storey extension to rear: Permission to demolish existing adjoining side & rear extension. Permission requested to redesign the existing original end of terrace house with a single storey tile roof extension to front with a redesign of the interior on both floors with glazing-door openings changed to accommodate new layout. Permission requested to erect a two storey fully service detached dwelling with single storey extension to front and rear. Alterations to boundary walls to accommodate new layout. Maintain connection to existing drainage and allow new connection for proposed house and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3050/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Emma and Jonathon Barretto  
**Location** 20, Rathdown Park, Dublin 6W, D6W F302  
**Additional Information**

**Proposal:** The development will consist of,  
I. Demolition of existing single storey garage and single storey extension to side and rear of dwelling.  
II. Construction of a new single storey extension to side and rear of dwelling.  
III. Conversion of existing attic space into a habitable space with the inclusion of a new dormer window.  
IV. Also to include all associated windows, landscaping, drainage and all associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3056/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/08/2021  
**Applicant** Niall Parsons  
**Location** 15, Ramleh Villas, Milltown Road, Dublin 6. D06 X2E9  
**Additional Information**

**Proposal:** The development will consist of a Single and Two storey extension to the rear and side and all associated site works. The single storey extension to the rear and side will consist of a

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living room, kitchen and utility room. The second storey extension will consist of a bedroom with shower room to the rear and side and a bedroom to the side over the reconstructed garage.

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**Area** Area 1 - South East  
**Application Number** 3060/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/08/2021  
**Applicant** Farmer Browns Eatery Ltd  
**Location** 170, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention of vent to the kitchen extractor hood and permission to erect a proposed 1650mm high timber fence enclosure to vent to the rear. The development consists of 1500mm high metal vent to kitchen hood and proposed 16500mm timber fence enclosure to vent on roof of existing single storey kitchen to rear of house.

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**Area** Area 1 - South East  
**Application Number** 3065/21  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 24/08/2021  
**Applicant** John Gilleran & Kate Norton  
**Location** 17, Palmerston Road, Rathmines, Dublin 6 D06 R6E4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for (a) formation of single storey kitchen/living area with raised glass lantern to rear of house including removal of existing window and sill to rear wall of house at half landing between garden and entry level (b) formation of access to proposed extension by increase in width of existing doors to rear garden (c) increase in width of existing door ope to proposed dining room (d) removal and relocation of internal wall to playroom to form storage area (e) remodelling of existing shower room at garden level to shower room and pantry and relocation of access to garage (f) installation of toilet & wash hand basin to existing cloakroom at entry level (g) formation of en-suite shower room and walk in wardrobe to main bedroom at first floor level (h) formation of linen store at first floor level landing (i) formation of en-suite shower room to bedroom at first floor level (j) removal of existing shower room & bathroom at second floor level and formation of bedroom to front and bathroom to rear (k) installation of existing window and sill removed from half landing between garden and entry levels to rear second floor level (l) internal alterations including upgrading of mechanical & electrical services & formation of new concrete floor at garden level (m) refurbishing of existing sliding sash windows (n) re-pointing of brick to front elevation (o) hard and soft landscaping to front garden (p) increase in width of vehicular access gate to 3.6m & formation of new automated sliding gate inside of front boundary railings (q) installation of electric car charging point to front garden (r) associated site works.

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**Area** Area 1 - South East  
**Application Number** 3066/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 25/08/2021  
**Applicant** Tiffany Hodder & Andrew Freedman  
**Location** 22, Brighton Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the development at 22 Brighton Road, Rathgar, Dublin 6, D06 CX98, a Protected Structure (site also faces onto Coulson Avenue). The development will consist of (a) demolition of semi-detached single storey, flat roof garage (25 sqm) and boundary wall to the rear, facing onto Coulson Avenue (b) construction of new semi-detached, single storey pitched roof structure containing garden room and garden shed (43sqm) facing onto Coulson Avenue (c) and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3067/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/08/2021  
**Applicant** Le Favre Merrion Holdings Limited  
**Location** To the rear of Nos. 39-43, Merrion Square East  
(Protected Structures) D02NP96, D02 R997 and off  
Stephen's Place, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought by Le Favre Merrion Holdings Limited for a mixed use commercial and Build to Rent residential development to the rear of Nos. 39-43 Merrion Square East (Protected Structures), D02 NP96, D02 R997 and off Stephen's Place, Dublin 2. The development will consist of the following: (i) Demolition of the existing single storey office building (117.4 sq.m.) to the rear of No. 42 and No. 43 Merrion Square and the removal of non-original external stairs and lean to, to the rear of No. 43. The partial demolition of the existing two storey mews to the rear of No. 42 and No. 43 Merrion Square (85.6sq.m.) with the existing original west facing facade and returning party walls and original footprint of the mews retained, and the removal of the existing ESB transformer and enclosure from the rear of No. 43 Merrion Square. (ii) The construction of 1 no. building on Stephen's Place comprising a six storey over partial basement mixed use development (including setbacks proposed at second, third, fourth, and fifth floor level). The development includes plant room, female and male changing rooms at basement level, cafe/lounge, yoga studio, gym, kitchen and bike store at ground floor level, event space, build to rent co-working space and meeting rooms at first floor level with 19 no. Build to Rent apartments (5 no. studios, 12 no. one bed units and 2 no. two bed units) at second, third, fourth and fifth floor levels all provided with balconies to the north east and south west elevations. (iii) Construction of a single and double height glazed wintergarden link structure which connects at ground floor level of the proposed new mixed use building to the upper ground floor of the rear returns of the existing Protected Structures with minor internal and external modifications to the rear returns of No. 39-43 Merrion Square to accommodate same. (iv) 40 no. bicycle spaces within bike store at ground floor level, pedestrian access off Stephen's Place, drainage, landscaping including enhancements to existing terraces with removal of tarmac/concrete and replacement with stone terraces, soft landscaping, boundary treatments, and all associated site works necessary to facilitate the development. (v) The proposed development in this application relates only to the rear returns of the Protected Structures with no works proposed to the main structures themselves. Minor amendments to the rear returns are proposed only to accommodate the proposed glazed wintergarden link. A separate Section 5 application will be made independently of this application for the internal improvements and enhancements to the Protected Structures.

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**Area** Area 1 - South East  
**Application Number** 3071/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/08/2021  
**Applicant** David Wall  
**Location** 18, Lansdowne Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for garden level and entry level rear extension including terrace at entry level, partial side rear extension at 2nd floor over main entrance, with adjustments to internal arrangements and openings. Externally we seek a new rear boundary wall 25m back from existing rear boundary and a new garden room. To the front widening of existing pedestrian access to create vehicular access for 2 off street car spaces with charging point, landscaping front and rear and all associated building services and works. The building is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 3078/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Ross Evans and Rebecca Kearney  
**Location** 6 Park Avenue, Sandymount, Dublin 4, D04 RK31

**Additional Information**

**Proposal:** An application for permission for the widening of the existing vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 3081/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** St. Conleths College Ltd  
**Location** St. Conleth's College, 28 Clyde Road, Dublin 4 (a Protected Structure) and 28a Clyde Lane, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the following development at existing school premises at 28 Clyde Road, Dublin 4 (a Protected Structure) and 28a Clyde Lane, Dublin 4. Demolition of 21 sq.m. of existing buildings. New 660 sq.m. extension to the school buildings: a three storey element fronting onto Clyde Lane (and incorporating existing 2 storey coach house at 28A Clyde Lane). Associated works and internal modifications.

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**Area** Area 1 - South East  
**Application Number** 3084/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/08/2021

**Applicant** JS Real Estate Services Ltd  
**Location** Glenogra, 64, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** Retention permission is sought for 2no. single storey ancillary structures located in rear yard of Glenogra. Structure A is c.27m<sup>2</sup> in area and Structure B is c. 33m<sup>2</sup> in area. Each structure ranges in height from 2.4m to 2.9m.

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**Area** Area 1 - South East  
**Application Number** 3087/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/08/2021  
**Applicant** Mr Ciaran McGrath  
**Location** 40, Westland Row, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for full refurbishment works to upper and lower ground floor levels only at 40 Westland Row, Dublin 2, D02 HW74 which is a protected structure (RPS No. 8510) extending through rear to Cumberland Street South, Dublin 2, D02 V588 to include (1) General refurbishment and upgrade of existing office space (2) The addition of a new fully disabled Part M access to rear via Cumberland Street South (3) The addition of a new fire rated stair core and passenger lift (4) Creation of new door access via Cumberland Court (5) Creation of new external openings to south elevation at ground floor level (6) Enlargement of external openings to south elevation at first floor level (7) All associative site works involved in carrying out the refurbishment.

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**Area** Area 1 - South East  
**Application Number** 3090/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/08/2021  
**Applicant** The Iveagh Trust  
**Location** Blocks A & B The Iveagh Trust Buildings, Bull Alley Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for works at Blocks A and B, Iveagh Trust Buildings, Bull Alley Street, Dublin 8, a protected structure. The works for which permission is sought are conservation works to the North, South and East elevations of Blocks A and B, The Iveagh Trust Buildings, Bull Alley Street, Dublin 8, involving repair of brickwork and concrete elements, local repointing, repair of chimney brickwork and repair of timber and cladding of the attic windows.

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**Area** Area 1 - South East  
**Application Number** 3091/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/08/2021  
**Applicant** Carlisle Trust Ltd  
**Location** 157-164, Townsend Street, Dublin 2

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## Additional Information

**Proposal:** Planning permission for amendments to the previously permitted development, Reg. Ref.: 4485/17, on a site of c.0.1419ha. at 157-164 Townsend Street at the junction with Spring Garden Lane, Dublin 2, D02 V186. The proposed development provides for: - Reconfiguration of the lower basement; - Reconfiguration of upper basement to provide for additional showers, an additional 24 no. cycle spaces (increasing from 94 no. spaces to 118 no.) and enlargement of stairwell (the enlargement continues up through the building); - Realignment of western boundary gable wall and associated stairwell; - Revision to the site boundary on the western side of the site; - At ground floor level, the addition of two new fire escape doors to Spring Garden Lane, repositioning of substation and switch room, relocation of vents, omission of door and omission of secondary door to main entrance on Townsend Street; - At sixth floor level, balconies are provided at northern and southern corners of western gable; - New additional eighth storey; - New additional set back ninth storey with terraces on northern and southern elevation providing 174sqm of external space; - Plant enclosed by plant screen at roof level, which is a green roof. The maximum height of the proposed development is increased to 38.095m (including roof-level plant) from 27.990m. The gross floor area increases from 8813sq.m. (excluding basement) to 13070sq.m. (including basement). The site is currently under construction.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3122/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/08/2021
<b>Applicant</b>	Noel Houghton
<b>Location</b>	29, Rutland Grove, Crumlin, Dublin 12.

## Additional Information

**Proposal:** Permission is sought for, a single storey side extension, the insertion of a Bay window to the existing house, the continuation of the front porch canopy across the proposed extension, the widening of the existing driveway access and all ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3329/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	23/08/2021
<b>Applicant</b>	Ciara Lyster
<b>Location</b>	1 Cowper Road & Cowper Mews, Rathmines, Dublin 6, D06 X3Y1

## Additional Information

**Proposal:** Planning permission and Retention permission: Permission: The development will consist of the following:

1. Changes to the design of 1st floor extension approved under planning application 2318/19,
2. Changes to the design of 2nd floor extension approved under planning application 2094/20,
3. All associated works.

Retention Permission: The development consists of the following:

4. Change to design of garage approved under planning application 3812/19 in respect of roof design, floor area, door & window layout and boundary wall treatment
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**Area** Area 1 - South East  
**Application Number** 3354/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2021  
**Applicant** Fergus Courtney  
**Location** 21 Grosvenor Square, Dublin 6, D06 X7X6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought to replace the present non-compliant windows at first and second floor level with traditional timber up-and-down sashes.

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**Area** Area 1 - South East  
**Application Number** 3358/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/08/2021  
**Applicant** Jessica Fisk and Patrick Keaveney  
**Location** 124 Kimmage Road Lower, Dublin 6w.

**Additional Information**

**Proposal:** Planning permission for the development will consist of demolition of existing single storey extension (12m<sup>2</sup>) and provision of a new ground floor extension area (45.7m<sup>2</sup>) and new first floor extension (16.5m<sup>2</sup>) , (total extension 62.2m<sup>2</sup>) with provision of new parking area to front and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1700/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Joanne Kelly & Declan Fitzgerald  
**Location** 2, Arranmore Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the reconstruction of the existing rear dormer roof structure at the top floor with a wider dormer structure, which is a change to that permitted under reg.ref. WEB1432/21.

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**Area** Area 1 - South East  
**Application Number** WEB1703/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Weirong Chen  
**Location** 283, Harold's Cross Road, Dublin 6w

**Additional Information**

**Proposal:** Planning permission is being sought by Weirong Chen for full planning permission for first floor extension to the rear of existing dwelling and all associated site works at 283 Harold's Cross Road, Dublin 6W

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**Area** Area 1 - South East  
**Application Number** WEB1709/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/08/2021  
**Applicant** Kirk Donohoe & Aiste Venckute  
**Location** 39, Priory Road, Harold's Cross, Dublin 6w

**Additional Information**

**Proposal:** Demolition of existing single storey rear extension. Removal of existing chimney. Construction of proposed part-single-part two storey extension to side and rear with flat roof tied into main roof with 3no. roof lights. Amendments to glazing on front (north-west) and side (north-east) elevation. Relocation of front door. Internal modifications and all ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB1713/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/08/2021  
**Applicant** Fiona and Steve Glynn  
**Location** 27, Sydney Parade Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Works include the demolition of an existing single storey extension to the rear. The construction of a new single storey extension to the rear, three storey extension to the side and rear and alterations to the entrance gate. Internal alterations, refurbishment and decoration. No significant trees will be affected and existing parking spaces retained.

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**Area** Area 1 - South East  
**Application Number** WEB1722/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Ms. Grainne McKeon  
**Location** 56, Lansdowne Park, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Planning Permission sought by Ms. Grainne McKeon for the following works at 56 Lansdowne Park, Ballsbridge, Dublin 4, D04 W3C6, an existing end-of-terrace two-storey three-bedroom single dwelling; (i) formation of a new vehicular entrance to the front boundary wall opening from Lansdowne Park, to include the provision of one no. new gate pier to match the existing gate piers, and alterations to existing railings as required etc. (Note: the existing pedestrian entrance gate & piers are to be left intact); (ii) provision of new hard- & soft-landscaping to the front garden to provide for off-street car-parking.

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**Area** Area 1 - South East  
**Application Number** WEB1729/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 27/08/2021  
**Applicant** Seamus Carty  
**Location** 89, Greenlea Road, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Planning permission for a) 33.7sqm first floor extension over existing ground floor to the east, b) internal reconfiguration at ground floor and conversion of attic space to habitable use with new south-facing dormer window to create additional internal accommodation to provide a total of 5 bedrooms and total new floor area of 253sqm, and c) a 19.8sqm single-storey, detached sunroom to the rear (south) of the existing two-storey, semi-detached dwelling. All with associated works at 89 Greenlea Road, Terenure, Dublin 6W, D6W K409.

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**Area** Area 1 - South East  
**Application Number** WEB1859/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/08/2021  
**Applicant** Greg Patel  
**Location** 12, Tivoli Avenue, Dublin 6w

**Additional Information**

**Proposal:** Planning Permission is sought for demolition of rear garage (12.08m<sup>2</sup>), single storey extension at rear (44.5m<sup>2</sup>), alterations to rear and side windows/doors, new wall centred on lane-way, alternations to front garden wall and driveway.

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**Area** Area 1 - South East  
**Application Number** WEB1863/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/08/2021  
**Applicant** James Shields & Maria Vlahos  
**Location** Elmgrove Cottage, Rear of 76 Beechwood Avenue Lower, Ranelagh, Dublin 6, D06 YY68

**Additional Information**

**Proposal:** Internal adjustments to existing building; 1no. new window to front elevation at ground floor; 1no. new window to east elevation at first floor; adjustment to 1no. existing first floor window; 1no. new flush glaze rooflight to existing slate roof; first floor flat roofed extension to rear to provide 1no. new bedroom over existing kitchen, complete with recessed window to west, extensive green roof over, roof light (maintenance access to roof) and sufficient parapet line for clean connection, with flashing, to existing pitched slate roof; complete with associated siteworks and drainage, connecting to existing combined sewer.

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**Area** Area 1 - South East  
**Application Number** WEB1866/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/08/2021  
**Applicant** Andrew & Jenifer Cudmore  
**Location** 10, Ashfield Park, Terenure, Dublin 6w

**Additional Information**

**Proposal:** The proposed development will consist of :

- (A) The demolition of the lean-to kitchenette to the rear of the dwelling,
- (B) the partial demolition of the garage to the rear of the dwelling,
- (C) replacement of windows and external doors to front and rear,
- (D) replacement of front roof glazing with revised fire compliant (Part B) roof glazing,
- (E) construction of a new ground floor extension to the rear of the dwelling,
- (F) replacement of attic level timber cladding to rear elevation with zinc /copper cladding, and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1870/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/08/2021
<b>Applicant</b>	Ignacio Rodriguez & Amy O'Leary
<b>Location</b>	128, Dolphin Road, Dublin 12 D12 TN24
<b>Additional Information</b>	

**Proposal:** Development consisting of addition of two-storey extension at the rear of private terraced house, addition of porch at the front elevation, reducing size of existing window at the front elevation, attic conversion with addition of dormer window at the rear, demolition of existing pillars to increase width of front gate to private terraced house and all associated site works at No.128 Dolphin Road, Dublin 12, D12 TN24.

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### Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2868/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Helen Boland
<b>Location</b>	9, Palmerston Road, Rathmines, Dublin 6
<b>Additional Information</b>	

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2916/21

**Appeal Type** Written Evidence  
**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.

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 2275/21  
**Appeal Decision** SPLIT DECISION  
**Appeal Decision Date** @23/08/2021  
**Applicant** Francis Eivers & Joanna Eivers  
**Location** 117, Strand Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Construction of new upper storey to existing rear return and construction of new non-habitable attic room above main house, proposing to raise existing ridge of main house from +12.71m to +13.8m with reflective glazing to front and rear and construction of two new rooflights to existing roof to front of main house.

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**Area** Area 1 - South East  
**Application Number** 2123/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 17-Aug-2021  
**Applicant** Anne Downey  
**Location** 18, Vernon Street, Dublin 8, D08 V6T3

**Additional Information**

**Proposal:** The development will consist of: A single storey extension to the rear of the existing two storey semi-detached dwelling house to include a bedroom and en-suite. The replacement of the existing lean-to roof over the single storey rear annex with a new flat roof and all ancillary site works and services.

**\*\*\*Amendment to Week 34\*\*\***

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

34/21

(23/08/2021-27/08/2021)

**Area** Area 1 - South East  
**Application Number** 0288/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Jonathan Aird  
**Location** 21, Lea Road, Sandymount, & 21A Lea Road,, Sandymount, Dublin, 4  
**Registration Date** 25/08/2021

**Additional Information**

**Proposal:** SHEC;

The development will consist of:

- Demolition of existing detached single storey structure (no. 21A Lea Road) to the side of the main dwelling house (No. 21 Lea Road);
  - Demolition of existing 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 detached dwelling with habitable attic space and dormer to rear including single storey element to rear;
  - Alterations of the existing front boundary to Lea Road to provide for relocated vehicular entrance to No. 21 Lea Road and a new vehicular entrance serving the proposed new dwelling at No. 21A;
  - All associated demolition, internal alterations, new boundary walls to side and rear, site, landscaping and ancillary works.
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