



# Dublin City Council

## **Weekly Planning List**

### **37/21**

(13/09/2021-17/09/2021)

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** 2541/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Philip & Gemma De Barra  
**Location** 67, Garville Avenue Upper, Rathgar, Dublin 6  
**Registration Date** 15/09/2021  
**Additional Information**  
**Proposal:** EXT. OF DURATION: Planning permission to build a 2 storey house with 2 1/2 storey return.

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**Area** Area 1 - South East  
**Application Number** 3505/21  
**Application Type** Permission  
**Applicant** Krispy Kreme Ireland Ltd  
**Location** Unit D, Central Plaza, Dame Street, Dublin 1  
**Registration Date** 15/09/2021  
**Additional Information**  
**Proposal:** Planning permission for 3 no. signs located internally behind the glazed façade at ground level in Unit D, Central Plaza, Dame Street, Dublin 1. The box signs (overall area 5.3 sqm) will be partly translucent and lit internally with LED lighting.

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**Area** Area 1 - South East  
**Application Number** 3507/21  
**Application Type** Permission  
**Applicant** Sarah O'Reilly  
**Location** Unit 22 Greenmount Industrial Estate, Harolds Cross, Dublin 6  
**Registration Date** 15/09/2021  
**Additional Information**  
**Proposal:** Planning permission for new pedestrian access door to office at ground floor on eastern elevation.

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**Area** Area 1 - South East  
**Application Number** DSDZ3503/21  
**Application Type** Permission  
**Applicant** JD Wetherspoon plc  
**Location** 1, Hanover Quay, Grand Canal Dock, Dublin 2, D02 E295  
**Registration Date** 15/09/2021  
**Additional Information**

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

- Addition of a shallow trough planted with marshland style planting installed to existing canopy to allow for signage letters to both South and West elevations;
- Addition of "The South Strand" individually mounted 3D illuminated letters as the name of the establishment above the main entrance door fixed to the building fascia level to the south (front) elevation to Hanover Quay and to the west (side) elevation to Forbes Street;

- Addition of "Wetherspoon" individually mounted 3D illuminated letters as the proprietor name above to the south (front) elevation to Hanover Quay;
- Addition of 2 no. amenity boards and 2 no. internally illuminated menu boards to both the South and West elevations, either side of the entrance doors;
- Replacement/refitting of existing retractable awnings to new black canopy to include "Wetherspoon" on the front valance in white to both South and West frontages.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme.

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3013/21  
**Application Type** Permission  
**Applicant** Rosemarie Ryan  
**Location** 5 Winton Avenue, Rathgar, Dublin 6  
**Registration Date** 14/09/2021  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the demolition of existing two-storey extension and out-building to rear, the installation of 2 no. windows to the front façade at garden level to match existing adjoining dwellings, alterations to internal layouts to convert front area of lower ground level into 2 additional bedrooms; revised sanitary accommodation and the construction of a two-storey pitched roof extension to the rear of the existing two-storey dwelling providing living room, one no. bedroom with a floor area of 128m<sup>2</sup> and ancillary accommodation including garden room with a floor area 15.8m<sup>2</sup> and all associated site works.

**Area** Area 1 - South East  
**Application Number** 3071/21  
**Application Type** Permission  
**Applicant** David Wall  
**Location** 18, Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 14/09/2021  
**Additional Information** Additional Information Received

**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.

**Area** Area 1 - South East  
**Application Number** 3498/21  
**Application Type** Permission  
**Applicant** Lucy Fallon Byrne  
**Location** 83 Kenilworth Square East, Dublin 6, D06 AE71

**Registration Date** 14/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Retention planning permission for the development at this site consists of works to a three storey semi detached house, a protected structure, converting three separate units over three floors to a 3 storey house including separate semi basement unit (no. 83B Kenilworth Square, Dublin 6, D06 Y225).

Works as follows:

new non structural partition wall to basement bedroom at rear,  
enlarged opening between basement kitchenette and dining area,  
removal of non original stair from entrance floor study,  
non original entrance door removed and external window reinstated to this room,  
stair reinstated in original position from entrance level to split level landing,  
removal of kitchen at first floor level.

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**Area** Area 1 - South East  
**Application Number** 3499/21  
**Application Type** Permission  
**Applicant** Lucy Fallon Byrne  
**Location** 83 Kenilworth Square East, Dublin 6, D06 AE71  
**Registration Date** 14/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of works to a protected structure, a semi-detached 3 storey house.

Note: house includes separate semi basement unit (no. 83B Kenilworth Square, Dublin 6, D06 Y225).

Note: works to no. 83 Kenilworth Square East, Dublin 6, D065 AE71 only.

Entrance level: removal of partition wall between existing kitchen and split level bathroom and utility room and installation of new floor to create enlarged new kitchen. Removal of non-structural partition to archway between kitchen and living room. Modification of three no. external opes to existing kitchen / bathroom / utility to create new ope for proposed metal clad bay window extension to kitchen. The bay window will be obscured on the south eastern side to prevent overlooking of no. 83c Kenilworth Square East. Existing internal door removed and replaced with new internal window at split level (current bathroom).

First Floor: new ensuite WC and as part of joinery screen /storage to bedroom at rear. New bathroom to existing bedroom at front.

Rear elevation: removal of non-original concrete access stair. Removal of existing rendered masonry balustrade to rear steps. Enlarged landing to rear steps with new metal guarding.

Widened driveway to Kenilworth Square East.

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**Area** Area 1 - South East  
**Application Number** 3509/21  
**Application Type** Permission  
**Applicant** Fergus Courtney  
**Location** 21, Grosvenor Square, Dublin, DO6X7X6  
**Registration Date** 15/09/2021

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** WEB1932/21  
**Application Type** Retention Permission  
**Applicant** Commodum Developments Ltd  
**Location** 4, Eglinton Park, Donnybrook, Dublin 4  
**Registration Date** 13/09/2021

**Additional Information**

**Proposal:** Planning permission for retention of:

Existing second floor bedroom with dormer window to rear elevation and attic conversion consisting of second floor landing & bathroom with 2no. rooflights to the rear elevation and alterations to elevations from that granted under previous planning reg. no. 3802 / 18 at 4 Eglinton Park, Donnybrook, Dublin 4

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**Area** Area 1 - South East  
**Application Number** WEB1940/21  
**Application Type** Retention Permission  
**Applicant** Roisin Curley  
**Location** 3, Gilford Avenue, Sandymount, Dublin 4  
**Registration Date** 17/09/2021

**Additional Information**

**Proposal:** RETENTION: The development consists of retention permission for one window and one glazed door, with glazed side panel, at ground floor level to the rear of the property.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0285/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/09/2021  
**Applicant** Kildare St & University Club  
**Location** 17, St Stephen's Green North, Dublin 2

**Additional Information**

**Proposal:** EXPP;PROTECTED STRUCTURE; Install a natural gas (Inc. burner & basket) and associated 20mm diameter gas pipework from external.

Core a 100mm diameter opening in the external wall (adjacent to the fireplace) to ensure natural ventilation is provided for the natural gas fire in compliance with AI820 ( Non-Domestic gas installations),

Core a 25mm diameter opening in the external wall( above the shirting, adjacent to the fireplace ) to provide gas to the new gas fire burner.

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**Area** Area 1 - South East  
**Application Number** 2062/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/09/2021  
**Applicant** KW Investments Funds ICAV

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**Location** Stokes Place, St. Stephen's Green South and Harcourt Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission with a life of 7 years, at a site (c.0.7 ha). The site is generally bounded by Nos. 92-100 St. Stephen's Green (Protected Structures) and small apartment block to the rear of No. 95 St. Stephen's Green to the north and east; Harcourt Street to the west; Nos. 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south; and Iveagh Gardens (Protected Structure) to the south east. Proposed development comprises office redevelopment (c. 39,932 sqm total), including: a new 4 to 8 storey office building (c.32,101 sqm gfa office space) over double basement (c.6,347 sqm) with setbacks at 4th, 5th, and 6th floor levels; insert terraces at 1st, 2nd & 3rd floor levels to St. Stephen's Green and Harcourt Street; and roof terraces at 4th, 5th, 6th and 7th floor levels; 1 no retail/cafe/restaurant unit (c.465 sqm gfa); and all associated and ancillary site works, hard and soft landscaping, including: Demolition of existing 5 to 7-storey office complex, including basement (c. 17,550 sqm gfa); vehicular and pedestrian access to site and basement car park at existing site entrances at St. Stephen's Green South and Harcourt Street; new double basement to accommodate 70 no. car parking spaces (of which 4 no. disabled spaces and 35 no. with EV points), 600 no. bicycle spaces, 25 no. motorbike spaces, storage, plant and office welfare facilities; 20 no. surface level visitor bicycle parking spaces; planting and hard landscaping of circulation and amenity spaces at lower ground to 7th floor levels; ancillary plant and stair/lift core at roof level; ESB sub station; 6 no. 300mm microwave link dishes in total, on a 3m steel pole support structure together with associated equipment on the rooftop of Block A; construction management measures at the interface of the proposed works and protected structures, including no. 100 St. Stephens Green and No. 91 Harcourt Street.

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**Area** Area 1 - South East  
**Application Number** 2371/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 15/09/2021  
**Applicant** Darren Free  
**Location** Site to rear of 27/29 Orwell Road, and Washerwomans Lane, Rathgar, Dublin 6.

**Additional Information** Additional Information Received

**Proposal:** RETENTION: For a 3 year temporary retention planning permission for the use of two shipping containers as two takeaway tea/coffee and other and associated food facilities (14.82sqm each) with access off Washerwomans Lane.

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**Area** Area 1 - South East  
**Application Number** 2674/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/09/2021  
**Applicant** Jack Cosgrave  
**Location** 4, Beaver Row, Donnybrook, Dublin 4, D04 A0W2  
**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the extension of the existing dwelling to comprise a kitchen, dining, living area at ground floor (approx. 43m<sup>2</sup>), and at first floor attic conversion and extension to comprise 2 bedrooms, bathrooms and ancillary accommodation (approx. 50m<sup>2</sup>). A single storey garden room (approx. 30m<sup>2</sup>) is also proposed, with uses ancillary

to the residential dwelling and not for habitation. Overall, the proposed development proposes a 4-bedroom unit. Permission is also sought for all internal works, landscaping, services, and boundary treatment.

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**Area** Area 1 - South East  
**Application Number** 2783/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/09/2021  
**Applicant** Alex Brett, Michael Whelan, Tony Kidd  
**Location** 23-25, Sundrive Road, Kimmage, Dublin 12  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for change of use at first floor level from restaurant use to residential use by forming 4 double bedroom apartment units and alternating front and rear elevations with provision of 2 recessed balconies to the front and adaptation of existing flat roof into 2 terraces to the rear plus 2 rear extensions of 6.7m<sup>2</sup> in total. There will also be demolition of internal staircase (no. 4) and elevator resulting in forming a new separate commercial unit on the ground floor.

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**Area** Area 1 - South East  
**Application Number** 2807/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/09/2021  
**Applicant** Permanent TSB Plc  
**Location** No. 2 St. Stephens Green, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** Permission for new shopfront and signage to replace existing.

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**Area** Area 1 - South East  
**Application Number** 3185/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/09/2021  
**Applicant** Daragh and Emer Gilsean  
**Location** 46 Oaklands Park, Sandymount, Dublin 4  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3196/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/09/2021  
**Applicant** Ciaran, Stephen & Oliver McGrath

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**Location** 33-34 Dame Street, Dublin 2, D02 WY24

**Additional Information**

**Proposal:** Planning permission for works as follows:

1. Change of use at 1st, 2nd, 3rd, 4th & 5th floor level from educational to office use, with material alterations to the internal layout;
2. Dame St. facade: new facing brick and stone cladding, new stone-clad shopfront, reconfiguration of existing window openings and installation of new windows and a new frameless glass balustrade to the 4th floor parapet wall;
3. Dame Lane facade: installation of new windows to the existing openings to the rear of No. 33 Dame St and extension of the existing rear staircase structure to serve the 5th floor level;
4. Removal of the existing mansard roof structure to No. 33 Dame St. and construction of a new 5th floor structure to Nos. 33 & 34 Dame St. ;
5. Construction of a new roof garden and pergola to the rear of the 5th floor level facing Dame Lane.

No works are proposed internally to the ground or basement floor levels.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3202/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/09/2021
<b>Applicant</b>	Mark and Michelle Howell
<b>Location</b>	site to East of 22, Lakelands Park, Terenure, Dublin 6W. D6W HE48

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3204/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/09/2021
<b>Applicant</b>	Earlsfort Centre Hotel Proprietors Limited
<b>Location</b>	Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562

**Additional Information**

**Proposal:** Planning permission for development at the Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562. A portion of the application site also fronts onto Leeson Street Lower. To the north of the site, is the St. Stephen's Green House office complex. To the south of the site is the Earlsfort Centre office complex, and to the east of the site are the offices fronting onto Lesson Street Lower including Ormonde House, with the National Concert Hall opposite, to the west. The proposed development comprises upgrades works and extension of the existing hotel, including: (i) Provision of new façade and elevational upgrade works to the existing hotel; Minor extensions to the existing building footprint and internal modifications to hotel facilities including revisions to food and beverage provision, café with street hatch, new wellness centre, meeting/conference facilities, back of house and ancillary facilities; (iii) Replacement of ballroom/event space and portion of the basement with new multi-use event space across two floors and 7 no. storeys of new hotel accommodation above (8 storeys total) above basement level; (iv) Provision of additional floor (hotel accommodation) to existing hotel providing for a 9 no. storey building over basement and



lower ground floor; (v) The proposal includes a two level roof top bar terrace to Earlsfort Terrace; (vi) The development overall increases the GFA from 14,405 sq.m. to 20,486 sq.m. and increase the no. of hotel rooms from 192 to 280; (vii) Access to the multi-use event space from Leeson Street Lower; (viii) Reduction in car parking from 87 no. to 60 no.; (ix) A new pedestrian access point to Leeson Street Lower; (x) All associated works, site development, demolition and construction work and consequential revisions to the existing hotel internally and externally.

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**Area** Area 1 - South East  
**Application Number** 3210/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/09/2021  
**Applicant** Pawnbeach Ltd  
**Location** 4 Dame Lane, Dublin 2

**Additional Information**

**Proposal:** Planning permission for the development consists of modifications relating to the reforming of the entrance facade to Dame Lane only including a new entrance screen and doors, relocating two gas light features higher up on the facade, fitting a new illuminated sign and fitting a retractable awning to Dame Lane.

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**Area** Area 1 - South East  
**Application Number** 3213/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/09/2021  
**Applicant** James O'Flynn  
**Location** Eglinton Lodge, 46 Eglinton Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission sought for demolition of existing house, construction of a two storey five bedroom house, 379 sqm, widening of existing vehicular entrance, reduction of height of front boundary wall, reduction of existing ground levels and associated works.

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**Area** Area 1 - South East  
**Application Number** 3214/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/09/2021  
**Applicant** Peter and Dr. Mary Jones  
**Location** 34 Lansdowne Road, Ballsbridge, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3216/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 13/09/2021  
**Applicant** Marc Moread  
**Location** 52, Saint Agnes Park, Crumlin, Dublin 12

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3219/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/09/2021  
**Applicant** Laura Byrne  
**Location** 7, Windmill Road, Dublin 12

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3221/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/09/2021  
**Applicant** Radiant Now Ltd  
**Location** 14/15, Kildare Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site at No. 14-15 Kildare Street, Dublin 2, Protected Structures ref: 4200 (No. 14) and 4201 (No.15) under the Dublin City Council Record of Protected Structures.

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

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all kitchenette and bathroom fittings, wall and floor finishes. The development will also include all ancillary site and services works.

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**Area** Area 1 - South East  
**Application Number** 3225/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/09/2021  
**Applicant** West Hotel Trading Company Limited  
**Location** Westbury Hotel, Balfe Street, Harry Street and Clarendon Street, Dublin 2, D02CH66

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3226/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/09/2021  
**Applicant** Liavan Mallin  
**Location** 16 Palmerston Road, Rathmines, Dublin 06 F5K6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3232/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/09/2021  
**Applicant** Dolours Reynolds  
**Location** 1, Annesley Park, Ranelagh, Dublin 6, D06 XW97

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3240/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 17/09/2021  
**Applicant** David and Jennifer Walters  
**Location** 74, Rathmines Road Upper, Rathmines, Dublin, 6, D06 H732

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3421/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/09/2021  
**Applicant** Crumlin Lower Advancing Youth CLG  
**Location** 31a Crumlin Road, Dublin 12, D12 VP99

**Additional Information**

**Proposal:** Planning permission for the development will consist of the erection of 1no. outdoor open plan activity area consisting of a 7.260m x 6.070m, 40mm composite panel unit and having an overall height of 3.320m.

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**Area** Area 1 - South East  
**Application Number** 3499/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/09/2021  
**Applicant** Lucy Fallon Byrne

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**Location** 83 Kenilworth Square East, Dublin 6, D06 AE71

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of works to a protected structure, a semi-detached 3 storey house.

Note: house includes separate semi basement unit (no. 83B Kenilworth Square, Dublin 6, D06 Y225).

Note: works to no. 83 Kenilworth Square East, Dublin 6, D065 AE71 only.

Entrance level: removal of partition wall between existing kitchen and split level bathroom and utility room and installation of new floor to create enlarged new kitchen. Removal of non-structural partition to archway between kitchen and living room. Modification of three no. external opes to existing kitchen / bathroom / utility to create new ope for proposed metal clad bay window extension to kitchen. The bay window will be obscured on the south eastern side to prevent overlooking of no. 83c Kenilworth Square East. Existing internal door removed and replaced with new internal window at split level (current bathroom).

First Floor: new ensuite WC and as part of joinery screen /storage to bedroom at rear. New bathroom to existing bedroom at front.

Rear elevation: removal of non-original concrete access stair. Removal of existing rendered masonry balustrade to rear steps. Enlarged landing to rear steps with new metal guarding.

Widened driveway to Kenilworth Square East.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ3207/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	16/09/2021
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park including former Irish Glass Bottle Site

**Additional Information**

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

The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area

of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No. apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site. The 600 No apartment units will consist of: 304 No. apartment units; 144 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)

The proposed development will consist of:

- Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.)
- A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m;
- 2 No. retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm);
- 1 café restaurant located at the ground floor of Block K (97 sq m);
- A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces);
- Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level);
- Plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and
- 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m).

The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1545/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/09/2021
<b>Applicant</b>	Richard and Valerie Dixon
<b>Location</b>	6, Colliers Avenue, Ranelagh, Dublin 6
<b>Additional Information</b>	Additional Information Received

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**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** WEB1793/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/09/2021  
**Applicant** Lululemon Athletica Ireland Ltd.  
**Location** 84, Grafton Street, Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1925/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/09/2021  
**Applicant** Stanrak Limited  
**Location** 6, Chelmsford Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of renovating the existing building on the existing location. The renovation will consist of the construction of three apartments in the proposed property, without significant changes at the front, alteration of the existing extension on the ground floor on the south-east side and alteration of the existing extension on the first floor on the south-west side and some windows to replace the sliding doors, as indicated in the attached drawings.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** WEB1709/21  
**Appeal Type** Written Evidence  
**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 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0208/21
<b>Appeal Decision</b>	APPEAL DISMISSED
<b>Appeal Decision Date</b>	@13/09/2021
<b>Applicant</b>	Geert Jan huysmans & Maria Pilar Duncan
<b>Location</b>	25, Mountain View Road, Ranelagh, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP; Whether the 2 new Velux balconies installed on 25 Mountain View Road, Ranelagh, Dublin 6 are considered development (i.e. non-exempt Development).

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

37/21

(13/09/2021-17/09/2021)

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0315/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	John & Rhonda Gillespie
<b>Location</b>	24, Lakelands Park, Terenure, Dublin 6W
<b>Registration Date</b>	16/09/2021

**Additional Information**

**Proposal:** SHEC: Planning Permission is sought for; the construction of a new two storey house to the side of No 24 Lakelands Park, Terenure, Dublin 6W, including alterations to the existing garage, the demolition sheds and the construction of a new pedestrian gate to laneway and all associated site works.

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