



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

46/21

(15/11/2021-19/11/2021)

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	2209/16/X1
Application Type	Extension of Duration of Permission
Applicant	Charlemont Leisure Investment Ltd.
Location	Hilton Dublin Hotel, Charlemont Place, Dublin 2
Registration Date	15/11/2021

Additional Information

Proposal: EXT.OF DURATION: The site is bounded by the Luas Green Line to the north-east and east; 'Harcourt Green' residential development to the north-west; 'Charlemont Exchange' to the west; and Charlemont Place and the Grand Canal to the south. The development will consist of the following:

- Construction of a new 7-storey hotel extension over existing basement to the rear (north) of the existing hotel providing 97 additional hotel bedrooms with function rooms and ancillary area at ground floor.
- North/ south facing balconies for 6 bedrooms at 6th floor.
- Reconfiguration of existing hotel areas at ground floor, removal of 5 existing hotel bedrooms at upper floors, links to new extension and new lifts.
- Provision of an additional 7th storey (with 6th floor south facing terrace) to the existing hotel building providing an additional 20 hotel bedrooms and executive lounge. Total new and retained hotel bedrooms will be 305.
- Reconfiguration of existing basement including omission of 19 car spaces and reconfiguration of remainder.
- Provision of 40 bicycle spaces.
- Removal/ reconfiguration of existing plant/ service areas and provision of new plant/service areas throughout.
- Total gross floor area of hotel (retained and new) c. 17,081 sq.m.
- All associated landscaping, drainage works and site services provision.

Area	Area 1 - South East
Application Number	2704/21
Application Type	Permission
Applicant	The Pembroke Road Partnership
Location	St. Mary's Home, Pembroke Park and 28A Clyde Lane, Dublin 4
Registration Date	17/11/2021
Additional Information	Additional Information Received

Proposal: Planning permission for a Build to Rent residential development at this site. The proposed development will consist of:

1. Demolition of non-original extensions to St. Mary's Home and ancillary structures on site;
2. Alterations to and change of use of the existing building (St. Mary's Home) from nursing home to Build to Rent (BTR) residential use, including internal and external alterations, elevational alterations, and the replacement of the existing roof structure providing for an additional storey, to provide 23 no. BTR residential units (Block A), along with resident support facilities, and resident services and amenities located at ground floor level;
3. Construction of a new part three and part four storey building to the north of and connected to the existing building, to provide 22 no. BTR residential units (Block B);
4. Construction of a new three storey building to the east of the existing building, to provide for 16 no. BTR residential units (Block C);

5. Construction of 3 no. new two storey BTR duplex units to the south of the existing building (Block D);
6. The proposed development will provide a total of 64 no. Build to Rent residential apartment units comprising 19 no. studio apartments, 41 no. one bedroom apartments (including the 3 no. duplex units within Block D) and 4 no. two bedroom apartments;
7. The development will comprise a total gross floor area (GFA) of c. 4,302 sqm;
8. The development includes all associated site development works, car and bicycle parking spaces, solar panels at roof level, bin stores, bicycle store, plant, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park, pedestrian access points from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.

Area Area 1 - South East
Application Number 3341/21
Application Type Permission
Applicant Raidio Teilifis Eireann (RTE)
Location RTE Campus, Stillorgan Road and Nutley Lane, Dublin 4
Registration Date 15/11/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: The overall campus includes 1 no. protected structure Montrose House (RPS No. 7847) located outside the application site boundary.
Retention permission is sought for:

- Photovoltaic panels to the roof of Stage 7.

Planning permission is sought for:

- Photovoltaic panels to the roof of Stage 7 (in addition to those sought for retention), the roof of the TV Centre and the roof of the Library building;
- All associated, ancillary and incidental works.

Area Area 1 - South East
Application Number 3873/21
Application Type Permission
Applicant Mr. Nicholas Toppin
Location 12 Clare Street, Dublin 2, D02 AX56
Registration Date 15/11/2021
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for development comprising the change of use of a protected structure from office use to residential use and works to a protected structure including the installation of a new kitchen in the basement and a shower room in the existing extension to rear at ground floor level, along with associated decoration including painting, tiling and flooring and all associated site development works.

Area Area 1 - South East
Application Number 3874/21
Application Type Permission
Applicant Euronet 360 Finance Ltd. (Irish Branch)
Location 24/25, Parliament Street, Dublin 2
Registration Date 15/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the installation of an ATM machine to the existing shop front to the East elevation. No.24/25 Parliament Street, Dublin 2 is listed in Dublin City Council's Record of Protected Structures-ref. no. 6336/6337.

Area Area 1 - South East
Application Number 3876/21
Application Type Permission
Applicant Signal Infrastructure Limited
Location Wanderers Rugby Football Club, 65A, Merrion Road, Dublin 4
Registration Date 16/11/2021

Additional Information

Proposal: Signal Infrastructure Ltd is applying for planning permission for the erection of a new 25m fake pine tree multi-user telecommunications support structure carrying 9No. antennas and associated remote radio units, 6No. communication dishes, 1No. lightning finial and 4No. outdoor cabinets all enclosed within a security compound by a 1.8m high metal fence with a 1m access gate, site access and site works at Wanderers Rugby Football Club, 65A Merrion Road, Dublin 4. The development will provide voice and mobile broadband services in the area.

Area Area 1 - South East
Application Number 3878/21
Application Type Retention Permission
Applicant The Board of Directors of St. Clare's Pre-School
Location St Clare's Primary School, Harold's Cross Road, Dublin 6W
Registration Date 16/11/2021

Additional Information

Proposal: RETENTION: Retention permission for the detached single storey two classroom pre-school building located to the rear.

Area Area 1 - South East
Application Number 3880/21
Application Type Permission
Applicant William Gilbert Treacey
Location 79, Sandford Road, Dublin 6, (D06CK83).
Registration Date 16/11/2021

Additional Information

Proposal: Permission for the following development:
Demolition of 283 sq.m of existing commercial buildings.
Erection of 6 two storey (plus attic) townhouses.
8 Car parking spaces, and associated site works (including drainage).

Area Area 1 - South East
Application Number 3882/21
Application Type Permission
Applicant Ray Kimberely

Location 118 Thomas Street, Dublin 8,
Registration Date 17/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE and is located in an architectural conservation area. The proposed works include i. a change of use of the rear of the ground floor unit from home brewers centre to residential unit and ii. a two storey extension on the roof of the existing ground floor to the rear comprising of a residential unit on each floor.

Area Area 1 - South East
Application Number 3885/21
Application Type Permission
Applicant Ms. Bronagh Keane
Location 3, Percy Place, Dublin 4
Registration Date 17/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development comprising the change-of-use of a protected structure from use as 3no. separate apartments to use as 2no. separate apartments (at basement and first-floor levels) and a dental clinic at the ground-floor level. The development includes the replacement of existing non-original PVC windows with appropriate timber-frame sliding-sash windows and removal and making good of 3no. windows in the return at basement and ground-floor levels, together with relocation of toilet at basement level; internal reconfiguration of non-original partition walls and doors, and relocation of toilet at ground-floor level, as well as all associated refurbishment and site development works.

Area Area 1 - South East
Application Number 3886/21
Application Type Permission
Applicant HSE Estates
Location Clonskeagh Hospital, Clonskeagh Road, Dublin 6
Registration Date 18/11/2021

Additional Information

Proposal: Permission for development of an Integrated Care Facility on the existing Healthcare Campus at Clonskeagh Hospital, Clonskeagh Road, Dublin 6. The development will consist of:

1. The construction of a 402 sq metre single storey modular type building, ramps, hard standings and associated works.
2. The reconfiguration of existing parking and provision of 4 additional parking spaces to serve the facility.
3. All associated drainage, site development and landscaping works.

Area Area 1 - South East
Application Number 3887/21
Application Type Permission
Applicant Le Favre Merrion Holdings Limited
Location Nos 39-43, Merrion Square East (Protected Structures), D02 NP96, D02 R997 with frontage to Stephen's Place, Dublin 2.
Registration Date 18/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: (i) Restoration works to the brick façade on the west facing elevation of the protected structures including repair, re-pointing and consolidation of the brickwork and the replacement of window reveals with lime feathered reveal; (ii) (a) a new external disabled access platform lift at the western elevation of No. 41 Merrion Square providing accessibility from street level to the basement of No. 41 (b) new external stair to replace existing to allow access to proposed platform lift; (iii) (a) replacement of existing external door with new window to facilitate conversion of existing lobby at ground-floor rear of No. 39 Merrion Square to WC (b) removal of section of wall below existing window to facilitate new double door external access; (iv) provision of new double doors at rear basement level of No. 40 Merrion Square between existing windows providing access to external courtyard; and (v) The development also includes all landscaping; boundary treatments; SuDS drainage and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3888/21
Application Type Permission
Applicant Gas Networks Ireland
Location Booterstown, Merrion Road, Merrion, Dublin 4
Registration Date 18/11/2021

Additional Information

Proposal: The development will consist of the construction of pipeline insulation joint replacement, comprising: site set-up, excavation works, the provision of temporary supports on the pipeline, degassing and purging of the pipeline, cutting and removing of the insulation joint, welding the new insulation joint in place and subsequent testing and commissioning of the new insulation joint. The works area will be reinstated following the proposed works. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.

Area Area 1 - South East
Application Number 3893/21
Application Type Permission
Applicant Jason Investments
Location 12, Wicklow Street, Dublin 2, DO2EC43
Registration Date 18/11/2021

Additional Information

Proposal: Planning permission for a material change of use from office to retail use at first floor level, together with a single storey extension (retail, 45 sqm) located at first floor level to the rear, an extension of the basement level (retail, 12.8 sqm) to the rear together with a new staircase linking basement, ground and first floor levels with links into no 4 Glendenning lane to the rear of the property. A new shopfront on Wicklow street with associated signage, all at 12 Wicklow Street, Dublin 2, D02EC43.

Area Area 1 - South East
Application Number 3895/21
Application Type Permission
Applicant St. Vincent's Healthcare Group
Location St. Vincent's University Hospital Campus, Elm Park, Dublin 4, D04T6F4
Registration Date 18/11/2021

Additional Information

Proposal: The proposed development comprises the construction of a new 10 bed Intensive Care Unit (ICU) at the western end of the hospital campus, adjacent to the existing Clinical Services building, on a c.0.2217 ha site; this connectivity is required to link into the existing ICU service and theatres. The proposed works include the construction of a new 3 storey building, to an overall height of 24.163 m ODM. Level 01 will comprise of 10 ICU bedrooms and clinical support accommodation and Level 02 will comprise of office accommodation, staff support spaces and plantroom spaces. These two floors are elevated above Level 00/ ground floor level, which comprises lift shafts, a fire evacuation stair and lobby and structural elements, creating an undercroft space for future expansion of the existing Emergency Department. Works also include a 71 sqm basement at Level -01; this basement will link into the existing Clinical Services building basement for utility services and deliveries. The project includes a connection to the stair of the existing Clinical Services building, to link the existing and new building, and amendments to the facade of the existing building where the proposed new building abuts. The total proposed new building floor area is approx. 2,047 sqm (1,881 sqm internal space & 166 sqm internal plantroom). The screened external spaces comprise of the 830 sqm undercroft expansion area at Level 00 and 20 sqm of external plant at Level 02. The development also comprises of modifications to the existing ambulance access route and arrivals area incorporating a dedicated blue light lane to the west of the proposed building and the re-configuration of the ambulance area to provide 4 no. ambulance parking set-down spaces; hard landscaping, roadways, paths, lighting and signage and all associated site works and diversions are also included.

Area	Area 1 - South East
Application Number	3896/21
Application Type	Permission
Applicant	The Iveagh Trust
Location	The Iveagh Hostel, Bride Road, Dublin 8, D08R7DX
Registration Date	18/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this 8 sq.m site: The Iveagh Hostel, Bride Road, Dublin 8, D08R7DX, a protected structure (Record of Protected Structures ref. 860). The development will consist of: the removal of the existing concrete steps and landing located within the main entrance porch on the ground floor of the Iveagh Hostel which is situated on Bride Road. Remedial works are proposed to the existing steel structure which is currently supporting the existing landing. Replacement concrete stairs and landing are proposed together with associated site works.

Area	Area 1 - South East
Application Number	3898/21
Application Type	Permission
Applicant	Mojaclo Ltd.
Location	16 Lad Lane, Dublin 2, D02 NX72 & 16 Fitzwilliam Square East, Dublin 2, D02 H271
Registration Date	18/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The site is within the curtilage of 16 Fitzwilliam Square East. The development will consist of:

1. Removal of the existing internal walls, floors, & roof of the existing mews building.
2. Construction of new internal layouts, ground floor extension, & second floor extension with flat roof,

3. The extension & refurbishment of the mews building will provide 2no 'own front door' apartments for medium-term rental use in the form of 1no ground floor apartment (3bed/6person apartment with private courtyard & shared garden space with 16 Fitzwilliam Sq) & 1no 1st/2nd floor duplex apartment (3bed/5person apartment with 2F terrace).

Area Area 1 - South East
Application Number 3906/21
Application Type Permission
Applicant Maeve Walsh
Location Ground Floor Unit, 8 Main Street, Donnybrook, Dublin 4
Registration Date 19/11/2021

Additional Information

Proposal: Permission is sought for the following; a new revised glazed shopfront with a single door, construct a single storey pitched roof extension to the rear of the existing building for storage, incorporating new a smaller roller shutter type access door and pedestrian gate onto the rear lane and to change the use from vacant financial commercial unit on the ground floor of this three storey mid terrace building to a pet related retail/reception to the front of the unit and veterinary clinic to the rear of the existing unit and associated internal modifications.

Area Area 1 - South East
Application Number 3910/21
Application Type Permission
Applicant Tullington limited, General Partner on behalf of the Victoria Limited Partnership
Location Nos. 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin 4.
Registration Date 19/11/2021

Additional Information

Proposal: Tullington Limited, General Partner on behalf of the Victoria Limited Partnership intends to apply for permission for development at this site of 0.0514 Ha (514 sqm) at Nos. 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin 4.

The development will principally consist of: the removal of plant equipment at roof level of No. 2 Haddington Road and the provision of an office extension of c. 369 sq m comprising 1 No. storey vertical extension (c. 318 sq m) increasing the height of No. 2 Haddington Road from 4 No. storeys over basement to 5 No. storeys over basement and the provision of a lateral extension (c. 51 sq m) at third floor level (infilling of balconies). The development will also include: associated elevational changes; screened plant; sedum roof; and all associated site and development works above and below ground. There are no works proposed to No. 1 Haddington Road which forms part of the subject site.

Area Area 1 - South East
Application Number 3913/21
Application Type Retention Permission
Applicant Leo Pharma
Location Leo Pharma , 285 Cashel Road, Dublin 12
Registration Date 19/11/2021

Additional Information

Proposal: Retention : permission for development will consist of retention permission for a single

extension to the existing front elevation of building A at ground floor level and all associated site works.

Area Area 1 - South East
Application Number WEB5114/21
Application Type Permission
Applicant Manderley Holdings Limited
Location 5A, Baggot Court (located between Baggot Street Lower and Pembroke Lane), Dublin 2
Registration Date 17/11/2021

Additional Information

Proposal: The renovation and extension of an existing mews building to accommodate 1no. three storey single bed terraced mews dwelling with an overall height of 7.66m to match neighbouring properties and a gross floor area of 53.14 sq.m with a terrace to the rear at second floor level and all associated site works.

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 3418/21
Application Type Retention Permission
Applicant Ms. Therese Lipsett
Location 107 South Circular Road, Portobello, Dublin 8, D08 DRF8
Registration Date 17/11/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: retention planning permission for development at this site of unauthorised works to rear of property consisting of the construction of a small single storey kitchen extension of approximately 4m² with lean to roof with internal access from the rear return and the introduction of a uPVC doorway at lower ground level along the rear elevation. The proposals contained within this application are to retain the works in principle with mitigation factors including improved materiality design and consolidation of historic fabric which will be more sympathetic to the character of the protected structure.

Area Area 1 - South East
Application Number 3868/21
Application Type Permission
Applicant Christopher and Ken O'Connor
Location 74 Home Villas, Donnybrook, Dublin 4, D04 V9H7
Registration Date 15/11/2021

Additional Information

Proposal: Planning permission for the development will consist of the provision of a single storey extension to the rear, containing a universal access shower room with drainage connection to the existing combined sewer & associated site works.

Area Area 1 - South East
Application Number 3872/21
Application Type Retention Permission
Applicant John Doherty
Location 16, Elmwood Avenue Lower, Ranelagh, Dublin 6, D06Y308
Registration Date 15/11/2021

Additional Information

Proposal: RETENTION: of the existing mural on the gable wall of the two storey house at this address. Vehicle access is unaffected. This is not a listed protected structure. This application does not relate to development within the meaning of part 11 of the Planning and Development Regulations 2001 (As amended) (Major Accidents Directive). No Integrated pollution Control License/Waste License is applicable. This application does not relate to development in a Strategic Development Zone. No Environmental Impact Statement or Nature Impact Statement is applicable.

Area Area 1 - South East
Application Number 3879/21
Application Type Permission
Applicant Arthur Smith
Location 82, Serpentine Avenue, Ballsbridge, Dublin 4
Registration Date 16/11/2021

Additional Information

Proposal: Permission is sought for single storey extension to side.

Area Area 1 - South East
Application Number 3884/21
Application Type Permission
Applicant Joseph Hughes
Location 23 Synge Street, Portobello, Dublin 8, D08 P6YR
Registration Date 17/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission is sought for (i) attic conversion from current void into a bedroom and en suite bathroom, (ii) addition of a dormer window onto the rear roof of the house & (iii) addition of two velux windows at rear.

Area Area 1 - South East
Application Number 3901/21
Application Type Permission
Applicant Conor McAleavey & Celine Dee
Location 50, Tritonville Road, Sandymount, Dublin 4, D04AV21
Registration Date 19/11/2021

Additional Information

Proposal: Planning permission is sought for the demolition of a rear extension, construction of a single, and a two-storey rear extension with roof lights, provision of a window to the front, additional windows to the first-floor rear gable, internal reconfiguration, including lowering the existing lower ground floor, and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3902/21
Application Type Permission
Applicant Sarah Murphy
Location 24, St. Kevin's Park, Dartry, Dublin 6, D06 V8V0
Registration Date 19/11/2021

Additional Information

Proposal: Planning permission is sought for the construction of a two-storey extension to the rear with standing seam cladding, modifications to enable the construction of planning permission, Reg. Ref. 3457/21, previously approved to include the omission of a roof light, and the relocation of the door and window serving the Utility/Boot Room, internal reconfiguration, and all ancillary works necessary to facilitate the development. The planning application, Reg. Ref. 3457/21, previously granted permission, comprises the demolition of a ground-floor rear extension and two chimney breasts, construction of a new ground floor extension with a flat roof with roof lights, a new dormer roof & window, and an additional roof light to the main roof, internal reconfiguration, to extend the garage at the front & rear, and increase the height of the roof with new roof lights, a new front door with sidelights, and a fanlight for the porch, removing the door, and roof canopy to the side with the provision of a window in its place.

Area Area 1 - South East
Application Number 3911/21
Application Type Permission
Applicant Jimmy and Rebecca Kirby
Location 31 St. Kevins Park, Dartry, Dublin 6
Registration Date 19/11/2021

Additional Information

Proposal: Permission is sought for an amendment to a previous planning application (application number 3615/20), at no. 31 St. Kevin's Park, Dartry, Dublin 6, on behalf of Jimmy and Rebecca Kirby. The proposed amendment includes additional metal cladding on the rear façade; along with the closing-in of the existing rear ground floor canopy area (at the rear kitchen doors), adding c. additional 3.3 sq. m. additional floor area; and modifications to the ground floor rear fenestration.

Area Area 1 - South East
Application Number 3912/21
Application Type Permission
Applicant Rob Kiely and Fiona McDonald
Location 49, Ramleh Park, Milltown, Dublin 6, D06 W1R9
Registration Date 19/11/2021

Additional Information

Proposal: The development will consist of the construction of a flat roof dormer extension to the existing attic conversion, on the southern roof slope to the rear of the dwelling and all associated works to the above.

Area Area 1 - South East
Application Number WEB5108/21
Application Type Permission
Applicant Iris Elliott
Location 10, Coolevin Road, Portobello, Dublin 8, D08 DKX5

Registration Date 17/11/2021

Additional Information

Proposal: The development will consist of the demolition of the existing return and the construction of a new 2 storey return on the same footprint, alterations to the front facade and changes to the internal layout.

Area Area 1 - South East

Application Number WEB5109/21

Application Type Permission

Applicant Aidan Golden

Location 5, Mountain View Road, Dublin 6, D06 YF60

Registration Date 17/11/2021

Additional Information

Proposal: The development will consist of the conversion / flat roof extension of the existing pitched roof attic to the rear two storey return of the existing two storey semi-detached house into an additional bedroom, bathroom and home office (area= 32sqm) with associated internal alterations.

Area Area 1 - South East

Application Number WEB5111/21

Application Type Permission

Applicant Anna Carroll

Location 12, Rugby Road, Ranelagh, Dublin 6, D06 X786

Registration Date 17/11/2021

Additional Information

Proposal: The renovation and extension of the existing dwelling to include the demolition of the existing single-storey kitchen and 2-storey return to the rear; construction of new two-storey extension to the rear comprising a ground floor living room, new first floor bedroom and bathroom extension; new chimney to rear; new rooflights to rear; new windows to front and rear and associated landscaping and drainage works.

Area Area 1 - South East

Application Number WEB5115/21

Application Type Permission

Applicant Christa Chen & Craig Deegan

Location 6, Oakfield Place, Portobello, Dublin 8, D08 K2C5

Registration Date 17/11/2021

Additional Information

Proposal: The development will consist of the demolition of the existing single storey extension and lean-to-shed to the rear of the house and the construction of a new, single storey ground floor rear extension, conversion of the attic into a habitable room with a new dormer extension to the rear, changes to the internal layout and associated site-works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0357/21
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	15/11/2021
Applicant	Paul and Mary Creedon
Location	Woods Way to the rear of 20, Mount Eden Road, Donnybrook, Dublin 4

Additional Information

Proposal: SHEC: Two storey, two bedroom dwelling with integral garage together with related site development works.

Area	Area 1 - South East
Application Number	0361/21
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	16/11/2021
Applicant	Bronagh and Geoff Waddell
Location	12, Dolphin Road, Drimnagh, Dublin 12

Additional Information

Proposal: SHEC: The development will consist of a 2-storey extension of 27.5sqm to the side of the existing end of terrace dwelling and a new 2 storey, 3 no. bedroom end of terrace dwelling in the side garden all at 12 Dolphin Road, Dublin 12. Site works include the blocking up of the existing vehicular entrance to Herberton Drive, new vehicular entrance to Dolphin Road, new pedestrian entrance to Herberton Drive, and all associated site development works.

Area	Area 1 - South East
Application Number	0362/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	16/11/2021
Applicant	Bright Ark Partnership
Location	37, Mountpleasant Avenue Lower, Ranelagh, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Removal of existing white finish aluminium windows and replacement with new white finish metal windows to same configuration and design.

Area	Area 1 - South East
Application Number	0364/21
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	18/11/2021
Applicant	Le Favre Merrion Holdings Ltd
Location	39, 40, 41, 42, & 43 Merrion Square, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: List of proposed works:

1. "Whether the removal of stud partitions currently dividing basement rooms and erection of glazed screen and double glazed doors between main front and rear basement of No. 39, is or is not development and whether development constitutes exempted development?"
2. "Whether the removal of door and stud partition in original arch between main stairwell and upper stairwell, and the insertion of glazed fanlight and fire door into original arch of No. 39, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
3. "Whether the removal of non-original partition walls defining WC, and installation of new kitchenette and WC at 3rd floor of No. 39, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
4. "Whether the removal of non-original partition walls and partial section of original stone wall between front and rear basement at basement level of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
5. "Whether the installation of a metal framed glazed screen between main front and rear basement rooms and main room and new meeting room of in basement of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
6. "Whether the installation of a WC in the rear return room at basement of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
7. "Whether the removal non-original double doors from the original arch between landing and return and removal of opaque film on fanlight over arch of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
8. "Whether the reinstatement of partition wall using contemporary metal frame glazed partition at first floor of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
9. "Whether the replacement of non-original partition wall and door in original arch with metal framed glazed screen and door and glazed fanlight at second floor of No. 40, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
10. "Whether the removal of internal stone wall and installation of contemporary metal frame glazed screen at basement level of No. 41, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
11. "Whether the removal of glazed security screen partition with door from entrance hall of No. 41, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
12. "Whether the removal of double doors from original arch and retention of fanlight in entrance hall of No. 41, 42 is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
13. "Whether the removal of WC at first floor of No. 41, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
14. "Whether the removal of non-original partition wall and door and installation of new straight wall and new contemporary door between rear first floor return and hallway of No. 41, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
15. "Whether the removal of single door from original arch at main stairwell landing at first floor of No. 42, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"
16. "Whether the reinstatement of partition wall comprising metal frame glazed screen at first floor

of No. 42, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

17. "Whether the relocation of non-original doorway in non-original partition wall to rear of first floor of No. 42, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

18. "Whether the conversion of rear return room to WC at first floor of No. 42, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

19. "Whether the removal of plasterboard and infill to reveal internal windows on front façade at basement level of No. 43, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

20. "Whether the installation of glazed screen with contemporary double doors between main front and rear rooms at basement of No. 43, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

21. "Whether the removal of double doors from original arch between entrance hall and main stairwell of No. 43, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

22. "Whether the removal of non-original partition wall and door to lobby at first floor return and reinstatement of original arched opening with glazed screen with doors at first floor of No. 43, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

23. "Whether the removal of non-original partition wall and door to lobby at first floor return and reinstatement of original arched opening at first floor of No. 43, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

24. "Whether the installation of tea stations with high-quality kitchen and finishes in Nos. 39, 40, 41, 42, and 43 Merrion Square, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

25. "Whether the removal of non-original partition walls in Nos. 39, 40, 41, 42, and 43 Merrion Square, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

26. "Whether the making good of original plasterwork, cornicing, wall detailing, and skirting, and painting and decorating throughout Nos. 39, 40, 41, 42, and 43 Merrion Square, is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

27. "Whether the removal of window security bars to the front basement level of Nos. 39 and 40 and to the rear of 39, 40, 42 and 43 at ground and/or basement level is or is not development and whether development constitutes exempt development or does not constitute exempt development?"

Area	Area 1 - South East
Application Number	3292/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/11/2021
Applicant	Sunny Quarter DAC
Location	A 0.3148 ha site at Harcourt Road and Adelaide Road, Dublin 2, including Former Telephone Exchange building and lands to the north (south of One, Two and Three Park Place)
Additional Information	Additional Information Received

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

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

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

Area	Area 1 - South East
Application Number	3533/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/11/2021
Applicant	The select Vestry of the United Parish of Rathmines with Harold's Cross
Location	The Rectory, Purser Gardens, Rathmines, Dublin 6 D06 EOY5

Additional Information

Proposal: The Select Vestry of the United Parish of Rathmines with Harold's Cross intend to apply for permission for proposed amendments to a previously granted submission (Ref: 3939/19 - DCC / Ref: ABP-306755-20 - An Bord Pleanála) for:

A new Rectory and residential development on a site of circa 1440m², on the corner site of The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 EOY5, with frontage to Belgrave Road and Purser Gardens. The development will consist of the demolition of the existing Rectory, ancillary buildings, perimeter walls to road and removal of existing vehicular entrance and the construction of 9 no. dwellings, Units A to J, as follows: Units A-C consists of 3no, three storey terraced houses with frontage to Belgrave Road which comprises Unit A, a three storey, semi-detached, 5 bedroom Rectory with south facing terraces at first and second floor level; Unit B, a three storey, 3 bedroom curate's house, with recessed south facing terrace at first floor level. Units A and B have shared front and rear gardens and three car parking spaces entered from a new vehicular entrance to Belgrave Road. Unit C is a three storey, end of terrace, 4 bedroom townhouse with private front and rear gardens and 1 car parking space entered from a new vehicular entrance to Belgrave Road. Units D-J Consist of 3no. ground floor apartments and 3no. three storey duplex apartments with frontage to Purser Gardens which comprises Units D, E, F, 3No. three storey, 3 bedroom duplex apartments with ground floor entry and access to a shared garden with screened first floor east and west facing terraces, the second floor being set back on both the east and west sides with a west facing terrace. Units G, H, J, consist of 3No. 1 bedroom, ground floor apartments with east facing screened open space and access to the shared garden. Parking for Units D-J will be on-street. The development will also include for associated site development works, including drainage and hard & soft landscaping works including new perimeter walls and railings to road frontages. Proposed amendments under this application include:

- Amendments to the rear (south) elevation of units A, B and C (Block A) to include: 2no. new, fully opaque WC window at first floor units A and B.

- Amendments to the rear (east) elevation of units D, E, F, G, H, J (Block B) to include: 3no. new, fully opaque WC windows (south-facing towards private external terraces) at second floor level to units D, E and F. The provision of opaque, openable, ventilation side panels to external doors at second floor bedrooms of units D, E, F to comply with Building Regulations for natural ventilation. Minor adjustment to parapet level to correct inconsistencies with the original planning application.
- General amendments to external landscaped areas to include: 2no. proposed shed structures to the rear of units A, B and C. The re-location of refuse store from the rear of unit C to the front and re-location of refuse store from the rear of unit A to the western side of the building. Provision of a new low-level wall at Purser Gardens to the front of ground floor apartments G, H and J to provide additional privacy and security for these units.

Area	Area 1 - South East
Application Number	3535/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	15/11/2021
Applicant	Patrick O' Connor
Location	45, Ringsend Park, Dublin 4. D04 EF84

Additional Information

Proposal: The development will consist of: The construction of a first-floor rear extension over existing rear courtyard, roof-top terrace with flat hatch roof-light on existing flat roof to allow access to terrace level, replacement of the existing front roof-light, relocation of water tanks on rear flat roof level, internal alterations to existing dwelling to allow proposed new internal layout, all associated site boundary works and all ancillary site works.

Area	Area 1 - South East
Application Number	3545/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/11/2021
Applicant	Barbara Hamill
Location	27, Lismore Road, Dublin 12. D12 VX5E

Additional Information

Proposal: Permission to create a new vehicular entrance with kerb dishing providing for off street parking.

Area	Area 1 - South East
Application Number	3546/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/11/2021
Applicant	Charlemont Regeneration Ltd
Location	17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

Additional Information

Proposal: For development at this site at 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 & 19 Richmond St. South which are approved for demolition under Grant of permission DCC Reg. Ref. 4059/18. The proposed development will consist of the demolition of an additional 2 no. existing structures and construction of a new mixed-use development, 'The Gatehouse'.

The proposal will provide for a building ranging in height from 6-storeys (max. parapet height 21.025 m) over ground-level fronting onto Richmond St. South and 7-storeys (max. parapet height 23.8m) over ground-level to the rear with a cumulative Gross Floor Area of 2,341m².

The development will consist of:

Demolition of 2 no. existing structures (total GFA 195m²) comprising;

- a derelict structure adjoining 18/19 Richmond St. South to the north, and
- a derelict structure positioned to the rear of 18/19 Richmond St. South along the southern site boundary.

Construction of a new building comprising;

- 2 no. retail units with a cumulative GFA of 244 sq.m consisting of Unit A (GFA 157sq.m) and Unit B (GFA 87 sq.m) at ground-floor level;
- 22 no. apartment units at first-floor to seventh-floor level consisting of 11 no. 1- bedroom units and 11 no. 2-bedroom units;
- a bin/plant room at ground-floor level with a GFA of 78.6 sq.m.; and
- communal open space totalling 132m² at sixth-floor (roof) level.

All ancillary site works including site development including site clearance, drainage, and landscaping.

The proposed development will be served by a total of 11 no. car-parking spaces and 44 no. bicycle parking spaces located in the basement of the adjacent block known as 'Block 5' which forms part of the wider development.

Area	Area 1 - South East
Application Number	3547/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/11/2021
Applicant	Embassy of Algeria
Location	14 Clyde Road, Ballsbridge, Dublin 4. D04 KP74

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for erection of a 6m flagpole, new front gates and pillars, security grills to all ground floor windows and side access door, security cameras to front and rear, replacement rear door, nameplates and change of use of existing office building to embassy (office) all to 14 Clyde Road, A Protected Structure (RPS ref. 1966).

Area	Area 1 - South East
Application Number	3551/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/11/2021
Applicant	Sean Pairceir
Location	5, Temple Villas, Palmerston Road, Rathmines, Dublin 6, D06 DP73. Stie adjoins Palmerston Gardens to the side at the rear.

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of the

existing 30.1 sqm garage structure to the rear and replacement with a new 48.8 sqm Garden Room structure and 7.1 sqm Garden Shed, both to the rear. Works to front of the dwelling include the construction of a new bin store and service meter box enclosure, along with the widening of the existing front gate from 2.45m to 3.2m; including associated site and drainage works, all at No. 5 Temple Villas (Protected Structure), a part 1-storey/part 2-storey/part 3-storey semi-detached dwelling.

Area Area 1 - South East
Application Number 3552/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/11/2021
Applicant Amy Swearingen
Location 130, Ringsend Park, Dublin 4, D04 AT28

Additional Information

Proposal: The proposed development includes the demolition of existing internal walls and floors, staircase, external rear and side walls of a two-storeys semi-detached house. It is proposed to erect two-storeys to the side and rear elevations of retained front and side walls to include for a living room, dining room, kitchen, children's playroom, guest bedroom, utility, and staircase on ground floor with rooflight to dining room. Main entrance to be re-positioned on the front elevation. First floor to include 3 no. bedrooms with ensuite toilets, and a home office. New vehicular and pedestrian access with a 3.0m wide gate to the front. New soakaway pit for surface water drainage and all engineering and site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3556/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2021
Applicant Agenbite (T/A Milano)
Location Milano, 19 Essex Street East Temple Bar, Dublin 2

Additional Information

Proposal: Permission for the installation of three sets of internally illuminated fascia signs, two internally illuminated projection signs and one non illuminated awning at Milano.

Area Area 1 - South East
Application Number 3560/21
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 18/11/2021
Applicant Mr Joseph Hyland of Marland Property
Location 100, Haddington Road, Dublin 4, D04F5F7

Additional Information

Proposal: Planning permission for the partial demolition, a ground and first floor extension to the side and rear of the existing dwelling and the construction of a new 2 storey, semi-detached 3 bedroom dwelling with a balcony to front, over a partial basement with a total floor area of 174.9m². The works also include the construction of 1 additional surface parking space, a new

vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated works.

Area Area 1 - South East
Application Number 3562/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 18/11/2021
Applicant RGRE J&R Valery's Ltd
Location Site at the junction of Appian Way and Leeson Street Upper, Dublin 6 (adjacent to No. 1 Leeson Street Village and the Mitchel House Apartments)

Additional Information

Proposal: Planning permission for development at a 0.092 hectare site at the junction of Appian Way and Leeson Street Upper, Dublin 6 (adjacent to No. 1 Leeson Street Village and the Mitchel House Apartments).

The development will consist of the construction of a 10 storey over lower ground floor building with set back at ninth floor level (c.3,083 sq.m. total GFA), residential amenities and services at ground floor and ninth floor level.

The proposed development will comprise:

- Construction of 44 no. 'Build-to-Rent' apartment units over 10 no. storeys with a dwelling mix of 29 studio and 15 one-bed units;
- Guest suite with 2 No. visitor rooms at lower ground level;
- Provision of private open space in the form of balconies or terraces to all individual units to all elevations;
- Landscaped garden on the northern corner of the site at ground floor level;
- Provision of outdoor communal terraces and residential amenity in set back ninth floor level;
- Provision of 66 No. bicycle parking spaces are provided including 16 No. visitor spaces externally and 50 No. within a dedicated bicycle storage room at ground floor level;
- Pedestrian and cyclist access is provided to the north east of the site via Leeson Street Upper and to the south west via Mitchel House;
- Other ancillary residential amenities such as reception, parcel lockers, management facilities, bicycle storage and bin storage.
- Provision of switchroom and substation at ground floor level of the north eastern elevation, plant at roof level, photovoltaic panels, hard and soft landscaping, bin storage and all associated works and infrastructure to facilitate the development.

The proposed residential development is a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban Housing: Design Standards for New Apartments 2020".

Area Area 1 - South East
Application Number 3573/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2021
Applicant Úna and Matt Sailsbury
Location 71, Brighton Square, Rathgar, Dublin 6
Additional Information

Proposal: Permission for provision of a detached single storey garden studio/ shed structure (floor area = 36.4sqm) and all associated site works in the rear garden.

Area Area 1 - South East
Application Number 3574/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2021
Applicant Patricia Carroll and Jonathan Lynch
Location 52, Leeson Park, Ranelagh, Dublin 6, D06 YF58

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the provision of a shed and garden room.

Area Area 1 - South East
Application Number 3575/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2021
Applicant Lucy Fallon Byrne
Location 83 Kenilworth Square East, Dublin 6, D06 AE71

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Works to a protected structure, a semi-detached 3 storey house, note: house includes separate semi-basement unit (No. 83 B Kenilworth Square, Dublin 6, D06 Y225). Note: works to No. 83 Kenilworth Square East, Dublin 6, D06 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 vehicular access to Kenilworth Square East.

Area Area 1 - South East
Application Number 3727/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant Maeve Walsh
Location Ground floor unit, 8 Main Street, Donnybrook, Dublin
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Additional Information

Proposal: Permission is sought for the following; a new revised glazed shopfront with a single door, construct a single storey pitched roof extension to the rear of the existing building for storage,

incorporating new a smaller roller shutter type access door and pedestrian gate onto the rear lane and to change the use from vacant financial commercial unit on the ground floor of this three storey mid terrace building to a pet related retail/reception to the front of the unit and veterinary clinic to the rear of the existing unit and associated internal modifications.

Area Area 1 - South East
Application Number 3815/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/11/2021
Applicant Bronagh Keane
Location 3 Percy Place, Dublin 4, D04 X8Y6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the change-of-use of a protected structure from use as 3no. separate apartments to use as 2no. separate apartments (at basement and first-floor levels) and a dental clinic at the ground-floor level. The development includes the replacement of existing non-original PVC windows with appropriate timber-frame sliding-sash windows and removal and making good of 3no. windows in the return at basement and ground floor levels, together with relocation of toilet at basement level; internal reconfiguration of non-original partition walls and doors, and relocation of toilet at ground-floor level, as well as all associated refurbishment and site development works.

Area Area 1 - South East
Application Number 3841/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/11/2021
Applicant Le Favre Merrion Holdings Limited
Location Nos 39-43, Merrion Square East (Protected Structures), D02 NP96, D02 R997 with frontage to Stephen's Place, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: (i) Restoration works to the brick façade on the west facing elevation of the protected structures including repair, re-pointing and consolidation of the brickwork and the replacement of window reveals with lime feathered reveal; (ii) (a) a new external disabled access platform lift at the western elevation of No. 41 Merrion Square providing accessibility from street level to the basement of No. 41 (b) new external stair to replace existing to allow access to proposed platform lift; (iii) (a) replacement of existing external door with new window to facilitate conversion of existing lobby at ground-floor rear of No. 39 Merrion Square to WC (b) removal of section of wall below existing window to facilitate new double door external access; (iv) provision of new double doors at rear basement level of No. 40 Merrion Square between existing windows providing access to external courtyard; and (v) The development also includes all landscaping; boundary treatments; SuDS drainage and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3844/21
Application Type Permission

Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant The Board of St. Vincent's Healthcare Group
Location St. Vincent's University Hospital Campus, Elm Park,
Dublin 4, D04 T6F4

Additional Information

Proposal: Planning permission for the proposed development comprises the construction of a new 10 bed Intensive Care Unit (ICU) at the western end of the hospital campus, adjacent to the existing Clinical Services building, on a c. 0.2217 ha site; this connectivity is required to link into the existing ICU service and theatres.

The proposed works include the construction of a new three storey building to an overall height of 24.163m ODM.

Level 01 will comprise of 10 ICU bedrooms and clinical support accommodation and Level 02 will comprise of office accommodation, staff support spaces and plantroom spaces. These two floors are elevated above Level 00/ ground floor level, which comprises lift shafts, a fire evacuation stair and lobby and structural elements creating an undercroft space for future expansion of the existing Emergency Department. Works also include a 71sqm basement at Level -01; this basement will link into the existing Clinical Services building basement for utility services and deliveries.

The project includes a connection to the stair of the existing Clinical Services building to link the existing and new building and amendments to the facade of the existing building where the proposed new building abuts. The total proposed new building floor area is approx. 2,047 sqm (1,881 sqm internal space & 166sqm internal plantroom). The screened external spaces comprise of the 830sqm undercroft expansion area at Level 00 and 20sqm of external plant at Level 02.

The development also comprises of modifications to the existing ambulance access route and arrivals area incorporating a dedicated blue light lane to the west of the proposed building and the reconfiguration of the ambulance area to provide 4 no. ambulance parking set down spaces; hard landscaping roadways, paths, lighting and signage and all associated site works and diversions are also included.

Area Area 1 - South East
Application Number 3853/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/11/2021
Applicant Jimmy and Rebecca Kirby
Location 31 St. Kevin's Park, Dartry, Dublin 6.

Additional Information

Proposal: Permission is sought for an amendment to a previous planning application (application number 3615/20), at no. 31 St. Kevin's Park, Dartry, Dublin 6, on behalf of Jimmy and Rebecca Kirby. The proposed amendment includes additional metal cladding on the rear façade; along with the closing-in of the existing rear ground floor canopy area (at the rear kitchen doors), adding c. additional 3.3 sq. m. additional floor area; and modifications to the ground floor rear fenestration.

Area Area 1 - South East
Application Number 3856/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant Paul O'Reilly
Location No. 1 Coolevin Road, Long Lane, Dublin 8.

Additional Information

Proposal: Full planning 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 hipped dwelling with single storey extension to front with window box on first floor gable to the end of original the terrace house.

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.

Area	Area 1 - South East
Application Number	3864/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/11/2021
Applicant	Conor McAleavey & Celine Dee
Location	50, Tritonville Road, Sandymount, Dublin 4, D04 AV21

Additional Information

Proposal: Permission for the construction of a single, and two-storey rear extension with roof lights, provision of a window to the front, additional windows to the first-floor rear gable, internal reconfiguration, including lowering the existing lower ground floor, and all ancillary works necessary to facilitate the development at 50 Tritonville, Sandymount, Dublin 4, DO4 AV21.

Area	Area 1 - South East
Application Number	3865/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/11/2021
Applicant	Craig Doyle
Location	Clonskeagh Hospital, Clonskeagh Road, Dublin 6

Additional Information

Proposal: Planning permission for development of an Integrated Care Facility on the existing Healthcare Campus at Clonskeagh Hospital, Clonskeagh Road, Dublin 6. The development will consist of: 1) The construction of a 402 sq metre single storey modular type building, ramps, hard standings and associated works. 2) The reconfiguration of existing parking and provision of 4 additional parking spaces to serve the facility. 3) All associated drainage, site development and landscaping works.

Area	Area 1 - South East
Application Number	3866/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/11/2021
Applicant	Jason Investments
Location	12, Wicklow Street, Dublin 2

Additional Information

Proposal: Permission for a material change of use from office to retail use at first floor level, together with a single storey extension (retail, 45 sqm) located at first floor level to the rear, an extension of the basement level (retail, 12.8 sqm) to the rear together with a new staircase linking basement, ground and first floor levels with links into no 4 Glendenning lane to the rear of the property. A new shopfront on Wicklow street with associated signage all at 12 Wicklow St, Dublin 2, DO2 EC43.

Area Area 1 - South East
Application Number WEB1625/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2021
Applicant Mr. Michael Finnegan & Ms. Olga Ramos
Location 266, Clogher Road, Crumlin, Dublin 12
Additional Information Additional Information Received
Proposal: We Mr Michael. Finnegan & Ms Olga. Ramos, intend to apply for Planning Permission for development to the rear of 266 Clogher Road, Dublin, D12FN36.
The development will consist of the construction of a detached three storey 105m², two-bedroom dwelling accessed from Clogher Green.
The dwelling will consist of ground floor living area 1st floor bedrooms with rear terrace and setback from the southern and eastern boundaries attic level office & storage area with dormer window.
Additional ancillary works include; a new entrance to existing street boundary wall between 1 Clogher Green and 133 Rutland Grove, Dublin 12. Hard and soft landscaping lighting site services; and all other associated site development works above and below ground.

Area Area 1 - South East
Application Number WEB1959/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2021
Applicant Elizabeth Byrne
Location 50, Aikenhead Terrace, Stella Gardens, Dublin 4
Additional Information
Proposal: The development will consist of the removal of stone cladding and restoration of front façade, a 44.3m² ground floor extension to the rear, a 25.5m² first floor extension to the side and the rear and all associated site work

Area Area 1 - South East
Application Number WEB1960/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/11/2021
Applicant Robert Quinn & Elizabeth Hooper
Location 54, Derravaragh Road, Terenure, Dublin 6W, D6W EV66
Additional Information
Proposal: The development will consist of a first floor extension with hipped roof, above existing single storey to front.

Area Area 1 - South East
Application Number WEB5088/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant Manderley Holdings Limited
Location 5A, Baggot Court, Dublin 2

Additional Information

Proposal: The renovation and extension of an existing mews building to accommodate 1no. three storey single bed terraced mews dwelling with an overall height of 7.66m to match neighbouring properties and a gross floor area of 53.14 sq.m with a terrace to the rear at second floor level and all associated site works.

Area Area 1 - South East
Application Number WEB5092/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant Gerry Burke Kennedy
Location 53, Merton Drive, Ranelagh, Dublin 6, D06 R6W3

Additional Information

Proposal: The development consists of a flat roofed 2-storey 3 bed house with a north west facing first floor balcony, to the side of the existing house, with new pedestrian entrance to existing house and associated works and landscaping.

Area Area 1 - South East
Application Number WEB5093/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2021
Applicant Anna Carroll
Location 12, Rugby Road, Ranelagh, Dublin 6, D06 X786

Additional Information

Proposal: The renovation and extension of the existing dwelling to include the demolition of the existing single-storey kitchen and 2-storey return to the rear; construction of new two-storey extension to the rear comprising a ground floor living room, new first floor bedroom and bathroom extension; new chimney to rear; new rooflights to rear; new windows to front and rear and associated landscaping and drainage works.

Area Area 1 - South East
Application Number WEB5114/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/11/2021
Applicant Manderley Holdings Limited
Location 5A, Baggot Court (located between Baggot Street Lower

and Pembroke Lane), Dublin 2

Additional Information

Proposal: The renovation and extension of an existing mews building to accommodate 1no. three storey single bed terraced mews dwelling with an overall height of 7.66m to match neighbouring properties and a gross floor area of 53.14 sq.m with a terrace to the rear at second floor level and all associated site works.

Area	Area 1 - South East
Application Number	WEBDSDZ1951/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/11/2021
Applicant	Carved KLN Limited
Location	Unit 2, Ropemaker Place, Cardiff Lane, Grand Canal Dock, Dublin 2

Additional Information

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

**Area 1
Appeals Notified**

Area	Area 1 - South East
Application Number	2828/21
Appeal Type	Written Evidence
Applicant	Kevin Mahony and Genevieve Ryan
Location	2A, Doris Street, Ringsend, Dublin 4
Additional Information	Additional Information Received

Proposal: Planning permission is being sought for (i) the demolition of an existing single story extension to the rear of the building. (ii) and the construction of a two storey extension to the rear of the dwelling, the conversion of the attic space to include a dormer window and raising the existing ridgeline by 250mm and incorporating 2no. velux type roof lights to the front elevation, and all associated site works.

Area	Area 1 - South East
Application Number	3396/21
Appeal Type	Written Evidence
Applicant	David & Ann Charles
Location	18, Merrion View Avenue, Ballsbridge, Dublin 4, D04P9H9

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.

Area	Area 1 - South East
Application Number	3405/21

Appeal Type Written Evidence
Applicant Hilary Barrett
Location 15, Carlingford Parade, Dublin 2

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.

Area Area 1 - South East
Application Number 3409/21
Appeal Type Written Evidence
Applicant Enda Keogh & Laurence Flavin
Location 7 and 8, Templemore Avenue, Rathgar, Dublin 6

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.

Area Area 1 - South East
Application Number 3464/21
Appeal Type Written Evidence
Applicant Goulding Integrity Investment Ltd
Location 228 Harold's Cross Road, Dublin 6, D6W C921

Additional Information

Proposal: Planning permission for the development comprising:

- (i) alterations to the roof of existing rear annex. The alterations comprise the change from pitched roof to a flat roof and the increase in height to provide for habitable space. 1 no. window to the rear of the annex will also be provided,
 - (ii) the change of use of the ground floor from office use to residential use which will be comprised of 2 no. 1 bedroom apartments,
 - (iii) conversion of the existing vehicular access to a pedestrian access. A new ramped access to the front is proposed to facilitate this,
 - (iv) permission is also sought for all ancillary works necessary to facilitate the development.
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Area 1 Appeals Decided

Area Area 1 - South East
Application Number 0135/21
Appeal Decision SPLIT DECISION
Appeal Decision Date @16/11/2021
Applicant Michele Barrett
Location 3, Gilford Avenue, Sandymount, Dublin 4

Additional Information

Proposal: EXPP; 2. No extensions to rear of 3 Gilford Ave are under construction. No planning

permission has been sought from Dublin City Council and the development as constructed to date does not comply with Exempted Development under the Act.

Area Area 1 - South East
Application Number 3739/20
Appeal Decision GRANT RETENTION PERMISSION
Appeal Decision Date 17/11/2021
Applicant Patrizia Mount Argus S.a.r.l.
Location Lot 1, Kimmage Road Lower & Mount Argus Road, Mount Argus, Harold's Cross, Dublin 6W

Additional Information

Proposal: PROTECTED STRUCTURE . RETENTION: Retention Permission for development at Lot 1, Kimmage Road Lower & Mount Argus Road, Mount Argus, Harold's Cross, Dublin 6W. The site is located within the former attendant grounds of Mount Argus Church bounded generally by Kimmage Road Lower to the southeast, the private access road to Mount Argus Church and Monastery to the southwest, Mount Argus Church (Protected Structure Ref. No. 4260) and Monastery to the northwest; and Mount Argus Road to the north. The development consists of retention permission for: Area A: gate installed at the entrance immediately west of the Scout Hall off Mount Argus Road; Area B: gates and additional railings installed at the vehicular entrance adjacent the ESB substation at the north east corner of the site off Mount Argus Road; Area C: gates installed at the most easterly pedestrian entrances (southern side of the development) either side of the ramped vehicle access off Kimmage Road Lower. Installation of railings installed atop the low wall at the south east boundary of the site on Kimmage Road Lower; Area D: Bollards at each end of the pedestrian bridge at the south west of the overall site; Area E: Bollards installed outside concierge office and railings along the edge of the bin store area at the rear of the Scout Hall.

Area Area 1 - South East
Application Number 3922/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 19/11/2021
Applicant Daniel & Mary O'Dea
Location Land at Orwell Mews, to the rear of 30 Orwell Road, Rathgar, Dublin 6 D06 HE30

Additional Information

Proposal: The development will consist of :

- A) The demolition of the existing shed fronting Orwell Mews to the rear of the main house,
 - B) The division of the site with a new boundary wall,
 - C) The construction of a 102sqm two storey, two bedroom mews dwelling in lieu of the existing shed, with a first-floor level internal private courtyard and separate recessed balcony overlooking Herzog Park. It will also include on-site parking space accessed via a new vehicular entrance gate from Orwell Mews, bin storage, a pedestrian entrance gate fronting Orwell Mews and an additional private garden to the rear of the new dwelling and,
 - D) all associated works to the above.
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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

46/21

(15/11/2021-19/11/2021)

Area Area 1 - South East
Application Number 0387/21
Application Type Social Housing Exemption Certificate
Applicant William Gilbert Treacey
Location 79, Sandford Road, Dublin 6
Registration Date 16/11/2021
Additional Information
Proposal: SHEC: Erection of 6 two storey (plus attic) townhouses and associated works

Area Area 1 - South East
Application Number 0388/21
Application Type Social Housing Exemption Certificate
Applicant Carol Underwood & Patricia Hussey
Location Rear of 63, Rathmines Road Upper, Dublin 6
Registration Date 17/11/2021
Additional Information
Proposal: SHEC: The development will consist of: a) the demolition of the existing sheds; b) the sub-division of the site and the construction of 2 o. 162sqm part three-storey part one-storey semi-detached houses with three bedrooms each; c) enhancement of the vehicular entrance fronting onto Stone Mews including parking for two car; d) associated site works and landscaping.



Dublin City Council

SECTION 5 EXEMPTIONS

46/21

(15/11/2021-19/11/2021)

Area Area 1 - South East
Application Number 0325/21
Application Type Section 5
Applicant D.L Builders
Location 42, Rathmines Road Lower, Dublin, 6
Registration Date 18/11/2021
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Decoration of the already painted rendered walls at garden level to the front and rear of the house, decoration of the front door and surrounds and windows, cleaning and painting of cast iron railings to the front of the house and up the steps, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to existing kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in first floor rooms in order to lay-in proprietary fire rating mats between joists to improve fire rating.

Area Area 1 - South East
Application Number 0342/21
Application Type Section 5
Applicant D.L Builders
Location 44, Rathmines Road Lower, Dublin 6
Registration Date 18/11/2021
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Decoration of the already painted rendered walls at garden level to the front and rear of the house, decoration of the front door and surrounds and windows, cleaning and painting of cast iron railings to the front door of the house, to the first floor balcony and up the steps, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to existing kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in first floor rooms in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

Area Area 1 - South East
Application Number 0385/21
Application Type Section 5
Applicant Ramon Escriva
Location 101, Bangor Road, Crumlin, Dublin 12
Registration Date 16/11/2021
Additional Information
Proposal: EXPP: Kitchen extension and utility room to the back of the house and new separating wall to back garden in order to provide private area to rear garden. The current site has a very small back garden and relocation of separating wall is required to achieve minimum private open space at the back.

Area Area 1 - South East
Application Number 0389/21
Application Type Section 5
Applicant Cormac McNamara
Location 74 & 75, Ranelagh Road, Ranelagh, Dublin, 6
Registration Date 19/11/2021
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Repaint window reveals of 74 and 75 Ranelagh Road.

Area Area 1 - South East
Application Number 0391/21
Application Type Section 5
Applicant Sharon O'Malley
Location 40, Dartmouth Square East, Dublin 6
Registration Date 18/11/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: External

1. There are no external works proposed for the front of the property.
2. At the rear of the house on the ground floor, it is proposed to remove the existing aluminium framed window (modern) from the kitchen and replace it with new traditional wooden French doors provided by Kells traditional windows and doors. The work will involve widening the opening and extending it to ground level. The existing original yellow brick will be removed carefully for re-use. The rear of the house is not considered to be of architectural significance.
3. It is proposed to remove the existing aluminium door and frame (modern) from the kitchen at the rear of the house. The cement render surrounding the existing door area to be removed. It is assumed that the original brick remains underneath the cement render. The bricks removed to accommodate the traditional French door will be used to build up the rear façade wall. Lime mortar will be used in all pointing.
4. It is proposed to remove three aluminium framed windows (modern), one on the ground floor (bedroom/reception room) and two on the first floor (bedrooms) at the rear of the house and replace with traditional wooden Kells sash windows. There is to be no change in the size of the existing openings.
5. It is proposed to landscape the back yard and to attach cedar fencing battens to the boundary walls at the rear of the property to the north and east. The height of the fencing not to exceed the boundary walls as existing. It is also proposed to attach the same fencing battens to the existing timber fence to the west, which is the boundary between no. 40 and no. 39, the height not to exceed the existing fence height of 1.89 metres. This is so that the rear yard fencing will be uniform on all sides.
6. It is proposed to replace the existing Velux roof window at the rear of the house with a conservation Velux window (134cm W x 98cm H). The current Velux window to the front can be seen in photograph no. 5. The Velux window to the rear cannot be seen from ground level as it is obstructed by the gable. Only necessary slates will be removed to permit the increase in the openings. The new window will allow considerably more light to the attic room. The configuration of a conservation Velux window sized 134cm W x 98cm H would be sympathetic to the property and if necessary can be placed so as to be concealed from view by the gable.

Internal

1. It is proposed to replace the existing kitchen; to remove the existing external aluminium door (modern), to replace the existing window at the rear of the kitchen with French doors and consequently reorganise the internal kitchen layout. Currently the kitchen includes plain plastered ceiling; decorative plain run cornice and ceiling rose; picture rail; aluminium window frame (modern); aluminium door and frame (modern); oak timber fire surround (Arts & Crafts style) with mirrored upper panel, glazed ceramic tile inserts and molded skirting boards. There are no other features of note. It is proposed, in undertaking the works to retain all original features, in particular the fireplace, cornicing and ceiling rose, however it is proposed to remove the existing picture rail in order to accommodate the new kitchen layout.
2. It is proposed to replace the current bathrooms which have no architectural features of note.
3. It is proposed to upgrade the current boiler and replace the current tank.
4. It is proposed to retain all internal timber floors and repair in places. All original features to be retained, specifically: all fireplaces, all cornicing and ceiling roses.