



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**49/21**

(06/12/2021-10/12/2021)

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.

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2692/21  
**Application Type** Permission  
**Applicant** Aimée Harris  
**Location** 151, Rathgar Road, Dublin 6 D06 ND61  
**Registration Date** 06/12/2021  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention Permission for continued use of the 2nd floor of the above-mentioned address as part of the premises of Cranford Crèche, to be used by 16 children and 3 staff, and also to include 3rd floor of the return to the rear of house for associated crèche office. The crèche use of the remainder of the building has been established under a previous grant of permission, ref. no. 1460/85, and had been in use as such for the past 36 years. No expansion or change to the existing use of the crèche is proposed. The house is a Protected Structure, RPS ref. no. 7118. It has two existing velux rooflights in the central valley of the original roof. No material alterations are proposed or occasioned by this retention of use application.

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**Area** Area 1 - South East  
**Application Number** 4015/21  
**Application Type** Permission  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22, Strand Road, Sandymount, Dublin 4  
**Registration Date** 06/12/2021  
**Additional Information**

**Proposal:** The proposed development to consist of the demolition of the existing 2 storey house (108msq) and garage (22.7msq) and the construction of a 3 storey semi detached dwelling (272msq) and single storey garage (34.5msq) for 2 car spaces. The house will comprise of four bedrooms, study, gym, living areas and viewing terraces at first floor level and second floor level, external stairs to first and second floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** 4036/21  
**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** 08/12/2021  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4046/21  
**Application Type** Permission

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**Applicant** Rathmines Park Management Company  
**Location** Auburn House Residents carparking lot at, Rathmines Park, Rathmines, Dublin 6  
**Registration Date** 09/12/2021

**Additional Information**

**Proposal:** Planning permission is sought for the erection of two metre high boundary metal fence to south & west side of existing carpark with associated gates, revised signage, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4051/21  
**Application Type** Permission  
**Applicant** 1 Merrion Land Limited  
**Location** Gowan Motors Compound site, 169-177 Merrion Road, Dublin 4. The site is located south of Merrion Road  
**Registration Date** 09/12/2021

**Additional Information**

**Proposal:** The development is an amendment to the permitted development under DCC Reg Ref 4477/19. The alterations will consist of the following: Increase in the number of units over permitted number by 8 no. units to 46 no. units comprising: 19 no. 1-bedroom, 24 no. 2-bedroom and 3 no. 3-bedroom apartments with associated north/ south/ east/ west facing balconies/terraces. The provision of an additional storey to block A by lowering the ground floor to level with the street and increase in height by c. 1.5m. Block A is now up to 6 storeys in height and will have 31 no. apartments (an increase of 6 no. above permitted). Alteration to Block B resulting in an overall reduction in height by c. 1.4m. Block B remains up to 4 storeys in height and will have 15no. apartments (an increase of 2 no. above permitted ). Increase in the length of Block A by c. 6m removal of the basement and replacement with undercroft parking, with communal open space above. Alteration to the number of car parking to provide 17 no. car parking spaces at undercroft level along with 4 no. motorcycle and 182 no. cycle parking spaces. Relocation of the ESB substation. All associated site development works, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 4052/21  
**Application Type** Permission  
**Applicant** Brian McGettigan  
**Location** Site to the side of 173 Strand Road, Sandymount, Dublin 4  
**Registration Date** 09/12/2021

**Additional Information**

**Proposal:** The development will consist of: (i) construction of 1 no. three-storey over basement level residential apartment block accommodating 3 no. three-bedroom apartments, each with front, rear and central balconies and each served by a communal gym at basement level, an area of communal amenity space to the rear (west) of the block, a vehicular parking area, of 3 no. spaces, to the front (east) of the block and bin/bicycle stores at ground level; (ii) provision of new vehicular entrance, of 3.4m width, and new pedestrian entrance, of 1.2m width, to Strand Road; and (iii) all ancillary site development works, inclusive of landscaping, boundary treatment and SuDS drainage, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4058/21  
**Application Type** Permission  
**Applicant** Carol Underwood and Patricia Hussey  
**Location** 63, Rathmines Road Upper, Dublin 6  
**Registration Date** 10/12/2021

**Additional Information**

**Proposal:** Planning permission for development to the rear of this site. The development will consist of: a) The demolition of the existing sheds; b) The subdivision of the site and the construction of 2no. 162 sqm 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 cars; d) Associated site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 4062/21  
**Application Type** Permission  
**Applicant** Alison, Louise and Tara Boylan  
**Location** 26, Temple Gardens, Rathmines, Dublin 6  
**Registration Date** 10/12/2021

**Additional Information**

**Proposal:** Planning permission for the following :a) Demolition of existing two storey semi-detached dwelling ;b) Construction of new 3 storey semi-detached dwelling with basement under ;c) All associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 4065/21  
**Application Type** Permission  
**Applicant** Ventaway Limited  
**Location** Site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2  
**Registration Date** 10/12/2021

**Additional Information**

**Proposal:** Planning permission for development at a site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 KT32), 5 City Quay (D02 PC03), and 23-25 Moss Street (D02 F854). The proposed development comprises:

- Demolition of the existing 3 storey building and its foundations;
- Demolition of the existing single storey structure located within the yard and its foundation;
- Demolition of existing boundary walls including wall foundations and entrance archway;
- Removal of slab and foundations of previously demolished structures that are present on site;
- Hoarding to boundaries;
- All ancillary and associated works.

A Natura Impact Statement has been prepared in respect of the proposed development and has been submitted with the planning application.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3343/21  
**Application Type** Permission  
**Applicant** Dean Young & Sarah Booth  
**Location** 15, Dermot O'Hurley Avenue, Irishtown, Dublin 4  
**Registration Date** 10/12/2021  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of a part single storey, part two storey extension to the rear and incorporating the raising of the roof ridge line. Conversion of the attic space with dormer extension to the rear. The installation of velux rooflights to the front roof slope and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4011/21  
**Application Type** Permission  
**Applicant** Charlotte Craigie  
**Location** 3, Charleston Avenue, Ranelagh, Dublin 6, D06 W668  
**Registration Date** 06/12/2021  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the alteration and partial demolition of the existing return to the rear and construction of a new single storey extension, alterations to 2no. openings at ground floor, minor alterations to the existing internal layout, the installation of an ensuite and shower room at first floor, the installation of slim double glazing to the sash window to front and rear of the house, and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4012/21  
**Application Type** Permission  
**Applicant** Ian Craigie  
**Location** 20, Oakley Road, Ranelagh, Dublin 6  
**Registration Date** 06/12/2021  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of a section of the rear return walls at garden level and ground floor level, and the construction of a part single storey, part two storey extension to the rear, internal alterations, the reconfiguration of two bathrooms and the installation of a utility room in the existing house, and associated site works.

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**Area** Area 1 - South East  
**Application Number** 4013/21  
**Application Type** Permission  
**Applicant** Edmund and Suzanne Lynch  
**Location** 43 Nutley Lane, Dublin 4, D04 V6W2  
**Registration Date** 06/12/2021  
**Additional Information**

**Proposal:** Permission for partial demolition of an existing single storey extension to the rear,

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construction of a single storey extension to the rear and extension to garage at front with new roof over porch area and a two-storey extension to the side and front, conversion of attic with provision of dormer to the rear and rooflight to side, including all associated site works to an existing semi-detached two storey dwelling.

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**Area** Area 1 - South East  
**Application Number** 4014/21  
**Application Type** Permission  
**Applicant** Sarah and John Boylan  
**Location** 25, Temple Gardens, Rathmines, Dublin 6  
**Registration Date** 06/12/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for an extension to an existing two and three storey dwelling to include, (a) demolition of existing single storey rear extensions (b) construction of new single storey extension to rear (c) internal modifications and all associated site works at 25 Temple Gardens, Rathmines, Dublin 6 -a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 4024/21  
**Application Type** Permission  
**Applicant** David Wall  
**Location** 18, Lansdowne Road,Ballsbridge, Dublin, D04 E5C3  
**Registration Date** 07/12/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for Modifications to previously permitted permission, planning ref 3071/21, order number. P0572 for 2nd floor rear extension, for a nursery over permitted sun room/office, with minor adjustments to internal arrangements and openings and all associated building services and works. The building is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 4029/21  
**Application Type** Permission  
**Applicant** Mairead Gallagher and John O'Reilly  
**Location** 83 Ringsend Road, Dublin 4, D04 PD84  
**Registration Date** 07/12/2021

**Additional Information**

**Proposal:** Planning permission to widen existing pedestrian access and to create a vehicular entrance, the application will also require permission to remove a street tree outside the property on the public footpath and for the path kerb to be dishd.

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**Area** Area 1 - South East  
**Application Number** 4032/21  
**Application Type** Permission  
**Applicant** Patrick Stephenson and Laura Scott  
**Location** 15, Palmerston Road, Rathmines, Dublin 6, D06 H2C0  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal: PROTECTED STRUCTURE:**

The development will consist of the refurbishment and the restoration of the existing house (currently in two separate units) into a single family home, with works to include i) reinstatement of stairs to basement ii) removal of non-original toilet and lobby extension at piano nobile level iii) alterations to ground floor to provide new family, utility, kitchen and double height living spaces iv) alterations to piano nobile level to include access from proposed office space to new library v) revisions to first floor to provide en-suite and family bathroom vi) re-servicing and decoration of the interior. Exterior works to include a) construction of new external deck and screen with access from piano nobile level through existing dining room with new external stair to garden level b) new paving to archway and forecourt to rear with new gate and screen to laneway c) two no. new access openings in existing garden wall d) two new freestanding porch structures to rear e) new solar photovoltaics at rear pitch of house f) removal of existing roof-light and installation of new roof-light to proposed dressing area at first floor.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4033/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Homeland NPR LTD
<b>Location</b>	38, Palmerston Road, Rathmines, Dublin 6, D06 YW68
<b>Registration Date</b>	08/12/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of works to the existing single dwelling, a protected structure, as follows: At garden level: the removal of an existing window and breaking out of wall below to extend the ope allowing for the installation of metal framed doors; at first floor level: new internal ope and partitions to create an ensuite bathroom with amendments to roof for the installation of a new Velux rooflight; at upper first floor level: new internal ope and partitions to create shower enclosure off existing main bathroom.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4040/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Siobhan Brady
<b>Location</b>	9, Arranmore Road, Donnybrook, Dublin 4
<b>Registration Date</b>	08/12/2021

**Additional Information**

**Proposal:** Planning permission for a new vehicular access, electric car charging point, one car parking space and all associated site works including removal of a street tree. The proposed driveway to be finished in permeable pebble.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4047/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Pauline Cox
<b>Location</b>	104, Merrion Road, Ballsbridge, Dublin 4
<b>Registration Date</b>	09/12/2021

**Additional Information**

**Proposal:** Permission for demolition of existing single storey extension boiler house, chimney and conservatory to side and rear of existing two storey house (area to be demolished 59 sq m) and



construction of two storey extension to side of existing house, single storey extension to side and rear of existing house and attic conversion with dormer windows to rear and removal of existing chimney to main roof to existing house (area of proposed new works 137 sq m).

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**Area** Area 1 - South East  
**Application Number** 4053/21  
**Application Type** Permission  
**Applicant** Jennifer Buchanan & Brian O'Rourke  
**Location** 15, Gulistan Cottages, Rathmines, Dublin 6, D06Y7R7  
**Registration Date** 10/12/2021  
**Additional Information**  
**Proposal:** Permission at site to rear of 15, Gulistan Cottages, Rathmines, Dublin 6, D06Y7R7 for removal of chimney to the ridge of the roof and making good of roof and ridge tiles.

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**Area** Area 1 - South East  
**Application Number** 4064/21  
**Application Type** Permission  
**Applicant** Deirdre O'Mahony and Tomas O'Dubhda  
**Location** 26 Malone Gardens, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 10/12/2021  
**Additional Information**  
**Proposal:** The development will consist of a single storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

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**Area** Area 1 - South East  
**Application Number** 4066/21  
**Application Type** Permission  
**Applicant** Brendan Galvin  
**Location** 37 Oakley Road, Ranelagh, Dublin 6, D06 Y681  
**Registration Date** 10/12/2021  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of an extension (23m<sup>2</sup>) and alterations to the existing detached garden room, at rear (33m<sup>2</sup>) to provide a detached garden room / greenhouse, (total 56m<sup>2</sup>).

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**Area** Area 1 - South East  
**Application Number** WEB5177/21  
**Application Type** Permission  
**Applicant** Jane Greer  
**Location** 15, Ramleh Park, Milltown, Dublin 6 D06 Y0A4  
**Registration Date** 06/12/2021  
**Additional Information**  
**Proposal:** New vehicular access driveway, associated gates, railing, landscaping and siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB5179/21  
**Application Type** Permission  
**Applicant** Mary Reddy and Kevin Hewston  
**Location** 60, South Hill, Dartry, Dublin 6  
**Registration Date** 06/12/2021

**Additional Information**

**Proposal:** The development will consist of: attic conversion for storage with dormer to the rear, partly raised side gable, 3 Velux windows to the front, two Velux windows to the side, single storey extension to the rear, first-floor extension to the side, garage conversion with a new window to the front, bicycle shed to the front garden, widening of the front-drive, demolition of existing rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB5181/21  
**Application Type** Permission  
**Applicant** Craig Flood & Janelle Hopkins  
**Location** 98, Ringsend Park, Ringsend, Dublin 4  
**Registration Date** 06/12/2021

**Additional Information**

**Proposal:** Planning Permission is sought to raise existing roof to front and fit two new rooflights, to construct new first floor extension to rear with flat roof comprising living area, bathroom and proposed balcony to rear, to convert existing ground floor to three bedrooms with associated internal alterations including new stairs all at 98 Ringsend Park Ringsend Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB5184/21  
**Application Type** Permission  
**Applicant** Jane Greer  
**Location** 15, Ramleh Park, Milltown, Dublin 6  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal:** New vehicular access driveway, associated gates, railing, landscaping and siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB5188/21  
**Application Type** Permission  
**Applicant** Jennifer Redmond and James O'Regan  
**Location** 12, Adrian Avenue, Harold's Cross, Dublin 6w  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal:** Single storey side extension plus front boundary alterations to widen existing vehicular access gate

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**Area** Area 1 - South East  
**Application Number** WEB5189/21  
**Application Type** Permission

**Applicant** Aine Grogan & Padraic Lyons  
**Location** 19, Westfield Road, Harold's Cross, Dublin 6w D6W X772  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal:** The development will consist of the partial demolition, modification and widening of the existing front railings and pedestrian gate to create a new vehicular entrance to accommodate provision of off-street parking to the front of the house and an electric car charging point, with associated landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** WEB5191/21  
**Application Type** Permission  
**Applicant** Evan O'Donnell  
**Location** No. 3, Oxford Lane, Ranelagh, Dublin 6  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal:** Permission sought for alterations to existing semi-detached dormer house of area c.55sq.m increasing ridge height to first floor with flat roof creating a two storey house and a two storey extension to the rear of existing and two storey extension of area c.85sq.m all on a site located at No. 3 Oxford Lane, Ranelagh, Dublin 6

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0325/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 08/12/2021  
**Applicant** D.L Builders  
**Location** 42, Rathmines Road Lower, Dublin, 6  
**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.

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**Area** Area 1 - South East  
**Application Number** 0380/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 08/12/2021  
**Applicant** Gerry Burke Kennedy  
**Location** side garden of 53, Merton Drive, Ranelagh, Dublin 6  
**Additional Information**

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**Proposal:** SHEC: The development consists of a flat roofed 2-storey, 3 bed house with a north west facing first floor balcony, on the grounds of an existing house and associated works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 0381/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/12/2021  
**Applicant** David Mahon  
**Location** 36, Rathmines Road Upper, Rathmines, Dublin 6  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: It is proposed to carry out some opening works on the building in order to ascertain the condition of the substructure. The purpose of this investigation is to better understand the works necessary for the future refurbishment and adaptation of the building for which planning permission will be sought at a later date.

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**Area** Area 1 - South East  
**Application Number** 0410/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/12/2021  
**Applicant** Krescent Living Ltd  
**Location** 25-27 Donnybrook Road & 1-3 The Crescent, Donnybrook, DUBLIN 4

**Additional Information**

**Proposal:** SHEC: Construction of mixed use development of 38 units

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**Area** Area 1 - South East  
**Application Number** 2441/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/12/2021  
**Applicant** John Molloy  
**Location** 12, Leinster Square, Rathmines, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** Permission to (1) Demolish existing garage in rear garden (2) Construct granny flat in rear garden with interior alterations to ground floor of existing house and (3) Construct new vehicular entrance to front.

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**Area** Area 1 - South East  
**Application Number** 2474/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/12/2021  
**Applicant** Talcvale Ltd.  
**Location** Site of c.0.03 ha located at Stable Lane, Off Clonmel

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Street, at rear of 87-91 Harcourt Street, Dublin 2

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site of c. 0.03ha located at Stable Lane, off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2. The development will consist of the following: Construction of a residential development comprising 8 no. apartments (4 no. 3 beds, 4 no. 2 beds), a lobby and roof terrace, in a new five-storey building over an existing basement, substation and car lift. The proposal will also provide for 24 no. cycle parking spaces within the existing basement. The development will be accessed from Stable Lane to Clonmel Street. The development is within the curtilage of a protected structure (former national hospital, 87-91 Harcourt Street).

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**Area** Area 1 - South East  
**Application Number** 2477/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/12/2021  
**Applicant** Tullington Limited General Partner on behalf of the Tribeca Limited Partnership

**Location** 47 Ranelagh Road, Ranelagh, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a 0.09 Ha (945.6 sqm) site. The proposed development will principally consist of: the demolition of a single storey rear return (217 sqm) to the northern side of No. 47 Ranelagh Road; a change of use of No. 47 Ranelagh Road from child-care/crèche use to residential use at the ground floor level (67 sqm) and from office to residential at the first and second floor levels (136 sqm) providing 2 no. residential units; and the provision of a new part 2 to part 4 no. storey structure to the rear of the site accommodating 10 no. residential units. The development will result in a 12 no. unit residential scheme comprising 1 no. two bedroom apartment and 1 no. three bedroom duplex apartment in the existing building at No. 47 Ranelagh Road and 4 no. one bedroom apartments, 3 no. two bedroom apartments and 3 no. two bedroom duplex apartments in the new part 2 no. to part 4 no. storey structure to the rear. The development will also include balconies and terraces facing north, west and east; screened west facing deck access to one of the apartment units, with the remaining upper floor units accessed via an internal stair core and lift; hard and soft landscaping; the extinguishment of the existing vehicular access to be replaced by a new pedestrian entrance and the creation of a new vehicular entrance to the western side of the southern boundary; a vehicular set down area; bin storage; bicycle parking and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 2970/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/12/2021  
**Applicant** Capital Estate Management Limited  
**Location** 6 College Street, 31 Fleet Street, 7 College Street & 30 Fleet Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION AND RETENTION:

For development at this site (0.0185 hectares) within the existing 4-storey over basement properties comprising the former Irish Yeast Company at 6 College St. (RPS Ref. 2010), The Times Hostel (upper floors only) at 31 Fleet St. (RPS Ref. 2925), and minor changes to the rears of

7 College St. (RPS Ref. 2011) and 30 Fleet St. (RPS Ref. 2924) at 1st floor only, Dublin 2. (PROTECTED STRUCTURES).

The proposal provides for the conservation and restoration of historic fabric and the refurbishment and restoration of active use to No. 6 College St. providing for change of the historic retail use to use as a café/bar and reception area at ground floor level, and the provision of 3 no. one-bedroom apartments at the upper floors. The proposal also includes minor alterations within the upper floor interiors only of 31 Fleet St. in order to provide universally accessible bathrooms. It will further include for the removal of the existing two-storey extension to the rear of 6 College St. and the 1st floor extension to the rear of 31 Fleet St. New works include a replacement extension to the rear of 6 College Street with a glazed atrium containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both buildings.

In addition to the above, the proposal will also provide for the following works at ground, 1st, 2nd and 3rd floor levels:

- Ground Floor Level:

- (i) Conservation works to existing historic fabric, reinstatement of original cabinetry, panelling, fire upgrading of door and partitions to lobby on west side.
- (ii) Change of use at ground-floor level of No. 6 College St. from retail to use as a café/bar and reception area and use of the existing stairwell as access to proposed new apartments at 1st, 2nd & 3rd floor levels.
- (iii) Retention permission is sought for minor alterations including the removal of 2 no. modern partitions.

- First, Second and Third Floor Levels:

- (i) Provision of new opes in the rear façade of 6 College St. and the side façade of 31 Fleet St.
- (ii) Reconfiguration of non-original partition walls to existing en-suite in 30 Fleet St. at 1st floor level only.
- (iii) Demolition of non-original timber-clad structure to the rear of 7 College St. and reinstatement of original, multi-pane sash window to rear façade of 7 College St. at 1st floor level only.
- (iv) Provision of 1 no. apartment at each of the 1st, 2nd & 3rd floor levels including extension to rear of 6 College St.
- (v) Glazed atrium to rear of No. 6 College St. containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both 6 College Street and 31 Fleet St.
- (vi) Reconfiguration of existing modern partitions and en-suites to provide universally accessible bathrooms to 2nd and 3rd floor levels of 31 Fleet Street.
- (vii) Demolition of modern extension at 1st floor level of 31 Fleet St. to reveal and reinstate the original multi-pane sash window to the rear façade and removal of cementitious render and repair and repointing of brickwork to rear façade.
- (viii) Structural repair works to the basement of 6 College St. in order to save the ground floor structure and coverings.

Permission is also sought for works to stabilise the debonding brickwork on the front façade, cleaning and repair of brickwork, repointing of the brickwork, reinstatement of quoins and stencilled historic paintwork, repairs to carved timber shopfront, refurbishment and reinstatement of multi-pane, single-glazed sash windows to the rear façade of 31 Fleet St and reinstatement of the original front entrance door to the east side all to front of 6 College Street.

**Area** Area 1 - South East  
**Application Number** 3117/21  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 09/12/2021  
**Applicant** Jacqueline Moloney  
**Location** 8 Leeson Close and 29 Fitzwilliam Place, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a site of c. 0.05 hectares at No. 8 Leeson Close and 29 Fitzwilliam Place, Dublin 2. No. 29 Fitzwilliam Place is a protected structure (RPS No. 2780)

The proposed development comprises:

1. demolition of non-original two storey office mews building. The existing side boundary walls which will be retained. Demolition of existing redundant oil tank & enclosure to rear garden,
  2. construction of a 3 storey over basement dwelling including setback at first floor (second storey) to front (north west) elevation and setback at first floor (second storey) to part of the side (north east) elevation,
  3. the provision of 2no. car parking spaces. One space to be provided at basement level via a scissors lift and one space to be provided within the curtilage of the proposed dwelling at ground floor level accessed from Leeson Close,
  4. the provision of private open space, second floor terrace on rear (south east) elevation,
  5. all other associated landscaping and ancillary works.
- No works are proposed to No. 29 Fitzwilliam Place.

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**Area** Area 1 - South East  
**Application Number** 3341/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Raidió Teilifís Éireann (RTÉ)  
**Location** RTE Campus, Stillorgan Road and Nutley Lane, Dublin 4  
**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.

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**Area** Area 1 - South East  
**Application Number** 3679/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/12/2021

**Applicant** Denis Lawlor  
**Location** 1-3, Westmoreland Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: the change of use of the existing building from retail at ground floor and basement and offices overhead to a 38 bedroom hotel with the addition of a new extension floor at attic level, for hotel use. The development will include, Basement- kitchen, storage and other services, Ground floor level hotel reception / check-in area, bar/café, disabled WC, lifts, stairwells and circulation areas; First to Fifth storey - provision of general bedroom accommodation with en-suites, lifts, associated ancillary areas and circulation areas; a new extension at roof level to a smaller footprint than the lower building levels to provide storage, bedrooms with en-suites, and ancillary facilities. One of the two existing retail units at street level will remain unaltered. The ground floor elevation will be upgraded and there will be no changes to the elevations of the existing upper floors. The new attic level will be set back from the existing elevations.

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**Area** Area 1 - South East  
**Application Number** 3680/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/12/2021  
**Applicant** Daniel Roden  
**Location** 70A Upper Leeson Street, Dublin 4, D04 V6X7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use from office to residential dwelling house, removal of modern window and reinstatement of door to side of basement rear return, replacement of modern pvc doors and window at rear return, removal of rear basement window security bars, repair to chimneys, gutters and render at the rear return, replacement of fire escape with terrace and steps from rear return to garden, replacement of modern entry door at front basement, damp proofing walls and replacement of artex ceilings at basement level, new door opening in original structure at basement level, removal of modern partitions, new partitions at basement and rear return, new heating, plumbing and electrical installations, draft proofing existing sliding sash windows, repair to staircase, reinstatement of chimney pieces, insulation of roof spaces, associated repairs, decorative and site works.

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**Area** Area 1 - South East  
**Application Number** 3683/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 07/12/2021  
**Applicant** Ontower Ireland Limited  
**Location** 1, College Green, Foster Place, Dublin 2

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of Retention permission of an existing telecoms installation and associated equipment and Permission to install 7 no. Antennas and 2 no. Transmission Dishes on supporting poles together with remote radio units (RRUs), cabling, and associated site works at 1 College Green, Foster Place, Dublin 2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3684/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	07/12/2021
<b>Applicant</b>	College Square GP3 Ltd
<b>Location</b>	site of 0.64 ha at former Apollo House, Tara Street, Dublin 2,9-15 Townsend Street & 31-33 Tara Street,incl.former Long Stone Pub & Brokerage Apartment Building;former College House, Nos. 2-3 Townsend Street, former Screen Cinema,16-19 Hawkins

#### **Additional Information**

**Proposal:** We, College Square GP3 Limited, intend to apply for permission for development at a site of 0.64 ha at the former Apollo House, Tara Street (DO2 N920); 9-15 Townsend Street and 31-33 Tara Street, incl. The former Long Stone Pub (D02 FE00) and the Brokerage Apartment Building; the former College House, Nos. 2-3 Townsend Street, (D02 F990), and the former Screen Cinema, 16-19 Hawkins Street (DO2 DP65), Dublin 2. The site is bounded by Townsend Street to the South, Tara Street to the East, Hawkins Street to the West, Hawkins House to the North and West and Poolbeg Street to the North. The development consists of amendments and additions to the previously permitted redevelopment of the former College House and the former Screen Cinema (DCC Reg. Ref: 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) and as amended by DCC Reg. Ref.: 2415/19, DCC Reg. Ref.: 4170/19, ABP Ref: PL29S.306335 and DCC Reg. Ref.: 2583/20 as follows:

1. The proposed development consists of amendments to the permitted basement -2 layout including the increase in car parking from 39 spaces to 55 spaces (allowing for 5. No car sharing spaces, 5 No. car spaces for shared commercial and residential use and 6 No. car spaces for the commercial offices) and designation of areas within the basement for cargo bikes, e-bikes/e-scooter parking and charging facilities.
2. The proposed development also includes for an additional floor of development in the permitted build-to-rent residential accommodation building increasing permitted overall scheme height from 21 storeys (78.95 m above street level) to 22 storeys (82.1 m above street level) and increasing the no. of residential units from 54 no. build-to-rent units (45 no. 1 bedroom and 9 no. 2 bedroom) to 58 build-to-rent no. units (48 no. 1 bedroom and 10 no. 2 bedroom). The proposed development also includes for a relocation of the permitted communal internal residential amenity space from the proposed 21st floor (previously permitted 20th floor) to the 11<sup>th</sup> floor including conversion of roof area at 11th floor, on the southern elevation of the residential building, into external landscaped residential amenity space. The proposed amendments results in a total of 4 additional residential units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3690/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	08/12/2021
<b>Applicant</b>	Jacqueline Maloney
<b>Location</b>	75 Ringsend Road, Dublin 4

#### **Additional Information**

**Proposal:** Planning permission for the development will consist of converting the first-floor flat roof into a private roof terrace to rear of existing property.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3691/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	08/12/2021
<b>Applicant</b>	St. Clare's GP3 Ltd.
<b>Location</b>	Former St. Clare's Convent and No's 115-119, Harold's Cross Road, Harold's Cross, Dublin 6

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to amend the apartment development permitted under DCC Reg. Ref. 2186/15 (An Bord Pleanala Ref: PL 29S.245164), as extended under 2186/15/X1 and as amended by DCC Reg. Ref. 2825/17 (An Bord Pleanala Ref. 300031-17), DCC Reg. Ref. 3781/17 (An Bord Pleanala Ref. 301600-18), DCC Reg. Ref. 4040/17 (An Bord Pleanala Ref. 301835-18), DCC Reg. Ref. 4544/17. The application site includes Protected Structure RPS Ref. No. 3583. There is no increase in gross floor area for the overall site. The overall site area is 1.7ha. The development is now constructed.

The proposed development to change the use of one of two community rooms at ground floor in Block 8 (formerly Block J) to use as a studio apartment. The gross floor space of the existing community room is 50.2 square metres and the gross floor space of the proposed studio apartment is 40 square metres square, with associated winter garden, at the former St. Clare's Convent and No's 115-119, Harold's Cross Road, Harold's Cross, Dublin 6.

The proposed development will include minor elevational amendments to the western elevation of Block 8 to provide for the winter garden and window frames to match the existing, and the provision of 1 no. additional bicycle space at basement level. The proposed development will provide for a unit mix of 1 no. studio apartment, 6 no. one bedroom apartments and 6 no. two bedroom apartments within Block 8. An additional bicycle space will be provided in the basement.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3699/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/12/2021
<b>Applicant</b>	Ronan Murphy
<b>Location</b>	39 Kenilworth Square West, Rathmines, Dublin 6, D06 P2C7

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission sought for a single storey orangery style extension to the rear at lower ground floor level. Works to comprise of internal layout alterations to include reintegration of existing lower ground floor apartment to form one overall dwelling house in the entire building, over all 3 floors.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3700/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/12/2021
<b>Applicant</b>	Copper Bridge C 2015 ICAV
<b>Location</b>	Former Clyde Court Hotel part of wider site known as

### Additional Information

**Proposal:** Permission for development at this site at the former Clyde Court Hotel, Ballsbridge, Dublin 4, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and One Ballsbridge and Shelbourne House to the south.

The proposed development comprises amendments to permitted Block 7B located at a site of c.0.52ha within the former Clyde Court Hotel site fronting Lansdowne Road and Shelbourne Road (referred to as Site 1 of parent permission). The proposed amendments consist of internal reconfiguration of permitted Block 7B to provide, at levels 01 to 03: 6no. 3-bed units (consisting of 2no. 3-bed units on each of levels 01, 02 and 03); in lieu of 3no. 1-bed units and 6no. 2-bed units previously permitted (consisting of 1no. 1bed unit and 2no. 2-bed units previously permitted on each of levels 01, 02 and 03); and all ancillary and associated site development works. These revisions result in the omission of 3no. units from permitted Block 7B (Block 7B will now comprise of 3no. 2-bed units and 9no. 3-bed units), and no change to other previously permitted elements including gross floor area of development and building façade. All of the above amends a previously permitted mixed-use scheme: Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454) - the 'parent permission', as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3705/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/12/2021
<b>Applicant</b>	Copper Bridge C 2015 ICAV
<b>Location</b>	Former Clyde Court Hotel part of wider site known as D4 Hotels site, Ballsbridge, Dublin 4

### Additional Information

**Proposal:** Permission for development at this site at the former Clyde Court Hotel, at Ballsbridge, Dublin 4, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and One Ballsbridge and Shelbourne House to the south.

The proposed development comprises amendments to permitted site boundary treatment to Shelbourne Road, located at a site of c.0.52ha within the former Clyde Court Hotel site fronting Lansdowne Road and Shelbourne Road (referred to as Site 1 of parent permission). Amended boundary treatment will comprise the reduction in height by c. 0.45m of the existing stone rubble wall fronting Shelbourne Road, and the provision of new stone capping on this wall; in lieu of previously permitted removal of this wall and replacement with plinth-mounted metal railings; and all ancillary and associated site development works, including repointing and repair of existing boundary wall fronting Shelbourne Road. The overall length of boundary treatment subject to the development being proposed is approximately c.91.69m, as permitted. These revisions result in the relocation of the southern pedestrian access gate c.3m northwards within the wall while no change will occur to the other permitted pedestrian access or emergency access gates on Shelbourne Road. All of the above amends a previously permitted mixed-use scheme: Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454) - the 'parent permission', as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18.

**Area** Area 1 - South East  
**Application Number** 3706/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/12/2021  
**Applicant** Hibernia Reit plc  
**Location** Montague House, Dublin 2 and Hardwicke House, Hatch Street Upper, Dublin 2

**Additional Information**

**Proposal:** Planning permission for the development will consist of the refurbishment and extension of the buildings comprising: 1) reconfiguration of the layout of the basement to provide for 16 no. car parking spaces (including 1 no disabled car parking space); 174 no. cycle parking spaces; 2 no. motorcycle parking spaces; staff showers, changing rooms and lockers; bicycle repair area; plant and tank areas and bin storage areas; 2) reconfiguration of the existing office floorplates and construction of extensions on the eastern and western sides of the buildings at first, second, third, fourth and fifth floors to provide an additional 6,239 sq. m. GFA of office accommodation (to 16,111 sq. m. GFA) including office space for collaborative working at ground floor in Hardwicke House and an ESB substation and switchrooms at ground level; 3) construction of two additional setback floors resulting in an eight storey Hardwicke House, setting back to a seven storey Montague House; 4) removal of all existing external cladding and replacement with a new stone frame structure framing double height glazed openings; 5) provision of roof terraces at sixth and seventh floor level on Montague House and at the sixth floor level on Hardwicke House; 6) provision of a 541 sq. m. plant area enclosure and 85 sq. m. solar photovoltaic ('PV') modules at roof level; 7) upgrading of pedestrian route along the eastern boundary, reconfiguration of the disabled ramp and widening of the access steps to the front of Hardwicke House.

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**Area** Area 1 - South East  
**Application Number** 3707/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Sheila Deane  
**Location** 49 Avenue Road, Dublin 8

**Additional Information**

**Proposal:** Retention planning permission for retention of a 10m<sup>2</sup> flat roof extension to the rear of the property.

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**Area** Area 1 - South East  
**Application Number** 3708/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Colm Guiry & Orla Walsh  
**Location** 6 Dartry Park, Dublin 6

**Additional Information**

**Proposal:** Planning permission for new dormer extension to rear, new rooflight to side and alterations to front bay window and associated roof and all ancillary site works.

**Area** Area 1 - South East  
**Application Number** 3713/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Daire and Aimee MacNamara  
**Location** 9, Sandymount Castle Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the demolition of the garage and single storey extension to the side of the existing two storey semi-detached dwelling. The construction of a new two storey extension to the side and front, with hipped roofs and roof light to the side. Part two storey, part single storey extension to the rear with roof lights. Alterations to the front entrance door and new canopy over. Roof lights to the rear of the existing main roof. Full renovation and internal alterations of the existing house. Enlargement of the vehicular entrance off Sandymount Castle Road and new pillar to match existing. Associated site works.

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**Area** Area 1 - South East  
**Application Number** 3714/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Debi Flynn & Robert Booth  
**Location** 78, Waterloo Road, Dublin 4, D04 W5R3

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of:

- (a) removal of non-original bay window, floor and deck off upper ground floor at rear return;
- (b) internal alterations to accommodate kitchen and dining room at the lower ground floor and rear return;
- (c) construction of c. 15sqm single storey extension to rear;
- (d) widening of existing openings to rear elevation and side of rear return at lower ground floor for access to extension;
- (e) enlarging of non-original existing window at rear elevation of return to provide tall window to rear;
- (f) refurbishment of existing windows;
- (g) brick repair to front and rear elevations;
- (h) other minor internal alterations and general refurbishment works;
- (i) and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3715/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** Hibernia REIT plc  
**Location** 50, City Quay, Dublin 2

**Additional Information**

**Proposal:** Planning permission for development at this site at 50 City Quay, Dublin Docklands, Dublin, D02 F588 and ESB substation located directly opposite to the north of City Quay. The development will consist of a mural (84sqm), at the western elevation of existing property at 50 City

Quay extending 3 storeys in height; and four murals (100sqm in total), at each of the elevations of a single storey ESB substation located opposite to the north.

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**Area** Area 1 - South East  
**Application Number** 3716/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 10/12/2021  
**Applicant** The Embassy of the Republic of Slovenia  
**Location** 12, Mount Street Upper, Dublin 2, D02 WD00

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of permission for enlargement of an existing door opening at ground floor level between the front and rear room, insertion of a new partition wall with a single door to the ground floor hallway and all associated site works and retention permission for two no. flags and a sign plate to the front façade.

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**Area** Area 1 - South East  
**Application Number** 3897/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/12/2021  
**Applicant** Zermatt Property Limited  
**Location** 23, Liberty Lane, Dublin 8

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** Planning permission for the demolition of an existing two storey structure, currently in use as a garage and offices and the construction of a new five storey building comprising 510 sqm office space, to include a kitchen, toilet and cycle storage facilities.

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**Area** Area 1 - South East  
**Application Number** 3963/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/12/2021  
**Applicant** 1 Merrion Land Limited  
**Location** Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4. The site is located South of Merrion Road.

**Additional Information**

**Proposal:** Planning permission for development at this site of c.0.28ha. The development is an amendment to the permitted development under DCC Reg. Ref. 4477/19. The alterations will consist of the following:- Increase in number of units over permitted number by 8 no. units to 46 no. units comprising: 19 no. 1 bedroom, 24 no. 2 bedroom and 3 no. 3 bedroom apartments with associated north/south/east/west facing balconies/terraces.- The provision of an additional storey to block A by lowering the ground floor to level with the street and increase in height by c.1.5m. Block A is now up to 6 storeys in height and will have 31 no. apartments (an increase of 6 no. above permitted).- Alteration to Block B resulting in an overall reduction in height by c. 1.4m. Block B remains up to 4 storeys in height and will have 15 no. apartments (an increase of 2 no. above permitted).

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- Increase in the length of Block A by c.6m.- Removal of the basement and replacement with undercroft parking, with communal open space above.- Alteration to the number of car parking to provide 17 no car parking spaces at undercroft level along with 4 no. motorcycle and 182 no. cycle parking spaces. - Relocation of the ESB substation. All associated site development works, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 3981/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/12/2021  
**Applicant** Michael Weir  
**Location** 62 Clanbrassil Street Upper, Dublin 8

**Additional Information**

**Proposal:** PLANNING PERMISSION AND RETENTION PERMISSION: Planning permission for the development consist of changing the use of the existing barbershop (56sqm) on ground floor to a mini cafe restaurant in line with current permitted uses and retention permission for the work of changing the shop front and altering car parking space to an external seating area and an extension work at backyard for a toilet.

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**Area** Area 1 - South East  
**Application Number** 3985/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/12/2021  
**Applicant** Royal College of Surgeons in Ireland  
**Location** 123, St Stephens Green, Dublin 2

**Additional Information**

**Proposal:** Planning permission for development along the St. Stephen's Green & York Street elevations of our building at 123 St. Stephen's Green, Dublin 2 (within the curtilage of a protected structure - R.P.S. ref: 7815).

Development comprising specialist conservation and restoration to the east (front) façade to St. Stephen's Green and the historic elevations to the south (left) façade to York Street. along with the recovering of the historic roofs to the Royal College of Surgeons in Ireland (a protected structure), 123 St. Stephen's Green, Dublin 2.

Development works will consist of the cleaning, repair, and repointing of all stonework and statuary, including renewal/replacement of previous cementitious repairs in matching stone and installation of lead flashings; conservation of all windows and main St. Stephen's Green entrance door, including reinstatement of original glazing bar pattern to St. Stephen's Green elevation windows; conservation and repair of the decorative ironwork railings; repair and re-slating of the historic roofs, with replacement of existing modern rooflights/lanterns, and renewal of all lead and copper coverings, linings, and flashings; and all associated site works. The proposed works are intended to reinstate the original character of the building in compliance with good conservation practice.

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**Area** Area 1 - South East  
**Application Number** WEB5013/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/12/2021  
**Applicant** Maria Migone  
**Location** 10, Templemore Avenue, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** Demolition of an existing garden store and construction of a replacement garden store of similar footprint with new access door to rear laneway.

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**Area** Area 1 - South East  
**Application Number** WEB5035/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/12/2021  
**Applicant** Lorraine Foster Daly  
**Location** 7, Rutland Grove, Crumlin, Dublin 12  
**Additional Information**  
**Proposal:** New 2 bedroom, 2 storey, detached dwelling to side of existing dwelling with new vehicular access to existing dwelling and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5177/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/12/2021  
**Applicant** Jane Greer  
**Location** 15, Ramleh Park, Milltown, Dublin 6 D06 Y0A4  
**Additional Information**  
**Proposal:** New vehicular access driveway, associated gates, railing, landscaping and siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB5179/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/12/2021  
**Applicant** Mary Reddy and Kevin Hewston  
**Location** 60, South Hill, Dartry, Dublin 6  
**Additional Information**  
**Proposal:** The development will consist of: attic conversion for storage with dormer to the rear, partly raised side gable, 3 Velux windows to the front, two Velux windows to the side, single storey extension to the rear, first-floor extension to the side, garage conversion with a new window to the



front, bicycle shed to the front garden, widening of the front-drive, demolition of existing rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB5191/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/12/2021  
**Applicant** Evan O'Donnell  
**Location** No. 3, Oxford Lane, Ranelagh, Dublin 6  
**Additional Information**

**Proposal:** Permission sought for alterations to existing semi-detached dormer house of area c.55sq.m increasing ridge height to first floor with flat roof creating a two storey house and a two storey extension to the rear of existing and two storey extension of area c.85sq.m all on a site located at No. 3 Oxford Lane, Ranelagh, Dublin 6

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### Area 1 Appeals Notified

\*\*\*None\*\*\*

### Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2490/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 06/12/2021  
**Applicant** Nightlight Screens Limited  
**Location** The external facade of Unit B1B (known as TGI Fridays), part of St Stephen's Green Shopping Centre (128-140 St Stephen's Green), Saint Stephen's Green West, Dublin 2

**Additional Information**

**Proposal:** The proposed development involves the erection of a c.12.5 square-metre digital advertising panel (5.65 meters high by 2.2 meters wide). The base of the panel will be c.7.15 meters above the adjacent footpath with the top of the panel c. 12.8 meters above the footpath.

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## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

49/21

(06/12/2021-10/12/2021)

**Area** Area 1 - South East  
**Application Number** 0413/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22, Strand Road, Dublin 4  
**Registration Date** 09/12/2021  
**Additional Information**  
**Proposal:** SHEC: Construction of 3 storey house, garage & associated works

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# Dublin City Council

## SECTION 5 EXEMPTIONS

49/21

(06/12/2021-10/12/2021)

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

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Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 1 - South East  
**Application Number** 0411/21  
**Application Type** Section 5  
**Applicant** Niall Curran  
**Location** 25, Chelmsford Road, Ranelagh, Dublin 6  
**Registration Date** 08/12/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of existing PVC windows with period sash windows (Wooden) using slimline double glazing. The house is the only remaining house on the block with PVC windows.

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**Area** Area 1 - South East  
**Application Number** 0410/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Krescent Living Ltd  
**Location** 25-27 Donnybrook Road & 1-3 The Crescent, Donnybrook, Dublin 4

**Registration Date** 19/11/2021

**Additional Information**

**Proposal** SHEC: Construction of mixed use development of 38 units

**\*\*\*Amendment to Week 46/21\*\*\***