



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

27/21

(05/07/2021-09/07/2021)

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	2343/21
Application Type	Permission
Applicant	Irish Life Assurance plc
Location	Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2
Registration Date	08/07/2021
Additional Information	Additional Information Received

Proposal: Planning permission for development will comprise amendments to planning permission reg. ref. 4155/18; ABP Ref: 303806-19.

The proposed development will consist of:

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

Area	Area 1 - South East
Application Number	3087/21
Application Type	Permission
Applicant	Mr Ciaran McGrath
Location	40, Westland Row, Dublin 2
Registration Date	05/07/2021
Additional Information	

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

external openings to south elevation at first floor level (7) All associative site works involved in carrying out the refurbishment.

Area Area 1 - South East
Application Number 3090/21
Application Type Permission
Applicant The Iveagh Trust
Location Blocks A & B The Iveagh Trust Buildings, Bull Alley Street, Dublin 8
Registration Date 05/07/2021

Additional Information

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

Area Area 1 - South East
Application Number 3091/21
Application Type Permission
Applicant Carlisle Trust Ltd
Location 157-164, Townsend Street, Dublin 2
Registration Date 05/07/2021

Additional Information

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

Area Area 1 - South East
Application Number 3102/21
Application Type Permission
Applicant Mr. Ciaran McGrath
Location 6 Crowe Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, D02 HP52 & 22 Temple Lane South,

Dublin 2, D02 HP52

06/07/2021

Registration Date

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for full refurbishment works to the ground & basement floor levels only at 6 Crowe Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, D02 HP52 & 22 Temple Lane South, Dublin 2, D02 HP52 which are protected structures (RPS No. 2082, RPS No. 8031, RPS No. 8032 respectively) to include

(1) the addition of a new fully disabled access to the Crow Street elevation with creation of a new door opening directly into the commercial space bypassing a lobby and creation of a new internal disabled access ramp;

(2) the alteration of the existing pedestrian street access to Temple Lane South by dropping the level of existing windows to street level with two no granite stepped entrances set back from the footpath with concealed internal security shutters and upper glazed doors;

(3) the full refurbishment of the elevations/shop fronts at ground floor level including painting & decorating and new discrete lighting;

(4) all associative site works involved in carrying out the refurbishment.

Area Area 1 - South East

Application Number 3104/21

Application Type Permission

Applicant Borderbrook Limited

Location 58, Fitzwilliam Square North, Dublin 2

Registration Date 06/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission at 58 Fitzwilliam Square North, Dublin 2, D02 Hp73, a Protected Structure, RPS. 2853. The development will consist of restoration works to the brick facade on the south facing elevation of the protected structure, including repair, re-pointing and consolidation of the brickwork.

Area Area 1 - South East

Application Number 3110/21

Application Type Permission

Applicant The Board of Saint Patrick's Cathedral

Location Saint Patrick's Cathedral, Saint Patrick's Close,
Dublin 8

Registration Date 07/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a 5 year consent to install temporary external lavatory accommodation within a pre-fabricated unit sited at lower ground level between Patrick Street and Minot Tower together with the provision of service connections to existing supplies. Access will be from existing doors and limited around the north side of the cathedral by a metal railing and gates between the north transept and St Patrick's Park railings. The cathedral is a Protected Structure under the Local Government (Planning and Development) Act 1999.

Area Area 1 - South East

Application Number 3117/21

Application Type Permission

Applicant Jacqueline Moloney

Location 8 Leeson Close and 29 Fitzwilliam Place, Dublin 2
Registration Date 08/07/2021

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.

Area Area 1 - South East
Application Number 3126/21
Application Type Permission
Applicant Liberty Venues Ltd
Location Vicar Street / Thomas Street pavement are, in front of Vicar Street Music Venue, Dublin 8.
Registration Date 09/07/2021

Additional Information

Proposal: Permission for development on the site at Vicar Street / Thomas Street pavement are, in front of Vicar Street Music Venue, Dublin 8. The proposed development will consist of the reinstatement 3 No. Decorative Heads to pavement area in front of the Vicar Street Music venue for a period of two years, including all associated site works.

Area Area 1 - South East
Application Number 3129/21
Application Type Permission
Applicant Gramon Limited
Location Errigal House , Errigal Court , Eglinton Road, Dublin 4
Registration Date 09/07/2021

Additional Information

Proposal: The development will consist of: (a) alterations to apartment block known as Errigal House as follows: (i) removal of existing external fire escape and provision of new enclosed fire escape stair core; (ii) provision of new entrance porch; (iii) removal and replacement of all existing glazing and provision of new external insulation to apartment block; (iv) modification of existing apartments to provide each unit with private amenity space in the form of an external balcony/wintergarden; (v) extension of apartment block at second floor level to allow for the provision of 2 no. two-bedroom apartments each served by private balcony/wintergarden; (vi) extension and revision of apartment block at third floor level to allow for the provision of 2 no. two-bedroom apartments, each served by private balcony/wintergarden, and the alteration of the layout of the existing apartment Nos. 3.2 and 3.3 and, (vii) provision of 1 no. additional storey, to existing

four storey building, comprising 1 no. one-bedroom and 3 no. two-bedroom apartments each served by private balcony/wintergarden; (b) provision of bicycle parking shed of 28 no. spaces, 15 no. external bicycle parking spaces and new bin store; and, (c) all ancillary works, inclusive of landscaping, necessary to facilitate the development. The development will increase the quantum of residential units within Errigal House from 20 no. apartments to a total of 28 no. apartments and will result in the provision of a five storey apartment building.

Area Area 1 - South East
Application Number 3897/20
Application Type Permission
Applicant Zermatt Property Limited
Location 23, Liberty Lane, Dublin 8
Registration Date 09/07/2021
Additional Information Additional Information Received

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.

Area Area 1 - South East
Application Number WEB1742/21
Application Type Retention Permission
Applicant John Gillespie
Location 23, Effra Road, Dublin 6
Registration Date 08/07/2021
Additional Information

Proposal: Planning permission/retention permission for completion of shed to rear with roller shutter and pedestrian gate to back lane (Kenilworth Lane East) and retention of foundation and rising walls of shed

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2610/21
Application Type Permission
Applicant Patrick Gavin
Location 10 Ailesbury Road, Ballsbridge, Dublin 4, D04 K4V8
Registration Date 07/07/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for works to include:
(a) single storey 62.5 sqm glazed extension to the rear (north) and reconfiguration of the internal spaces at ground floor;
(b) conversion of existing 26.86sqm single storey detached structure to the rear (north) of the garden for use as day room with associated WC together with associated works at the existing three storey semi detached dwelling at 10 Ailesbury Road, A Protected Structure (RPS ref. 57)

Area Area 1 - South East
Application Number 2959/16/X1
Application Type Extension of Duration of Permission
Applicant Brian O'Reilly
Location 46, South Lotts Road, Ringsend, Dublin 4 D04 W573
Registration Date 08/07/2021

Additional Information

Proposal: EXT OF DURATION: Conversion of attic space (21.2 sq.m), installation of new dormer window to rear and two roof lights to front of existing dwelling.

Area Area 1 - South East
Application Number 3095/21
Application Type Permission
Applicant Alexander Gibbs, Conall Quinn & Carol Anne Leyden
Location 10 & 12, Winton Avenue, Rathgar, Dublin 6
Registration Date 06/07/2021

Additional Information

Proposal: The development will consist of the following: widening of the existing openings in the front stone boundary wall to provide new vehicular access with inward opening double gates, 2.6 meters wide to each garden the subject of this application. The gates shall match in design and height the existing gates on site. One paved parking space, 2.6 meters wide shall be provided in each garden to facilitate electric vehicle charging points. The dividing railings between the gardens shall be retained and conserved.

Area Area 1 - South East
Application Number 3105/21
Application Type Permission
Applicant Rebecca Yates and Charles Von Metzradt
Location 41, Laverty Court, Quinn's Lane, Dublin 2, D02 H348
Registration Date 07/07/2021

Additional Information

Proposal: Planning permission for the following works: Removal of the existing external concrete staircase. Construction of a two storey extension to the front to contain Study, Utility, a Bedroom and two Bathrooms. Construction of a single storey extension to the front to form a new Entrance to the Ground Floor Garage/Workshop and to provide an external deck to the front for the First Floor Living Spaces. Installation of a new internal staircase to provide access to First and Attic levels. Provision of a dormer window to the front at Attic Level in the existing roof to light and ventilate the Proposed Attic Study. Installation of ten number rooflights to light and ventilate various rooms at Ground, First Floor and Attic Level. Installation of a new steel and glass balcony and staircase to the rear accessing the rear garden from First Floor. Related internal alterations.

Area Area 1 - South East
Application Number 3116/21
Application Type Permission
Applicant Hugh Heaton
Location 21 Belgrave Road, Rathmines, Dublin 6, D06 A7N3
Registration Date 08/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of the replacement of front sash windows with new painted timber double-glazed sliding sash windows to match the existing and the re-slating of the main roofs with blue bangor slates.

Area Area 1 - South East
Application Number 3122/21
Application Type Permission
Applicant Noel Houghton
Location 29, Rutland Grove, Crumlin, Dublin 12.
Registration Date 09/07/2021

Additional Information

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

Area Area 1 - South East
Application Number 3130/21
Application Type Retention Permission
Applicant Deirdre Conway
Location 131, Stannaway Road, Dublin 12. D12 T0F8
Registration Date 09/07/2021

Additional Information

Proposal: RETENTION: The development consists of amendments to front boundary including the creation of a vehicular entrance and driveway as well as all works to the front boundary treatment and the creation of a hard surface parking area to the front of the property.

Area Area 1 - South East
Application Number WEB1209/21
Application Type Permission
Applicant Mr Robert Quinn and Ms Elisabeth Hooper
Location 54, Derravaragh Road, Terenure, Dublin 6W, D6W EV66
Registration Date 08/07/2021

Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number WEB1722/21
Application Type Permission
Applicant Ms. Grainne McKeon
Location 56, Lansdowne Park, Ballsbridge, Dublin 4
Registration Date 05/07/2021

Additional Information

Proposal: Planning Permission sought by Ms. Grainne McKeon for the following works at 56 Lansdowne Park, Ballsbridge, Dublin 4, D04 W3C6, an existing end-of-terrace two-storey three-

bedroom single dwelling; (i) formation of a new vehicular entrance to the front boundary wall opening from Lansdowne Park, to include the provision of one no. new gate pier to match the existing gate piers, and alterations to existing railings as required etc. (Note: the existing pedestrian entrance gate & piers are to be left intact); (ii) provision of new hard- & soft-landscaping to the front garden to provide for off-street car-parking.

Area Area 1 - South East
Application Number WEB1729/21
Application Type Permission
Applicant Seamus Carty
Location 89, Greenlea Road, Terenure, Dublin 6w
Registration Date 06/07/2021

Additional Information

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

Area Area 1 - South East
Application Number WEB1730/21
Application Type Permission
Applicant Martina & Robert Mooney
Location 15, Malone Gardens, Sandymount, Dublin 4
Registration Date 06/07/2021

Additional Information

Proposal: The proposed development will consist of the construction of a two storey side extension with flat roof, single storey rear extension with flat roof and creation of a vehicular access to the front.

Area Area 1 - South East
Application Number WEB1737/21
Application Type Retention Permission
Applicant Julie Hopkins & Sarah Hopkins
Location 11A, & 11B Kenilworth Lane West, Rathgar, Dublin 6
Registration Date 07/07/2021

Additional Information

Proposal: The development will consist of: Retention of existing single storey extensions (including Velux roof-lights) constructed to rear of both properties (to rear of 11a Kenilworth Lane West, and rear of 11b Kenilworth Lane West)

Area Area 1 - South East
Application Number WEB1746/21
Application Type Permission
Applicant Joseph Stanley
Location 60, Mount Drummond Square, Harold's Cross, Dublin 6

Registration Date 08/07/2021

Additional Information

Proposal: The development will consist/consists of the removal of the existing front pedestrian entrance wall and railing, to create a new pedestrian and vehicular entrance with associated site works.

**Area 1
Decisions**

Area Area 1 - South East
Application Number 0164/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 07/07/2021
Applicant Michael Twomey
Location 115, Anglesea Road, Ballsbridge, Dublin 4
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE, Modification of existing first floor bathroom layout to suit new sanitary ware arrangement and new floor and wall finishes.
Installation of new 1340x980 conservation roof light (orientative size) and associated works

Area Area 1 - South East
Application Number 0213/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 05/07/2021
Applicant Veterinary Council of Ireland
Location 53, Lansdowne Road, Dublin 4
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: The installation of new electric metal sliding gate to the existing vehicular entrance. Design of entrance gate will match existing railings along front boundary of the property.

Area Area 1 - South East
Application Number 0221/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 05/07/2021
Applicant Iveagh Trust Hostel
Location 8, Bride Road, Dublin 8
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Proposed opening up works: A. 1) Landing area between the foot of the internal steps and the front door is to be propped prior to the commencement of the breaking out of the existing slabs at the entrance landing. 2) Remove the existing terra-cotta stair tiles which have failed. 3) Remove terrazzo floor covering (25mm) on the existing stairs and landing. 4) Break out existing concrete 'filler joist construction' currently making up the existing entrance landing (254mm dep) and stairs to expose the original wrought iron beams (203mm x 152mm) which are encased by the concrete landing. B. 1) Rust and damage on the

existing wrought iron beams is to be shot blasted. Corrosion protection preservative treatment to be applied to the existing beams. 2) Existing concrete slab is to be replaced with a 229mm deep reinforced concrete slab giving 20mm cover to the existing wrought iron beams. 3) Replace original failed terra-cotta tiles with new non-slip cast terra-cotta tiles to match the profile of the original tiles that were removed. New tiles installation will be on a like for like basis. 4) Replace the terrazzo floor covering (225mm) on the stairs and landing with non-slip terrazzo floor covering. New floor covering is to be installed on a like for like basis.

Area Area 1 - South East
Application Number 0223/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 09/07/2021
Applicant Molly Slattery
Location 26, Clare Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed CHS steel column 140mm diameter by 8mm thick located centre to central mullion in existing Victorian timber shopfront to provide permanent structural support to the existing timber bressumer beam above the shopfront. Steel top plate to be concealed behind fire rated plasterboard to match existing ceiling.

Area Area 1 - South East
Application Number 2762/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 05/07/2021
Applicant Clonvara Developments Limited
Location 47-48 Chelmsford Road, Ranelagh, Dublin 6.

Additional Information

Proposal: Permission for alterations to the previously granted development (DCC Planning reference: 2246/20).

The proposed alterations will consist of the construction of an additional storey set back from the front and side elevations, consisting of an additional 2-bedroom apartment at third floor level, with private balconies. There will be an increase in units from 6 to 7 apartments. Minor internal & external alterations are also proposed which includes changes to comply with Fire Safety and Disability Access requirements (bike and bin stores). The development will include all associated drainage, ancillary site works, bin store and services.

Area Area 1 - South East
Application Number 2769/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/07/2021
Applicant AAI Kenilworth Limited
Location 348 Harold's Cross Road, Dublin 6W, D6W VW99

Additional Information

Proposal: Permission for a Build-To-Rent residential development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6, D6W VW99, (formerly known as 'Kenilworth Motors')

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

Area Area 1 - South East
Application Number 2771/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/07/2021
Applicant CHD Entertainment Ltd
Location No. 20 Dawson Street, Dublin 2.

Additional Information

Proposal: Planning permission for the proposed development will consist of modifications to / extension of development approved under Reg. Ref. 2012/20 to consist of:
 (i) change of use of first floor office to restaurant seating area as an extension of the permitted licensed restaurant and public bar premises at ground floor level at No. 20 Dawson Street;
 (ii) provision of new first floor outdoor seating area, associated access from first floor level of No. 20 Dawson Street and access to adjoining outdoor terrace;
 (iii) all associated works.

Area Area 1 - South East
Application Number 2780/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/07/2021
Applicant John Woods
Location 171 Kimmage Road Lower, Dublin 6W.

Additional Information

Proposal: Planning permission for the following works: change of use on the ground floor from retail to restaurant for hot and cold food for sale on and off the premises, two new apartments from the change of use of the first floor from office to one residential and the construction of a dormer conversion for one apartment to the second floor with a rear extension at first and second floor for the apartments with a rear dormer roof, a first floor rear garden terrace and second floor rear

terrace, front velux windows, a two storey rear extension for storage with access from the rear lane.

Area Area 1 - South East
Application Number 2781/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/07/2021
Applicant Chris Hall
Location 68, Rathmines Road Upper, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development consists of the following:

1. Retention of new internal partition to bathroom/kitchen at basement level.
2. Retention of revised kitchen layouts at basement level.
3. Retention of revised kitchen layouts including new internal partitions at ground floor level.
4. Retention of relocated door to kitchen area to non-original walls and revised kitchen layout at first floor level.
5. Retention of new internal partitions and revised kitchen layout at first floor level.
6. Retention of the removal of a non-original mezzanine floors at ground and first floor levels.
7. Retention of internal plasterboard finish to close an existing window opening (internal to building only) and revised kitchen layouts at second floor level.
8. Retention of relocation of doors to corridors at second floor level.
9. Retention of relocation of doors to attic level and provision of new plasterboard to staircase leading to attic level.

Planning permission is also sought for the following proposed works:

1. Removal of non-original plaster finish to the original non-partition wall at entrance hall on ground level with associated repair to original.
2. Repair work to existing leaded fanlight and side lights at entrance level.
3. The replacement of 2 no. windows with timber sash windows to side elevation of the rear return at basement level.

Area Area 1 - South East
Application Number 2796/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 08/07/2021
Applicant Red Rock Pleasants Street Ltd
Location 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8

Additional Information

Proposal: Red Rock Pleasants Street Ltd intends to apply for planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is currently occupied by a two-storey retail with apartment at 49 Pleasants Street and two storey retail units at 50 and 51 Pleasants Street, a three-storey industrial/commercial building at Pleasants House and a two-storey former dwelling house now in use as a commercial store at 5 Pleasants Lane, and is bound by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north.

The development will consist of the demolition of the existing structures on site and construction of a part seven / six / five / four storey (maximum height 23.4m) over basement building (c. 3,966.9 sq.m. total GFA including basement of c. 253.8 sq.m) with commercial/restaurant/café use (c. 155.2 sq.m.), commercial storage (c. 37.7 sqm) and residents amenity facilities (98.2 sqm sqm) at ground floor level and a “Build to Rent” residential development of 45 no. residential units at 1st to 6th floor levels (c. 2,128.9 sq.m.).

The proposed development will comprise:

- Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sq.m. GFA;
- Provision of 1 no. commercial/café/restaurant unit at ground floor level c. 155.2 sq.m (with an indoor terrace area), commercial store of 37.7 sq.m GFA with pedestrian access from the south of the site on Pleasants Street and residential amenity areas including outdoor terraces facing onto O’Neill’s Buildings;
- Construction of 45 no. ‘Build-to-Rent’ apartment units over 7 no. storeys with a dwelling mix of 30 no. studio units, 1 no. one-bed units, 9 no. one-bed + study units and 5 no. two-bed units;
- Provision of 235.4 sqm of private open space in the form of winter gardens/terraces to all individual units;
- Provision of 206.5 sqm of outdoor communal terraces at ground floor level on the western elevation, at the 4th and 5th floor level on the southern elevation and at 6th floor level on the eastern elevation;
- Provision of 72 no. bicycle parking spaces in a secure bike store at ground floor level which will be accessed via Pleasants Lane, with residential access to the apartments;
- Provision of 220.5 sqm of internal communal residential amenities and facilities in the form of a screening room, co-working space, lounge, function room and additional communal space;
- Provision of a green roof at roof level;
- Provision of storage room and plant room at basement floor level, refuse store, ESB substation, switchroom and commercial refuse store at ground floor level, plant and lift pop-up at roof level concealed by the building’s parapet;
- Provision of hard and soft landscaping, and all ancillary site services and associated works to facilitate the development.

The development will provide a gross floor area of 3,966.9 sqm (including basement of 253.8 sqm).

Area	Area 1 - South East
Application Number	2804/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/07/2021
Applicant	Claire Hughes & Fergus Bolster
Location	44, Rathfarnham Road, Dublin 6W
Additional Information	

Proposal: Planning permission to carry out the following works: (a) new roof to front part of existing two-storey side extension, together with recladding existing roof; (b) new front elevations and window design to existing side extension at ground and first floor level; (c) new dormer to rear at attic level, and associated attic conversion; (d) 2 no. velux-type rooflights to the front roof.

Area	Area 1 - South East
Application Number	3209/20
Application Type	Permission
Decision	APPLICATION WITHDRAWN
Decision Date	09/07/2021

Applicant Berwick Properties Ltd.
Location Peter Place, Dublin 2
Additional Information Additional Information Received

Proposal: Permission for development consisting of a 7 storey above ground floor residential building, totalling 8 storeys overall, at a height of 26.8m containing 24 apartments comprising of 5 no. studio units, 10 no. 1 no. bedroom units, and 9 no. 2 bedroom units all with private balcony, concierge facilities, a communal meeting room at ground floor level of 56m² and a communal terrace at fourth floor level of 34.43m². Bin storage is provided at ground floor level as well as a 24-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.

Area Area 1 - South East
Application Number WEB1518/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/07/2021
Applicant Dario Saric & Paola Leon
Location 279, Clogher Road, Crumlin, Dublin 12
Additional Information

Proposal: The development consists of the construction of a two storey type extension to side & rear of existing dwelling & also to carry out minor internal alterations. Permission is also sought for the removal of part of the front boundary wall to form new vehicular access & all associated site works.

Area Area 1 - South East
Application Number WEB1545/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/07/2021
Applicant Richard and Valerie Dixon
Location 6, Colliers Avenue, Ranelagh, Dublin 6
Additional Information

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

Area Area 1 - South East
Application Number WEB1548/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/07/2021
Applicant Niall Heffernan
Location 14, Bangor Drive, Crumlin, Dublin 12
Additional Information

Proposal: Removal of front wall to create vehicular access, Permission to dish existing footpath to proposed access and associated site works.

Area Area 1 - South East
Application Number WEB1706/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/07/2021
Applicant Seamus Carty
Location 89, Greenlea Road, Terenure, Dublin 6w

Additional Information

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

Area Area 1 - South East
Application Number WEB1707/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/07/2021
Applicant Martina & Robert Mooney
Location 15, Malone Gardens, Sandymount, Dublin 4

Additional Information

Proposal: The proposed development will consist of the construction of a two storey side extension with flat roof, single storey rear extension with flat roof and creation of a vehicular access to the front.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 2601/21
Appeal Type Written Evidence
Applicant Conor Horgan
Location 25, St. Kevin's Road, Portobello, Dublin 8

Additional Information

Proposal: Permission is sought for the demolition of the existing single storey flat roofed extension which projects at the rear of the house and the construction of a free-standing, single storey home office with a corrugated, metal clad and glazed mono-pitched roof.

Area Area 1 - South East
Application Number WEB1455/21
Appeal Type Written Evidence
Applicant Kathy and Paddy Herbert
Location 24A, Lea Road, Sandymount, Dublin 4

Additional Information

Proposal: For planning permission for a detached single storey studio space at the side of no. 24a

Lea Road, Sandymount, Dublin 4. The development will consist of a 11sqm artist's studio space with a side passage provided to access the rear garden. The 22 sqm sedum plant green flat roof of the development will extend to form a porch roof at the entrance to 24a and a covered space to the rear of the studio.

Area 1
Appeals Decided

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

27/21

(05/07/2021-09/07/2021)

Area	Area 1 - South East
Application Number	0236/21
Application Type	Social Housing Exemption Certificate
Applicant	Paul O'Reilly
Location	1 Coolevin Road, Long Lane, Dublin 8
Registration Date	08/07/2021

Additional Information

Proposal: SHEC: Demolish existing adjoining side and rear extension and redesign the existing original end of terrace house with a single storey extension to the front with a redesign internal layout. To erect a two storey detached dwelling with boundary walls to accommodate a standalone dwelling.



Dublin City Council

SECTION 5 EXEMPTIONS

27/21

(05/07/2021-09/07/2021)

Area Area 1 - South East
Application Number 0238/21
Application Type Section 5
Applicant Niall Curran
Location 25, Chelmsford Road, Ranelagh, Dublin 6
Registration Date 07/07/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: It is intended to replace 8 PVC windows on the rear and front elevation with wooden sash windows.

Area Area 1 - South East
Application Number 0240/21
Application Type Section 5
Applicant IPUT plc
Location Wilton Square, Dublin 2 (Area within park boundary fence)
Registration Date 08/07/2021

Additional Information

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

Area Area 1 - South East
Application Number 0242/21
Application Type Section 5
Applicant AIB Bank plc
Location 7-12, Dame Street, Dublin 2
Registration Date 09/07/2021

Additional Information

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

Area Area 1 - South East
Application Number 0243/21
Application Type Section 5
Applicant Trinity Estates & Facilities Office
Location Graduates Memorial Building, Trinity College, Dublin, 2
Registration Date 09/07/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Stone cleaning testing at 6 no. locations to the west elevation and 1 no. location to the north elevation.
