



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

14/21

(05/04/2021-09/04/2021)

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 2025/21
Application Type Permission
Applicant Six by Nico (Dublin) FD Limited
Location 1, Molesworth Street, Dublin 2
Registration Date 07/04/2021
Additional Information Additional Information Received
Proposal: Planning permission for development for the intensification of use from cafe/restaurant to licensed restaurant at Ground Floor of One Molesworth Street, Dublin 2 (formally Le Pain Quotidien) and new 250mm high individual halo lit letters with brushed brass faces and returns.

Area Area 1 - South East
Application Number 2048/21
Application Type Retention Permission
Applicant Glosswell Ltd.
Location 83, and 83A , Harcourt Street, Dublin 2
Registration Date 06/04/2021
Additional Information Additional Information Received
Proposal: RETENTION:PROTECTED STRUCTURE: Retention of a change of use dating from 1993, from office use to a crèche, at the basement (84 sq,m) of a four storey over basement building at no. 83 Harcourt Street, Dublin 2 (Protected Structure - RPS ref. 3553) (Ground and upper floors of no. 83 are not included in this application) and including the basement (52 sq.m), ground (56 sq.m) and first floors (46 sq.m) of the two storey over basement return structure at no. 83A Harcourt Street, Dublin 2 (Protected Structure - RPS ref. 3554) facing onto Clonmel Street. The development consists of:
- The main entrance is at the ground floor of 83A Harcourt Street, facing onto Clonmel Street. A 2nd entrance is through a gate adjacent to 83 Harcourt Street to the basement, with an exit at the laneway between 83A and 2 Clonmel Street from the rear of the property.
- The Crèche consists of 6 play rooms, 3 WCs, nap room, kitchen, utility, staff room, office and 3 small store rooms, outdoor play area at rear courtyard.

Area Area 1 - South East
Application Number 2071/21
Application Type Permission
Applicant Brian Nolan & Peter Naughton
Location Site between houses at 131 and 133, Windmill Park, Dublin 12
Registration Date 06/04/2021
Additional Information Additional Information Received
Proposal: The erection of a part two-storey, part single storey, 80 sq.m end of terrace house (and associated works) between existing houses at 131 Windmill Park, Dublin 12 (D12 X6X2) and 133 Windmill Park, Dublin 12 (D12 C3NX), including alterations to front boundaries to provide an additional vehicular entrance for house no. 133 and the widening of existing vehicular entrance for house no. 131.

Area Area 1 - South East
Application Number 2540/21
Application Type Permission
Applicant River Island Clothing (Ireland) Limited
Location Nos. 102-103 & No. 104, Grafton Street, Dublin 2
Registration Date 06/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permissions for the construction of previously removed separation walls between Nos. 103 and 104 Grafton Street at 1st – 4th floor levels inclusive, the installation of new staff sanitary accommodation, new staff office and new staff canteen facilities at second floor level within 102 and 103 Grafton Street (Protected Structure – RPS Ref. No. 3256) and all associated works. Nos. 102-103 and No. 104 Grafton Street are located within an architectural conservation area.

Area Area 1 - South East
Application Number 2545/21
Application Type Permission
Applicant Anthony Byrne
Location Handel's Hotel, 16-18 Fishamble Street, Dublin 8
Registration Date 07/04/2021

Additional Information

Proposal: The development will consist of:

1. Demolition of existing set-back fifth floor/roof level access stairs, lift motor areas, plant areas, roof and external facades;
 2. Demolition of parts of external facades/fenestration at set-back fourth floor/mansard roof level;
 3. Construction of extended set-back fifth floor/mansard roof level incorporating 8 no. new hotel bedrooms & associated circulation and ancillary areas;
 4. Construction of alterations at existing set-back fourth floor level incorporating revised layout with 3 no. additional new hotel bedrooms & associated circulation and ancillary areas;
 5. Construction of alterations to facades/fenestration to altered set-back fourth floor/mansard level;
 6. Construction of all consequent internal, external and façade alterations; &
 7. All ancillary site development and service works.
-

Area Area 1 - South East
Application Number 2546/21
Application Type Permission
Applicant Goulding Intergrity Investment Ltd Partnership
Location 228, Harold's Cross Road, Dublin. D6W C921
Registration Date 07/04/2021

Additional Information

Proposal: The development consists of the change of use of the existing ground floor offices to residential use consisting of 2 No. 1 bedroom apartments and to alter and raise the roof of the existing rear 2 storey annexe from a pitched roof to a flat roof in order to create a habitable space with provision for 1no. window to the rear of the existing annex and to change the existing vehicular access to a pedestrian access with provision for a new ramped access to the front and for all associated site works.

Area Area 1 - South East
Application Number 2554/21
Application Type Permission
Applicant Iain Slater
Location Garadice House, 23, Mespil Road, Dublin 4, D04 DF44
Registration Date 08/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the partial demolition of an existing non-original lower ground floor extension to rear to allow for the subsequent modifications to the extension including the construction of new flat roofs and new rear facade; the addition of an internal glazed courtyard at lower ground floor; modifications to the internal layout on the lower ground floor to include the removal of non-historic partitions in the non-original extension to allow for a new communal space; removal of non-historic partitions in the return to allow for a storage/ display area; enlarging of existing window ope in historic wall to connect the kitchen and informal dining space; enlarging of existing door ope in historic wall to connect the kitchen to the courtyard and communal space; creation of a new ope in historic wall to connect the hall to the communal space; new WC in the cellar space; 1no. new rooflight to new flat roof to rear; external modifications to include repointing the brick facade, refurbishment of existing windows and front door and fanlight; resurfacing front driveway; general restoration and decoration works and all associated site works to existing midterrace 3 storey office building.

Area Area 1 - South East
Application Number 3209/20
Application Type Permission
Applicant Berwick Properties Ltd.
Location Peter Place, Dublin 2
Registration Date 08/04/2021
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 4015/09/X1
Application Type Extension of Duration of Permission
Applicant Copper Bridge C 2015 ICAV
Location D4 Hotels Site (Jurys Site), Lansdowne Road, Ballsbridge, Dublin 4
Registration Date 09/04/2021

Additional Information

Proposal: EXT. OF DURATION: Ten year permission for development of a site of 2.98 hectares comprising lands at the northern part of a triangular urban block bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and the former Veterinary College site to the south, located at Ballsbridge, Dublin 4, including some 0.2 hectares of external pavements and part of the Lansdowne Road / Shelbourne Road junction. The development will consist of a scheme of residential, hotel, retail, non-retail services, licensed restaurants, bars,

cafes, childcare facilities, healthcare facilities and ancillary uses above and below ground (106,290sqm GFA), comprising: the demolition of structures in site (including 16 no. residential units in the D4 Berkeley Apartments, but excluding the (primarily) retained external posts, plinths and railings); the construction of 12 no. buildings (Blocks 1-11 primarily residential and inter linked; Block 12 primarily Hotel) over a 2 / part 3 level basement, comprising: 568 no. residential units (88,798.5sqm including arcaded walkways); a 135 no. bedroom hotel (9,805sqm, including leisure / spa facility, conference facilities, and restaurant and bar facilities above and below ground floor level); an anchor retail unit (3,329sqm gross); licensed restaurants, cafes and bars (1,682sqm); healthcare facility (1,200sqm); 10 no. retail (including an off-licence) / non-retail service units (1,005sqm to accommodate use class 1 and 2 uses such as retail, professional / financial services); childcare facility (470.5sqm); and ancillary plant, circulation and landscaped areas. The basement levels will accommodate 963 no. car spaces together with circulation, plant, storage and service areas (51,770sqm). (A further 80no. bicycle spaces are provided at grade.) Vehicular access to the basement and service areas is provided from Shelbourne Road, Pembroke Road and Lansdowne Road, respectively. The residential units are accommodated in Blocks 1-11 (568 no. residential units comprising: 70 no. 1 bed apartments; 285 no. 2 bed apartments; 97 no. 2 bed apartments with study; 82 no. 3 bed apartments; 22 no. 4 bed duplex apartments; and 12 no. 4 bed penthouse apartments); (Blocks 2, 3, 4, 6 and 7 are over a lower ground floor level to accommodate duplex units and the healthcare facility). Block 1 has a shoulder level of 7 storeys stepping up to 9 storeys and contains a licensed restaurant / cafe use at ground floor level with residential use over (22. no apartments); Block 2-4 have a shoulder level of 8 storeys stepping up to 10 storeys (from lower ground floor level) and are in residential use (26, 31 and 32 no. apartments respectively) (with access to the basement carpark from Lansdowne Road provided under Block 3); Block 5 had a shoulder level of 7 storeys stepping up to 9 storeys and contains a childcare facility at ground floor level and residential over (28 no. apartments); Block 6 has a shoulder level of 8 storeys stepping up to 10 storeys (from lower ground floor level), and contains part of the healthcare facility at lower ground and ground floor levels, with residential use over (117 no. apartments); Block 7 has an overall height of 7 storeys (from lower ground floor level) and contains the remainder of the healthcare facility at lower ground and ground floor levels with residential use over (20 no. apartments); and Blocks 8-11 are centred around the feature courtyard gardens over the ground floor anchor retail unit and have a shoulder height of 7 storeys stepping up to 9 storeys (stepping from 6 to 8 storeys within the courtyard) with two feature 15 storey landmark elements defining the Pembroke Road vista at the corner of Blocks 8 and 10. Retail / non-retail service / licences restaurant / cafe / bar uses are provided at ground floor level with residential use over (Block 8 - 104 no, apartments; Block 9 - 48 no. apartments; Block 10 - 92 no. apartments; and Block 11 - 48 no. apartments). Block 12 has a shoulder level of 6 storeys stepping up to 7 storeys and contains the 135 no. bedroom hotel with associated facilities including a licensed restaurant / bar at 6th floor level and retail / non-retail service, licensed restaurant / cafe / bar uses at ground floor level together with conference and leisure facilities at Basement Level -1. The development will also consist of the provision of private, semi-private, and public open spaces, and external circulation areas in the form of: winter gardens, balconies, garden areas including a raised courtyard garden, roof terraces, childcare facility play area, a public plaza, and covered and open pedestrian streets and paths; all hard and soft landscaping including boundary treatments (including alterations to parts of the external posts, plinths and railings), changes in level; substations, plant; and all other associated site excavation and site development works above and below ground. Works to the external pavement will consist of new stone paving, lay-bys, set-down and taxi facilities, with a revised junction layout and additional paving to the Lansdowne / Shelbourne Road Junction. An Environmental Impact Statement (EIS) will be submitted to the planning authority with the application. The EIS will be available for inspection of purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority, Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2549/21
Application Type Permission
Applicant Francis O'Toole
Location 268, Crumlin Road, Crumlin, Dublin 12 D12 Y754
Registration Date 08/04/2021

Additional Information

Proposal: The development will consist of the creation of a vehicular entrance at the side of the house off Iveagh Gardens by the removal of an existing railing and replacing with inward opening gates and replacing 45 square meters of grass with permeable paving.

Area Area 1 - South East
Application Number 2557/21
Application Type Permission
Applicant Yvonne O'Meara
Location 18, Leeson Park, Dublin 6, D06 H7T2
Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following works at single family dwelling:

- a) Removal of a non-original timber framed w.c. extension to the side at about hall floor level and the non-original roofs of the garage and outhouse at garden level (total c. 42 sq.m);
 - b) The construction of a new four-storey/ split level infill extension to the side (c. 102 sq.m), set back behind the building line of No. 17 Leeson Park;
 - c) The alteration/ provision of openings in the side wall to provide access to the extension;
 - d) Minor alterations to include the removal of non-original bathrooms;
 - e) The provision of a new opening and pair of French doors to the main rear room at garden level;
 - f) Associated drainage works.
-

Area Area 1 - South East
Application Number 2559/21
Application Type Permission
Applicant Marcus MacInnes
Location 56, Ranelagh Road, Dublin 6, D06 E2X4
Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations to front railings to form new vehicular entrance gates (2.6m wide) with single parking bay to front garden area, dishing of existing kerb and all associated site works.

Area Area 1 - South East
Application Number 2560/21
Application Type Permission
Applicant Niall MacNamara
Location 8, Herbert Park, Ballsbridge, Dublin 4

Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of construction of a new single storey ancillary residential building to the rear of the back garden to be used for gym and recreational purposes (16.7 sqm) and all associated ancillary, conservation, landscaping and site development works.

Area Area 1 - South East
Application Number 2561/21
Application Type Permission
Applicant Mairita Kavanagh
Location 55, Ranelagh Road, Dublin 6, D06 N562
Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations to front railings to form new vehicular entrance gates (2.6m wide) with single parking bay to front garden area, dishing of existing kerb and all associated site works.

Area Area 1 - South East
Application Number 3955/20
Application Type Permission
Applicant John Tuomey and Sheila O'Donnell
Location Site located off Fortescue Lane located the the rear of 35, Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06 EP46
Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development will consist of : removal of existing walls/fence at rear of site addressing Fortescue Lane, construction of a two-storey stand alone ancillary building of circa 62 sq.m. located in the rear garden with access off Fortescue Lane, all associated ancillary and landscape works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1345/21
Application Type Permission
Applicant Adam Flynn & Emma Cogan
Location Kilara, Leinster Road West, Rathmines, Dublin 6
Registration Date 06/04/2021

Additional Information

Proposal: Permission for a single storey kitchen extension to the rear garden of proposed dwelling 'Kilara, Leinster Road West, Rathmines, Dublin 6'. The proposal alters previously granted 2 storey mews planning application 4626/17 for site fronting on to Leinster Road West.

Area Area 1 - South East
Application Number WEB1348/21
Application Type Permission

Applicant Ciara Haskins & Aengus Wilson
Location 27, Farney Park, Sandymount, Dublin 4
Registration Date 06/04/2021

Additional Information

Proposal: Conversion of 3 bedroom house into 4 bedroom house with the conversion of attic space into a habitable bedroom with insertion of two dormer windows to the rear elevation and one smoke ventilation roof window to rear elevation above the internal stairwell. New fixed staircase from the first floor to attic space.

Area Area 1 - South East
Application Number WEB1352/21
Application Type Permission
Applicant Rory Curtis & Roisin Byrne
Location 95, Blarney Park, Dublin 12
Registration Date 07/04/2021

Additional Information

Proposal: Dublin City Council, Planning permission is sought by Roisin Byrne and Rory Curtis at 95 Blarney Park, Dublin 12, D12 W2F8, for the a) demolition of existing garage and sheds; b) construction of 30.5 sqm single storey, flat roofed extension; b) provision of 2 no rooflights to existing pitched roof; c) provision of pedestrian access gate; d) provision of obscured glazed window at side elevation of first floor level; e) and associated site works.

Area Area 1 - South East
Application Number WEB1353/21
Application Type Permission
Applicant Niamh Hogan & Charlie Campbell
Location 54, Derrynane Gardens, Dublin 4
Registration Date 07/04/2021

Additional Information

Proposal: 01) Construction of proposed extension to rear - including proposed extension at second floor level and at ground floor level, 02) Proposed reconfiguration of ground floor windows and entrance door to front, including new vaulted roof canopy to entrance door, 03) 1No. new rooflight to rear of existing roof, (04) All associated site works

Area Area 1 - South East
Application Number WEB1362/21
Application Type Permission
Applicant Rob Marshall
Location 11, Holyrood Park, Ballsbridge, Dublin 4
Registration Date 08/04/2021

Additional Information

Proposal: • Demolition of existing single storey extension to the side, chimney to the rear, and partial demolition of existing shed to the rear.
• Proposed new single storey extension to the side and rear including 2no. new rooflights to the rear
• Attic conversion and 1no. new dormer window and 1no new rooflight in existing roof to the rear
• and all associated site, drainage and landscaping works.

Area Area 1 - South East
Application Number WEB1363/21
Application Type Permission
Applicant Jeanne Kelly & Benoit Nicole
Location 17, Frankfort Avenue, Rathgar, Dublin 6
Registration Date 08/04/2021

Additional Information

Proposal: Demolition & alteration works to existing rear return, and construction of new part single-storey, part two-storey extension with roof lights, together with associated site drainage and ancillary site works, all to the rear of existing two storey mid-terrace house, at 17 Frankfort Avenue, Rathgar, Dublin 6, D06 K1V3

Area Area 1 - South East
Application Number WEB1364/21
Application Type Permission
Applicant FIONA JOYCE
Location 16+17, Portobello Wharf, Windsor Terrace, Dublin, D08 W2T2
Registration Date 09/04/2021

Additional Information

Proposal: I, Fiona Joyce, intend to apply for planning permission for development on this site at 16+17 Portobello Wharf, Windsor Terrace / Clanbrassil Street, Dublin D08 W2T2.

The proposed development will consist of the conversion of two penthouse apartments, no.16 is 88.5m² and no.17 is 128.2m², to use as a single 3No. bedroomed apartment totalling 218.5m², with associated internal modifications and development works, including the partial demolition of the party wall between the two apartments, the removal of 1no. sliding door from the North Elevation and its replacement with a high level opening window, the blocking up of 1no. entrance door to apartment no.16 and infilling the existing opening with timber cladding to match existing, replacement of 1no. rooflight with a smaller rooflight, the provision of 2no. additional rooflights to the corridor and en-suite and all associated local roof repairs.

Area Area 1 - South East
Application Number WEB1365/21
Application Type Permission
Applicant Gary O'Connor and Sharon Kiely
Location No.19, Havelock Square, Dublin 4
Registration Date 09/04/2021

Additional Information

Proposal: RE: Planning permission is sought for the demolition of the existing single storey rear extension, and the construction of a ground and first floor extension, with rooflight, elevational alterations to existing first floor rear elevation to accommodate new (part) dormer window, the construction of a separate single storey shed/home office building, all to the rear of the existing terraced house, 3 no. new rooflights to the mid pitches of the main existing roof, associated internal remodelling, repair and refurbishment of the existing dwelling and it's elements, the construction of a new bike shed to the front garden, and all associated site works, all at No.19 Havelock Square, Dublin 4, D04Y6P9, for Gary O'Connor and Sharon Kiely.

Area Area 1 - South East
Application Number WEB1369/21
Application Type Permission
Applicant Catherine & Anthony Dunne
Location 16, Londonbridge Drive, Sandymount, Dublin 4
Registration Date 09/04/2021

Additional Information

Proposal: Proposed attic roof space conversion with roof dormer to rear part of roof and two rooflights to front part of roof, attic level side gable window with associated internal alterations to dwelling house.

Area 1 Decisions

Area Area 1 - South East
Application Number 0089/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 07/04/2021
Applicant Mr. Peter and Dr. Mary Jones
Location 34, Lansdowne Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: EXPP: Provision of single storey home office/gym in rear garden

Area Area 1 - South East
Application Number 0092/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 09/04/2021
Applicant Kieron J. Walsh & Alicia O'Keefe
Location Rear 39, Mountpleasant Avenue Lower, Dublin, 6

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; The works consist of the upgrading of the envelope & provision of basic services to an existing steel clad workshop shed which is in disrepair. the works to the workshop will consist of ;

1. removal of vegetation existing side walls
 2. removal of asbestos goods
 3. repairs to walls using lime mortar where it was originally used
 4. installation of an inner insulated layer hung off the existing structure
 5. insulation of the roof and replacement of corrugated steel sheeting
 6. rebuilding section of south boundary wall where necessary
 7. provision of new insulated floor
 8. replacement and additional corrugated finishes to external walls
 9. new roof lights in modifies arrangement from existing
 10. solar panels to roof
 11. new windows and doors to garden and lane facades
 12. provision of toilets and tea station
 13. removal of section of concrete block wall to garden side
-

14. associated gardening works, including outdoor seating area and steps.

Area Area 1 - South East
Application Number 0097/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 09/04/2021
Applicant Office of Public Works
Location Government Buildings,, Merrion Street Upper, Dublin 2.
Additional Information
Proposal: EXPP,PROTECTED STRUCTURE;To provide & install bicycle shelters in the courtyard of Government buildings.

Area Area 1 - South East
Application Number 0099/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 09/04/2021
Applicant Office of Public Works
Location National Museum Of Ireland, Kildare Street, Dublin 2.
Additional Information
Proposal: EXPP,PROTECTED STRUCTURE; A temporary, gentle sloped, access ramp is proposed to allow the National Museum entrance on Kildare Place to be used as the alternative main public entrance while the current entrance facing North onto Leinster house Forecourt is closed.
This is to allow essential maintenance and fabric repair works to proceed. Once the maintenance and repair works are completed, it is planned to remove the ramp. We are estimating a duration of 1 year for use as an alternative entrance.

Area Area 1 - South East
Application Number 2005/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/04/2021
Applicant Shane Kelly
Location Unit 121, Old County Road, Dublin 12, D12V972
Additional Information Additional Information Received
Proposal: Planning permission for part change of use of an existing retail unit 144.12m2 to retail use with ancillary off licence sales (10m2) and a new signage associated with the unit and other minor ancillary works and alterations to shop front.

Area Area 1 - South East
Application Number 2201/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021

Applicant Vincent McDonagh & Sharon McElligott
Location 19, Ranelagh Road, Dublin D06 DW01

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site, consisting of demolitions, alterations and change of use and additions at a site of 0.0275 ha., a Protected Structure (Record No. 6965). The development will consist of: (a) Demolition of non-original rear two storey extension and 2 no. sheds. (b) Change of use from multiple units to single family use. (c) Replacement of existing uPVC windows with historically accurate timber sash windows and shutters. (d) Repointing and cleaning of brickwork to front and rear facades. (e) Reinstatement of original opening between ground floor reception rooms. (f) New ground floor WC under stairs. (g) Re-insertion of 3 no. steps to lower ground floor at rear of entrance hall and 3 no. steps between rear room and new extension. (h) New single storey kitchen/family/dining rear extension partially located in opened up existing rear return, with flat roof and including platform lift serving upper floors. (i) New second floor extension over existing rear return with pitched roof and housing platform lift. (j) One new window to rear elevation of rear return at first floor level. (k) New three-storey glazed atrium between rear returns. (l) Raising ceiling height of the front bedroom at second floor to track shape of the pitched roof. (m) Two new openable roof lights over main staircase at rear. (n) Forming openings in original historic fabric at ground floor rear wall, first floor wall at landing, second floor rear wall and 2 no. openings in spine wall also at second floor level. (o) Repair and refurbishment of surviving historic fabric in entrance hall and stairs of house including decorative plasterwork, joinery and staircase. All other historic plasterwork and joinery that has been previously stripped out is to be replaced with historically accurate plasterwork and joinery. Repair of historically accurate chimney pieces. (p) Various landscaping in rear garden including raised planters, outdoor fireplace with chimney, single storey garden room with flat roof and pergola. (q) Various landscaping in front garden including, bin and bike storage structure, creation of car parking bay with electric car charging points and 3.2m wide vehicular/pedestrian opening with cast-iron gates incorporating existing cast-iron railings and granite coping on top of limestone rubble boundary wall including dishing of pathway kerb, repositioning of existing pathway signage and replanting of tree with new to the front of the property. (r) To include repair, refurbishment, renovation and alterations to the existing building, including all associated site works.

Area Area 1 - South East
Application Number 2202/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021
Applicant Pat and Rita Garvey
Location 22, Park Drive, Dublin 6 D06 W3F4

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for removal of a 3500mm wide section of granite plinth, railings and pedestrian gate to allow for a new vehicular entrance, provision of new sliding gate constructed using the existing railings and installation of charging point for an electric vehicle.

Area Area 1 - South East
Application Number 2210/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021
Applicant Ms. Sofina Begum

Location 49 Longwood Avenue, South Circular Road, Dublin 8

Additional Information

Proposal: Planning permission for construction of a part single storey and part two storey extension to the rear of the existing dwelling along with new single storey storage shed, new windows and all other ancillary site development works.

Area Area 1 - South East
Application Number 2214/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 08/04/2021
Applicant Tim Costello
Location Site at Garville Road, to rear of 139 Rathgar Road, Dublin 6

Additional Information

Proposal: Permission for the demolition of existing non-original single storey 23 sq.m. garage (existing vehicular access accommodated within new development) and the erection of a new 203 sq.m. three storey over basement detached house and associated works at site at Garville Road, to rear of 139 Rathgar Road, Dublin 6 (a Protected Structure), including new pedestrian access to garden in existing boundary wall and new west facing roof terrace at 2nd floor level.

Area Area 1 - South East
Application Number 2218/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 07/04/2021
Applicant SASL Restaurants Ltd
Location 1A Beattys Avenue and 2 Merrion Road, Ballsbridge, Dublin 4.

Additional Information

Proposal: RETENTION: Retention permission for existing single storey covered outdoor dining area that faces Beatty's Avenue to the side of the restaurant and all associated site works.

Area Area 1 - South East
Application Number 2222/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/04/2021
Applicant Esther and John Gerrard
Location 23, Leinster Road, Rathmines, Dublin 6, D06 ND80

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following – construction of 2 no. two storey 3 bedroom mews houses including 4 no. car parking spaces with vehicular access via private road off Grosvenor Lane, Rathmines, Dublin 6 balcony terrace, part demolition of boundary wall to site, new connection to public sewer, landscape work including new boundary treatment to subdivide the site to the rear of 23 Leinster Road, Rathmines, Dublin 6, D06 ND80, bounded by Protected Structures No's 21 (to east), 22 (to south), 24 (to west) Leinster Road, Rathmines, Dublin 6 and private access road to the north. Construction of 1 no. car parking space

to the front garden of Protected Structure No. 23 Leinster Road, Rathmines, Dublin 6, D06 ND80 with vehicular access off Leinster Road, alterations to existing railings, new entrance gates, dishing of pavement together with hard and soft landscaping.

Area Area 1 - South East
Application Number 2224/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021
Applicant Sean Lemass Approved Retirement Fund
Location 89 Terenure Road North, Dublin 6W, D6W PX76

Additional Information

Proposal: Planning permission for change of use from commercial to residential apartment, window and internal alterations, new open space and railings to rear, all at first floor.

Area Area 1 - South East
Application Number 2236/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/04/2021
Applicant Denise O'Grady, Shane Boyd
Location 3, Stable Lane, Cambridge Road, Rathmines, Dublin 6, D06 HD35

Additional Information

Proposal: Planning permission for a second floor home office with WC extension set back 2.4m to the front, giving a terrace screened by translucent glass, and set back 1m to the rear on an existing two-storey semi-detached dwelling.

Area Area 1 - South East
Application Number 3153/20
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 07/04/2021
Applicant Clarendon Mews Ltd
Location Nos. 5 & 6, Clarendon Mews, Lad Lane, Dublin 2

Additional Information Additional Information Received

Proposal: PERMISSION AND RETENTION PERMISSION . Retention of office use at ground and first-floor levels at No 5 Clarendon Mews. Permission is also sought for development comprising the demolition of the existing roof structure and construction of a second-floor extension at nos 5 and 6 as well as internal reconfiguration and building alterations to convert two existing two-storey adjoining mews houses to a three-storey mixed-use building incorporating the retained office use referred to above and accommodating three dwelling units (1 x 1 - bed studio at ground-floor level and 1 x 1 bed apartment at first floor level at No. 6, 1 x 2 bed apartment at second-floor level atop Nos. 5 & 6), together with a terrace at second floor , balconies, parking, landscaping boundary treatments and associated site works.

Area Area 1 - South East
Application Number 3759/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/04/2021
Applicant Paul & Francis Meagher
Location Rear of 141 Tritonville Road (Herbert Mews),
Sandymount, Dublin 4

Additional Information Additional Information Received

Proposal: Permission is sought for development comprising:

- (i) The demolition of existing single storey garage (30sqm);
- (ii) Construction of two storey mews dwelling comprising kitchen/dining/living area, WC and storage at ground floor level, and 2 no. ensuite bedrooms, balcony attached to western bedroom at first floor level. Car parking will be provided for 1 no. vehicle in an undercroft parking area accessed via Herbert Mews;
- (iii) Provision of private open space (40sqm) at eastern end of dwelling; and
- (iv) all associated ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3804/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021
Applicant Vantage Fusion Ltd.
Location The Hely Building, 2-4 Dame Court and 2 Dame Lane,
Dublin 2

Additional Information Additional Information Received

Proposal: The development will consist of the change of use of the existing vacant building from office use to hotel and bar use, to include:

- (1) Provision of 57 hotel bedrooms,
- (2) Provision of bar at ground floor level accessed from Dame Court,
- (3) The lowering of the ground floor level locally to facilitate the provision of a new universal/disabled hotel entrance on the Dame Lane elevation,
- (4) Provision of new signage to Dame Court and Dame Lane elevations,
- (5) Installation of new lift,
- (6) Formation of new door ope at first floor level in the rear (east) elevation to facilitate fire escape,
- (7) Formation of new door ope at ground floor level in the rear (south) elevation to facilitate fire escape,
- (8) Formation of 2no. window opes at first and second floor level in the rear (south) elevation,
- (9) Replacement of 2no. existing doors with new windows at first and second floor level in the rear (south) elevation,
- (10) Construction of new 2.4m high louvred screen at first floor level to rear south elevation,
- (11) All internal modifications, repair works, site and services works to facilitate the development.

Area Area 1 - South East
Application Number 3839/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2021
Applicant Mr. Chris Dardis

Location 77, Mespil Road, Ballsbridge, Dublin 4, D04VN26
Additional Information Additional Information Received
Proposal: Planning permission is sought for the demolition of an existing shed, remodelling of the existing building and the construction of a three storey over basement extension to the rear of the existing building, including and extension to the existing cafe on the basement and ground floor levels; the provision of 2 no. 1 bed apartment units to the first floor and 1 no. 3 bed unit to the second floor; 2 no. balconies to the rear of the property; 1 no. delivery space to the rear of the property; the provision of solar panels and rooflights to the rear existing roof slopes and rear return and all associated site works.

Area Area 1 - South East
Application Number WEB1112/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/04/2021
Applicant Brendan & Olwyn Menton
Location 130, Morehampton Road, Donnybrook, Dublin 4
Additional Information
Proposal: Construction of a flat roof rear extension, raising of the roof and floor level of the first-floor return and new flat roof dormer with windows to the rear.

Area Area 1 - South East
Application Number WEB1126/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/04/2021
Applicant Patricia Spratt
Location 25, Herbert Avenue, off Merrion Road, Ballsbridge, Dublin 4
Additional Information
Proposal: First floor extension over ground floor level access to side with connection to all services and associated site works

Area Area 1 - South East
Application Number WEB1129/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/04/2021
Applicant Jenny Casey
Location 39, Merton Drive, Ranelagh, Dublin 6
Additional Information
Proposal: Planning permission is sought by Jenny Casey for the demolition of existing single storey extension and garden shed to the rear of the existing house and the construction of a single and two storey extension, including rooflight, to the rear and part side of the existing house, the conversion of the existing garage space to the front and the construction of 1no. dormer window to the rear slope of the existing house, and one new rooflight to the front slope and one new rooflight to the rear slope of the existing house and the widening of existing vehicular entrance/access,

associated elevational changes and all associated siteworks, all at no. 39 Merton Drive, Ranelagh, Dublin 6.

Area Area 1 - South East
Application Number WEB1136/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/04/2021
Applicant Eimear Hearne
Location 373, Clogher Road, Crumlin, Dublin 12

Additional Information

Proposal: The development consists of the retention of a dormer roof structure with window to the rear roof.

Area Area 1 - South East
Application Number WEB1334/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/04/2021
Applicant Fiona Joyce
Location 16+17, Portobello Wharf, Windsor Terrace/ Clanbrassil Street, Dublin, D08 W2T2

Additional Information

Proposal: The conversion of two penthouse apartments, no.16 is 88.5 sq.m and no.17 is 128.2 sq.m, to use as a single 3 no. bedroomed apartment totalling 218.5 sq.m, with associated internal modifications and development works, including the partial demolition of the party wall between the two apartments, the removal of 1 no. sliding door from the north elevation and its replacement with a high level opening window, the blocking up of 1 no. entrance door to apartment no.16 and infilling the existing opening with timber cladding to match existing, replacement of 1 no. rooflight with a smaller rooflight, the provision of 2 no. additional rooflights to the corridor and en-suite and all associated local roof repairs.

Area Area 1 - South East
Application Number WEB1342/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/04/2021
Applicant Fiona Mullan
Location 3, Newbridge Drive, Sandymount, Dublin 4

Additional Information

Proposal: Construction of a two storey extension of 15sqm to the side and the conversion of the attic space to provide 19.5sq.m of habitable accommodation with a dormer structure to the rear.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	2085/21
Appeal Type	Written Evidence
Applicant	Karen Clarke & Alan Giles
Location	9, Marine Drive, Sandymount, Dublin 4
Additional Information	

Proposal: The development will consist of: Partial demolition of the ground floor rear return [to enable ground floor extension to be built as exempt development] and construction of a new first floor rear return extension to the existing dwelling and associated site works.

Area	Area 1 - South East
Application Number	2489/20
Appeal Type	Written Evidence
Applicant	Red Carnation Hotels (UK) Ltd
Location	Hatch Hall, 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for a 60 no. bedroom hotel at Hatch Hall (Protected Structure) Ref: 3642), 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34 on a gross site area of 0.2242 ha. Hatch Hall currently ranges in height from 3 no. floors to 5 no. floors. The proposed development will consist of the following:

- Refurbishment of Hatch Hall and its change of use from residential institutional use to hotel use. The proposed hotel development includes 2 no. bars, lounge and hotel shop. The conversion of the former chapel building to meeting room/restaurant. The proposal involves alteration and conservation works to the existing fabric including amendments to the internal layout of the building, including the removal of internal partitions and screens to provide for bedrooms and the addition of a lift core. On the southern and eastern sides of the internal courtyard, a single storey glazed extension shall wrap around the protected structure, adjacent to the outdoor terrace. Openings shall be created at the southern side of Hatch Lane at first floor level (internal to the courtyard) to provide access to ground floor roof level for use as terrace. An enclosed fire escape from the upper floor of the chapel building shall be provided to the courtyard;
- Demolition of a section of the existing 3 and 4 no. storey building at the junction of Hatch Lane and Hatch Place and construction of an 8 no. storey extension, with plant at roof level;
- An additional floor is provided on the existing 4 no. storey Hatch Lane elevation, setback from the existing edge;
- Provision of 2 no. levels of basement. The second basement level will accommodate plant; welfare facilities, and storage, with kitchen, administration, gym and associated facilities at the first basement level. A fire escape corridor shall be provided to the courtyard;
- The existing pedestrian entrances are retained from Hatch Street Lower and Hatch Place. A new pedestrian entrance is provided from Hatch Lane. New delivery goods accesses/service entrances are provided from Hatch Place and Hatch Lane and new fire escape doors are provided from Hatch Lane;
- 8 no. bicycle spaces for visitors and 12 no. bicycle spaces for staff will be provided;
- Works to the public road and footpaths shall be undertaken to provide for a new drop-off area to the front of the proposed hotel and provision of additional 8 no. bicycle spaces for visitors. A glazed canopy over the entrance to the proposed hotel will be provided;
- Green roofs shall be provided over the fire escape corridors, adjacent to the former chapel, at fifth floor over the additional floor and at 8th floor in the new extension;

• Landscaping works shall be carried out to the internal courtyard. The proposal also includes for all associated site development works, including substation accessed off Hatch Place. The proposed development will have a Gross Floor Area of 7,292 square metres.

Area Area 1 - South East
Application Number 3327/20
Appeal Type Written Evidence
Applicant Carsara Inns Ltd.
Location 34, 35, 36 & 37 Pembroke Street Lower, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of demolition of Nos. 34, 35, 36 & 37 Pembroke Street Lower (3 no. 2-storey buildings; c.268 sqm total) comprising 3 no. commercial units; construction of a new 5 storey mixed use development consisting of 4 storeys of apartments including set back penthouse level with sedum roof containing 4 no. 2 bed and 3 no. 1 bed apartments (ranging in area from 45.7 - 86.2 sqm) each with private amenity terrace spaces; over commercial unit (90.4 sqm) at ground floor level; separate apartment entrance and communal facilities including secure bicycle parking (14 spaces) and refuse storage at ground floor level; all plant and ancillary site development works. The total gross floor area of the proposal is 713.4 sqm.

Area Area 1 - South East
Application Number 3674/20
Appeal Type Written Evidence
Applicant Paul & Ana Maria Larchet
Location 12 St. Mary's Road, Dublin 4, D04 P5N4
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission to construct 3-bedroomed part single storey & part 2-storey detached dwelling & alterations to pedestrian & vehicular entrances onto St. Mary's Lane all at rear.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 3040/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @07/04/2021
Applicant Melvin Properties Ltd.
Location 11, 11A &, 12, York Road, Ringsend, Dublin 4
Additional Information
Proposal: Planning Permission for a residential development at this site located at 11, 11a & 12 York Road, Ringsend, Dublin 4, D04 NR79 for a residential development on a c. 0.073 hectare site. The development will consist of: 1) Demolition of the existing 1 and 2 no. storey buildings on site (c. 667 sqm); 2) Construction of a residential development of 48 no. apartments comprising, 21 no. 1 bedroom apartments, 24 no. 2 bedroom apartments(including 3 no. duplex apartments), and 3 no. 3 bedroom apartments (all apartments to have balcony or terrace, extending to an overall height of 15 no. storeys (with setback southeast elevation at storeys 10-15 and setback storeys 14 and 15); 3) Internal communal winter garden (c. 37.8 sqm) at roof level and communal co-working space (c. 37.6 sqm) and gym (42.6 sqm) at ground floor level; 4) An area of external

landscaped communal open space (c. 175 sqm) to the rear and external landscaped open space (c. 130.3 sqm) at roof level; 5) Basement with 102 no. secure bicycle parking spaces and plant rooms; 6) A total of 4 no. external car parking spaces including 1 no. disabled access space) to the rear accessed via an undercroft vehicular entrance at York Road with bin storage, switch room and pedestrian access to York Road all at ground floor level; 7) All associated site development and infrastructure works, hard and soft landscaping adjacent to the northern elevation, sedum roof, ESB substation (at ground floor level fronting onto York Road) and all other ancillary works.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

14/21

(05/04/2021-09/04/2021)

Area Area 1 - South East
Application Number 0122/21
Application Type Social Housing Exemption Certificate
Applicant James Meagher
Location 6 - 8, Church Avenue, Dublin, 6
Registration Date 06/04/2021
Additional Information
Proposal: SHEC; Proposed 3 new residential houses along with associated site works

Area Area 1 - South East
Application Number 0127/21
Application Type Social Housing Exemption Certificate
Applicant Nicola and Donal Murray
Location Rear of Burlington House, Waterloo Lane, Dublin 4
Registration Date 09/04/2021
Additional Information
Proposal: SHEC: Demolition of existing buildings and provision of 4 no. houses. 1 no. 3-bed, 2-storey detached house, 3 no. 3-bed, 2-storey terraced houses. Vehicular and pedestrian access will be via existing vehicular access on Waterloo Lane with modifications.

Area Area 1 - South East
Application Number 0115/21
Application Type Social Housing Exemption Certificate
Applicant Rita Benaksas
Location 1 Riversdale Avenue, Rathgar, Dublin 6
Registration Date 26-Mar-2021
Additional Information
Proposal: SHEC: Subdivision of exist detached 2 storey dwelling into 2 no, 3 storey, 4 bedroom semi-detached dwelling.

*****Amendment to Week 12*****



Dublin City Council

SECTION 5 EXEMPTIONS

14/21

(05/04/2021-09/04/2021)

Area Area 1 - South East
Application Number 0123/21
Application Type Section 5
Applicant Una Bhreathnach & Jonathan Flynn
Location 36 & 37, Rathmines Park, Dublin, 6
Registration Date 06/04/2021

Additional Information

Proposal: EXPP; Proposal to internally join 2 small terraced houses, to create 1 dwelling. Minor internal alterations to join the houses. No change will be made to the external appearance of the houses. All works will be reversible

Area Area 1 - South East
Application Number 0126/21
Application Type Section 5
Applicant Maurice O'Connell
Location 86, Terenure Road East, Dublin 6
Registration Date 06/04/2021

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Remedial works and replacement of roof

Area Area 1 - South East
Application Number 0128/21
Application Type Section 5
Applicant Algeria Embassy
Location 14 Clyde Road,, Dublin 4.
Registration Date 06/04/2021

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Erection of 6m flag pole & reinstatement of steel gate posts and gates. Change of use as the buildings current office to embassy office

Area Area 1 - South East
Application Number 0130/21
Application Type Section 5
Applicant Maura Byrne and Patrick Cody
Location 86, Rathgar Road, Dublin 6
Registration Date 09/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: EXPP: Remove stud wall, sliding door between inner room and garden room (basement). Remove swing door and frame between return and inner room (basement). All elements non-original.
