



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

38/21

(20/09/2021-24/09/2021)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 1 COMMERCIAL

Area Area 1 - South East
Application Number 2239/21
Application Type Permission
Applicant Co-operative Housing Ireland
Location 11-12, Warrington Place, Dublin 2
Registration Date 23/09/2021
Additional Information Additional Information Received
Proposal: Permission for the repositioning of an existing outdoor air conditioning condenser unit with secure screening enclosure at the rear.

Area Area 1 - South East
Application Number 2527/21
Application Type Permission
Applicant James Meagher
Location 6-8, Church Avenue, Dublin 6, D06 P2T7
Registration Date 20/09/2021
Additional Information Additional Information Received
Proposal: Permission for the construction of 3 no. residential dwellings (Total area c. 447.3 sqm), consisting of 3 no 3 bed townhouses (Two storey plus attic/ three storey), all with associated private garden and screened terrace at first floor level to the rear, off-street car parking with access from Church Avenue, landscaping works, site services and associated site development works.

Area Area 1 - South East
Application Number 3525/21
Application Type Permission
Applicant Mr Joseph Hyland of Marland Properties
Location 100, Haddington Road, Dublin 4, D04F5F7
Registration Date 20/09/2021
Additional Information
Proposal: Planning permission is sought for the partial demolition, alterations & extension to the existing dwelling and the Construction of 1 No. new 2 storey dwelling, over a partial basement with a total floor area of 174.9 m², a screened garden & balcony, including the construction of 1 additional surface parking space, a new vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated site works.

Area Area 1 - South East
Application Number 3528/21
Application Type Permission
Applicant Beakontech Ltd
Location 25A, Bath Avenue, Dublin 4, D04NP80
Registration Date 20/09/2021
Additional Information
Proposal: PERMISSION & RETENTION Permission is sought for the development which will consist of a change of use at ground floor level of the property from the current Retail/Takeaway use to Licensed Restaurant use operating Monday through Sunday (inclusive) from 08:00am -

18:00pm, along with the improvement to the shopfront including new timber signage above, and all required upgrades to the mechanical ventilation to the rear and associated ancillary site works. Retention permission is also sought for the existing free-standing canopy/awning to the front of the building.

Area	Area 1 - South East
Application Number	3530/21
Application Type	Permission
Applicant	Department of Agriculture, Food & The Marine
Location	Agriculture House, Kildare Street, Dublin 2
Registration Date	20/09/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at the vehicular entrance to Agriculture House (Kildare Street, D02 WK12) on Lacey's Lane, just off Merrion Street Upper. The development will consist of the removal of an existing single storey security cabin. This existing cabin is to be replaced with a new single room, single storey security pavilion. The existing security cabin is in the curtilage of three Protected Structures; Government Buildings (RPS Ref: 20100242), Outbuildings (RPS Ref: 50100248) and No. 14 Merrion Street Upper (RPS Ref: 501 00252).

Area	Area 1 - South East
Application Number	3533/21
Application Type	Permission
Applicant	The select Vestry of the United Parish of Rathmines with Harold's Cross
Location	The Rectory, Purser Gardens, Rathmines, Dublin 6 D06 EOY5
Registration Date	21/09/2021

Additional Information

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

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

walls and railings to road frontages.

Proposed amendments under this application include:

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

Area	Area 1 - South East
Application Number	3536/21
Application Type	Retention Permission
Applicant	Dominic Mooney
Location	334A, Kildare Road, Crumlin, D12
Registration Date	21/09/2021

Additional Information

Proposal: RETENTION: Retention of the sub-division of the existing house & site into 2 separate properties consisting of a 3 bedroom house with large outhouse to the rear and a studio apartment with large outhouse to the rear.

Area	Area 1 - South East
Application Number	3546/21
Application Type	Permission
Applicant	Charlemont Regeneration Ltd
Location	17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Registration Date	23/09/2021

Additional Information

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

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

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

The development will consist of:

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

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

Construction of a new building comprising;

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

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

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

Area	Area 1 - South East
Application Number	3547/21
Application Type	Permission
Applicant	Embassy of Algeria
Location	14 Clyde Road, Ballsbridge, Dublin 4. D04 KP74
Registration Date	23/09/2021

Additional Information

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

Area	Area 1 - South East
Application Number	3556/21
Application Type	Permission
Applicant	Agenbite (T/A Milano)
Location	Milano, 19 Essex Street East Temple Bar, Dublin 2
Registration Date	24/09/2021

Additional Information

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

Area	Area 1 - South East
Application Number	3560/21
Application Type	Permission
Applicant	Mr Joseph Hyland of Marland Property
Location	100, Haddington Road, Dublin 4, D04F5F7
Registration Date	24/09/2021

Additional Information

Proposal: Planning permission for the partial demolition, a ground and first floor extension to the side and rear of the existing dwelling and the construction of a new 2 storey, semi-detached 3 bedroom dwelling with a balcony to front, over a partial basement with a total floor area of 174.9m². The works also include the construction of 1 additional surface parking space, a new vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated works.

Area Area 1 - South East
Application Number 3562/21
Application Type Permission
Applicant RGRE J&R Valery's Ltd
Location Site at the junction of Appian Way and Leeson Street Upper, Dublin 6 (adjacent to No. 1 Leeson Street Village and the Mitchel House Apartments)
Registration Date 24/09/2021

Additional Information

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

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

The proposed development will comprise:

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

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

Area Area 1 - South East
Application Number 3566/21
Application Type Permission
Applicant Mary Jo Looby and Colin Kelleher
Location 26 Raglan Lane, Ballsbridge, Dublin 4, D04 A0C9
Registration Date 24/09/2021

Additional Information

Proposal: The development will consist of the demolition of an existing two storey house and glass conservatories which are non-compliant with building regulations, site clearance and construction of a 235 sqm 2 storey dwelling house with a mansard roof and attic level accommodation, with one off street courtyard car parking space from Raglan Lane, a rear landscaped garden and enclosed terraces to the rear and to the front of the proposed mews building, relocated vehicular access and

new vehicular automated access gate onto Raglan Lane, along with all associated site works including landscaping and services formerly within the curtilage of a protected structure.

Area Area 1 - South East
Application Number 3567/21
Application Type Permission
Applicant Brian Rutledge
Location 13 St. Andrews Street, Dublin 2, D02 DP48
Registration Date 24/09/2021

Additional Information

Proposal: Planning permission for a mid-terrace building consisting of three storey office-use over retail use at ground floor and basement. The development to consist of: alterations to shopfront and office-entrance on St. Andrew Street, increase in floor areas of office (2.5m²) and retail (0.5m²) at ground floor and formation of new office lobby plus adjustments to ground floor door opening on rear elevation, plus new flat-roof access door and provision of parapet railings at first floor plus all associated works.

Area Area 1 - South East
Application Number WEBDSDZ1951/21
Application Type Permission
Applicant Carved KLN Limited
Location Unit 2, Ropemaker Place, Cardiff Lane, Grand Canal Dock, Dublin 2
Registration Date 22/09/2021

Additional Information

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

Area Area 1 - South East
Application Number WEB1496/21
Application Type Permission
Applicant Jenny Anne Corkery and Cillian Mc Govern
Location Rear of No. 13 Emorville Avenue, Portobello, Dublin 8, D08 R22W
Registration Date 02-Sep-2021

Additional Information Additional Information Received

Proposal: (a) Demolition of existing rear garage;

(b) Alterations to existing northern boundary wall and side vehicular entrance;

(c) The sub-division of the rear garden of no. 13 Emorville Avenue; and

(d) The construction of a new two storey detached infill dwelling with entrance off Ovoca Road, all as per previously approved planning application Reg. Ref. 4050/19.

Proposed changes to application Reg. Ref. 4050/19 include the addition of a pitched roof with flat roof section and roof light, a flat green roof to single storey section, alterations to the front façade materiality and overall aesthetic to be more in keeping with the character of the area, internal

layout modifications, relocation of the ground floor courtyard from the southern boundary to the northern boundary, an increased gross floor area of 2.5 sqm, and all associated site works.

*****Amendment to Week 36*****

**Area 1
DOMESTIC**

Area Area 1 - South East
Application Number 2727/21
Application Type Permission
Applicant Matthew Langan
Location 36, Sandford Road, Ranelagh, Dublin D06 WP65
Registration Date 22/09/2021
Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: The development will consist of:

Alterations to front driveway to house to include:

- a) Removal of existing brick pier, and rebuilding of pier in adjacent location to widen vehicular access to site from 2490mm to 3340mm;
- b) Demolition and rebuilding of existing non-original random rubble side boundary wall, and
- c) Removal of existing concrete paving slabs in front driveway and replacement with gravel with granite cobble lock at entrance.

Area Area 1 - South East
Application Number 2828/21
Application Type Permission
Applicant Kevin Mahony and Genevieve Ryan
Location 2A, Doris Street, Ringsend, Dublin 4
Registration Date 23/09/2021
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 3527/21
Application Type Retention Permission
Applicant Chris Dardis
Location 47, Raglan Road, Ballsbridge, Dublin 4
Registration Date 20/09/2021
Additional Information

Proposal: PROTECTED STRUCTURE . RETENTION PERMISSION for: (i) the demolition of a small single storey shed (ii) a single storey extension with rooflights to the rear basement/lower ground floor (iii) A two storey extension to the rear basement/lower ground floor and entrance/upper ground floor (iv) 1 no. bathroom to rear bedroom (v) 1 no. en suite bathroom to rear study/home office and all associated alterations and site works, and PLANNING PERMISSION

for: (vii) 2 no. replacement windows to the rear and side elevation (viii) proposed alteration to rear bedroom on the basement/lower ground floor, to relocate the existing en suite, block up the existing side window that opens out into the new extension and form a new external window to the existing bedroom on the side elevation of the original return, all to the rear of the property.

Area Area 1 - South East
Application Number 3531/21
Application Type Permission
Applicant Stephen Thorpe
Location 71 Wilfield Road, Sandymount, Dublin 4, D04 H9R9
Registration Date 20/09/2021

Additional Information

Proposal: Permission sought for an attic conversion to include a dormer window structure at attic level to the rear and realignment of main roof structure to replace the hipped design with a new gable design. Works to include 2 no. flat rooflights to the front roof surface at attic level. Also, provision of a new vehicular entrance driveway to the front garden area for off street parking.

Area Area 1 - South East
Application Number 3535/21
Application Type Permission
Applicant Patrick O' Connor
Location 45, Ringsend Park, Dublin 4. D04 EF84
Registration Date 21/09/2021

Additional Information

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

Area Area 1 - South East
Application Number 3545/21
Application Type Permission
Applicant Barbara Hamill
Location 27, Lismore Road, Dublin 12. D12 VX5E
Registration Date 22/09/2021

Additional Information

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

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

Registration Date 23/09/2021

Additional Information

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

Area Area 1 - South East
Application Number 3552/21
Application Type Permission
Applicant Amy Swearingen
Location 130, Ringsend Park, Dublin 4, D04 AT28
Registration Date 23/09/2021

Additional Information

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

Area Area 1 - South East
Application Number 3555/21
Application Type Permission
Applicant Georgine Mullen & Craig Andrew
Location 61, Ranelagh Road, Dublin 6, D06 YW11
Registration Date 23/09/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development consisting of alterations and extensions to existing 3 storey rear return to form new extended lower ground floor accommodation; new bedroom and projecting bay window to ground level; new opal glass windows to north elevation; alterations to existing rear return roof to increase floor/ceiling level and replacement with reduced footprint to accommodate new bathroom; reinstatement of previously modified landing arch window internally, removal of window and vents facing No. 60 Ranelagh Road; removal of non-original utility extension and steps to rear return; removal of existing ensuite to first floor front room and replacement with smaller ensuite to rear bedroom area; removal of stairs to attic bedroom area and reinstatement of ceiling in landing area; new 3m & 2.6m wide internal openings to existing walls in lower ground floor; new stud wall to form utility space to lower ground floor; new wc to lower ground floor area; alterations to front lower ground floor window to form new double doors in existing opening; new extended front terrace area to lower ground floor front garden space; removal of cement pointing to existing front granite steps and replacement with lime mortar; new rear terrace and steps at reduced levels to rear garden to access existing garden / garage area; new insulated slab to lower ground floor; repairs to main roof including replacement of front roof-light to conservation roof-light, removal of existing rear roof light; replacement of casement windows to sash windows to main house and all associated site works.

Area Area 1 - South East
Application Number WEB1946/21
Application Type Permission
Applicant Elizabeth Byrne
Location 50, Aikenhead Terrace, Stella Gardens, Dublin 4
Registration Date 21/09/2021

Additional Information

Proposal: The development will consist of the removal of stone cladding and restoration of front façade, a 44.3m² ground floor extension to the rear, a 25.5m² first floor extension to the side and the rear and all associated site work.

Area Area 1 - South East
Application Number WEB1958/21
Application Type Retention Permission
Applicant Curley
Location 3, Gilford Avenue, Sandymount, Dublin 4
Registration Date 23/09/2021

Additional Information

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

Area Area 1 - South East
Application Number WEB1959/21
Application Type Permission
Applicant Elizabeth Byrne
Location 50, Aikenhead Terrace, Stella Gardens, Dublin 4
Registration Date 24/09/2021

Additional Information

Proposal: The development will consist of the removal of stone cladding and restoration of front façade, a 44.3m² ground floor extension to the rear, a 25.5m² first floor extension to the side and the rear and all associated site work

Area Area 1 - South East
Application Number WEB1960/21
Application Type Permission
Applicant Robert Quinn & Elizabeth Hooper
Location 54, Derravaragh Road, Terenure, Dublin 6W, D6W EV66
Registration Date 24/09/2021

Additional Information

Proposal: The development will consist of a first floor extension with hipped roof, above existing single storey to front.

**Area 1
Decisions**

Area Area 1 - South East
Application Number 0190/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 24/09/2021
Applicant Fay Murphy & Michael Rooney
Location 127, Leinster Road, Rathmines, Dublin 6
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Replacement of single glazed sliding sash timber windows with sliding sash slimlite heritage double glazed windows. Replacement of rotten side timber door with new timber door. New fanlight window to rear 2nd floor stairs landing to replace non original window.

Area Area 1 - South East
Application Number 0297/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 24/09/2021
Applicant Una McClean & Paul Howard
Location 6 & 8, Larkfield Park, Harolds Cross, Dublin 6W
Additional Information
Proposal: EXPP; ABP decision attached Apx 3, subsection 2(A) S.I. No 600/2001 - Planning and development regs 2001 Schedule 2(part1) Class 3. Are we exempt under regs?
The construction ,erection or placing within the curtilage of a house of any Tent, Awning, shade, or other object, Greenhouse, Garage, Store, Shed or other similar structure.

Area Area 1 - South East
Application Number 0300/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 22/09/2021
Applicant D.L Builders
Location 18, Synge Street, Dublin 8
Additional Information
Proposal: PROTECTED STRUCTURE: EXPP: Decoration of the already painted rendered walls at garden level to the front of the house, decoration of the front door and surrounds and windows, cleaning and painting of cast iron railings to the front of the house and up the steps, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to the existing kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in first floor rooms in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

Area Area 1 - South East
Application Number 0301/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 22/09/2021
Applicant Highbury Lane Properties
Location 1, Fitzwilliam Place, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: EXPP: The proposed works include carrying out repair work to pointing/mortar joints to front facade and changing the colour of the front windows and front door of the property.

Area Area 1 - South East
Application Number 0306/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/09/2021
Applicant Patrick and Tina Wall
Location 28, Durrrow Road, Crumlin, Dublin 12
Additional Information
Proposal: SHEC: Construction of 1no. 3no. bed 2no. storey terraced house

Area Area 1 - South East
Application Number 0311/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/09/2021
Applicant Lorraine Foster Daly
Location 7, Rutland Grove, Dublin 12
Additional Information
Proposal: SHEC; 2 storey, 2 bedroom dwelling to side

Area Area 1 - South East
Application Number 0315/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 22/09/2021
Applicant John & Rhonda Gillespie
Location 24, Lakelands Park, Terenure, Dublin 6W
Additional Information
Proposal: SHEC: Planning Permission is sought for; the construction of a new two storey house to the side of No 24 Lakelands Park, Terenure, Dublin 6W, including alterations to the existing garage, the demolition sheds and the construction of a new pedestrian gate to laneway and all associated site works.

Area Area 1 - South East
Application Number 2124/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/09/2021
Applicant Margaret Keane
Location 21, Belgrave Square South, Rathmines, Dublin 6
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist of the construction of a

mews house to the rear of No. 21 Belgrave Square South which will face onto and be accessed from the existing unnamed mews laneway to the rear and Belgrave Avenue to the side. The development will include the demolition of the existing single storey shed and rear boundary wall to Belgrave Avenue and the unnamed laneway and the construction of a new 152 sqm, two-storey with partial set back third storey three-bedroom mews house. The mews house is set back from the existing laneway boundary and consists of a garage and bin store accessed off the unnamed laneway, one bedroom with en-suite bathroom, WC, study and rear garden on the ground floor level, kitchen/dining room/ living room on the first floor level, and two bedrooms with a shared bathroom and 1 no. screened external terrace on the partial second floor level, roof lights and sundry associated minor works.

Area	Area 1 - South East
Application Number	2769/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/09/2021
Applicant	AAI Kenilworth Limited
Location	348 Harold's Cross Road, Dublin 6W, D6W VW99
Additional Information	Additional Information Received
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 Harolds 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	2843/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/09/2021
Applicant	Axis Health Care Assets Limited
Location	Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40
Additional Information	Additional Information Received

Proposal: Permission for development of Donnybrook Primary Care Centre and additional works at Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40. The proposed development comprises :

- (i) construction of a new Primary Care Centre, 4 storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices, service areas, staff facilities & circulation (6,175sq.m.), General Practitioner Surgery (552sq.m.), Retail Pharmacy Unit (132sq.m.); car parking, cycle parking, plant, storage and refuse management at basement level; escape stair enclosure; external plant enclosure; all ancillary floorspace (505sq.m.); new Quadrangle Garden; 1 no. National Ambulance Service parking space; vehicular access via existing public entrance to Royal Hospital Donnybrook at Bloomfield Avenue; building signage; sub-station; external plant; connection to existing water and waste-water services;
- (ii) remove the existing main surface car park at Royal Hospital Donnybrook (82 no. spaces) and re-configure the entrance car park (12 no. spaces), and provide 94 no. spaces as follows, new car parking spaces adjacent existing Hospital building (4 no.), re-configure and extend the Entrance Car Park (66 no.), extend car park adjacent to the Hospital Maintenance Yard (13 no.) and new car parking spaces adjacent to the Pavilion (11 no.);
- (iii) New controlled pedestrian and cycle link at Cullenswood Park with new entrance piers & gate, new steps and ramp to connect to existing internal path and road network within the grounds of Royal Hospital;
- (iv) All related site lighting, hard and soft landscaping, site development works and excavation works above and below ground.

Area	Area 1 - South East
Application Number	2933/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/09/2021
Applicant	Des & Kimberley Kennedy
Location	225, Harold's Cross Road, Dublin 6W, D6W P932
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of existing single storey rear return & chimney and the construction of a part single, part two storey attached side extension, a single storey front facing bay window, associated roof lights to rear roof , partly raising the side and rear boundary walls around site curtilage and all associated site works and services above and below ground.

Area	Area 1 - South East
Application Number	3100/16/X1
Application Type	Extension of Duration of Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/09/2021
Applicant	Tim Murphy
Location	4/5, Liberty Lane, Dublin 8
Additional Information	

Proposal: EXT.OF DURATION: Permission for modifications to previously approved 5 storey over basement office building (register Ref: 4022/07) as follows: maintain approved building height but omit a floor to improve storey heights for the remaining 4 storeys over basement. Also, proposed layout and elevational modifications.

Area Area 1 - South East
Application Number 3227/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/09/2021
Applicant The Workmans Club Ltd.
Location Rear 9-10, Wellington Quay and 8 Essex Street East
Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following to rear of 9, 10 Wellington Quay, Dublin 2 (Protected Structures) and above Anne's Bar, No. 8 East Essex Street, Dublin 2 (attached to the Clarence Hotel 6-8 Wellington Quay and 6-8 East Essex Street, Dublin 2 (a Protected Structure):

- a) The provision of a new open-air dining terrace (80sqm) at second floor level above Anne's Bar and above the existing laundry room at first floor level, with painted steel fascia and glass balustrade;
- b) The provision of a double-pitched retractable fabric canopy above said terrace;
- c) The reconfiguration of the existing pedestrian external walkway/stairs between the existing open-air terrace to the rear of Nos. 9, 10 Wellington Quay and the laundry room at first floor level at No 8 East Essex Street (above Anne's Bar), to provide level access to the proposed new terrace at 2nd floor level on East Essex Street which is equivalent to first floor level on Wellington Quay and to retain the fire escape previously shown through the laundry room below.

Area Area 1 - South East
Application Number 3233/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/09/2021
Applicant Berwick Properties Ltd.
Location Peter Place, Dublin 2

Additional Information

Proposal: Permission for development consisting of a 5 storey above ground floor residential building, totalling 6 storeys overall, at a height of 20.8m containing 19 apartments comprising of 3 no. studio units, 10 no. 1 bedroom units, and 6 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 26.6m². Bin storage is provided at ground floor level as well as a 32-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.

Area Area 1 - South East
Application Number 3250/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/09/2021
Applicant Exchequer Developments Limited
Location A 0.1265 ha site at The Central Hotel, Nos 1-5
Exchequer Street and Nos 11, 14, 15, & 16 South Great
George's Street and No 12 Dame Court, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: - the

refurbishment/reconfiguration, partial sundry demolition and expansion of the Central Hotel (a protected structure RPS. Ref. No. 2719) to result in an overall amalgamated hotel of 6,676.5 sq.m. with a total of 129 no. bedrooms within 5 storeys over basement with a 6 storey element with plant level (above No.12 Dame Court) and will include the following:

1) Demolition of existing 2 storey building No.12 Dame Court (c.304 sq.m) and its replacement with a 6 storey building with an overall height c.21.245m (30.795mOD) including a basement area amalgamated with the hotel with lift and stairs, access for deliveries and refuse storage, and electricity sub-station at ground floor level and hotel bedrooms from mezzanine through fourth floor levels with plant level at fifth floor level; 5 no. windows to new bedrooms to the rear elevation of No.12 Dame Court over mezzanine to fourth floor levels. The external elevational treatment to street is a profiled glazed façade with perforated/profiled metal panels to match the adjacent rooftop extension.

2) Refurbishment and reconfiguration of existing Central Hotel and associated premises as follows:-

A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and Nos 11, 14, 15 & 16 South Great George's Street to provide ancillary hotel areas including the internal alterations to the existing nightclub and the creation of entrance lobby, toilets, office, cloakroom, storage/plant/attenuation and staff areas. Change of use of basement areas of Nos 14, 15 and 16 South Great George's Street from ancillary retail storage to form part of an amalgamated hotel use as plant, office/administration space, storage, public and staff toilet areas and part kitchen. Office / Admin space moved to a different location than previously permitted and swapped with staff canteen as well as the main kitchen moved.

B) Ground floor level - Amalgamation of Nos 14, 15 & 16 South Great George's Street into the Central Hotel and associated change of use from retail to café / delicatessen and bar / restaurant. Reconfiguration/refurbishment of internal areas of Hotel to provide reception, lounge and associated backroom areas. The change of use of the following; ground floor of no. 11 South Great George's Street from public bar to retail use (as Christian Science Reading Room moved from its current location at No.15 South Great George's Street); ground floor of No.14 South Great George's Street from retail use to bar/restaurant use; ground floor of No.15 South Great George's Street from retail use to bar/restaurant use; ground floor of No.16 South Great George's Street from retail use to café/delicatessen use; ground floor area at entrance to existing Exchequer Bar to change to become part of hotel reception/lounge; ground floor area as part of the existing Globe Bar/Rí-Rá nightclub from public bar use to retail use as part of the amalgamated hotel; new retail unit on Dame Court (adjacent to No.12 Dame Court); and new entrance door with canopy over to Bar/Restaurant on Dame Court.

C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities, insertion of risers); refurbishment of existing 'Library Bar' (and associated alterations); change of use of part of Library Bar as 2 no. bedrooms; removal of infill block connected by spiral staircase to existing retail unit at No.15 South Great George's Street; removal of existing keg room and addition of a garden terrace; removal of ancillary space in courtyard to provide a landscaped platform area (including void to existing basement passageway) with maintenance access only;

D) Second and Third floor levels - Refurbishment and provision of bedrooms (to include removal and insertion of partitions, insertion of risers and removal of exit passageway (external) between existing east and west parts of hotel), introduction of an inaccessible landscaped terrace at second floor level;

E) Fourth floor level - Removal of existing fourth floor level Mansard roof structure of the Central Hotel fronting onto Dame Court and Exchequer Street and its replacement with a new fourth floor level in its place to comprise a screen of narrow vertical metal fins, in front of a wall of glazing and metal panels with a standing seam metal roof in the same colour and material and 2 no. dormers facing onto Exchequer Street; removal of eastern side of pitched slate roof along South Great

George's Street and provision of bedrooms/storage (with flat roof above), the removal of a chimney on Dame Court close to Exchequer Street and the heightening of the remaining chimneys to the ridge height of the new roof to Dame Court; reinstatement of the 2 no. pediments on the South Great George's Street elevation in terracotta and brickwork; provision of external balcony/terrace areas.

F) Removal of existing lift shafts and stair cores (including chimney) from basement/ground to 4th floor levels and provision of new stairwells/lift shafts/servicing ducts/risers/dumb waiters as well as revisions to circulation/access (including provision of new opes) and removal of internal walls/partitions/replacement of doors as necessary; new glazed opening in existing staircase at first floor level; glazed finish to internal facade of new northern 'wing' (which includes bedrooms and access at first to fourth floor levels).

G) External works to include; new canopies/signage, refurbished and replacement shopfronts (and lighting) on Exchequer Street & South Great George's Street facades (including replacement of existing non-original entrance canopy), replacement of windows at ground floor level; repointing and replacement of existing windows with new timber sliding sash windows; the new façade to the courtyard comprises a glazed screen with vertical metal fins incorporating some metal panels and solar shading devices in the same metal finish; installation of secondary glazing units to bedrooms; entrance treatment and signage throughout above shopfronts to South Great George's Street and Exchequer Street including the new centralised entrance and the replacement screen doors to Dame Court; and all associated site development works.

Area	Area 1 - South East
Application Number	3253/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/09/2021
Applicant	Siobhan Dillon and Michael Hale
Location	23, Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for:

- a) single-storey 7.2 sq.m extension at lower ground floor to the side of an existing rear (north) extension.
- b) internal modification works including reconfiguration of the internal living space for improved circulation, and
- c) upgrade works to existing windows, doors, mechanical and electrical services.

All with associated services at 23 Leeson Park Avenue, Ranelagh, Dublin 6, D06 E788 (Protected Structure Ref. 4386).

Area	Area 1 - South East
Application Number	3255/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/09/2021
Applicant	David & Rosslyn Ryan
Location	28, South Hill, Dartry, Dublin 6, D06 CV63

Additional Information

Proposal: Demolition of single storey extension to side and rear, provision of side extension to ground, first and attic floor, provision of rear single storey extension, covered side access, conversion of existing attic, provision of 2 no. dormer windows to rear, velux roof lights to front and

rear roofs, alterations to front entrance and provision of front porch, widening of vehicular entrance & associated upgrading and ancillary works.

Area Area 1 - South East
Application Number 3266/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/09/2021
Applicant MBX Developments Limited
Location 92A Harolds Cross Road /St Clare's Avenue, Harolds Cross, Dublin 6W

Additional Information

Proposal: The development will consist of the demolition of the existing storage sheds and front wall of the site and the construction of 2 no. two storey blocks accommodating a total of 5 no. apartments (1 no. duplex 2 bed unit and 4 no. 1 bed units) and include cycle storage for all units. Between the 2 blocks an external stair will provide access to the two units located at first floor level. The private amenity or balcony spaces of the 5 units are recessed into the front façade of the development on St. Clares Avenue.

Area Area 1 - South East
Application Number 3298/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/09/2021
Applicant Enable Ireland Disability Services
Location Enable Ireland Garden Centre, Sandymount Avenue, Dublin 4. D04 C621

Additional Information

Proposal: Permission is sought for the demolition of existing 106m² single garden centre building and replacement with single storey 106m² pitched roof garden centre building.

Area Area 1 - South East
Application Number 3525/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/09/2021
Applicant Mr Joseph Hyland of Marland Properties
Location 100, Haddington Road, Dublin 4, D04F5F7

Additional Information

Proposal: Planning permission is sought for the partial demolition, alterations & extension to the existing dwelling and the Construction of 1 No. new 2 storey dwelling, over a partial basement with a total floor area of 174.9 m², a screened garden & balcony, including the construction of 1 additional surface parking space, a new vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated site works.

Area Area 1 - South East
Application Number 3742/10/X1

Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	24/09/2021
Applicant	Charlemont Regeneration Ltd.
Location	Charlemont Street/Tom Kelly Road, Dublin 2

Additional Information

Proposal: EXT. OF DURATION: Alcove Properties seeks a 10 year permission for development at Charlemont Street/Tom Kelly Road, Dublin 2 (measuring approximately 2 hectares). The site is located in an urban block bounded to the east by Charlemont Street, to the south by Charlemont Mall, to the west by Richmond Street South and by Harcourt Road to the north. Tom Kelly Road, which is a cul-de-sac, partially bisects the site and is oriented in a north-east to south-west direction from its access junction with Charlemont Street. The proposed mixed-use regeneration project, including the provision of a new public street from Charlemont Street towards Richmond Street South, involves the rehousing of the existing community and the provision of a total of 260no. residential units and incorporated a significant office element with retail, restaurant and multiplex cinema uses and community sports centre in an overall development quantum of c.53,275sqm of gross floor space. The development is comprised of c.27,103sqm of residential floor space, c.19,917sqm of office floor space, c.852sqm of community floor space, c.135sqm of childcare/retail floor space and c.5,268sqm of cafe/restaurant/retail/cinema floor space. The development will be contained within 5no. blocks ranging in height from four to eight storeys and includes 381no. car parking spaces at basement level with ramped access off Charlemont Street and the new east-west public street, 4no. on street public parking spaces and a set-down area. The proposed development will include the demolition of all structures on site including all habitable dwellings. The development also includes all public realm works, community facilities, ancillary landscaping, site preparation and excavation works, utilities connections, ESB Substations, a 16m x 9m outdoor sports court and all other works ancillary to the regeneration project. The nature and extent of development proposed in each block is as follows:

Block 1: This block with a total gross floor space of 11,882sqm is 6 storeys in height and contains: c.6,639sqm of residential use comprising 63no. residential units (3no. 1 bed, 50no. 2 bed, and 10no. 3 bed units); c.4,231sqm of office floor space; and c.952sqm of cafe/restaurant/retail floor space (including 383sqm of convenience retail floor space). Balconies are provided for all the residential units.

Block 2: This block with a total gross floor space of 19,145sqm is 7-8 storeys in height and contains: c.15,344sqm of office floor space and c.3,801sqm of cafe/restaurant/retail/cinema floor space. This block also contains the 6 screen, 789no. seat multiplex cinema.

Block 3: This block with a total gross floor space of 9,876sqm is 5-7 storeys in height and contains: c.8,547sqm of residential use comprising 82no. residential units (16no. 1 bed, 44no. 2 bed, 18no. 3 bed and 4no. 4 bed units); c.342sqm of office floor space; a c.852sqm community sports centre (including hall, changing rooms, offices, and staff rooms and including an estate office of 52sqm) at basement and surface levels located within the internal courtyard; and c.135sqm of crèche/retail floor space. Balconies are provided for all the residential units.

Block 4: This block with a total gross floor space of 7,933sqm is 4-6storeys in height and contains; c.7,535sqm of residential use comprising 73no. residential units (13no. 1 bed, 32no. 2 bed, and 28no. 3 bed units) and c.398sqm of cafe/restaurant/retail floor space. Balconies are provided for all the residential units.

Block 5: This block with a total gross floor space of 4,499sqm is 4-5 storeys in height and contains: c.4,382sqm of residential use comprising 42no. residential units (4no. 1 bed, 30no. 2 bed and 8no. 3 bed units) and c.117sqm of cafe/restaurant/retail floor space. Balconies are provided for all the residential units. An Environmental Impact Statement (EIS) and non-technical summary accompanies this application and will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Dublin City Council.

Area Area 1 - South East
Application Number WEB1496/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/09/2021
Applicant Jenny Anne Corkery and Cillian Mc Govern
Location Rear of No. 13 Emorville Avenue, Portobello, Dublin 8, D08 R22W

Additional Information Additional Information Received

Proposal: (a) Demolition of existing rear garage;
(b) Alterations to existing northern boundary wall and side vehicular entrance;
(c) The sub-division of the rear garden of no. 13 Emorville Avenue; and
(d) The construction of a new two storey detached infill dwelling with entrance off Ovoca Road, all as per previously approved planning application Reg. Ref. 4050/19.
Proposed changes to application Reg. Ref. 4050/19 include the addition of a pitched roof with flat roof section and roof light, a flat green roof to single storey section, alterations to the front façade materiality and overall aesthetic to be more in keeping with the character of the area, internal layout modifications, relocation of the ground floor courtyard from the southern boundary to the northern boundary, an increased gross floor area of 2.5 sqm, and all associated site works.

Area Area 1 - South East
Application Number WEB1821/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/09/2021
Applicant Paul Hughes
Location 26, Pembroke Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning Permission is sought by Paul Hughes for the alterations of an existing Mews dwelling at the site of No.26 Pembroke Lane, Ballsbridge, Dublin 4.

The works will comprise of the following:

- a) The demolition and replacement of the existing single storey shed structure to the rear of the property
- b) The demolition and replacement of the existing dormer window to the rear of the property
- c) 2 No. Feature windows at ground and first floor to the front of the property, with new metal cladding applied to the front elevation at ground level
- d) Replacement of all windows and doors
- e) New roller shutter to existing vehicular opening to Pembroke Lane
- f) All Internal alterations
- g) All associated site & landscaping works

The proposed works do not result in an increase in internal floor area of the dwelling (96.4 sq.m)

Area Area 1 - South East
Application Number WEB1822/21
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 24/09/2021
Applicant John Byrne

Location Crumlin Road Pharmacy, 251, Crumlin Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of the demolition of existing rear single storey return structure and shed building. Construction of new single storey ground level extension to existing pharmacy. Installation of new shop front doors and glazing. Erection of 2.5m (H) x 3.5m (W) advertising panel fixed to front gable at east side of building on to Crumlin Road, along with all necessary ancillary works.

Area Area 1 - South East
Application Number WEB1825/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/09/2021
Applicant Ross Byrne
Location 14, Hollybank Avenue Lower, Ranelagh, Dublin 6

Additional Information

Proposal: The development will consist of:

- (1) Conversion of multi-unit residential (flats) back to single-family residential,
 - (2) Demolition & alteration works to existing rear return and extension,
 - (3) Construction of a new part single-storey, part two-storey extension with roof lights to rear,
 - (4) Construction of a new Attic Dormer window to rear,
 - (5) Associated site drainage and ancillary site works, all to the existing two storey mid-terrace property.
-

Area Area 1 - South East
Application Number WEB1834/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/09/2021
Applicant Conor Breen
Location 27, Ramleh Park, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of;

- 1) canopy to the front of the dwelling with copper clad finish,
 - 2) first floor stairs extension to the side of the dwelling with copper clad finish,
 - 3) conversion of existing hip roof to gable,
 - 4) conversion of existing attic to bedroom & en-suite with dormer style window to the rear & rooflight to the front,
 - 5) new connection to mains sewer in public roadway and all associated site works.
-

Area Area 1 - South East
Application Number WEB1928/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/09/2021
Applicant Lorraine Foster Daly
Location 7, Rutland Grove, Crumlin, Dublin 12

Additional Information

Proposal: New 2 bedroom, 2 storey, detached dwelling to side of existing dwelling with new vehicular access and associated site works.

Area Area 1 - South East
Application Number WEB1940/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/09/2021
Applicant Roisin Curley
Location 3, Gilford Avenue, Sandymount, Dublin 4

Additional Information

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

Area Area 1 - South East
Application Number WEB1946/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/09/2021
Applicant Elizabeth Byrne
Location 50, Aikenhead Terrace, Stella Gardens, Dublin 4

Additional Information

Proposal: The development will consist of the removal of stone cladding and restoration of front façade, a 44.3m² ground floor extension to the rear, a 25.5m² first floor extension to the side and the rear and all associated site work.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3065/21
Appeal Type Written Evidence
Applicant John Gilleran & Kate Norton
Location 17, Palmerston Road, Rathmines, Dublin 6 D06 R6E4

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission is sought for (a) formation of single storey kitchen/living area with raised glass lantern to rear of house including removal of existing window and sill to rear wall of house at half landing between garden and entry level (b) formation of access to proposed extension by increase in width of existing doors to rear garden (c) increase in width of existing door ope to proposed dining room (d) removal and relocation of internal wall to playroom to form storage area (e) remodelling of existing shower room at garden level to shower room and pantry and relocation of access to garage (f) installation of toilet & wash hand basin to existing cloakroom at entry level (g) formation of en-suite shower room and walk in wardrobe to main bedroom at first floor level (h) formation of linen store at first floor level landing (i) formation of en-suite shower room to bedroom at first floor level (j) removal of existing shower room & bathroom at second floor level and formation of bedroom to front and bathroom to rear (k) installation of existing window and sill removed from half landing between garden and entry levels to rear second

floor level (l) internal alterations including upgrading of mechanical & electrical services & formation of new concrete floor at garden level (m) refurbishing of existing sliding sash windows (n) re-pointing of brick to front elevation (o) hard and soft landscaping to front garden (p) increase in width of vehicular access gate to 3.6m & formation of new automated sliding gate inside of front boundary railings (q) installation of electric car charging point to front garden (r) associated site works.

Area	Area 1 - South East
Application Number	3081/21
Appeal Type	Written Evidence
Applicant	St. Conleths College Ltd
Location	St. Conleth's College, 28 Clyde Road, Dublin 4 (a Protected Structure) and 28a Clyde Lane, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the following development at existing school premises at 28 Clyde Road, Dublin 4 (a Protected Structure) and 28a Clyde Lane, Dublin 4. Demolition of 21 sq.m. of existing buildings. New 660 sq.m. extension to the school buildings: a three storey element fronting onto Clyde Lane (and incorporating existing 2 storey coach house at 28A Clyde Lane). Associated works and internal modifications.

Area	Area 1 - South East
Application Number	WEB1713/21
Appeal Type	Written Evidence
Applicant	Fiona and Steve Glynn
Location	27, Sydney Parade Avenue, Sandymount, Dublin 4

Additional Information

Proposal: Works include the demolition of an existing single storey extension to the rear. The construction of a new single storey extension to the rear, three storey extension to the side and rear and alterations to the entrance gate. Internal alterations, refurbishment and decoration. No significant trees will be affected and existing parking spaces retained.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	WEB1286/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	21/09/2021
Applicant	Bill Ahessy
Location	No. 5, Garden Terrace, Clanbrassil Street Upper, Dublin 8

Additional Information

Proposal: The development will consist of, the demolition of an existing single storey extension and roof to the rear of the property and the construction of a two storey extension comprising a bathroom and bedrooms at first floor level. As part of the proposed works some internal alterations to the existing house are proposed.

Area Area 1 - South East
Application Number 3845/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 16-Sep-2021
Applicant Robert and Alanna Feely
Location site 0.245 hectare/0.607 acre to the east of Abingdon, 1A,
Saint Alban's Park, Sandymount, Dublin 4, D04 X0K0

Additional Information Additional Information Received

Proposal: The development comprises of the demolition of the existing dwelling known as 'Abingdon' and construction of a replacement single storey dwelling and ancillary single storey studio at the southern end of the rear garden. The proposed development includes all associated and ancillary works, including new boundary treatment, updated landscaping to the existing garden, all site services and civil works, reconfigured driveway to the north of the site for the parking of two vehicles and replacement of existing entrance gate.

*****Amendment to Week 37*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

38/21

(20/09/2021-24/09/2021)

Area	Area 1 - South East
Application Number	0319/21
Application Type	Social Housing Exemption Certificate
Applicant	Joseph Hyland of Marland Property
Location	100, Haddington Road, Dublin 4
Registration Date	20/09/2021

Additional Information

Proposal: SHEC: Works include the partial demolition, alterations & extension to the existing dwelling and the construction of 1 no. new 2 storey dwelling, over a partial basement with a total floor area of 174.9m², a screened garden and balcony, including the construction of 1 no. additional surface parking space, a new vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated site works.



Dublin City Council

SECTION 5 EXEMPTIONS

38/21

(20/09/2021-24/09/2021)

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 23/09/2021
Additional Information Additional Information Received
Proposal: EXPP,PROTECTED STRUCTURE;Remedial works and replacement of roof

Area Area 1 - South East
Application Number 0323/21
Application Type Section 5
Applicant Patrick Maher
Location 31, Ranelagh Road, Dublin 6
Registration Date 24/09/2021
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: A) Replacement of irreparable window sashes, B) Installation of new kitchen on first floor, C) Installation of en suite bathrooms in upper floor bedrooms, D) Associated upgrading works.
