



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

43/21

(26/10/2021-29/10/2021)

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 2643/21
Application Type Permission
Applicant Mount Argus Monastery Ventures Limited
Location Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W
Registration Date 26/10/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:

- Construction of a part 3/4 storey apartment building with undercroft car parking;
- The apartment building will provide 22 no. apartments, consisting of 6 no. studio units and 16 no. 1-bed units;
- Vehicular access from Mount Argus, car parking, motorcycle parking and bicycle parking - 21 no. car parking spaces, 1 no. motorcycle parking spaces and 43 no. bicycle parking spaces will also be provided;
- Landscaping, boundary treatment, bin stores and all associated site works and services.

Area Area 1 - South East
Application Number 3087/21
Application Type Permission
Applicant Mr Ciaran McGrath
Location 40, Westland Row, Dublin 2
Registration Date 29/10/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission is sought for full refurbishment works to upper and lower ground floor levels only at 40 Westland Row, Dublin 2, D02 HW74 which is a protected structure (RPS No. 8510) extending through rear to Cumberland Street South, Dublin 2, D02 V588 to include (1) General refurbishment and upgrade of existing office space (2) The addition of a new fully disabled Part M access to rear via Cumberland Street South (3) The addition of a new fire rated stair core and passenger lift (4) Creation of new door access via Cumberland Court (5) Creation of new external openings to south elevation at ground floor level (6) Enlargement of external openings to south elevation at first floor level (7) All associative site works involved in carrying out the refurbishment.

Area Area 1 - South East
Application Number 3221/21
Application Type Permission
Applicant Radiant Now Ltd
Location 14/15, Kildare Street, Dublin 2
Registration Date 26/10/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: For development at this site at No. 14-15 Kildare Street, Dublin 2, Protected Structures ref: 4200 (No. 14) and 4201 (No.15) under the Dublin City Council Record of Protected Structures.

The development will consist of the change of use from commercial to residential use, partitioning and all required alterations of 4 no. units in No.14 Kildare Street as follow: Unit C,- 60.90sq.m, 2 bedroom dwelling at First Floor Level; Unit E- 60.90sq.m, 2 bedroom dwelling at Second Floor Level ; Unit G- 60.90sq.m, 2 bedroom dwelling at Third Floor Level; Unit 1- 55.20.m, 2 bedroom dwelling at Fourth Floor Level. The development also consists of the change of use of a basement plant room area in No. 15 into residential use - Unit A, 59. 00sq.m, 1 bedroom apartment. The development also consists refurbishment and alteration works to 4 no existing residential units in No. 15 Kildare Street: Unit B-33.85sq.m, Bedsit Unit at Ground Floor Level; Unit D-58.25sq.m, 1 bedroom unit at First Floor Level; Unit F- 58.25sq.m, 1 bedroom dwelling at Second Floor Level and Unit H-58.25sq.m, 1 bedroom dwelling at Third Floor Level as well as the refurbishment of WC and storage areas in the stair core area to the rear of the buildings. The proposed development includes the replacement of all windows to the front and rear elevations to no. 14 & 15. The development also includes the following works to No. 15: alteration to external openings at basement level, minor repairs to the brick front façade, re-setting and re-pointing flags to entrance landing, replacement and upgrading of existing electrical and plumbing services, replacement and upgrading of all existing vents and provision for new extract vent openings in No. 14, repairs and upgrading to internal walls and ceilings, dry lining, fire upgrading of existing timber floors, replacement of internal doors and strengthening of existing floors, replacement and upgrading of all kitchenette and bathroom fittings, wall and floor finishes. The development will also include all ancillary site and services works.

Area Area 1 - South East
Application Number 3227/21
Application Type Permission
Applicant The Workmans Club Ltd.
Location Rear 9-10, Wellington Quay and 8 Essex Street East
Dublin 2
Registration Date 26/10/2021

Additional Information Additional Information Received

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 3754/21
Application Type Retention Permission
Applicant SASL Restaurants Ltd (Trading as Al Boschetto)
Location 1A Beatty’s Avenue and 2 Merrion Road, Ballsbridge,
Dublin 4

Registration Date 26/10/2021

Additional Information

Proposal: Retention planning permission for development at this site will consist of : retention permission for existing signage at first floor level that faces Beatty's Avenue to the side of the restaurant and all associated site works.

Area Area 1 - South East

Application Number 3759/21

Application Type Permission

Applicant Saint Declan's Special School

Location Rear of Saint Declan's Special School, 35 Northumberland Road, Dublin 4, D04 FD21 with access from St. Mary's Lane .

Registration Date 26/10/2021

Additional Information

Proposal: PROTECTED STRUCTURE (RPS No. 5898) : planning permission is sought for: (i) the provision of 2 no. additional surface car parking spaces to serve the staff of the existing school and (ii) permission is also sought for all associated ancillary works necessary to facilitate the development including the relocation of an existing timber fence.

Area Area 1 - South East

Application Number 3762/21

Application Type Retention Permission

Applicant Capital Estates Management Ltd

Location 5 & 6 Camden Villas, Camden Street, Dublin 2

Registration Date 26/10/2021

Additional Information

Proposal: RETENTION: Permission for modifications to change of use from residential to guest house/hostel and extension to rear of Nos. 5 and 6 Camden Villas as approved under 2152/20. The modifications include new external door and removal of stairs in No. 6 Camden Villas and new first floor corridor connection to guest house/hostel, all as an extension to existing guest house/hostel at Nos. 6-9 Camden Place, first and second floor of No. 16 Camden Street and Nos. 2, 3, 4 Camden Villas, Dublin 2.

Area Area 1 - South East

Application Number 3763/21

Application Type Permission

Applicant John Ryan

Location Apartment B, 45 Crumlin Road, Dublin 12

Registration Date 27/10/2021

Additional Information

Proposal: Planning permission for change of use of first floor Apartment B from residential use to office use, removal of balcony and double doors and replace the double doors with a window at the south west side of the building.

Area Area 1 - South East

Application Number 3764/21

Application Type Permission
Applicant Bective Lawn Tennis Club
Location Energia Park / Donnybrook Stadium, Donnybrook, Dublin 4
Registration Date 27/10/2021

Additional Information

Proposal: Planning permission for the development for which permission is sought will consist of two open air padel tennis court structures with intergrated lighting and an adjacent maintenance hut on the site of disused tennis court 6.

Area Area 1 - South East
Application Number 3767/21
Application Type Permission
Applicant Yoyo Capital Unlimited Company
Location Harmony Court, Harmony Row, Dublin 2
Registration Date 28/10/2021

Additional Information

Proposal: The development will consist of the change of use of part of the third floor from offices to a medical clinic with associated medical education and training.

Area Area 1 - South East
Application Number 3773/21
Application Type Permission
Applicant Sinead and Conor Crowley
Location 1, Palmerston Road, Rathmines, Dublin 6, D06 K6V6
Registration Date 29/10/2021

Additional Information

Proposal: PROTECTED STRUCTURE:

THIS DEVELOPMENT WILL CONSIST OF EITHER OF THE FOLLOWING 2 OPTIONS:

Option A will consist of:

01) Construction of a two-storey, two-bedroom detached pitched-roof mews dwelling to the rear of the site,

02) Replacement of existing timber fence section of boundary to the North side of the site along Palmerston Court with new boundary wall with 1 No. pedestrian access gate,

(03) All associated site works necessary to facilitate the development. This is the preferred option.

Option B will consist of:

01) Construction of a two-storey, two-bedroom detached flat-roof mews dwelling to the rear of the site,

02) Replacement of existing timber fence section of boundary to the North side of the site along Palmerston Court with new boundary wall with 1 No. pedestrian access gate,

(03) All associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3774/21
Application Type Permission
Applicant Harley Issuer Designated Activity Company
Location The Former Paper Mills Site, Clonskeagh Road, Clonskeagh, Dublin 6.

Additional Information

Proposal: Planning Permission for a Residential and Aparthotel development at the Former Paper Mills Site, Clonskeagh Road, Clonskeagh, Dublin 6. The application site includes the lands of the former Smurfit Paper Mills Factory and a portion of the curtilage of adjoining properties No. 103 and No. 73, Clonskeagh Road, Dublin 6, and is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south-west and by Clonskeagh Road and the rear boundaries of the properties fronting onto Clonskeagh Road to the west and north.

The proposed development comprises the following:

- Site clearance and demolition of extension to the side of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: PL29S.300024;
- Construction of a residential and aparthotel development in 4 no. blocks (Blocks 1-4) ranging from part 1 to part 7 no. storeys in height above a lower ground / basement level. The development includes 167 no. residential units (81 no. 1 bed units, 84 no. 2 bed units, and 2 no. 3 bed units) within Blocks 1, 2 and 4, and an aparthotel containing 24 no. units (5 no. studios, 18 no. 1 bed and 1 no. 2 bed units) and residential support and amenity facilities within Block 3;
- Block 1, to the north-east of the site, comprises 38 no. residential units including 16 no. 1 beds, and 22 no. 2 beds, in a part 3 to part 6 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern and southern elevations and a plant area is proposed at roof level;
- Block 2, to the east of the site, comprises 109 no. residential units including 50 no. 1 beds, 57 no. 2 beds, and 2 no. 3 beds, in a part 1 to part 7 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern, southern and western elevations. An external communal roof terrace is proposed at 5th floor level. A plant area is proposed at roof level;
- Block 3 (Aparthotel), which fronts onto Clonskeagh Road to the west of the site, comprises 24 aparthotel units including 5 no. studios, 18 no. 1 bed and 1 no. 2 bed units in a part 2 to part 4 storey building, above lower ground / basement level. An external communal roof terrace is proposed at 2nd floor level. Ancillary support facilities are proposed at ground and lower ground / basement levels and includes a reception area, resident's lounge / coffee bar, storage space, recreation space, gym, waste storage area, restrooms, ancillary offices and staff amenity areas. A plant area is proposed at roof level;
- Block 4, to the south-east of the site, comprises 20 no. residential units including 15 no. 1 beds and 5 no. 2 beds in a 5 storey building, above lower ground / basement level. Balconies are provided on the eastern and southern elevations and a plant area is proposed at roof level;
- The lower ground / basement level contains 113 no. car parking spaces, 8 no. motorcycle spaces and 260 no. bicycle parking spaces (255 no. spaces for the residential units and 5 no. spaces for visitors). The lower ground / basement level also includes ancillary residential facilities, plant rooms, waste storage areas and block cores. 2 no. car parking spaces and 84 no. bicycle parking spaces (5 no. spaces for the aparthotel and 79 no. spaces for visitors) are provided at surface level;
- The proposed development will also provide communal and public open space, hard and soft landscaping, including a new riverside walkway to the River Dodder along the eastern and south-eastern site boundary with a proposed entrance off Clonskeagh Bridge and through the application site;
- The proposal includes two vehicular and pedestrian entrances from Clonskeagh Road and associated public realm works (which includes alterations to the existing footpaths / public road external to the planning application site boundary which will be subject to agreement with the Planning Authority), internal vehicular and pedestrian routes and ramped access to the lower ground / basement level, and boundary treatments; and

• The associated site development and infrastructural works will include foul and surface water drainage, lighting and all associated site development and infrastructural works.

A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application and the NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3753/21
Application Type Permission
Applicant Leah Moore
Location The rear of 171 Rathgar Road, Rathgar, Dublin 6
Registration Date 26/10/2021

Additional Information

Proposal: The development will consist of change of use of existing 2 storey coach-house to self-contained 2 bed dwelling, reinstatement of first floor, replacement of non-original external block wall to rear/ south east elevation with reclaimed brick panel & glazing. Replace and raise roof by 0.5 m, 4 No. roof lights to same. New single storey flat grass roofed glazed walkway along south-west garden wall to new 2 storey pitched roof extension to north-west boundary with artist's mural on the north east gable. New 4.5 m wide pedestrian and vehicular access to courtyard from side road/Rathgar Place, off street parking space for 1 car. Some internal modifications and all associated alternations, demolitions, repairs, drainage and site works to this 2 storey end of terrace coach-house, a Protected Structure RPS ref 7134.

Area Area 1 - South East
Application Number 3755/21
Application Type Permission
Applicant Loretta Raso
Location 7 Granite Place, Ballsbridge, Dublin 4, D04 TIX8
Registration Date 26/10/2021

Additional Information

Proposal: Planning permission for the development at this site will consist/consists of: permission for the construction of a single storey side extension to existing two storey over basement house, amendments to front facade and minor internal works to existing ground floor and first floor internal arrangement and all associated site works.

Area Area 1 - South East
Application Number 3758/21
Application Type Permission
Applicant Pierce and Pippa Casey
Location 31 Mountain View Road, Ranelagh, Dublin 6, D06 K5N3
Registration Date 26/10/2021

Additional Information

Proposal: Planning permission is sought for A. attic conversion of the two storey house roofspace including: building up of side wall to form gable and extend roof ridge across forming gable roof, construct dormer rooflight and rooflight to rear - proposed use is bedroom and wc/shower room, B.

demolish existing single storey extension to rear, C. construct part single and part two storey extension to rear consisting of : ground floor kitchen/dining/living areas and first floor bedroom extension.

Area Area 1 - South East
Application Number WEB1813/21
Application Type Permission
Applicant Shane O'Reilly
Location 129, Saul Road, Crumlin, Dublin 12
Registration Date 26/10/2021
Additional Information Additional Information Received
Proposal: Front single story extension. Two-story and single-story extension to the rear. for extended living and additional bedroom. Dropped kerb to the front to allow vehicular access.

Area Area 1 - South East
Application Number WEB5046/21
Application Type Permission
Applicant Patrick McGovern
Location 65, Cashel Road, Crumlin, Dublin 12
Registration Date 26/10/2021
Additional Information
Proposal: Detached outhouse with workshop and recreation area to rear together with connection to all services and associated site works.

Area Area 1 - South East
Application Number WEB5049/21
Application Type Permission
Applicant Jessica Looney and Eoin Cusack
Location 9, Gulistan Place, Dublin 6
Registration Date 28/10/2021
Additional Information
Proposal: Proposed renovations and extension at first floor level to rear together with associated site works.

Area 1 Decisions

Area Area 1 - South East
Application Number 0328/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 27/10/2021
Applicant HSE Capital and Estate Office
Location 113 Morehampton Road, Donnybrook, Dublin 4.
Additional Information
Proposal: EXPP: The two facades of the existing historic building, facing Morehampton Road and Mount Eden Road, require (a) S&C pointing in areas to be removed, (b) damaged areas of brick to

be repaired, (c) some areas of brickwork require attention (efflorescence after cleaning some years ago), (d) repointing of brickwork and stonework. This will be carried out under the supervision and direction of Arthur Hickey, Accredited as a RIAI Grade 2 Conservation Architect.

Area Area 1 - South East
Application Number 0329/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 27/10/2021
Applicant Colm Ó Riain & Róisín Ní Ráighne
Location 298, Clogher Road, Crumlin, Dublin 12

Additional Information

Proposal: EXPP: Removed pre-existing rear wall up to underside of first floor level, constructed single storey rear extension (floor area circa 15m²) within boundary walls of site.

Area Area 1 - South East
Application Number 0332/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 28/10/2021
Applicant Colin Kelleher and Mary Jo Looby
Location 26 Raglan Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: SHEC: 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 2221/16/X1
Application Type Extension of Duration of Permission
Decision ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date 26/10/2021
Applicant Fibonacci Property ICAV
Location Former AIB Bank Centre lands, Junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information

Proposal: EXT.OF DURATION:Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office

accommodation is 40,321 sq.m.

Development includes 2 no. single storey café/ restaurant/ retail units of 36 sq.m and 104 sq.m located at upper basement level in the proposed central plaza.

Both blocks include terraces at fourth and fifth floor level. Vehicular and cycle access to the basement car park is proposed from the existing vehicular access off Merrion Road on the southern boundary of the site. The development includes the provision of 164 no. car parking spaces, 405 no. bicycle parking spaces (in the lower basement) and 58 additional visitor spaces (at surface level), 7 no. motorcycle spaces, showers, changing and locker space at lower basement level.

Pedestrian access via the existing central plaza is retained. Works to the plaza include its lowering to upper basement level, new access steps, planting, water features and hard and soft landscaping.

The development includes plant areas and internal switch rooms, all associated site development works, hard and soft landscaping and all other ancillary works. The development includes the construction of a two storey substation/ switch room building located to the west of the site with an area of 57.5 sq.m. Existing site boundary railings to be retained and refurbished.

Area	Area 1 - South East
Application Number	2541/16/X1
Application Type	Extension of Duration of Permission
Decision	REFUSE EXT. OF DURATION OF PERMISSION
Decision Date	28/10/2021
Applicant	Philip & Gemma De Barra
Location	67, Garville Avenue Upper, Rathgar, Dublin 6
Additional Information	
Proposal:	EXT. OF DURATION: Planning permission to build a 2 storey house with 2 1/2 storey return.

Area	Area 1 - South East
Application Number	2685/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/10/2021
Applicant	Merrion Courtyard Ltd.
Location	18, Merrion Road, Nos 1 and 2 Ballsbridge Avenue, Ballsbridge, Dublin 4
Additional Information	Additional Information Received
Proposal:	Permission for development of a site c.515m ² at 18 Merrion Road, Nos 1 and 2 Ballsbridge Avenue (including associated rear yards of No. 18 Merrion Road and No's 1 & 2 Ballsbridge Avenue), Ballsbridge, Dublin 4. The development will consist of the demolition of 1st & 2nd floor rear extension to No. 18 Merrion Road (the existing ground floor restaurant at 18 Merrion Road is excluded from this application), single storey elements to rear of No. 1 and 2 Ballsbridge Avenue and ancillary single storey sheds and outbuildings in the associated rear yards (Demolitions total c.264m ²) to provide for the construction of 9 no. residential units in a part 1, part 2 and part 3 storey building accessed off Ballsbridge Avenue, incorporating the existing buildings at No.1 and No. 2 Ballsbridge Avenue and linking to No. 18 Merrion Road at 1st and 2nd Floor level. There are 6 no. residential units (2no. studios, 2 no. one bed, 2 no. two bed and all with balconies/terraces) in the new building and 3 residential units (2 no. one beds at 1st and 2nd floor of No. 18 Merrion Road and 1 no. 1 bed in No.2 Ballsbridge Avenue) in existing buildings. No. 1 Ballsbridge Avenue is to remain as is existing in office use at ground floor level, with refurbished

interior. The development includes the provision of 16 bicycle parking spaces within the scheme, new bin storage area at ground floor level on Ballsbridge Avenue, and all landscaping, plant, boundary treatment, site development works and site services above and below ground.

Area	Area 1 - South East
Application Number	2792/16/X1
Application Type	Extension of Duration of Permission
Decision	REFUSE EXT. OF DURATION OF PERMISSION
Decision Date	26/10/2021
Applicant	Christy Mahady
Location	60, Melvin Road, Dublin 6W

Additional Information

Proposal: EXT. OF DURATION: A new bay window with pitched roof over and the repositioning of the front hall door. The works will also include the removal of the front garden wall and dishing of footpath to facilitate off street parking.

Area	Area 1 - South East
Application Number	3091/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/10/2021
Applicant	Carlisle Trust Ltd
Location	157-164, Townsend Street, Dublin 2

Additional Information Additional Information Received

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

Area	Area 1 - South East
Application Number	3423/21
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	26/10/2021
Applicant	Dominique Crowley & Michael Gary
Location	22, Garville Avenue, Rathgar, Dublin 6, D06Y1E8

Additional Information

Proposal: PROTECTED STRUCTURE: (Record No.3149). The development will consist of: The proposed renovation and extension works at this site of 0.1008 ha. Including the following: (1) Reinstating the property as a single-family home from current multi-occupant rental accommodation usage. (2) the removal of 20th century partitions and reinstatement of original features and room layouts removed or modified during previous conversion works. (3) the removal of non-original sand and cement render to front and rear elevations and replacement with lime based breathable render to selected colour. (4) cleaning and repointing of brickwork (5) the restoration of original features including historically correct 6 over 6 pane timber sash windows at upper ground floor level, provision for energy upgrade of all windows to conservation approved thin double glazing, restoration of all existing sliding sash windows and surrounds and replacement where only required. (6) the widening of the lower ground floor entrance front door opening and the provision of a new door with side-lights. (7) the partial demolition of the previously altered rear wall to side return and the careful removal of an existing non original small outbuilding to the rear and non-original two storey extension rear return to the rear of the property to provide access to: (8) The construction of a new Kitchen/ Dining & Family room, single storey extension with a flat green sedum roof to the rear of the property at lower ground floor level with a glazed double height space connecting to upper ground floor level (9) provision for a glazed gallery link to the rear of the property at upper ground floor level, connecting an existing inner room bedroom to the main circulation space. (10) including the lowering of one window cill to side return to provide door access to the existing bedroom. (11) The careful removal and lowering of the non-original concrete floor slab at lower ground floor level by approx. 525mm to provide 2.4M clear head height in main access corridor. (12) the lowering of window opening in the rear return to match original house levels. (13) provisions for widening of existing opening to rear return at lower ground floor level and provision for new bedroom door access to upper ground floor level. (14) provision for 3 x roof light and 1 x solar panel to rear roof. (15) general landscaping to the rear garden including rebuilding part east boundary wall to align with rear boundary. (16) provision for a recessed single storey garden room with green sedum flat roof and pergola area to the rear boundary. (17) general landscaping to the front including new steps and disability access compliant access ramp to lower ground floor level with opening up works to the underside of the entrance steps allowing light and access. (18) The widening of the existing pedestrian gate from 1m to 3.6 m wide to provide vehicle access and parking. (19) provision for two electric car charging points. (20) To include conservation of historic fabric and finishes, upgrading services of the house, alterations and improvements to the existing building layouts, including all associated site works.

Area	Area 1 - South East
Application Number	3424/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/10/2021
Applicant	Lucio Paduano, Manifesto Restaurant
Location	208, Rathmines Road Lower, Rathmines, Dublin 6, D06 K466

Additional Information

Proposal: The development consists of the provision of a new single storey canopy structure to the rear of the property to create a new outdoor dining & drinks terrace area at existing first floor level roof. Retractable glazed roof and sliding glazed screen to sides to allow use in different weather conditions. Provision for improved access by customers from ground to first floor level including new lobby and toilets to first floor landing and improved access to terrace area. Upgrade of existing rear return extension at first floor level with new façade and raised roof with compliant fire escape strategy head height requirements. Removal of the existing fire escape roof platform

and escape ladder and provision for a new compliant emergency stair with existing final exit onto shared laneway to the rear. Removal of redundant & relocation of some existing roof mechanical & electrical services. Renovation & improvements of existing restrooms at ground floor level to provide compliant level access to a new wheelchair accessible WC. Provision for a new lobby for fire safety to stair landing. To include renovation, alterations to the existing building, including all associated site works.

Area Area 1 - South East
Application Number 3431/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/10/2021
Applicant Patrick & Tina Wall
Location Side of No. 28, Durrrow Road, Crumlin, Dublin 12
Additional Information
Proposal: Permission for new 2 storey & single storey, 3 bedroom end of terrace house, with vehicle & pedestrian access, new boundary walls & all associated site development works.

Area Area 1 - South East
Application Number 3440/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/10/2021
Applicant Irish Life Assurance plc
Location Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 and Davitt House (No. 65 Adelaide Road) Dublin 2

Additional Information

Proposal: Planning permission for development at this site, formerly Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road) Dublin 2 (D02 TW27). The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a Protected Structure (RPS 2421) and is bounded by Earlsfort Terrace, Adelaide Road and, to the rear, by Hatch Place.

The proposed development seeks to amend a permission for a four to seven storey development, granted under Reg. Ref. 3040/17 (ABP-300914-18), as previously amended under Reg. Ref. 3984/19 (ABP-306061-19). No change is proposed in the permitted building height or floorspace. The proposed development includes:

1. Modifications to external ground floor level railings and landscaping along Earlsfort Terrace and Adelaide Road (including provision of an external planter and a c. 4m high 'totem' sign near the main entrance) and provision of new paving to footpath (within the applicant's ownership);
2. Modifications to the external façade at ground floor level (including the provision of two pass doors and one revolving door at the main entrance, exclusion of a permitted side access door to Earlsfort Terrace [beside No. 18 Earlsfort Terrace, a Protected Structure], insertion of new double emergency escape door set to Earlsfort Terrace, along with associated landscaping works); and
3. Modifications to external landscaping at the northern courtyard (located along the northern site boundary) at ground floor level, including minor amendments to hard landscaping and an external planter.

The application includes all associated and ancillary development and site works above and below ground.

Area Area 1 - South East
Application Number 3443/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/10/2021
Applicant Carrickreagh Developments Ltd
Location 53, Percy Place, Ballsbridge, Dublin 4

Additional Information

Proposal: The development proposes modifications to the previously permitted development (Dublin City Council Planning Reference 3412/17), consisting of:

- Internal layout changes to the lift and stair core accessing the apartments, to reflect the agreed fire strategy permitted in the development fire safety certificate obtained for the development;
 - Associated internal layout revisions to all apartments to facilitate the revised core layout.
- The development area and breakdown of unit types (1 no. 1-bed and 7 no. 2-beds) remains the same as the permitted development (Dublin City Council Planning Reference 3412/17). For the sake of clarity, the previously permitted amendment application for the removal of the basement serving the development (Dublin City Council Planning Reference 3542/18) will not be implemented.

Area Area 1 - South East
Application Number 3450/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 29/10/2021
Applicant Fiona & Philip Ardagh
Location 75 Brighton Road, (Corner of Brighton Road & Brighton Square) Terenure, Dublin 6. D06 HC60.

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of: the retention of a double door ope formed in the South West wall of the rear return at ground floor level and a stud partition built under stair at ground floor level to create a WC. Permission is sought for the erection of a part two storey/part single storey extension to the side (North/West) of existing rear return including the partial removal of the ground floor rear return external wall on the North West side to accommodate the new extension as well as the creation of an ope in the rear (South/ West) external wall of the main house; external modifications including repointing of brick facades, new conservation rooflight to existing roof of main house (within roof valley), enlarging of existing ope (to be retained) in South West wall of rear return, 1no. rooflight in single storey extension, 2no. existing window opes on the North West side of the rear return on the first floor to be blocked up; the addition of solar panels to the South/East side of the rear return roof; internal modifications include modification to existing layout to include the removal of non-original internal stud partitions in the first floor rear return; general restoration & decoration works; and all associated site works to existing semi-detached two storey house. No.75 Brighton Road is a Protected Structure.

Area Area 1 - South East
Application Number 3579/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/10/2021

Applicant Stanrak Limited
Location 6, Chelmsford Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of renovating the existing building on the existing location. The renovation will consist of the construction of three apartments in the proposed property, without significant changes at the front, alteration of the existing extension on the ground floor on the south-east side and alteration of the existing extension on the first floor on the south-west side and some windows to replace the sliding doors, as indicated in the attached drawings.

Area Area 1 - South East
Application Number 3685/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/10/2021
Applicant Frank Craven
Location 83B, Grosvenor Lane, Rathmines, D06 A6Y7.

Additional Information

Proposal: The development will consist of a single-storey extension to the rear of existing dwelling to increase the kitchen size. Ground floor living room/conservatory is redesigned to fit a home office. The layout of the utility room/hall is revised to provide for a shower room and hall. Existing chimney to be demolished. A slab infill is proposed at first floor to increase the floor area of the lounge. Two ground floor windows at the front are increased in size. A window is proposed at first-floor west elevation. Fence wall at front elevation along Grosvenor Lane is cut back by 400mm. All engineering and site works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3698/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/10/2021
Applicant Paul & Mary Creedon
Location Woods Way, to the rear of 20, Mount Eden Road, Donnybrook, Dublin 4

Additional Information

Proposal: Planning permission for development at Wood Way, to the rear of 20 Mount Eden Road (which is in an Architectural Conservation Area), Donnybrook, Dublin 4, consisting of the demolition of existing workshop/shed and boundary wall to Woods Way and the construction of a two storey two bedroom dwelling with integral garage and related site development works.

Area Area 1 - South East
Application Number 3712/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/10/2021
Applicant Harry Beauchamp
Location 62, Pembroke Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE:PERMISSION & RETENTION: Planning permission is sought for the construction of a new extension to the rear of the existing building at basement level (25 square metres) and at ground floor level (30 square metres), for the refurbishment of the existing building at basement level including new door opening between the existing building and proposed extension, the removal and relocation of non-original window, the removal and replacement of non-original doors at ground floor level and all associated site development works. Retention Planning Permission is sought for the existing steel framing and associated works to rear garden.

Area Area 1 - South East
Application Number 3734/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/10/2021
Applicant John Doherty
Location 16, Elmwood Avenue, Ranelagh, Dublin 6

Additional Information

Proposal: RETENTION: Retention of the existing mural on the gable wall of the house at this address. Vehicle access is unaffected. This is not a listed protected structure. No Integrated pollution Control License/Waste License is applicable. This application does not relate to development in a strategic development zone. No environmental impact statement is needed.

Area Area 1 - South East
Application Number WEB1903/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/10/2021
Applicant Amy O'Leary and Ignacio Rodriguez
Location 128, Dolphin Road, Dublin 12

Additional Information

Proposal: Development consisting of addition of two-storey extension at the rear of Private Terraced House, addition of porch at the front elevation, reducing size of existing window at the front elevation, attic conversion with addition of dormer window at the rear, demolition of existing pillars to increase width of vehicular access to Private Terraced House and all associated Site Works at No.128 Dolphin Road, Dublin 12, D12 TN24

Area Area 1 - South East
Application Number WEB1906/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/10/2021
Applicant Nola and Connor Kinnear
Location 5, Dartry Park, Dublin 6

Additional Information

Proposal: Single storey extension to rear with 4 no. rooflights; attic conversion with dormers to rear and side and 3 no. rooflights to front; conversion of garage to front; widening of front gates to improve vehicular access and including all related drainage and landscaping.

Area Area 1 - South East
Application Number WEB1909/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/10/2021
Applicant Rita Kane
Location 36, Hastings Street, Ringsend, Dublin 4

Additional Information

Proposal: Planning permission at 36 Hastings Street, Ringsend, Dublin 4, a 2 storey + attic conversion mid-terraced dwelling for the demolition of single storey kitchen and shower-room extensions to rear and 2no. dormers at 2nd floor 'attic' level.

b. Permission to allow for part 2 storey bathroom over kitchen extension to rear and dormers to North and South roof slopes with alterations to internal layout, landscaping and connections to services.

Area Area 1 - South East
Application Number WEB1910/21
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 27/10/2021
Applicant Greg Patel
Location 12, Tivoli Avenue, Harold's Cross, Dublin 6w, D6W DX26

Additional Information

Proposal: Planning Permission is sought for demolition of rear garage (12.08m²), single storey extension at rear (44.5m²), alterations to rear and side windows/doors, new boundary wall centred on lane-way, alteration to front garden wall and the creation of a vehicular access at 12 Tivoli Avenue, Harold's Cross, Dublin, D6W DX26 by Mr Greg Patel.

Area Area 1 - South East
Application Number WEB1911/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 28/10/2021
Applicant Andrea Farneti
Location 25, Mount Drummond Avenue, Harold's Cross, Dublin 6, D06 HY51

Additional Information

Proposal: RETENTION: widening of existing street vehicular entrance to front garden.

Area Area 1 - South East
Application Number WEB1912/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/10/2021
Applicant Maurice & Mary Hennessy
Location 21, Marine Drive, Sandymount, Dublin 4, D04 DX47

Additional Information

Proposal: The development will consist of: the conversion of the existing attic including a dormer

roof window to the rear of the house. The proposed development includes roof lighting to the front of the house. All associated site works and all ancillary minor works.

Area Area 1 - South East
Application Number WEB1917/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/10/2021
Applicant Joanne Howlin
Location 25, Curzon Street, Portobello, Dublin 8, D08 P8P9

Additional Information

Proposal: The development will consist of: 1) the construction of a new part two-storey and part single-storey domestic extension to the rear, 2) a new roof light and installation of solar panels in the central valley of the existing house, 3) internal and external alterations and repairs to the existing house, 4) demolition of existing front steps from street level to lower ground floor and construction of new front steps from lower ground to street level with associated modifications to railings and gate and 5) all associated landscaping and drainage works.

Area Area 1 - South East
Application Number WEB1918/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 29/10/2021
Applicant Aoife Murphy
Location 83, Mount Tallant Avenue, Terenure, Dublin 6W, D6W XK20

Additional Information

Proposal: PERMISSION & RETENTION: Retention permission for the new bathroom window to the front. Creation of new vehicular access to the front garden for parking space. Removal of the front wall.

Area Area 1 - South East
Application Number WEB1958/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/10/2021
Applicant Róisín Curley
Location 3, Gilford Avenue, Sandymount, Dublin 4

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 WEB5042/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/10/2021

Applicant Emma Ward
Location 7b, Saint Prince's Street South, Dublin 2, D02 YD30

Additional Information

Proposal: The development will consist of the construction of a new 45m² two-storey Granny Flat to the rear of the existing three-storey house with pedestrian access from existing side entrance at Townsend Street and associated works.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 3307/21
Appeal Type Written Evidence
Applicant Denis Finn
Location Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8
Additional Information

Proposal: Planning permission for a new vehicular access from Vergemount Park at Ashleigh, 2 Vergemount, Clonskeagh, Dublin 6, D06 R6K8.

Area Area 1 - South East
Application Number 3324/21
Appeal Type Written Evidence
Applicant Mr and Mrs Don Ross
Location 82, St Alban's Park, Dublin 4
Additional Information

Proposal: Permission for the following: a) Conversion of attic space with dormer window to rear roof slope. b) Alterations of the existing gable with alterations to roof slope and all ancillary works.

Area Area 1 - South East
Application Number 3484/20
Appeal Type Written Evidence
Applicant 24 South Frederick St. Propco Limited
Location 24 & 25 Frederick Street South, Dublin 2
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: the change of use from Art Gallery, Retail, Yoga Studios and Offices to Hotel use; the demolition of the non-original rear annexes from lower ground level to 2nd floor level (148 sq.m); and the construction of a ground floor level rear extension (76 sq.m) over an extension at lower ground/basement level (51 sq m). The development will decrease the gross floor area of Nos. 24 and 25 Frederick Street South from 814 sq m to 793 sq m. The proposed hotel comprising 25 No. bedrooms and ancillary lounge areas will be functionally linked to the Trinity Townhouse Hotel which is located at Nos. 12, 29 and 30 Frederick Street South, Dublin 2. The development will also comprise of: the replacement of the non-original PVC windows to the rear of the existing properties with sliding sash timber windows; internal room modifications including an interconnecting link between No. 24 and 25 at ground floor level; a link bridge suspended over an internal courtyard connecting to the proposed extension; signage; lighting; bin storage; plant; hard and soft landscaping; and all associated site works above and below ground.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2617/21
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @27/10/2021
Applicant Harry Street Company Ltd
Location Bruxelles Bar, 7/8, Harry Street, Dublin 2, D02 KX36

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development that will consist of a glazed canopy (2838mm x 13050mm) fixed to the front of the building (a Protected Structure) at first floor level to overhang at a height 2580mm above the existing pavement seating on the pedestrian section of Harry Street. Building is located at junction of Harry Street (pedestrian section) and Swan Yard to end of Chatham Lane (road). Main access from Harry Street.

Area Area 1 - South East
Application Number 2800/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @28/10/2021
Applicant Klairon Construction Limited
Location Sandymount Avenue, Sandymount, Dublin 4

Additional Information

Additional Information Received

Proposal: Planning permission for development on a site at Sandymount Avenue, Sandymount, Dublin 4. The site is bound to the west and north by the grounds of Enable Ireland Sandymount Centre to the east by residential properties along Gilford Road and Sandymount Avenue and to the south by Sandymount Avenue.

The proposed development consists of the following:

- Demolition of existing wall fronting onto Sandymount Avenue and all associated site clearance;
- The construction of 58 no. apartments in a part three to part five storey building over basement;
- The proposed development includes 8 no. 1 beds, 48 no. 2 beds and 2 no. 3 beds;
- Balconies and private terraces are provided for all apartments (on the northern, western, southern and eastern elevations of the proposed building);
- Communal amenity space is proposed at ground level;
- Public open space with an area of 625sq.m. is proposed on the southern part of the site fronting onto Sandymount Avenue;
- Vehicular access will be provided from Sandymount Avenue into a basement level which will provide a total of 39 no. car parking spaces, bin storage, plant rooms and bike storage for 92 no. cycle parking spaces; and
- The development includes landscaping, boundary treatment, lighting, and all associated site works including underground foul and storm water drainage network and attenuation areas.

Area Area 1 - South East
Application Number 3580/20
Appeal Decision APPLICATION WITHDRAWN
Appeal Decision Date 27/10/2021
Applicant The Board of Trinity College Dublin
Location Trinity College Dublin, The University of Dublin,

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of temporary marquee, bicycle storage, shower, and toilet structures to support the ongoing educational use of the campus within the curtilage of the campus and its Protected Structures. Permission is sought for a temporary period of 3 years. The proposed development comprises of: 1 no. marquee (30.6 m x 50.1 m), 1 no. toilet block (9.1 m x 3 m), and 1 no. shower block (1.5 m x 3.6 m) located at New Square; 1 no. marquee (20.4 m x 30.1 m), 1 no. toilet block (9.1 m x 3 m) and 1 no. bike storage shelter (4.1 m x 2.1 m) located at Botany Bay; 1 no. shower block (1.5 m x 3.6 m) and 1 no. bike storage shelter (4.1 m x 2.1 m) located under the arch proximate to Trinity Business School; 1 no. bike storage shelter (4.1 m x 2.1 m) adjacent to the Chemistry Building; and, 1 no. toilet block (9.1 m x 3 m), and 1 no. shower block (1.5 m x 3.6 m) adjacent to the Pavilion. The development also includes an electric generator at New Square, 2 no. access ramps at Botany Bay and all site infrastructure and enabling works.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

43/21

(26/10/2021-29/10/2021)

Area Area 1 - South East
Application Number 0372/21
Application Type Social Housing Exemption Certificate
Applicant Sinead Crowley and Conor Crowley
Location 1, Palmerston Road, Rathmines, Dublin 6
Registration Date 29/10/2021
Additional Information
Proposal: SHEC: Construction of a two storey mews dwelling



Dublin City Council

SECTION 5 EXEMPTIONS

43/21

(26/10/2021-29/10/2021)

Area Area 1 - South East
Application Number 0368/21
Application Type Section 5
Applicant Robert Byrne
Location 14, Belgrave Square East, Dublin 6
Registration Date 29/10/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposal consists of: (i) structural repairs to the shared front chimney stack between no. 13 & 14 Belgrave Square East. (ii) minor relocation of a modern partition wall on the first floor. (iii) relocation of a ceiling hatch from main staircase ceiling to first floor bedroom lobby, and installation of a conservation velux rooflight access hatch to the inner valley for roof maintenance access. (iv) re-pointing of granite entrance steps leading to the main entrance. (v) adjustment of the concrete step leading to the lower ground floor entrance.

Area Area 1 - South East
Application Number 0371/21
Application Type Section 5
Applicant Ravensglen Developments Ltd
Location 46, Rathmines Road Lower, Dublin 6
Registration Date 29/10/2021

Additional Information

Proposal: EXPP: We are proposing to change the finish of the external facade at 46 Rathmines Road Lower, Dublin 6. The current facade consists of a brick that has become outdated, and we wish to improve the current aesthetic. Therefore, ask if this is considered exempted development?
