



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**06/22**

(07/02/2022-11/02/2022)

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** 2966/21  
**Application Type** Permission  
**Applicant** Michael Gilbert  
**Location** 25 Fitzwilliam Lane, Dublin 2 which was originally part of the curtilage of 25 Baggot Street Lower, Dublin 2 which is a Protected Structure (RPS Ref. No. 349)  
**Registration Date** 09/02/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE:

- a) Construction of a new three storey detached dwelling with a floor area of 162.7 sq.m. The proposal includes a covered driveway, 1 No. covered carparking space for new residential unit, bin store, cycle store and entrance to dwelling at ground floor level, living accommodation at first and second floor levels with a new terrace (11.6 sq.m.) at first floor level to the rear.
- b) 2 No. carparking spaces will be retained for existing commercial building at 25 Baggot Street Lower and access will be provided through covered driveway and private open space to the rear of new dwelling. New sliding vehicular gate to separate private open space of proposed dwelling from carparking for existing commercial building.
- c) Elevational Alterations to existing boundary wall to Fitzwilliam Lane including the removal of existing brickwork (not original fabric) from on top of the existing random stone boundary wall which will be retained, protected and consolidated as necessary. Existing vehicular entrance width will be retained and fitted with new vehicular gate with pedestrian gate within.
- d) Other existing boundary walls will be retained, protected and consolidated as necessary.
- e) All associated site & landscaping works

Note that there are no works proposed to 25 Baggot Street Lower, Dublin 2, which is a Protected Structure (RPS Ref No. 349), as part of this application.

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**Area** Area 1 - South East  
**Application Number** 3004/21  
**Application Type** Permission  
**Applicant** Maghoy Ltd  
**Location** Leeson Lounge, 147-148, Leeson Street Upper, Dublin 4  
**Registration Date** 10/02/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for alterations to existing buildings. The alterations include change of use and internal alterations at first, second and third floor levels of 148 Leeson Street Upper from first floor lounge and second floor kitchen/ residential bedroom, third floor vacant/ storage, to one no. 1 bedroom apartment and one no. 2 bedroom duplex apartment with 2 no. velux roof lights in bathrooms at 3rd floor level. Internal alterations to layouts of existing 1 no. 2 bedroom apartment and 2 no. 1 bedroom apartments creating 3 no. 1 bedroom apartments at 147 Leeson Street Upper. Alterations to existing bar at ground floor comprising removal of existing 1970s interior and refit of pub interior, refurbish existing toilets and provide new raised seating area, alterations to basement to include new kitchen and staff facilities including reducing floor levels to achieve ceiling height of 2.4 m and provision of an alternative exit from basement by means of reopening disused cellar hatch, new ventilation supply and extract ductwork to proposed kitchen area. Removal of non-original rendered masonry panels and fenestration at ground level and provision of new shopfront with new entrance and fire exits. Refurbishment and upgrade of

sash windows and oriel windows and replacement of non-original windows and repointing of facade (147). Demolition of rear return store rear 148 (first floor) and reinstatement of original window and general fire upgrade and conservation works.

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**Area** Area 1 - South East  
**Application Number** 3219/22  
**Application Type** Permission  
**Applicant** Olympia Productions Unlimited  
**Location** 72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site at nos,72 (3Olympia Theatre - Eircode D02 K135), 73 Dame Street (3Olympia Theatre Ticket Office - Eircode D02 V597) and Crampton Court, Dublin 2 (no 72 Dame Street is a protected structure). The proposal relates to new pediment signage (replacement of interim signage permitted under DCC Reg. Ref.: 2879/20), replacement shopfront to no. 73 Dame Street and repairs to the entrance area. The development will consist of the replacement of 2 no. wall mounted signs facing Dame Street (on nos. 72 and 73 Dame Street) with 3 no. anodised aluminium fins to form an arching signage canopy fixed top and bottom with diagonal supports fixed into the masonry walls at no.72 Dame Street. Refurbishment of the ground floor facades of 72 and 73 Dame Street including: repainting of decorative panelling; removal of existing modern security shutter; the repair and removal of non-original and non-historic joinery from the historical fabric; repair of historic panelling; consolidation of glazed bars; replacement of architraves and panel mouldings with decorative elements; minor repairs to mosaic floor; refurbishment and repainting of the existing panelling and joiner details; the construction of a contemporary 12 no glass panelled window presenting a new LED advertisement screen behind and the installation of new joinery to the ticket office and doorway at 73 Dame Street. The total area of signage proposed extends to c. 16.54 sqm.

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**Area** Area 1 - South East  
**Application Number** 3220/22  
**Application Type** Permission  
**Applicant** Heights Hospitality Operations Ltd  
**Location** Temple Bar Inn, 40-47 Fleet Street, Dublin 2, D02 NX25  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** Planning permission for the development will consist of the construction of a new electrical substation and switch room to the rear of the site, relocation of the existing electrical sub station and switch room (43 m2) from existing basement level to the new location at the rear of the site, a change of use of the existing substation area to hotel use, provision of a new entrance door and glazed screen , provision of a new internal stairs to basement level directly from Fleet Street, repositioning of existing signage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3222/22  
**Application Type** Permission

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**Applicant** David Wall  
**Location** 96 Lansdowne Park, Ballsbridge, Dublin 4 and within the curtilage of 18 Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the demolition of existing garden room and small annex and the addition of two, 3 storey townhouses with off street car parking with charging points, landscaping front and rear and all associated building services and works. The proposed works are within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3229/22  
**Application Type** Permission  
**Applicant** Aoife Reilly, McGarrell Group  
**Location** Tom Kelly Road/Charlemont Street, Dublin 2, D02 P489  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** The development (site area of 0.07 hectares) will consist of the change of use and amalgamation of two units, Unit 5 and Unit 6 (otherwise known as Unit C and D), minor amendments and erection of associated signage zones at ground floor level (south-western corner) of Block 2, which forms part of the permitted Charlemont Square development under DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 4152/17, Ref. 4562/18 and Ref. 4707/18 and Ref. 2178/20. The development comprises: Amalgamation of Unit 5 and Unit 6 (otherwise known as Unit C and D ), (GFA 360 msq and 156 msq) to provide for a single unit; Change of use from permitted restaurant (360msq) and retail (156msq)to licensed premises with restaurant; Reconfiguration of internal layout to include a kitchen, staff area, and WC facilities, and provision of an outdoor seating area; and Erection of 6 no. illuminated signage zones including 4 no. affixed on the south-west elevation and 2 no. affixed on the west elevation at ground-floor level (total area c. 2.4 msq).

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**Area** Area 1 - South East  
**Application Number** 3236/22  
**Application Type** Permission  
**Applicant** WIP Retail Ireland Ltd  
**Location** 20, Exchequer Street, Dublin 2  
**Registration Date** 08/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: replace existing entrance door with new glazed window panel at the north facing elevation, replace existing glazed window panel with new entrance door at the northeast facing elevation, new advertisement signage to the north, northeast and southeast facing fascia elevations, all associated site and ancillary works at this address in accordance with the plans as submitted.

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**Area** Area 1 - South East  
**Application Number** 3245/22  
**Application Type** Permission

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**Applicant** Quooker Ireland Limited  
**Location** Donnybrook House, 36-42 Donnybrook Road, Dublin 4  
**Registration Date** 09/02/2022

**Additional Information**

**Proposal:** Planning permission is sought by Quooker Ireland Limited for development at Donnybrook House, 36-42 Donnybrook Road, Dublin 4. The proposed development consists of the change of use of this currently vacant ground floor unit of 213:9 square metres, along Donnybrook Road frontage, previously approved as a Restaurant (Reg. Ref. 3719/19) to use as a retail showroom to include ancillary staff facilities.

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**Area** Area 1 - South East  
**Application Number** 3257/22  
**Application Type** Permission  
**Applicant** Highbury Lane Properties  
**Location** 1, Fitzwilliam Place, Dublin 2  
**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of repointing of the front elevation using lime-based mortars with a traditional wiggled joint finish.

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**Area** Area 1 - South East  
**Application Number** 3270/22  
**Application Type** Permission  
**Applicant** Heights Hospitality Operations Ltd.  
**Location** The Temple Bar Inn, 40-47 Fleet Street, Dublin 2  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** Construction of a new electrical substation and switch room to the rear of the site, relocation of the existing electrical sub station and switch room (43m2) from existing basement level to the new location at the rear of the site, a change of use of the existing substation area to hotel use, provision of a new entrance door and glazed screen, provision of a new internal stairs to basement level directly from Fleet Street, repositioning of existing signage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3684/21  
**Application Type** Permission  
**Applicant** College Square GP3 Ltd  
**Location** Site of 0.64 ha at former Apollo House, Tara Street, Dublin 2, 9-15 Townsend Street & 31-33 Tara Street, incl. former Long Stone Pub & Brokerage Apartment Building; former College House, Nos. 2-3 Townsend Street, former Screen Cinema, 16-19 Hawkins  
**Registration Date** 09/02/2022

**Additional Information** Additional Information Received

**Proposal:** We, College Square GP3 Limited, intend to apply for permission for development at a site of 0.64 ha at the former Apollo House, Tara Street (DO2 N920); 9-15 Townsend Street and 31-33 Tara Street, incl. The former Long Stone Pub (D02 FE00) and the Brokerage Apartment

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Building; the former College House, Nos. 2-3 Townsend Street, (D02 F990), and the former Screen Cinema, 16-19 Hawkins Street (DO2 DP65), Dublin 2. The site is bounded by Townsend Street to the South, Tara Street to the East, Hawkins Street to the West, Hawkins House to the North and West and Poolbeg Street to the North.

The development consists of amendments and additions to the previously permitted redevelopment of the former College House and the former Screen Cinema (DCC Reg. Ref: 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) and as amended by DCC Reg. Ref.: 2415/19, DCC Reg. Ref.: 4170/19, ABP Ref: PL29S.306335 and DCC Reg. Ref.: 2583/20 as follows:

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3778/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Claremont Railway Lawn Tennis Club
<b>Location</b>	Claremont Railway Lawn Tennis Club, Railway and Steam Packet Union SC, Park Avenue, Sandymount, Dublin 4
<b>Registration Date</b>	07/02/2022
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission to refurbish courts 6 and 7 with full ITF Class 1 Professional 12m Court Sports Lighting at corners of each tennis court (6 light poles in total), associated ground works and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3254/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Jepview Ltd
<b>Location</b>	Malt House North (Eircode D02R239, Malt House South (Eircode D02PW24) and No.s 1-4 Malt House Apartments (Eircode D02A252, D02XF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure).
<b>Registration Date</b>	10/02/2022
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning permission is sought by Jepview Ltd. at Malt House North (Eircode D02R239, Malt House South (Eircode D02PW24) and No.s 1-4 Malt House

Apartments (Eircode D02A252, D02XF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure). This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The proposed development comprises the following alterations to a previously approved development (Reg. Ref. DSDZ3021/21) which consisted of the addition of a contemporary three storey extension to the existing building resulting in an eight storey development: (i) partial removal of floor at fourth floor to provide a void above the 3rd floor; (ii) provision of roof terrace (105sqm) and ancillary stairs and elevator which will connect the terrace to the 7th floor; (iii) alterations to previously approved canopies over entrances on western facade at ground floor; (iv) drainage and all associated site development and ancillary works necessary to facilitate development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1117/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Greenlea Pharmacy Limited
<b>Location</b>	116, Greenlea Road, Terenure, Dublin 6w D6W VY63
<b>Registration Date</b>	10/02/2022
<b>Additional Information</b>	
<b>Proposal:</b>	Single storey rear extension to enlarge existing Dispensary and provide a Ground Floor WC and Tea Station at Greenlea Pharmacy Limited

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1120/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Jake, Hayley, Carly & Mitchell Jacobson
<b>Location</b>	169, Kimmage Road Lower, Dublin 6w D6W NN53
<b>Registration Date</b>	10/02/2022
<b>Additional Information</b>	
<b>Proposal:</b>	Change of use on the ground floor from retail to Cafe for hot and cold food for sale on and off the premises and internal alteration to combine two retail units at 169A , Kimmage Road Lower, Dublin, D6WNN53 and 169B Kimmage Road Lower, Dublin D6WW728, internal alterations and a new entrance door to the existing first floor residential unit and shop front at 169B Kimmage Road Lower, Dublin D6WW728, a canopy and sign at 169A , Kimmage Road Lower, Dublin, D6WNN53 and 169B Kimmage Road Lower, Dublin D6WW728 & change of use from retail to Restaurant for hot and cold food for sale on and off the premises at 2 Sundrive Road, Dublin D12YE68 and the construction of a new parapet wall to 169C Kimmage Road Lower, Dublin, D6W CY27 and alteration to existing shopfronts, a canopy and signage to 2, Sundrive Road, Dublin D12YE68, 4 Sundrive Road, Dublin D12Y625, & 6 Sundrive Road, Dublin D12VN26

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3221/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Ms. Lisa Sherry
<b>Location</b>	54 Heytesbury Lane, Ballsbridge, Dublin 4
<b>Registration Date</b>	07/02/2022

## Additional Information

**Proposal:** Retention planning permission for the retention of the painted render finish to the external face of the front boundary wall.

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**Area** Area 1 - South East  
**Application Number** 3227/22  
**Application Type** Permission  
**Applicant** Paschal Naylor and Rossa Keating  
**Location** 17, Terenure Road East, Rathgar, Dublin 6  
**Registration Date** 07/02/2022

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for a modification to the permission granted (Ref. 3991/20) at 17 Terenure Road East, Rathgar, Dublin 6. The development will consist of the installation of 21 sqm of solar panels to the rear faces of both pitches of the 'double' A' roof, the associated ancillary works, and the replacement of the existing fibre cement slates with natural slates.

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**Area** Area 1 - South East  
**Application Number** 3228/22  
**Application Type** Permission  
**Applicant** Frederick Roberts & Rebecca Roe  
**Location** 18, Cambridge Road, Rathmines, Dublin 6, D06 R2V4  
**Registration Date** 07/02/2022

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing single storey utility/wc structure to the rear, and the construction of a two storey extension to rear and part side and associated re-modelling of the existing house, the construction of a single storey extension to the side and associated minor remodelling, rooflights to both the existing and proposed structures, reinstatement of the existing front room at first floor with en suite and storage insertions, localised minor re-modelling and adjustments on the ground and first floor and rear and side elevations as detailed in the drawings and conservation statement, underpinning work to hall wall and party wall, temporary lifting of gate pier and porch floor coverings and stone steps; the rebuilding of first floor window reveal; adjustment to front door leaf, re-pointing to the front elevation, localised repair to existing internal wall and decorative plaster, localised repair to existing ceilings, removal of existing external cementitious render to rear and side elevations and replacement with a lime render, replacement of non-original floorboards where applicable, replacement windows throughout to replicate original window design and proportions, minor internal adjustments to the existing house, associated landscaping work, localised repair to the existing roof and all associated site and remedial works.

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**Area** Area 1 - South East  
**Application Number** 3238/22  
**Application Type** Permission  
**Applicant** Deirdre Horneck  
**Location** 7 Nutley Park, Donnybrook, Dublin 4, D04 F4A4  
**Registration Date** 08/02/2022

### Additional Information

**Proposal:** Planning permission is sought for the proposed development will consist of : (i)

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demolition of ground floor bay window to rear of existing dwelling; (ii) construction of a single storey flat roof ground floor extension to rear; (iii) construction of a new attic level flat roof dormer to rear; (iv) new roof lights to the front and rear at attic level; (v) widening of existing vehicular entrance off Nutley Park; (vi) alterations to all elevations, associated landscaping and all ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3239/22  
**Application Type** Permission  
**Applicant** Joseph Hughes  
**Location** 23, Synge Street, Portobello, D08 P6YR  
**Registration Date** 09/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for i) attic conversion from current attic into a bedroom and en-suite bathroom, ii) addition of a dormer window onto the rear roof of the house & iii) addition of two Velux windows at rear.

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**Area** Area 1 - South East  
**Application Number** 3240/22  
**Application Type** Permission  
**Applicant** Carmel Murphy  
**Location** 19 Castlewood Avenue, Dublin 6, D06 VH95  
**Registration Date** 09/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for development at this site will consist of : (a) proposed modifications to the existing protected structure to include new openings to the rear, side and return to allow for access to proposed extensions; (b) demolition of modern extensions to the side and rear; (c) construction of a 28m<sup>2</sup> two storey extension with three windows to the side; (d) a 10m<sup>2</sup> single storey extension with one window and one rooflight to the rear, (e) restoration of the roof of the main house and return; (f) replacement of 1 no. rooflight in the return and installation of 1 no. roof access hatch to the valley; (g) creation of vehicular access with a new vehicular gate in the east boundary wall of the front garden; (h) one new car parking space to the front garden; (i) demolition and reconstruction of the garage and making good of boundary with the adjoining bike shed; (j) miscellaneous internal modifications; (k) all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3250/22  
**Application Type** Retention Permission  
**Applicant** Geraldine Simpson  
**Location** 27, Raphoe Road, Crumlin, Dublin 12  
**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** RETENTION: Retention permission is sought for development consisting of a 3.3 metre wide gated vehicular entrance and associated driveway at the front of the dwelling.

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**Area** Area 1 - South East  
**Application Number** 3255/22  
**Application Type** Permission  
**Applicant** Maria Fitzgerald  
**Location** 5 Lombard Street West, Portobello, Dublin 8  
**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** The development will consist of: Construction of a louvered screened roof terrace to rear of property accessed by external stair and covered garden storage area. Relocation of external door to rear residents laneway and boundary wall treatments to accommodate screen boundary to roof terrace.

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**Area** Area 1 - South East  
**Application Number** 3258/22  
**Application Type** Retention Permission  
**Applicant** Ms. Lisa Sherry  
**Location** 54 Heytesbury Lane, Ballsbridge, Dublin 4  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** Retention planning permission for the retention of the pained render finish to the external face of the front boundary wall at 54 Heytesbury Lane, Ballsbridge, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3262/22  
**Application Type** Permission  
**Applicant** Gillian Keegan and Kevin Dempsey  
**Location** 335A, Kildare Road, Crumlin, Dublin 12, D12 F9K3  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: 1) Planning permission is sought for Attic conversion into non-habitable space involving removal of Hipped end from roof and construction of Dormer window to rear 2) Retention Permission for ground floor extension at gable and rear, and for widening of pedestrian entrance into vehicular entrance with vehicular parking.

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**Area** Area 1 - South East  
**Application Number** 3263/22  
**Application Type** Permission  
**Applicant** Stephen Ritchie  
**Location** 5, Kimmage Grove, Kimmage, Dublin 6W  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** Planning permission for the construction of a 2 storey, 2 bedroom house abutting an existing 2 storey end of terrace house including a new vehicular access and all ancillary site works on lands adjoining.

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**Area** Area 1 - South East  
**Application Number** 3616/21

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**Application Type** Permission  
**Applicant** Eamonn Kennedy  
**Location** 8A, Parnell Road, Harold's Cross, Dublin, 12. (Corner of Parnell Road and Greenmount Lane)  
**Registration Date** 08/02/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission for demolition of existing part single story and part two storey extension and construction of a new two storey extension all to the rear of 8A Parnell Road, Harold's Cross, Dublin 12.

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**Area** Area 1 - South East  
**Application Number** WEB1109/22  
**Application Type** Permission  
**Applicant** Gerard King  
**Location** 26, Kingsland Parade, Dublin 8  
**Registration Date** 09/02/2022  
**Additional Information**  
**Proposal:** Construction of a new first floor Pitched roof extension to rear, set back from the rear boundary, over existing single storey extension, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1111/22  
**Application Type** Retention Permission  
**Applicant** Mary McGivern  
**Location** 6, Gilford Avenue, Sandymount, Dublin 4 D04 EK25  
**Registration Date** 09/02/2022  
**Additional Information**  
**Proposal:** RETENTION: The development consisted of a ground floor rear and side extension and a first floor rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB1112/22  
**Application Type** Permission  
**Applicant** Joanie Hughes  
**Location** 1, Strand Terrace, Milltown, Dublin 6 D06 F6K1  
**Registration Date** 10/02/2022  
**Additional Information**  
**Proposal:** Single storey extension to the front. 3 new dormer windows to the front roof area for an additional bedroom and extended master bedroom. Single storey extension to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB1115/22  
**Application Type** Permission  
**Applicant** Sandra Byrne  
**Location** 112, Bangor Road, Crumlin, Dublin 12  
**Registration Date** 10/02/2022

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## Additional Information

**Proposal:** For alterations to a previously granted planning permission, (reference 2310/20; 2 storey extension to the side of existing dwelling), with a single storey flat roof extension to the side of the existing 2 storey dwelling including all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1121/22  
**Application Type** Permission  
**Applicant** Stuart & Gayle Bowen  
**Location** 26A, Merton Drive, Ranelagh, Dublin 6 D06 TX26  
**Registration Date** 11/02/2022

## Additional Information

**Proposal:** Stuart & Gayle Bowen intend to apply for permission for development at 26a Merton Drive, Ranelagh, Dublin 6, D06 TX26. The development will consist of amendments to previously granted planning permission number 3526/20, to include; omission of first floor extension to side, omission of removal of ancillary recreation building to side, modifications to ground floor extension to side, all associated ancillary, conservation, landscaping and site development works.

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## Area 1 LAWs

**Area** Area 1 - South East  
**Application Number** 3267/22  
**Application Type** LAW  
**Applicant** Dublin City Council-Culture, Recreation & Economic Services  
**Department**  
**Location** Dublin City Council Depot located in the south west area of Palmerston Park, Rathmines, Dublin 6  
**Registration Date** 11/02/2022

## Additional Information

**Proposal:** LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

**Proposal:** Pursuant to the requirements of the above, notice is hereby give of proposed development by Dublin City Council at the existing Dublin City Council Depot located in the south west area of Palmerston Park, Rathmines, Dublin 6.

The proposed development will include the alteration, refurbishment and change of use of the existing Dublin City Council Depot Building from a part depot building to a public tearoom with an internal roof-lit seated area incorporating east and west-facing glazed door screens, fully serviced kitchen with window hatch to the external area, staff WC, staff changing area, refuse store, chair store off the public tearoom, universal access toilet and male/ female WC. A west-facing external area is proposed with a retractable cloth canopy the length of the public tearoom, steel door shutters that allow for security to the principal door openings at night, some selective clearance of the hedgerows is proposed in order to encourage permeability to the public tearoom. Landscape treatment has been development to allow for a grouping of permeable, oblong islands with low planting to the perimeter of the Depot site. Mid to large size trees are all retained, tarmac is replaced with a compacted accessible hoggin/ granite dust surface. Bicycle parking is also provided.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Plans and Particulars of the proposed development may be inspected by appointment or purchased for a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 11th February 2022 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday-Friday 9.00 hrs to 16.30 hrs. To make an appointment please phone: 01-2223114 or email: [planning@dublincity.ie](mailto:planning@dublincity.ie).

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30 hrs on Tuesday 29th March 2022.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0011/22
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	07/02/2022
<b>Applicant</b>	Prof. James O'Donnell
<b>Location</b>	31 Brighton Road, Terenure, Dublin 6 D06PW71
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: PROTECTED STRUCTURE: 1. Significant ongoing water ingress from front facade of property leading to damp patches on internal walls. 2. Brick failure and brick fragments falling ground level from both chimneys located on northern gable of property.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0015/22
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	11/02/2022
<b>Applicant</b>	Marist Education Authority
<b>Location</b>	89-92, Leeson Street Lower, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: PROTECTED STRUCTURE: Proposed works include for the remedial and refurbishment works to the roof and windows at both the front and rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0016/22
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	11/02/2022

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**Applicant** Brian McCreery  
**Location** 17 Elgin Road, Dublin 4  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Roof repairs, installation of solar photovoltaic panels to the south-facing (rear-facing) slopes.

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**Area** Area 1 - South East  
**Application Number** 2941/21  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 07/02/2022  
**Applicant** Lette Accommodation Limited  
**Location** 1, Harcourt Terrace, Saint Kevin's, Dublin 2, D02 TX05

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on the corner of Harcourt Terrace and Adelaide Road consisting of the demolition of the existing derelict rear return to the main house, and construction of a 4 storey return containing 2 no. additional guest suites, bathroom, storage and ancillary basement plant room, all accessed from the existing landing of the main house with a combined internal floor area of 80 m<sup>2</sup> and 11 sq m of external terraces and the demolition of the existing derelict mews walls located on the mews site to the south of the main house and the construction of a new single family dwelling over 3 storeys (garden level, upper ground, and mezzanine level with primary access from Harcourt Terrace, consisting of 2 no. double ensuite bedrooms, 1 no. single bedroom, living, kitchen dining, greenhouse and ancillary spaces with a gross internal floor area of 166 m<sup>2</sup>, plus a 19m<sup>2</sup> external terrace at upper ground level and a 31m<sup>2</sup> external courtyard at garden level. Works will also include the reinstatement of the Regency colonnade entrance to the mews from Harcourt Terrace and reconstruction of the boundary wall and access gate to the rear, external landscaping to front and courtyard; drainage and associated siteworks together with the retention of 3 no. car parking spaces accessed from Harcourt Terrace and 1 no car parking space to the rear, accessed from Adelaide Road.

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**Area** Area 1 - South East  
**Application Number** 3129/21  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 10/02/2022  
**Applicant** Gramon Limited  
**Location** Errigal House , Errigal Court , Eglinton Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of: (a) alterations to apartment block known as Errigal House as follows: (i) removal of existing external fire escape and provision of new enclosed fire escape stair core; (ii) provision of new entrance porch; (iii) removal and replacement of all existing glazing and provision of new external insulation to apartment block; (iv) modification of existing apartments to provide each unit with private amenity space in the form of an external balcony/wintergarden; (v) extension of apartment block at second floor level to allow for the provision of 2 no. two-bedroom apartments each served by private balcony/wintergarden; (vi) extension and revision of apartment block at third floor level to allow for the provision of 2 no. two-bedroom apartments, each served by private balcony/wintergarden, and the alteration of the layout of the existing apartment Nos. 3.2 and 3.3 and, (vii) provision of 1 no. additional storey, to existing four storey building, comprising 1 no. one-bedroom and 3 no. two-bedroom apartments each

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

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**Area** Area 1 - South East  
**Application Number** 3184/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/02/2022  
**Applicant** Carmel Murphy  
**Location** 19, Castlewood Avenue, Dublin 6, D06 VH95

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of:

- (A) Proposed modifications to the existing protected structure, to include new openings to the rear, side and return to allow for access to proposed extensions.
- (B) Demolition of modern extensions to the side and rear,
- (C) Construction of a 28m<sup>2</sup> two-storey extension with three windows to the side, and,
- (D) a 10m<sup>2</sup> single-storey extension with one window and one rooflight, to the rear.
- (E) Restoration of the roof of the main house and return, and,
- (F) replacement of 1 no. Rooflight in the return and installation of 1 no. roof access hatch to the valley.
- (G) Creation of vehicular access with a new vehicular gate in the east boundary wall of the front garden, and
- (H) one new car parking space to the front garden.
- (I) Demolition and reconstruction of the garage and making good of boundary with the adjoining bike shed.
- (J) Miscellaneous internal modifications and,
- (K) all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3212/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/02/2022  
**Applicant** Simon Hederman & Therese McGlacken  
**Location** 92, Waterloo Lane, Ballsbridge, Dublin D04 Y8C8.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at No.92 Waterloo Lane, Ballsbridge, Dublin D04 Y8C8 on a separate site to the rear of No.92 Leeson Street Upper (a Protected Structure). The development will consist of the following: Demolition of a two storey mews house; Construction of mainly two storey and part three storey semi-detached mews house with 6no. roof lights and a private roof terrace; Construction of new entrance gates to new courtyard with provision of one car-parking space; All associated landscaping to front and rear gardens, drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 3220/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/02/2022  
**Applicant** Heights Hospitality Operations Ltd  
**Location** Temple Bar Inn, 40-47 Fleet Street, Dublin 2, D02 NX25  
**Additional Information**

**Proposal:** Planning permission for the development will consist of the construction of a new electrical substation and switch room to the rear of the site, relocation of the existing electrical sub station and switch room (43 m2) from existing basement level to the new location at the rear of the site, a change of use of the existing substation area to hotel use, provision of a new entrance door and glazed screen , provision of a new internal stairs to basement level directly from Fleet Street, repositioning of existing signage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3221/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/02/2022  
**Applicant** Ms. Lisa Sherry  
**Location** 54 Heytesbury Lane, Ballsbridge, Dublin 4  
**Additional Information**

**Proposal:** Retention planning permission for the retention of the painted render finish to the external face of the front boundary wall.

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**Area** Area 1 - South East  
**Application Number** 3222/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/02/2022  
**Applicant** David Wall  
**Location** 96 Lansdowne Park, Ballsbridge, Dublin 4 and within the curtilage of 18 Lansdowne Road, Ballsbridge, Dublin 4

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission for the demolition of existing garden room and small annex and the addition of two, 3 storey townhouses with off street car parking with charging points, landscaping front and rear and all associated building services and works. The proposed works are within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3229/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/02/2022  
**Applicant** Aoife Reilly, McGarrell Group  
**Location** Tom Kelly Road/Charlemont Street, Dublin 2, D02 P489

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## Additional Information

**Proposal:** The development (site area of 0.07 hectares) will consist of the change of use and amalgamation of two units, Unit 5 and Unit 6 (otherwise known as Unit C and D), minor amendments and erection of associated signage zones at ground floor level (south-western corner) of Block 2, which forms part of the permitted Charlemont Square development under DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 4152/17, Ref. 4562/18 and Ref. 4707/18 and Ref. 2178/20. The development comprises: Amalgamation of Unit 5 and Unit 6 (otherwise known as Unit C and D ), (GFA 360 msq and 156 msq) to provide for a single unit; Change of use from permitted restaurant (360msq) and retail (156msq) to licensed premises with restaurant; Reconfiguration of internal layout to include a kitchen, staff area, and WC facilities, and provision of an outdoor seating area; and Erection of 6 no. illuminated signage zones including 4 no. affixed on the south-west elevation and 2 no. affixed on the west elevation at ground-floor level (total area c. 2.4 msq).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3653/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/02/2022

<b>Applicant</b>	Paul O'Grady
<b>Location</b>	12, Pembroke Road, Ballsbridge, Dublin 4

<b>Additional Information</b>	Additional Information Received
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**Proposal:** PROTECTED STRUCTURE: Planning permission for development comprising alterations and renovation of the existing part four storey over garden level (to front), part two & three storey over basement (to rear) building to include internal renovation of all floors, internal alterations and renovation of the rear return at ground & first floor levels, renovation of all windows and doors, alterations to one window opening and one door opening to the rear return and one window opening to the rear of the building at ground floor level, alterations to the existing front garden including the extension of the existing lower patio level, new patio area to the rear, all with associated site works and services and the change of use of the existing building from mixed use office and residential to use as a single dwelling house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3751/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/02/2022

<b>Applicant</b>	Ultan Ó Conchubhair & Laoise Ní Fhionnagáin
<b>Location</b>	Former United Car Valet Garage, Garville Lane, Dublin 6, D06 Y4C0

<b>Additional Information</b>	Additional Information Received
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**Proposal:** Permission is sought for change of use from commercial garage to residential use and proposed development to consist of demolition of existing garage building and existing rear lean-to extension to accommodate the construction of a proposed infill dwelling comprising 1 no. two storey three bedroom house; incorporating proposed carport/bicycle parking to front of dwelling, maintaining existing access from Garville Lane via proposed widened vehicular entrance; proposed rooflight chimney and rooflights at roof level and associated landscaping and ancillary site works.

**Area** Area 1 - South East  
**Application Number** 3775/21  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 10/02/2022  
**Applicant** Harry Beauchamp  
**Location** 62, Pembroke Road, Ballsbridge, Dublin 4, D04X466  
**Additional Information** Additional Information Received  
**Proposal:** PERMISSION & RETENTION for development at this site (0.0296 hectares) within the existing 3-storey over basement property at 62 Pembroke Road, Ballsbridge, Dublin 4, D04X466, at basement and ground floor levels only (PROTECTED STRUCTURE).  
 The premises to which the proposed development primarily relates comprise the original rear return to the house at no.62 Pemroke Road (RPS Ref. 6600). The permission seeks for the retention of the constructed steel works to the rear of 62 Pembroke Road and further the proposal of an extension at both basement (25m2) and ground floor (30m2) levels to the rear of the building. Permission is sought for the following works:  
 -The completion of an extension to the rear of the property over 2 levels (basement and ground floor).  
 -Refurbishment of the rear of the existing building at basement level, introduction of new doors between the existing building and proposed winter garden.  
 -Relocation of non-original window, and replacement of non-original doors.  
 -Works to rear garden including refurbishment and relocation of the original railings.  
 Retention is sought for the following works:  
 -Retention for structural works at basement level,  
 -Retention of new double doors to the rear return at ground floor level,  
 -Retention of works commenced prior to planning approval including the steel framing of the proposed extension.

**Area** Area 1 - South East  
**Application Number** 3788/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2022  
**Applicant** The Select Vestry of St. Philip's Church  
**Location** St. Philip's Parochial Hall, Temple Road, Dartry, D06E5WO  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission to carry out remedial works. The proposed works consist of  
 (1) Re-slatting the roof and installing insulation between the rafters.  
 (2) Installing secondary glazing inside the main Hall windows.  
 (3) Replacing defective rainwater gutters and downpipes with heritage style metal rainwater goods.  
 (4) Repairing and insulating the existing suspended timber floor.  
 (5) Installing new wheelchair access ramp at entrance door.  
 (6) Installing wheelchair accessible toilet facilities.  
 (7) Removing sand and cement render finish from east gable and repairing external brickwork as necessary.  
 (8) Installing solar panels on the south facing roof.  
 (9) Removing external steps and lowering fire exit door.

**Area** Area 1 - South East  
**Application Number** 4011/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/02/2022  
**Applicant** Charlotte Craigie  
**Location** 3, Charleston Avenue, Ranelagh, Dublin 6, D06 W668

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4012/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/02/2022  
**Applicant** Ian Craigie  
**Location** 20, Oakley Road, Ranelagh, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4013/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/02/2022  
**Applicant** Edmund and Suzanne Lynch  
**Location** 43 Nutley Lane, Dublin 4, D04 V6W2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4014/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/02/2022  
**Applicant** Sarah and John Boylan  
**Location** 25, Temple Gardens, Rathmines, Dublin 6

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### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4024/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 09/02/2022  
**Applicant** David Wall  
**Location** 18, Lansdowne Road,Ballsbridge, Dublin, D04 E5C3

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4029/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 09/02/2022  
**Applicant** Mairead Gallagher and John O'Reilly  
**Location** 83 Ringsend Road, Dublin 4, D04 PD84

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4046/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Rathmines Park Management Company  
**Location** Auburn House Residents carparking lot at, Rathmines Park, Rathmines, Dublin 6

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4051/21  
**Application Type** Permission

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**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/02/2022  
**Applicant** 1 Merrion Land Limited  
**Location** Gowan Motors Compound site, 169-177 Merrion Road, Dublin 4. The site is located south of Merrion Road

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4052/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/02/2022  
**Applicant** Brian McGettigan  
**Location** Site to the side of 173 Strand Road, Sandymount, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4053/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Jennifer Buchanan & Brian O'Rourke  
**Location** 15, Gulistan Cottages, Rathmines, Dublin 6, D06Y7R7

**Additional Information**

**Proposal:** Permission at site to rear of 15, Gulistan Cottages, Rathmines, Dublin 6, D06Y7R7 for removal of chimney to the ridge of the roof and making good of roof and ridge tiles.

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**Area** Area 1 - South East  
**Application Number** 4065/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Ventaway Limited  
**Location** Site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2

**Additional Information**

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

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

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

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**Area** Area 1 - South East  
**Application Number** 4066/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Brendan Galvin  
**Location** 37 Oakley Road, Ranelagh, Dublin 6, D06 Y681

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of an extension (23m<sup>2</sup>) and alterations to the existing detached garden room, at rear (33m<sup>2</sup>) to provide a detached garden room / greenhouse, (total 56m<sup>2</sup>).

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**Area** Area 1 - South East  
**Application Number** DSDZ3201/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/02/2022  
**Applicant** Jepview Ltd.  
**Location** The Malt House North (Eircode D02R239), Malt House South (Eircode D02PW24) and No.s 1-4, Malt House Apartments (Eircode D02A252,DO2VF63, DO2WF83 and DO2E803), Grand Canal Quay, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: This application relates to a proposed development within

the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The proposed development comprises the following alterations to a previously approved development (Reg. Ref. DSDZ3021/21) which consisted of the addition of a contemporary three storey extension to the existing building resulting in an eight storey development: i) partial removal of floor at fourth floor to provide a void above the 3rd floor; ii) provision of roof terrace (105sqm) and ancillary stairs and elevator which will connect the terrace to the 7th floor; iii) alterations to previously approved canopies over entrances on western facade at ground floor; and iv) drainage and all associated site development and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB1079/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/02/2022  
**Applicant** PJ Browne and John Stacey  
**Location** 60, Bushy Park Road, Rathgar, Dublin 6  
**Additional Information**

**Proposal:** Application by PJ Browne and John Stacey for demolition of existing garage and single storey extension to rear and the construction of a new two storey extension to front and rear of dwelling. The new extension is to include rooflights and solar panels to proposed roof, internal modifications and connection to all main site services and associated works

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**Area** Area 1 - South East  
**Application Number** WEB1086/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/02/2022  
**Applicant** Stuart & Gayle Bowen  
**Location** 26A, Merton Drive, Ranelagh, Dublin 6  
**Additional Information**

**Proposal:** Permission for development at 26a Merton Drive, Ranelagh, Dublin 6, D06 TX26. The development will consist of amendments to previously granted planning permission number 3526/20, to include; omission of first floor extension to side, omission of removal of ancillary recreation building to side, modifications to ground floor extension to side, all associated ancillary, conservation, landscaping and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1089/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/02/2022  
**Applicant** Sandra Byrne  
**Location** 112, Bangor Road, Crumlin, Dublin 12  
**Additional Information**

**Proposal:** For alterations to a previously granted planning permission, (reference 2310/20; 2 storey extension to the side of existing dwelling), with a single storey flat roof extension to the side of the existing 2 storey dwelling including all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1091/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/02/2022  
**Applicant** Jacobson  
**Location** 169, Kimmage Road Lower, Dublin 6W

**Additional Information**

**Proposal:** Change of use on the ground floor from retail to Cafe for hot and cold food for sale on and off the premises and new stairs with access door and shop front with canopy and internal alterations at 169A , 169B Kimmage Road Lower, Dublin 12 & change of use from retail to Restaurant for hot and cold food for sale on and off the premises at 2 Sundrive Road, Dublin 12 and the construction of a new parapet wall to 169C Kimmage Road Lower, Dublin 12 and shopfronts to 2,4 & 6 Sundrive Road, Dublin 12.

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**Area** Area 1 - South East  
**Application Number** WEB1109/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/02/2022  
**Applicant** Gerard King  
**Location** 26, Kingsland Parade, Dublin 8

**Additional Information**

**Proposal:** Construction of a new first floor Pitched roof extension to rear, set back from the rear boundary, over existing single storey extension, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1112/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/02/2022  
**Applicant** Joanie Hughes  
**Location** 1, Strand Terrace, Milltown, Dublin 6 D06 F6K1

**Additional Information**

**Proposal:** Single storey extension to the front. 3 new dormer windows to the front roof area for an additional bedroom and extended master bedroom. Single storey extension to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB5181/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/02/2022  
**Applicant** Craig Flood & Janelle Hopkins  
**Location** 98, Ringsend Park, Ringsend, Dublin 4

**Additional Information**



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

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**Area** Area 1 - South East  
**Application Number** WEB5184/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2022  
**Applicant** Jane Greer  
**Location** 15, Ramleh Park, Milltown, Dublin 6  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB5188/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2022  
**Applicant** Jennifer Redmond and James O'Regan  
**Location** 12, Adrian Avenue, Harold's Cross, Dublin 6w  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB5189/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/02/2022  
**Applicant** Aine Grogan & Padraic Lyons  
**Location** 19, Westfield Road, Harold's Cross, Dublin 6w D6W X772  
**Additional Information**

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

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## Area 1 Appeals Notified

**None**

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2028/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/02/2022  
**Applicant** Rathmines Hospitality Limited  
**Location** 10, Wynnefield Road, Rathmines, Dublin 6, D06 Y8X6

### **Additional Information**

**Proposal:** The development will consist of the following:

- Demolition of existing structures on site, with the exception of the 2 no. arched gables on the streetfront;
- Construction of a 4-storey hotel with a setback at third floor accommodating 78 no. hotel bedrooms;
- Ground floor accommodating hotel reception, café, co-working space, staff facilities, linen store, office, kitchen, toilets, stores, plant and bin store;
- First floor accommodating co-working mezzanine level, and 22 no. hotel bedrooms;
- Second and third floor accommodating 28 no. hotel bedrooms on each floor;
- Signage, canopy, bicycle parking, plant at roof level and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 3065/21  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** @08/02/2022  
**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 open 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.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

06/22

(07/02/2022-11/02/2022)

**Area** Area 1 - South East  
**Application Number** 0033/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Daniel O'Connell  
**Location** 64, Grosvenor Square, Rathmines, Dublin 6  
**Registration Date** 08/02/2022

**Additional Information**

**Proposal:** SHEC: The development will consist of the construction of a single new 2-storey, 1-bedroom mews house with garden accessed via Grosvenor Lane at the rear of the existing property, including the demolition of an existing garage and all ancillary works. 64 Grosvenor Square is a Protected Structure. (RPS no. 3401)

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**Area** Area 1 - South East  
**Application Number** 0041/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Simon Hederman and Therese McGlacken  
**Location** 92, Waterloo Lane, Ballsbridge, Dublin 4, D04 Y8C8  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** SHEC: Demolition of a two-storey mews house, construction of mainly two-storey and part three storey semi-detached mews house with rooflights.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

06/22

(07/02/2022-11/02/2022)

**Area** Area 1 - South East  
**Application Number** 0037/22  
**Application Type** Section 5  
**Applicant** Dermot Sheehan  
**Location** 50, Kimmage Grove, Dublin 6W, D6W W663  
**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** EXPP: 1. It is proposed to construct a sloped pvc roof and wooden frame over the side passage between No. 50 Kimmage Grove and the boundary wall for rear of Aideen Place. 2. There is a pre-existing gate on the side passage, it's the triangular wooden frame and pvc roof that will be added. 3. The length of the house is 8m, the passage is 0.8m wide. 4. The exemption is class 3 of the regulations (awning in the curtilage less than 25m<sup>2</sup>) is considered to apply.

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**Area** Area 1 - South East  
**Application Number** 0038/22  
**Application Type** Section 5  
**Applicant** WIP Retail Ireland Ltd  
**Location** 20, Exchequer Street, Dublin 2  
**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Remove existing spiral staircase at ground/basement level, block up floor at ground floor level, general fit out of retail shop with fixtures and fittings.

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**Area** Area 1 - South East  
**Application Number** 0362/21  
**Application Type** Section 5  
**Applicant** Bright Ark Partnership  
**Location** 37, Mountpleasant Avenue Lower, Ranelagh, Dublin 6  
**Registration Date** 09/02/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of existing white finish aluminium windows and replacement with new white finish metal windows to same configuration and design.

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