



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**08/22**

(21/02/2022-25/02/2022)

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** 2209/16/X2  
**Application Type** Extension of Duration of Permission  
**Applicant** Intercontinental Hotel  
**Location** Hilton Dublin Hotel, Charlemont Place, Dublin 2  
**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** EXT.OF DURATION: The site is bounded by the Luas Green Line to the north-east and east; 'Harcourt Green' residential development to the north-west; 'Charlemont Exchange' to the west; and Charlemont Place and the Grand Canal to the south. The development will consist of the following:

- Construction of a new 7-storey hotel extension over existing basement to the rear (north) of the existing hotel providing 97 additional hotel bedrooms with function rooms and ancillary area at ground floor.
- North/ south facing balconies for 6 bedrooms at 6th floor.
- Reconfiguration of existing hotel areas at ground floor, removal of 5 existing hotel bedrooms at upper floors, links to new extension and new lifts.
- Provision of an additional 7th storey (with 6th floor south facing terrace) to the existing hotel building providing an additional 20 hotel bedrooms and executive lounge. Total new and retained hotel bedrooms will be 305.
- Reconfiguration of existing basement including omission of 19 car spaces and reconfiguration of remainder.
- Provision of 40 bicycle spaces.
- Removal/ reconfiguration of existing plant/ service areas and provision of new plant/service areas throughout.
- Total gross floor area of hotel (retained and new) c. 17,081 sq.m.
- All associated landscaping, drainage works and site services provision.

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**Area** Area 1 - South East  
**Application Number** 3328/22  
**Application Type** Permission  
**Applicant** Eoin Quinn & Jeremy Wales  
**Location** 4 Chelmsford Close, Ranelagh, Dublin 6, D06 XW20  
**Registration Date** 21/02/2022

**Additional Information**

**Proposal:** Permission for development at this site on lands to the side and rear of existing dwelling at No. 4 Chelmsford Close, Ranelagh, Dublin 6, D06 XW20. The development will consist of the construction of a new 2 storey 2 bedroom house to the side of the existing dwelling with pedestrian / cycling access to the front of Chelmsford Close and to the rear off Westmoreland Park and the construction of a single storey extension to the rear of the existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of an onsite car parking space.

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**Area** Area 1 - South East  
**Application Number** 3329/22  
**Application Type** Permission  
**Applicant** WIP Retail Ireland Ltd  
**Location** 20 Exchequer Street, Dublin 2, D02 Y295

**Registration Date** 21/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for development at this site: 20 Exchequer Street, Dublin 2, D02 Y295 (a protected structure ref. 2725, included on the Dublin City Council's record of protected structures). 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** 3331/22  
**Application Type** Permission  
**Applicant** Wave Point Ltd  
**Location** 21, Ship Street Great, Dublin 8  
**Registration Date** 21/02/2022

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted 153 No. bedroom hotel (Reg. Ref. 2701/16; ABP Ref. 247947-17, as amended by Reg. Ref. 3157/18, Reg. Ref. 4326/19, Reg. Ref. 2811/20, Reg. ref. 4376/19; ABP Ref. 306573-20) on this site of c.909 sq.m at No. 21 Ship Street Great, Dublin 8. The development will consist of amendments to the permitted roof level of the permitted hotel development and comprising: a) Inclusion of solar panels at roof level; b) Adjustment of heights to the 2. no lift overruns at roof level. The overall footprint and gross floor area of the building will remain unchanged.

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**Area** Area 1 - South East  
**Application Number** 3334/22  
**Application Type** Permission  
**Applicant** Stephen Ritchie  
**Location** 5, Kimmage Grove, Kimmage, Dublin 6  
**Registration Date** 21/02/2022

**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 5 Kimmage Grove, Kimmage, Dublin 6W.

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**Area** Area 1 - South East  
**Application Number** 3336/22  
**Application Type** Permission  
**Applicant** Quooker Ireland Ltd  
**Location** Donnybrook House, 36-42, Donnybrook Road, Dublin 4  
**Registration Date** 21/02/2022

**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** 3346/22  
**Application Type** Permission  
**Applicant** Signal Infrastructure Limited  
**Location** La Touche House, 1, Grove Road, Rathmines, Dublin 6  
**Registration Date** 22/02/2022

**Additional Information**

**Proposal:** Planning permission for the erection of 3no. antennas and 2no. link dishes mounted on support poles and associated remote radio units together with 1no. outdoor cabinet and 1no. power board to a steel mounting support platform and associated equipment at the rooftop at La Touche House, 1 Grove Road, Rathmines, Dublin 6. The development will provide mobile voice and data services in the area.

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**Area** Area 1 - South East  
**Application Number** 3356/22  
**Application Type** Permission  
**Applicant** David Wall  
**Location** 96 Lansdowne Park, Ballsbridge, Dublin 4 and within the curtilage of 18 Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 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, by widening of existing vehicular access for the two proposed dwellings, 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** 3363/22  
**Application Type** Permission  
**Applicant** Carnivan Bay Property Limited  
**Location** 48, Rathmines Road Lower, Dublin 6, D06 A244  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** The following works are proposed: (i) change of use of lower ground floor level storage unit as approved under Reg. Ref. 2325/18 to 1 no. one-bedroom apartment (62 sqm); and (ii) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3365/22  
**Application Type** Permission  
**Applicant** Michael O'Brien  
**Location** 77A-78 Rathgar Road, Rathgar, Dublin 6  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** Planning permission for a previously approved application ref: 5920/04. The development will consist of the demolition of an existing garage and construction of 1 no. 3 bedroom, 2 storey mews style house, a parking garage with access off Winton Avenue all to the rear.

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**Area** Area 1 - South East  
**Application Number** 3375/22  
**Application Type** Permission  
**Applicant** Dublin Bus  
**Location** Dublin Bus Depot, Ringsend Road, Ringsend, Dublin 4  
**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** The development will consist of a free standing single storey ESB Sub-Station and MV switch room (approx. 63 sq m) to the side boundary of the site, (southern side) and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3505/21  
**Application Type** Permission  
**Applicant** Krispy Kreme Ireland Ltd  
**Location** Unit D, Central Plaza, Dame Street, Dublin 2  
**Registration Date** 22/02/2022

**Additional Information** Additional Information Received

**Proposal:** Planning permission for 3 no. signs located internally behind the glazed façade at ground level in Unit D, Central Plaza, Dame Street, Dublin 2. The box signs (overall area 5.3 sqm) will be partly translucent and lit internally with LED lighting.

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**Area** Area 1 - South East  
**Application Number** 3854/21  
**Application Type** Permission  
**Applicant** Paul & Mary Creedon  
**Location** Woods Way to the rear of 20 Mount Eden Road, Donnybrook, Dublin 4.  
**Registration Date** 23/02/2022

**Additional Information** Additional Information Received

**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 terraced mews dwelling with integral garage and related site development works.

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**Area** Area 1 - South East  
**Application Number** DSDZ3330/22  
**Application Type** Permission  
**Applicant** Google Ireland (Limited)  
**Location** Site of 1.098 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A

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Barrow Street & 35 Barrow Street at Ringsend Road and  
Barrow Street, Dublin 4

**Registration Date**

21/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a site of 1.098 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Road to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock. The application relates to a proposed development within a Strategic Development Zone Planning Scheme Area.

The site accommodates 4 protected structures including; Block B referred to as 1 Ringsend Road (RPS 7377); Block D comprising nos. 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory building') (RPS 485). The subject application relates to Block B (1 Ringsend Road (RPS 7377) only.

The proposed development seeks amendments to the previously permitted development DSDZ3796/14 and as amended by DSDZ3264/17, DSDZ4111/17; DSDZ2986/18; DSDZ4618/18, DSDZ2623/19, DSDZ2679/19, DSDZ4835/19; DSDZ4334/19 and DSDZ3780/20. The proposed amendments relate to Building B only and will consist of :

- Internal reconfiguration of permitted office layouts across all floor levels within Building B;
- Internal modifications to the building comprising of a new internal opening to accommodate a lift door at fourth floor level of Building B2;
- Extension of the permitted mezzanine level in Building B4 at 2nd floor level c. 13sq.m;
- Extension of the permitted mezzanine level in Building B2 at 4th floor level c. 77 sq.m and associated structure support columns at third floor level;
- New ventilation cowls at roof level and new ventilation vents within 2 no. existing window openings at 3rd floor level and one door opening at ground floor level (southern elevation).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3335/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Nova Asset (Dublin) Limited
<b>Location</b>	The Sorting Office, located at Ropemaker Place and Cardiff Lane, Dublin 2, D02 HD23
<b>Registration Date</b>	21/02/2022

**Additional Information**

**Proposal:** Permission for development to amend a permitted scheme on a site of c. 0.3859 hectares on lands known as the Sorting Office, located at Ropemaker Place and Cardiff Lane, Dublin 2, D02 HD23. The site is located within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development consists of modifications to the eastern, predominantly commercial block contained within a wider mixed-use development permitted under Reg. Ref. DSDZ2457/16 (the 'Parent Permission') and subsequently amended under Reg. Refs. DSDZ2041/17, DSZD3639/17, DSDZ3183/19, DSDZ3229/19 and DSDZ3545/19. The development comprises of: the change of use of 2 No. permitted ground floor, stand-alone retail/non-retail units (total combined GFA: 271 sqm) to proposed use as a collaborative studio and display area (including associated amendments to permitted signage, access and fenestration on the eastern facade); and the use of 1 No. permitted ground-floor, retail/non-retail cafe unit (GFA c. 281 sqm) as a retail/non-retail cafe; both to be ancillary to the adjoining commercial office development and for the exclusive use by the building tenant.

**Area** Area 1 - South East  
**Application Number** PWSDZ3350/22  
**Application Type** Permission  
**Applicant** Kilsaran Concrete  
**Location** South Bank Road, Irishtown, Dublin 4  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** Planning permission for the continuation of use of an existing concrete batching plant and associated facilities (previously granted under Reg Refs No 2482/19; 2209/13 & ABP Ref No PL29S.241965; 1420/04 & ABP Ref No. PL29S.207144) for a temporary period of five years. The application site is located within the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** WEB1163/22  
**Application Type** Retention Permission  
**Applicant** GLAUNSHAROON MANAGEMENT COMPANY LIMITED  
**Location** 29 Eglinton Road, Donnybrook, Dublin 4  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention of amalgamated duplex apartments 23 and 24 at second and third floor level, balcony link at second floor level to front and elevational modifications to windows to western and northern elevations all existing works from 2004 in existing four storey over basement apartment development.

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3043/21  
**Application Type** Permission  
**Applicant** Patrick Gannon  
**Location** 28, Synge Street, Dublin 8  
**Registration Date** 22/02/2022

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of replacement of the existing pvc windows to the front facade with new timber frame sash windows, replacement of the existing timber doors under the front steps with new timber doors, re-roofing of the existing roof, re-pointing of the existing brickwork to the front facade, a new three storey extension with flat roof and parapet to the rear of the existing house, a new outdoor terrace to the rear at ground floor level, internal alterations to the existing house, installation of all new plumbing and electrics throughout and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3332/22  
**Application Type** Permission  
**Applicant** Fanny Talagrand & Michael Bridges  
**Location** 31, Heytesbury Street, Portobello, Dublin 8

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**Registration Date** 21/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of minor amendments to the previously granted permission (pl. ref: 2083/17) in relation to 5 no. windows along with the insertion of a ground floor WC and alterations to the rear return consisting of internal sliding doors and 2 no. external openings on the side of the existing return.

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**Area** Area 1 - South East  
**Application Number** 3341/22  
**Application Type** Retention Permission  
**Applicant** Gillian Keegan and Kevin Dempsey  
**Location** 335A, Kildare Road, Crumlin, Dublin 12, D12 F9K3  
**Registration Date** 22/02/2022

**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** 3364/22  
**Application Type** Permission  
**Applicant** Bryan Hockley & Edel McKeown  
**Location** 4A, Belleville Avenue, Rathgar, Dublin 6  
**Registration Date** 24/02/2022

**Additional Information**

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

- a) The construction of a new single storey flat roof extension & conservatory to the rear and side of the property inclusive of all associated roof lights.
  - b) The demolition of an existing chimney to the west of the property.
  - c) The provision of fenestration revisions to the front of the property.
  - d) The partial reinstatement of the original boundary wall height to the front of the property.
  - e) The provision of a new sliding access gate to the existing vehicular access from Belleville Avenue to the front of the property.
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**Area** Area 1 - South East  
**Application Number** 3377/22  
**Application Type** Permission  
**Applicant** Stephen Tapley & Aisling Parsons  
**Location** 62, Merton Drive, Ranelagh, Dublin 6, D06 E0Y3  
**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** Permission is sought for the removal of the existing single storey extension to rear, together with the existing garage and out-buildings to the side of the existing two storey house. The construction of a part single, part two-storey, extension to side and rear with two associated roofs light to the rear. The replacement of the existing roof tiles together with all other associated works, landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** 3381/22  
**Application Type** Permission  
**Applicant** Keith McMahon  
**Location** 57 Ailesbury Road, Ballsbridge, Dublin 4  
**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** The development consists of: (i) removal of existing single storey extension and conservatory to side and rear, (ii) construction of new single storey extension to side and rear in lieu of existing, with part flat roof, part pitched roof to the rear and side of the existing dwelling with new brick arch to side entrance, (iii) maintaining the existing first floor balcony to the rear (iv) alterations to all elevations, new rooflights, with all associated landscaping, boundary treatment and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 3809/21  
**Application Type** Retention Permission  
**Applicant** Patrick Maher  
**Location** 31, Ranelagh Road, Ranelagh, Dublin 6, D06TD25  
**Registration Date** 23/02/2022

**Additional Information** Additional Information Received

**Proposal:** RETENTION; PROTECTED STRUCTURE: Permission for the replacement of irreparable window sashes, installation of new kitchen on the first floor and en suite bathrooms in upper floor bedrooms, and associated upgrading works to the existing dwelling for single-family use at 31 Ranelagh Road, Ranelagh, Dublin 6, D06TD25 ( a protected structures RPS ref. 6977)

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**Area** Area 1 - South East  
**Application Number** WEB1155/22  
**Application Type** Permission  
**Applicant** PJ Browne and John Stacey  
**Location** 60, Bushy Park Road, Rathgar, Dublin 6, D06 V1W8  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The development consist of the demolition of existing garage and single storey extension to rear and the construction of a new part two storey, part single storey extension to rear and side of dwelling. The existing roof is to new include rooflights, dormer window to the rear and solar panels, internal modifications and connection to all main site services and associated works

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**Area** Area 1 - South East  
**Application Number** WEB1157/22  
**Application Type** Permission  
**Applicant** Patricio Brennan and Grace Loring  
**Location** 124, Lansdowne Park, Ballsbridge, Dublin 4, D04 P2K6  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The development will consist of the conversion of the existing attic and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a roof light to the front and a window in the gable at attic level and associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1158/22  
**Application Type** Permission  
**Applicant** Andrew Byrne  
**Location** 36, Oxford Road, Ranelagh, Dublin 6, D06 YK40  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing sheds, rear extension and section of boundary wall along the Oxford Lane; construction of a part single storey and part two storey extension to the rear and side of the existing cottage; refurbishment of the existing cottage and reconstruction of the boundary wall to Oxford Lane and the replacement of existing boundary treatments to Oxford Road with the associated site development works, all on a site of 0.048 ha.

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**Area** Area 1 - South East  
**Application Number** WEB1159/22  
**Application Type** Permission  
**Applicant** Richard Hogan  
**Location** 9, Eaton Road, Dublin 6w, D6W VR02  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** New dormer window at rear of dwelling to existing converted attic space.

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**Area** Area 1 - South East  
**Application Number** WEB1161/22  
**Application Type** Retention Permission  
**Applicant** Nina Donovan  
**Location** 32, Nutley Road, Dublin 4, D04 K7F3  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development consists of a single-storey flat roof extension and previously detached converted garage. The development will also consist of the demolition of 3 no. chimneys and alterations to the rear to include new parapet walls to the top of the existing flat roof extensions and garage, with render finishes to match existing, new flat roofs to replace the existing, a new canopy with brickwork piers and a new enlarged opening at ground floor level. The development will also include a new side gate and fence to the side of the house with a new bin and bike store structure behind and associated site works. Refurbishment work will also be undertaken on the existing house.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0026/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 22/02/2022

**Applicant** Dunnedin Construction Co. Ltd  
**Location** 7, St. Mary's Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** SHEC: New 2 storey 4 bed dwelling house (139sqm) to existing side garden. New vehicular entrance onto St. Mary's Road to serve proposed dwelling. Widening of existing vehicular gates.

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**Area** Area 1 - South East  
**Application Number** 0027/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 23/02/2022  
**Applicant** Tim Costello  
**Location** Site at Garville Road, Rear of, 139, Rathgar Road, Dublin, 6

**Additional Information**

**Proposal:** SHEC: A new two storey (plus attic room) detached house

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**Area** Area 1 - South East  
**Application Number** 0028/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/02/2022  
**Applicant** Emma and Howard Brandt  
**Location** 14, Charleville Road, Rathmines, Dublin 6, D06 C5X7

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Repoint front elevation brickwork, re-render side elevation chimneystack re-point front entrance steps.

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**Area** Area 1 - South East  
**Application Number** 2885/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Balrath Investments Limited  
**Location** Maryland House, 20-21 William Street South & 50-51 Drury Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** Planning permission for change of use and material alterations with a gross floor area of 418 sq.m. to Maryland House 20-21 William Street South and 50-51 Drury Street, Dublin 2. The proposed change of use is from retail shop and carpark at ground floor to restaurant use (395 sq.m.) with associated material alterations including to the internal layouts at basement and ground floor and to the existing elevations.

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**Area** Area 1 - South East  
**Application Number** 2896/21  
**Application Type** Permission

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**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Brendan and Yvonne Murray  
**Location** Site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the construction of a new mews dwelling at the site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane. The site is within the curtilage of the protected structure (54 Ranelagh Road, Dublin 6, RPS Ref No. 6980). The works will comprise of the following:

- a) The demolition of the existing single storey garage structure and vehicular entrance gate accessed off Orchard Lane.
- b) The construction of 1 no. detached split level mews dwelling (lower ground floor 1750mm below entrance level, upper ground floor 1250mm above entrance level and first floor 4050mm above entrance level) with 2 no. bedrooms and a floor area of 181.59 sqm. A private terrace at upper ground floor level to rear is also proposed.
- c) Elevational alterations to Orchard Lane including the reconstruction/conservation of the existing ashlar limestone walls bounding the subject site to provide an adapted entrance from Orchard Lane.
- d) Bin storage and bicycle storage within the gated entrance passageway.
- e) All associated site & landscaping works.

Note that there are no works proposed to No. 54 Ranelagh Road, which is a protected structure (RPS Ref. No. 6980), as part of this application.

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**Area** Area 1 - South East  
**Application Number** 3037/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2022  
**Applicant** The Congregation of the Holy Spirit  
**Location** St. Michaels College, Ailesbury Road, Dublin 4, D04 NC59

**Additional Information**

**Proposal:** Protected Structure: planning permission for the development will consist of a single storey pool hall to accommodate a 5 lane 25 metre swimming pool, two communal changing rooms, entrance lobby storage, sanitary facilities ancillary accommodation and associated plant and drainage infrastructure. Site works consist of a new paved forecourt with 4 car parking spaces, the widening of the existing service road and the erection of a new fence to the north of the proposed pool hall to replace existing. All works are situated within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3296/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/02/2022  
**Applicant** Elaine Scanlon  
**Location** 5, Herberton Road, Crumlin, Dublin 12, D12 E822

**Additional Information**

**Proposal:** Planning permission to create a new vehicular access for off street parking for one car.

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**Area** Area 1 - South East  
**Application Number** 3301/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/02/2022  
**Applicant** Gas Networks Ireland  
**Location** The Sweepstakes, Ballsbridge Park, Ballsbridge, Dublin  
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**Additional Information**

**Proposal:** Permission to install a 1.42m x 0.51m x 1.8m (LxWxH) above ground enclosure, to house a new natural gas district regulating installation including a 3m high 'lamp post' style relief vent stack with all ancillary services and associated site works to replace the existing below ground natural gas regulating unit at The Sweepstakes, Ballsbridge Park, Ballsbridge, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3309/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2022  
**Applicant** Joe Somerville of JS Real Estate  
**Location** 6, Crow Street, Temple Lane South, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Planning permission is sought for retention of retractable awning to front of building covering front entrance and windows when opened, retention also sought for advertising light in front window, approx. size 500mm and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3318/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/02/2022  
**Applicant** Nicola Cochrane and Eddie Daly  
**Location** Old Elm Lawn, 63, Serpentine Avenue, Sandymount,  
Dublin 4, D04 H4X2

**Additional Information**

**Proposal:** The development will consist of demolition of existing single storey extensions to north and east of existing house, demolition of existing storage shed located on west boundary of the site, and construction of new single-storey extension to the east comprising kitchen dining space, and new single storey extension connecting the existing house to the existing prefabricated temporary structure, comprising circulation space, storage and bathroom. The development includes a balcony to the front, overlooking the front garden of the property to the north, new door at first floor level in location of existing window, and new windows at ground floor level facing to north and east.

**Area** Area 1 - South East  
**Application Number** 3705/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Copper Bridge C 2015 ICAV  
**Location** Former Clyde Court Hotel part of wider site known as D4 Hotels site, Ballsbridge, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Permission for development at this site at the former Clyde Court Hotel, at Ballsbridge, Dublin 4, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east, Pembroke Road to the west, and One Ballsbridge and Shelbourne House to the south.

The proposed development comprises amendments to permitted site boundary treatment to Shelbourne Road, located at a site of c.0.52ha within the former Clyde Court Hotel site fronting Lansdowne Road and Shelbourne Road (referred to as Site 1 of parent permission). Amended boundary treatment will comprise the reduction in height by c. 0.45m of the existing stone rubble wall fronting Shelbourne Road, and the provision of new stone capping on this wall; in lieu of previously permitted removal of this wall and replacement with plinth-mounted metal railings; and all ancillary and associated site development works, including repointing and repair of existing boundary wall fronting Shelbourne Road. The overall length of boundary treatment subject to the development being proposed is approximately c.91.69m, as permitted. These revisions result in the relocation of the southern pedestrian access gate c.3m northwards within the wall while no change will occur to the other permitted pedestrian access or emergency access gates on Shelbourne Road. All of the above amends a previously permitted mixed-use scheme: Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454) - the 'parent permission', as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18.

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**Area** Area 1 - South East  
**Application Number** 4123/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Goldstein Property ICAV  
**Location** Burlington House, Waterloo Lane, Dublin 4

**Additional Information**

**Proposal:** RETENTION: We Goldstein Property ICAV intend to apply for retention permission for development at this site at Burlington House, Waterloo Lane, Dublin 4. The development consists of Retention of Change of Use of existing 1st Floor of Burlington House from offices to Yoga Studio.

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**Area** Area 1 - South East  
**Application Number** 4124/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Dr. Paula Bolger  
**Location** 3, Sydenham Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Planning permission for alterations to the previously approved two storey 2 storey 2 bed mews house under Dublin City Council ref: 2679/21. The alterations include construction of a new bedroom at attic level located in the valley between the front and back roofs. The new attic room will have a glazed roof. The attic level will include a small roof terrace overlooking the laneway. The addition of 5m2 floor area at first floor and all associated roof alterations, drainage and site works.

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**Area** Area 1 - South East  
**Application Number** 4129/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Qaisar Riaz  
**Location** 64, Clanbrassil Street Upper, Dublin 8, D08 A394

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning Permission for new glazed shopfront and entrance to existing retail ground floor unit and blocking off existing entrance via existing entrance door and lobby. Retention for conversion of existing first floor apartment from 1 bedroom unit to 2 bedroom unit, increase in floor area of apartment from 63.4 sq.m. to 68.1 sq.m., changes to existing single storey lean to pitched roof profile to the rear of apartment at first floor level with a new large flat roof dormer and the provision of 2 no bedroom windows. The windows are to be partly obscured with permanent obscure glazing to a height of 1600mm from the internal first floor level. Provision of a velux rooflight to rear of building to upper non habitable attic room. To existing two storey terraced mixed use building.

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**Area** Area 1 - South East  
**Application Number** 4130/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Patrick Holmes  
**Location** 3, Old County Glen, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear and construction of bay window to the front.

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**Area** Area 1 - South East  
**Application Number** 4131/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** The Royal College of Surgeons, Ronan Baxter, RCSI Estate & Support Services,  
**Location** 123, The Royal College of Surgeons in Ireland, St. Stephen's Green, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development along the St.

Stephen's Green and York Street elevations of our building at 123 St. Stephen's Green, Dublin 2 (within the curtilage of a protected structure-R.P.S. ref:7815). Development comprising specialist conservation and restoration to the east (front) facade to St. Stephen's Green and the historic elevations to the south (left) facade to York St. along with the recovering of the historic roofs to the Royal College of Surgeons in Ireland (a protected structure), 123 St. Stephen's Green, Dublin 2. Development works will consist of the cleaning, repair, and repointing of all stonework and statutory, including renewal/replacement of previous cementitious repairs in matching stone and installation of lead flashings; conservation of all windows and main St. Stephen's Green entrance door, including reinstatement of original glazing bar pattern to St. Stephen's Green elevation windows; conservation and repair of the decorative ironwork railings; repair and re-slating of the historic roofs, replacement of existing modern rooflights/ lanterns, and renewal of all lead and copper coverings, linings, and flashings; and all associated site works. The proposed works are intended to reinstate the original character of the building in compliance with good conservation practice.

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**Area** Area 1 - South East  
**Application Number** 4133/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Carol Underwood & Patricia Hussey  
**Location** 63, Rathmines Road Upper, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission for development to the rear of this site. The development will consist of: a) the demolition of the existing sheds; b) the subdivision of the site and the construction of 2no. 162sqm part three-storey part one-storey semi-detached houses with three bedrooms each; c) enhancement of the vehicular entrance fronting onto Stone Mews including parking for two cars; d) associated site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 4138/21  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION (RETENTION PERMISSION)  
**Decision Date** 23/02/2022  
**Applicant** Eoin Goulding  
**Location** 137, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** RETENTION: The development will consist of:

1. Retention for first floor extension currently in office use as part of development to rear of a 2-storey terraced building. Ground floor extension to rear being subject to a separate retention application for change of use from retail to restaurant use. Office use accommodation measuring 150.75 sq.m GIA inclusive of first floor escape stair core to rear.
  2. Retention is also sought for a change of use from office to residential use for a 2-bedroom apartment at first floor level which includes attic roof level conversion to residential accommodation (non-habitable) as part of 2-bedroom apartment measuring 63 sq.m GIA over original 2 storey terraced building of development site fronting 137 Rathmines Road Lower.
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**Area** Area 1 - South East  
**Application Number** 4141/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2022  
**Applicant** Percy Nominees Ltd.  
**Location** 2, Grafton Street, Dublin 2 with frontage to Nassau Street

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (RPS no. 3241): The proposed development will consist of the change of use of the ground floor from retail (approved under Reg.Ref. 4505/17) to retail (of delph, giftware, brewing equipment and related products including drinkware, French presses, grinders, beans and associated products) including the sale of hot and cold beverages in an ancillary area for consumption off the premises. The following works are proposed:

(i) Internal works including the removal of

(a) existing opening between No. 2 Grafton Street and No. 50 Nassau Street at ground floor and basement levels;

(b) existing access door between ground floor unit and stairwell to upper floors;

(ii) internal configuring of unit including fit out of unit to facilitate development with provision of serving area and display walls at ground floor level and stock room with staff WC at basement level;

(iii) alterations to ground floor level facade including painting of shopfront to pastel sand finish and provision of signage along Grafton Street and Nassau Street facades comprising mounted lettering pin to fascia with unit address to be hand painted below; and

(iv) all ancillary works necessary to facilitate the development.

This building is located within an architectural conservation area.

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**Area** Area 1 - South East  
**Application Number** 4147/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Caroline Delahunty  
**Location** Royal Victoria Eye and Ear Hospital, Adelaide Road, Dublin 2, D02 XK51

**Additional Information**

**Proposal:** PROTECTED STRUTURE: planning permission is sought for the proposed works consisting of internal refurbishment to the Central Sterile Services Department (approx. floor area 66 sq.m) at first floor level of the western wing of the Royal Victoria Eye and Ear Hospital (a protected structure), Adelaide Road, Dublin 2, comprising of (a) removal and reinstatement of one existing window at first floor level for construction access, (b) internal alterations to layout and structure including changes to partitions, (c) new internal partitions, (d) new suspended ceiling, (e) new aseptic floor and wall finishes, (f) new mechanical and electrical services, (g) new ductwork and AHU to the rear at roof level and all associated works.

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**Area** Area 1 - South East  
**Application Number** 4148/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022

**Applicant** Joe and Natalie Barrett  
**Location** 1, Greenfield Park, Donnybrook, Dublin 4, D04 HIX7

**Additional Information**

**Proposal:** Planning permission for the development will consists of alterations and extensions to the existing dwelling to provide a 5 bedroom two storey over basement family home. The works include demolition of single storey garden shed (c.31.8m<sup>2</sup>); construction of part single storey and part two storey over basement extension to north east elevation; alterations and extension to existing attic level including new roof lights and dormer window to rear; new single storey garden shed to west boundary; internal refurbishment and remodelling works to existing dwelling all associated landscaping, boundary treatments, SUDS drainage and all other ancillary site development works necessary to facilitate the development on site.

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**Area** Area 1 - South East  
**Application Number** 4151/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022  
**Applicant** Michael Weir  
**Location** 62, Clanbrassil Street Upper, Dublin 8

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of changing the use of the existing barber shop (56 sq.m) on ground floor to a Mini Café Restaurant in line with current permitted uses, and retention permission for the work of changing the shop front and altering car parking space (27 sq.m) to an external seating area and an extension work at backyard (7.7 sq.m) for a toilet.

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**Area** Area 1 - South East  
**Application Number** 4153/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** David and Caroline Gallagher  
**Location** 5, Richelieu Park, Dublin 4

**Additional Information**

**Proposal:** Altering and extending the rear attic bedroom, by 7 sq.m, by forming a dormer in the rear roof slope of the house and carrying out ancillary contingent works.

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**Area** Area 1 - South East  
**Application Number** 4157/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Pauline Cox  
**Location** 104, Merrion Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Permission for demolition of existing single storey extension boiler house, chimney and conservatory to side and rear of existing two storey house (area to be demolished 59 sqm) and construction of two storey extension to side of existing house , single storey extension to side and

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rear of existing house and attic conversion with dormer windows to rear and removal of existing chimney to main roof to existing house (area of proposed new works 137 sqm).

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**Area** Area 1 - South East  
**Application Number** 4166/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22, Strand Road, Dublin 4

**Additional Information**

**Proposal:** Demolition of the existing 2-storey house (108 sq.m) and garage (22.7 sq.m) and the construction of a 3-storey semi-detached dwelling (272 sq.m) and single-storey garage (34.5 sq.m) for 2 car spaces. The house will comprise of four bedrooms, study, gym, living areas and viewing terraces at first floor level and second floor level, external stairs to first and second floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** 4169/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Rosanna Pender  
**Location** 1, Cedar Court, Mount Tallant Avenue, Terenure, Dublin 6w, D6W DV52

**Additional Information**

**Proposal:** RETENTION: Retention of existing single storey extension at side.

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**Area** Area 1 - South East  
**Application Number** 4170/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Chris & Sarah O'Connell  
**Location** 49, Raglan Lane, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for development at 49 Raglan Lane, Ballsbridge, Dublin 4, which is not a Protected Structure but adjoins the rear garden of a Protected Structure at 49 Raglan Road. The proposed development consists of the demolition of existing 2-storey 2-bedroom house on site and the construction of a two-storey 3-bedroom house with concealed first floor roof terrace, extension of rear garden space, new boundary garden division wall to the rear, new vehicular access from Raglan Lane with 1 no. parking space undercroft, automated gate and all associated site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 4172/21  
**Application Type** Permission

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**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022  
**Applicant** Homeland NPR Ltd  
**Location** 38 Palmerston Road, Dublin 6. D06 YW68

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the proposed development will consist of works to the existing single dwelling, a protected structure, as follows : at garden level: the removal of an existing window and breaking out of wall below to extend the ope allowing for the installation of metal framed doors; at first floor level: new internal ope and partitions to create an ensuite bathroom with amendments to roof for the installation of a new velux rooflight; at upper first floor level: new internal ope and partitions to create shower enclosure off existing main bathroom.

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**Area** Area 1 - South East  
**Application Number** 4173/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022  
**Applicant** Patrick Stephenson & Laura Scott  
**Location** 15, Palmerston Road, Rathmines, Dublin 6, D06 H2C0

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the refurbishment and the restoration of the existing house (currently in two separate units) into a single family home, with works to include:

- i) reinstatement of stairs to basement
- ii) removal of non-original toilet and lobby extension at piano nobile level
- iii) alterations to ground floor to provide new family, utility, kitchen and double height living spaces
- iv) alterations to piano nobile level to include access from proposed office space to new library
- v) revisions to first floor to provide en-suite and family bathroom
- vi) re-servicing and decoration of the interior.

Exterior works to include:

- a) construction of new external deck and screen with access from piano nobile level through existing dining room with new external stair to garden level;
- b) new paving to archway and forecourt to rear with new gate and screen to laneway
- c) two no. new access openings in existing garden wall
- d) two new freestanding porch structures to rear
- e) new solar photovoltaics at rear pitch of house
- f) removal of existing roof light and installation of new roof light to proposed dressing area at first floor.

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**Area** Area 1 - South East  
**Application Number** 4177/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Deirdre O Mahony & Tomas O'Dubhda  
**Location** 26, Malone Gardens, Sandymount , Dublin 4

**Additional Information**

**Proposal:** A single-storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

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**Area** Area 1 - South East  
**Application Number** 4192/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2022  
**Applicant** Ann Swift and Cormac Ó Foghlú  
**Location** 16, Mount Tallant Avenue, Dublin 6w, D6W KD36

**Additional Information**

**Proposal:** Works to include conversion of existing attic space to study and shower room, construction of a new dormer window extension, rooflight to the rear slope, 2 no. rooflights to the front slope of the existing roof, 1 no. rooflight to the existing rear return roof and the associated elevational changes and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4200/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2022  
**Applicant** Red Rock Harold's X Limited  
**Location** 153-155, Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors), D6W HR13

**Additional Information**

**Proposal:** Permission sought for development comprising: (i) change of use of the existing two storey building previously used as a garage and showroom to retail (convenience) use (573sqm) and use as a cafe (98sqm) at ground floor level with ancillary office space (149sqm) at first floor level; (ii) Reconfiguration and alterations to the interior and exterior of structure to accommodate the development including: (a) demolition of internal walls; 2 no. staircases; and existing platform to rear of building (24sqm); (b) replacement of front entrance door and glazing; (c) provision of 1 no. escape stairs; and (d) subdivision of proposed retail area to accommodate a back of house / support areas; and (iii) Permission is also sought for all ancillary works necessary to complete the development including the provision of signage at front elevation.

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**Area** Area 1 - South East  
**Application Number** 4201/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/02/2022  
**Applicant** Colin Daly  
**Location** Site located at Lansdowne Lane, Dublin 4 (to the east of No. 10/10A Lansdowne Terrace and the west of No. 1 Berkley Mews, Lansdowne Lane)

**Additional Information**

**Proposal:** The development will consist of: (i) demolition of existing, single storey structure on-site; (ii) construction of a two-storey over basement level, three-bedroom contemporary style, flat roofed, detached dwelling. The dwelling will be provided with private amenity space in the form of front and rear patio spaces at ground floor level and a terrace area at first floor level; (iii) provision of new vehicular and pedestrian entrances from Lansdowne Lane and 1 no. car parking space

comprised within the proposed garage at ground floor level; and (iv) drainage, landscaping, boundary treatments and all ancillary works necessary to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** 4206/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2022  
**Applicant** Amatrek Limited  
**Location** 29-30, Fleet Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Planning permission on this site for the retention of modifications and amendments of works commenced under Planning Permission Ref 3397/15 (now expired) which included the reconfiguration and alterations to walls and partitions to facilitate the proposed café/bar use at ground floor level, stairs access from basement level (not implemented) including raised level of part of existing floor to facilitate drainage pipes, demolition of part of internal wall to provide for access to neighbouring fire escape corridor at 29 Fleet Street (not implemented) and insertion of void within existing floor to basement level below (not implemented). The works previously approved at basement level of existing licensed premises comprised of alterations to existing internal doors, corridor and stairs to provide access from the existing basement level to the ground floor level of 29 and 30 Fleet Street (partially implemented). Retention of works required on foot of the granted Fire Safety Certificate (FSC 3256/21) & Regularisation Fire Safety Certificate (3004742) which is pending and includes the blocking up of the existing escape route that previously discharged through the adjoining Hostel and retention of a new protected escape stair and protected escape route from the basement to the ground level at 30 Fleet Street in lieu of previously approved fire escape route. Retention of other completed works including kitchen, stores and dumb waiter, alterations to bar counter and new toilet facilities at basement level. Removal of contemporary accommodation stair connecting the basement and ground floor bar area. Alterations to ground floor betting office (vacant) include new disabled WC and bar counter. Retention of external works consisting of reinstatement of the doorway entrance to 30 Fleet Street. Planning permission is also requested for works previously approved but not completed under planning permission (Ref 3397/15) which include the refurbishment of the building façade and change of use of ground floor betting office (vacant) to licensed café/ bar and proposed dumb waiter (not previously approved), refurbishment and maintenance of the 1st, 2nd and 3rd floor facade of 29 and 30 Fleet Street and lighting and all ancillary site and development works.

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**Area** Area 1 - South East  
**Application Number** 4207/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2022  
**Applicant** Eoin Goulding  
**Location** 137, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** RETENTION: The development will consist of: Retention for a material change of use from retail to restaurant use at ground floor level to a terraced 2 storey mixed use development. Retention permission is also sought for external mechanical extract and ventilation ducts to rear of property serving the restaurant use. The subject area for retention measures 200.8m<sup>2</sup> gross internal area which includes rear escape stair core at ground floor level to rear of property.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2297/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/02/2022
<b>Applicant</b>	Prime GP4 Limited
<b>Location</b>	site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** Planning permission for development at a site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East. The development consists of the demolition of No's 1-4 Martin's Terrace and the redevelopment of the site to provide for a five storey building with set-back sixth storey level over 2 no. basement levels. The proposed building will comprise office use and 2 no. cafe/restaurant/retail units (and associated waste storage) at ground floor level. Ancillary office space, staff welfare, waste storage and bike parking facilities will be located at basement levels. Office access will be provided from Macken Street. Access to cafe/restaurant/retail units will be provided from Macken Street and the realigned Hanover Street East, respectively. Additional development includes the provision of solar PV panels and plant at roof-level together with associated plant screening; signage; attenuation tank; roof terrace at 5th floor level; hard and soft landscaping including along the former Hanover Street East; and all other associated site development and drainage works above and below ground. The application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone planning scheme area. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1137/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	21/02/2022
<b>Applicant</b>	Glaunsharoon Management Company Limited DAC
<b>Location</b>	Glaunsharoon, 29, Eglinton Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention of amalgamated duplex apartments 23 and 24 at second and third floor level, balcony link at second floor level to front and elevational modifications to windows to western and northern elevations all existing works from 2004 in existing four storey over basement apartment development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB5216/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/02/2022
<b>Applicant</b>	Allied Irish Bank plc
<b>Location</b>	No. 10, Molesworth Street, Dublin 2

## Additional Information

**Proposal:** The development will consist of the installation of a new AHU, ductwork, and louvre screen to the rooftop to 10 Molesworth Street, to include all ancillary works and services.

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**Area** Area 1 - South East  
**Application Number** WEB5217/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Hugh Wallace & Martin Corbett  
**Location** 13, Williams Place South, Portobello, Dublin 8

### Additional Information

**Proposal:** 1. Elevational amendments & interior alterations to existing 2-storey terraced dwelling house  
2. Demolition of single storey elements & replacement of same with single storey extension to rear and 2-storey extension at front elevation  
3. Associated site works

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**Area** Area 1 - South East  
**Application Number** WEB5218/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Daren Molloy  
**Location** 26, Sandymount Avenue, Dublin 4

### Additional Information

**Proposal:** a) The demolition of the existing 2.9sq.m. single storey outbuilding structure to the rear of the property  
b) The construction of a ground floor extension to the rear, attic conversion and Dormer window at the pitch roof level of the main house to the rear. Resulting in a ground floor additional floor area of 39sq.m. and the attic floor level area of 22sq.m.  
c) Internal alterations, and  
d) All associated site & landscaping works  
The proposed works will result in an increase of floor area from 155sq.m to 216sq.m.

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**Area** Area 1 - South East  
**Application Number** WEB5219/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Kellie Elkin  
**Location** 30, Ravensdale Drive, Kimmage, Dublin 12 D12 E732

### Additional Information

**Proposal:** The development will consist of the removal of the existing garage, shed and chimney located to the side and rear of the property. Provision for a two-storey extension to the side and rear of the property to accommodate open plan kitchen and dining area at ground floor level and additional family bedroom space at first floor level. Provision for a repositioned centred entrance and dormer roof extension to the front elevation. Provision for a new canopy over the main

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entrance. Provision for three new roof lights on the existing pitched roof to the rear of the property. Renovation and alterations to the existing buildings including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5227/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022  
**Applicant** Paul & Kim O'Donnell  
**Location** 45, Park Avenue, Dublin 4 D04 F2A3  
**Additional Information**

**Proposal:** Planning permission for the demolition of an existing 2 storey rear extension & single storey annex along with the detached play room / shed and for the construction of a new two storey extension to the side (north west) & rear (south west) of the existing dwelling house, 1st floor extension of existing porch on the Side (north western) elevation , 3 no box dormers to north western roof, all other elevational changes, internal modifications and all the necessary and ancillary site works to complete the development all at 45 Park Avenue, Dublin 4, D04 F2A3.

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**Area** Area 1 - South East  
**Application Number** WEB5230/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Brendan and Rachel O'Connor  
**Location** 4, Leicester Avenue, Rathgar, Dublin 6  
**Additional Information**

**Proposal:** Planning permission is requested for the removal of 2.5 metres of Pay and Display on-street parking and the widening of existing access to the public roadway for the provision of one electric vehicle (EV) charge point and parking of a vehicle at 4 Leicester Avenue.

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**Area** Area 1 - South East  
**Application Number** WEB5233/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2022  
**Applicant** Sean McDermott & Sheila Duggan  
**Location** 103, Bangor Road, Crumlin, Dublin 12  
**Additional Information**

**Proposal:** The development will consist of

1. Demolition of the existing back garden shed.
  2. Renovation and upgrade of the existing single storey rear kitchen extension including removal of the existing flat roof to be replaced with a new raised flat roof incorporating 2no. sky light windows.
  3. Renovation and upgrade of the existing single storey detached studio located to the side garden, including a change of use to a bedroom, wc and home office.
  4. Construction of a new single storey utility / store room which is to be linked and to the ground floor bedroom via a tiled roof connection.
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5. Construction of a new single storey front entrance porch with a flat roof finish.
6. All drainage, structural and associated site works to be implemented.

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**Area** Area 1 - South East  
**Application Number** WEB5239/21  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 25/02/2022  
**Applicant** Dara Rothwell  
**Location** 101, Greenlea Road, Dublin 6W

**Additional Information**

**Proposal:** Attic conversion to accommodate a second floor room by modifying the roof arrangement from a hip roof to a gable roof, the construction of a rear dormer and the insertion of two roof windows (one on the front roof and one on the rear roof)

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**Area** Area 1 - South East  
**Application Number** WEB5242/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/02/2022  
**Applicant** Paul McGarry And Olga Bogdan  
**Location** 10, Ashfield Road, Dublin 6 D06 EF65

**Additional Information**

**Proposal:** 2 Storey, 2 Bedroom 86 m2 Annexe For Family And Guest Use To Rear Of Site With Existing Access To Shared Rear Garden, And Associated Works

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3389/21  
**Appeal Type** Written Evidence  
**Applicant** The Davy Platform ICAV on behalf of its sub fund Elm Real Estate Investment  
**Location** Elmpark Green, Merrion Road, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:

- Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units
- Internal revisions to permitted units
- The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)
- Elevational revisions and consequential revisions to the scheme
- Provision of new single storey multi use amenity pavilion within the open space
- Increase in car parking provision from 73 no. to 80 no. within existing basement footprint
- All associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3906/21  
**Appeal Type** Written Evidence  
**Applicant** Maeve Walsh  
**Location** Ground Floor Unit, 8 Main Street, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for the following; a new revised glazed shopfront with a single door, construct a single storey pitched roof extension to the rear of the existing building for storage, incorporating new a smaller roller shutter type access door and pedestrian gate onto the rear lane and to change the use from vacant financial commercial unit on the ground floor of this three storey mid terrace building to a pet related retail/reception to the front of the unit and veterinary clinic to the rear of the existing unit and associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** 3938/21  
**Appeal Type** Written Evidence  
**Applicant** Atria Living Ltd  
**Location** Site at the corner of Macken Street and Pearse Street, Dublin 2

**Additional Information**

**Proposal:** Planning permission for development on a 0.0107 Ha (107 sq m) site at the corner of Macken Street and Pearse Street. The site is bounded to the south by No. 109b Pearse Street and Pearse Street, to the east by Macken Street, to the north by No. 32a Macken Street, and to the west by No. 57 Pearse Square. The proposed development will principally consist of the demolition of a single storey warehouse (96 sq m) and the construction of a 3 No. Storey live-work unit (216.4 sq m) providing office space at ground (83.4 sq m) and first floor level (76.1 sq m) and a studio apartment at the second-floor level (56.9 sq m). This development will also include a mural on the western elevation, a westerly facing balcony, bicycle parking, a bin store, hard and soft landscaping and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB5122/21  
**Appeal Type** Written Evidence  
**Applicant** Gerry Burke Kennedy  
**Location** 53, Merton Drive, Ranelagh, Dublin 6, D06 R6W3

**Additional Information**

**Proposal:** The development consists of a detached, flat roofed 2-storey 3 bed house with a north west facing first floor balcony, to the side of the existing house, with new pedestrian entrance to existing house and associated works and landscaping.

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3081/21  
**Appeal Decision** GRANT PERMISSION

**Appeal Decision Date** 25/02/2022  
**Applicant** St. Conleths College Ltd  
**Location** St. Conleth's College, 28 Clyde Road, Dublin 4 (a Protected Structure) and 28a Clyde Lane, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3163/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @25/02/2022  
**Applicant** Aelred & Maud Doyle  
**Location** 10, Leeson Park Avenue, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following works: removal of c.1990's 21sqm two storey extension to rear; erection of new 40sqm two storey extension to side and rear incl. new opening in rear wall of upper ground floor; alterations to lower ground floor layout; new door ope to bedroom on lower ground floor; renovation works to main house incl. restoration of sash windows; landscaping works to front and rear garden; new gate in railings to front; new platform for bin store to front garden and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1066/21  
**Appeal Decision** GRANT PERMISSION & RETENTION PERMISSION  
**Appeal Decision Date** @25/02/2022  
**Applicant** John Kennedy and Una Kelly  
**Location** No. 8, Garville Road, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** Retention Permission - The retention of the division of the existing property into two dwelling flats and the retention of a 38sq.m single storey side annex to the lower ground floor dwelling flat; Permission - The construction of alterations to this side annex including; the reconstruction of the roof, front entrance and internal layout and two new rooflights; Permission - The construction of a 45.5sq.m single storey extension to the rear of the lower ground floor dwelling flat and linked to the annex including; one new roof light; a balcony to the rear of the upper ground floor dwelling flat; the widening of existing vehicular entrance, new vehicular entrance gate and associated landscaping works.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

08/22

(21/02/2022-25/02/2022)

**Area** Area 1 - South East  
**Application Number** 0053/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Evan O'Donnell  
**Location** Rear of 7 Old Mountpleasant, Ranelagh, Dublin 6,  
fronting onto Oxford Lane  
**Registration Date** 22/02/2022

**Additional Information**

**Proposal:** SHEC: Demolition of existing semi-detached dormer house of area 55sq.m and construction of a new two storey house of area c.140sq.m, with associated site works and landscaping, all on a site area of c.168sq.m.

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**Area** Area 1 - South East  
**Application Number** 0054/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Eoin Quinn & Jeremy Wales  
**Location** Lands to the side and rear of, 4, Chelmsford Close,  
Ranelagh, Dublin, 6  
**Registration Date** 21/02/2022

**Additional Information**

**Proposal:** SHEC: The construction of a new 2 storey 2 bedroom house to the side of the existing dwelling with pedestrian/cycling access to the front off Chelmsford Close and to the rear off Westmoreland Park, and the construction of a single storey extension to the rear of the existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of a nonsite car parking space.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

08/22

(21/02/2022-25/02/2022)

**Area** Area 1 - South East  
**Application Number** 0004/22  
**Application Type** Section 5  
**Applicant** Barry Wall  
**Location** 9, Herbert Place, Dublin 2  
**Registration Date** 23/02/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Works include the replacement of existing non-original (steel & PVC) windows on the front and rear of the building with new single glazed timber (6 over 6) sliding sash windows and the refurbishment and draught proofing of one original sliding sash window.

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**Area** Area 1 - South East  
**Application Number** 0057/22  
**Application Type** Section 5  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** 5, Saint Stephen's Green, Dublin 2, D02 HY57  
**Registration Date** 23/02/2022  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE:  
Replacement of 2 no. non-original pvc windows at first floor level to the front facade of the existing building with timber sliding sash windows to match existing windows at neighbouring building (NO. 4).

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**Area** Area 1 - South East  
**Application Number** 0058/22  
**Application Type** Section 5  
**Applicant** Diana Barbu and Richard Durkin  
**Location** 1 Pearse Square, Dublin 2, D02 PC61.  
**Registration Date** 25/02/2022  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE:  
1. The two chimneys are in an extremely poor state of repair. Both chimneys are to be carefully dismantled by hand down to roof level and the bricks salvaged for reuse. The chimneys are to be reconstructed, following remedial works to secure the existing flue liners, using the salvage brick with a lime mortar. The existing flu pots are to be reused. New traditional lead flashings and soakers are to be provided.  
2. The existing modern fibreglass gutters are to be carefully stripped out and the underlying structure inspected with decayed timbers repaired or replaced. New lead gutters are to be formed to traditional detail, laid to correct falls, with the leadwork flashed up the parapet walls.  
3. As part of the works to the gutters the granite capping stones are to be carefully lifted and a new lead damp proof course installed to detail. Following installation of the DPC the capping stones are to be re-bedded and the joints sealed using a lime based mortar. Loose or decayed sections of pointing to the parapet walls are to be re-pointed using a lime based mortar.  
4. The crack evident in the brickwork of the parapet wall at the corner of the gable and rear walls is to be stitched using stainless steel HeliBars located every two courses of brickwork and bonded using a suitable grout. The brickwork is to be re-pointed locally using a lime based mortar.  
5. The bituminous weathering layer to the flat roof over the entrance hallway is to be further investigated, including the substrata. Should it be found to be in good condition then the cracks in the weathering layer are to be filled and the roof re-surfaced. However, should the substructure be

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decayed the roof will have to be stripped and reconstructed in traditional manner.

6. The existing modern windows are to be replaced with traditional timber sliding sash windows in keeping with the age and style of the building.

7. The front door is to be replaced with a new timber door designed in keeping with the age and style of the building. The existing modern timber casings and mouldings are to be replaced with new casings and pilasters to match the detailing of original door surrounds still extant on the Square.

8. It is proposed that the roof be re-roofed using a selected natural slate, clip fixed over a modern breathable roofing felt. The original ridge tiles are to be salvaged and re-used.

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