



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

12/22

(21/03/2022-25/03/2022)

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 2667/21
Application Type Permission
Applicant Railway Union Sports Club
Location Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4
Registration Date 23/03/2022
Additional Information Additional Information Received
Proposal: The development will consist of: Construction of a weatherproof enclosure (367 sq.m) over the existing synthetic turf cricket practice lanes, including equipment storage, lighting and associated works.

Area Area 1 - South East
Application Number 3115/22
Application Type Permission
Applicant Blue & White Diamond Ltd.
Location Merrion Building (Morrissey's), Merrion Street Lower, Dublin 2, D02 X27
Registration Date 23/03/2022
Additional Information Additional Information Received
Proposal: Extension to the previously granted Reg.Ref. 4296/19, to extend the ground floor by an additional 68 sq.m to the south east, including staff shower facilities, drying rooms and break room together with a revised covered bicycle parking and plant area. It is also proposed to include minor elevational alterations to the North West, North East and South West elevations.

Area Area 1 - South East
Application Number 3424/21
Application Type Permission
Applicant Lucio Paduano, Manifesto Restaurant
Location 208, Rathmines Road Lower, Rathmines, Dublin 6, D06 K466
Registration Date 25/03/2022
Additional Information Additional Information Received
Proposal: The development consists of the provision of a new single storey canopy structure to the rear of the property to create a new outdoor dining & drinks terrace area at existing first floor level roof. Retractable glazed roof and sliding glazed screen to sides to allow use in different weather conditions. Provision for improved access by customers from ground to first floor level including new lobby and toilets to first floor landing and improved access to terrace area. Upgrade of existing rear return extension at first floor level with new façade and raised roof with compliant fire escape strategy head height requirements. Removal of the existing fire escape roof platform and escape ladder and provision for a new compliant emergency stair with existing final exit onto shared laneway to the rear. Removal of redundant & relocation of some existing roof mechanical & electrical services. Renovation & improvements of existing restrooms at ground floor level to provide compliant level access to a new wheelchair accessible WC. Provision for a new lobby for fire safety to stair landing. To include renovation, alterations to the existing building, including all associated site works.

Area Area 1 - South East
Application Number 3507/21
Application Type Permission
Applicant Sarah O'Reilly
Location Unit 22 Greenmount Industrial Estate, Harolds Cross, Dublin 6
Registration Date 22/03/2022
Additional Information Additional Information Received
Proposal: Planning permission for new pedestrian access door to office at ground floor on eastern elevation.

Area Area 1 - South East
Application Number 3564/22
Application Type Permission
Applicant Joe Webb of Dentsu Ireland
Location Two Haddington Buildings, 20-38 Haddington Road, Dublin 4, D04 HE94
Registration Date 21/03/2022
Additional Information
Proposal: The development consists of a lightweight pergola structure with a floor area of 45.70 sqm and the reconfigurations of two windows to provide opening sections on the front elevation at the lower ground level and 1 no. illuminated totem sign adjacent to the front entrance and all other associated site works.

Area Area 1 - South East
Application Number 3565/22
Application Type Permission
Applicant GA Development Dublin ICAV
Location The site of the former Dublin Institute of Technology / Technological University Dublin (TUD), Kevin Street Lower, Dublin 8 and 23 Liberty Lane, Dublin 8.
Registration Date 22/03/2022
Additional Information
Proposal: We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for planning permission for amendments to the permitted development, Reg. Ref.: 2682/20 | ABP Ref.: PL29S.309217, at the site of the former Dublin Institute of Technology / Technological University Dublin (TUD), Kevin Street Lower, Dublin 8 and 23 Liberty Lane, Dublin 8. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south, and New Bride Street to the west. The former buildings on the TUD site have been demolished under Reg. Ref.: 2682/20 / ABP Ref.: PL29S.309217 and the former building at 23 Liberty Lane has been demolished under Reg. Ref.: 3897/20. The application site includes part of the Kevin Street Library site.
The proposed amendments relate primarily to office Blocks A, B and C, and consist of the following:

- Amendment and extension of permitted Block B at eighth and ninth floor levels resulting in additional office floor space (GFA of 392 sq.m) and extension of a core to provide a fire escape to serve both levels;

- Amendment and extension of permitted Block C at ground to second floor levels to amalgamate with the permitted office building at 23 Liberty Lane (permitted under Reg. Ref.: 3897/20), increased parapet height of 200mm to accommodate green roof build up, and provision of an additional roof terrace at third floor level on Block C, along with associated alterations to the facades and elevation materials;
- Alteration to the basement, lower ground, and lower ground mezzanine levels, including reduction in the depth/levels, additional floor area at Basement Level 01 to facilitate a core for Block B to provide for fire escape from that level, extension of the core for Block C to provide access and additional plant space to Basement Level 01 and additional floor area to the lower ground floor mezzanine level beneath Block C to provide additional plant space and additional bicycle spaces;
- Alterations to the elevations of the permitted blocks A and B, including omission of a wind canopy to the south façade of Blocks A and B, proposed new entrance to the permitted library extension, reduction in loading bay door height to the western façade of Block A, addition of double height entrance to Block B on the southern elevation, and provision of 4 no. external steps to the south elevation of Blocks A and B;
- Provision of glazed balustrades to the permitted roof terraces on Blocks A and B at the 5th, 6th, 7th, 8th, 9th, and 10th floor levels, and amendment and extension of the permitted roof terrace at 8th floor level to the north and east of Block B; Associated alterations at roof level, including additional plant area on Blocks A and B, increase in the size of the atrium roof lights on Block A, provision of 3 no. broadband antenna zones at roof level of Blocks A, B and C, and associated amendments to the green roofs;
- Associated ancillary amendments including alterations to hard and soft landscaping areas, reconfiguration of plant rooms and stair/lift cores, and all associated development and ancillary works; and
- The proposed amendments include an extension of the application site boundary of planning permission Reg. Ref.: 2682/20 and ABP Ref.: PL29S.309217 to facilitate the extension of Block C to incorporate the permitted office building at 23 Liberty Lane (Reg. Ref.: 3897/20).

Area	Area 1 - South East
Application Number	3575/22
Application Type	Permission
Applicant	Pat Power and Sharon O'Toole
Location	81, Leinster Park, Harolds Cross, Dublin 6
Registration Date	22/03/2022

Additional Information

Proposal: The development will consist of a) Material alterations to the existing end of terrace three storey dwelling to relocate the side entrance door to the front elevation, alter the existing ground floor bay window and canopy on the front elevation, remove the canopy and block up all openings on the side elevation, extend the pitched roof and side wall to form a gable with a rooflight to the front elevation. b) Construction of an end of terrace three and part two storey three bedroom dwelling abutting the side elevation of No. 81 and St. Clare's Avenue boundary. c) Reduce the area of rear garden to No. 81 to provide a rear garden to the proposed dwelling and provide both with pedestrian gate access to the rear to Grosvenor Lane. d) Reconfigure the external landscape and parking to the front of No. 81 to provide 2no. additional parking spaces and all associated site works.

Area	Area 1 - South East
Application Number	3577/22
Application Type	Permission
Applicant	Dearcrest Limited

Location Rear of 38 Mountpleasant Avenue Lower (fronting Fortescue Lane), Dublin 6

Registration Date 23/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:- 1) Construction of a 2 storey, 2-bedroom flat-roof mews dwelling with ground level garden and courtyard; 2) Landscaping, boundary treatments and associated site works and services.

Area Area 1 - South East

Application Number 3578/22

Application Type Permission

Applicant Fallon & Byrne Ltd.

Location 11-17, Exchequer Street, Dublin 2

Registration Date 23/03/2022

Additional Information

Proposal: The development will consist of the provision of new canopies over ground floor windows; new awnings over first and second floor windows; 2 no. banner signs at high level; 2 no. projecting illuminated signs at ground floor level; new illuminated shop signage; and integrated up-lighting on building at first floor level.

Area Area 1 - South East

Application Number 3581/22

Application Type Permission

Applicant Office of Public Works

Location Department of Transport, Leeson Lane, Dublin 2(incorporating 95-97 Leeson Street Lower, Protected Structures RPS Refs 4450, 4451,4452)

Registration Date 23/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the replacement of the existing entrance lobby with a new aluminium framed draught lobby and the redesign of the existing plaza to the front of the building.

Area Area 1 - South East

Application Number 3590/22

Application Type Permission

Applicant The Board of Management of Marist National School

Location Marist National School, Clogher Road, Dublin 12, D12 YP98.

Registration Date 24/03/2022

Additional Information

Proposal: Permission for the construction of a single storey 2 classroom SEN base extension, (floor area approx. 438 sqm) the demolition of an existing play-shed annex which is connected to the original school block, together with the provision of a new standalone play-shed, new play areas and the reconfiguration of the existing car park layout, connections to services, together with all associated site works.

Area Area 1 - South East
Application Number 3594/22
Application Type Permission
Applicant Renmark Property Holdings Ltd.
Location 1, Ballsbridge Park, Ballsbridge, Dublin 4, D04 E5N4
Registration Date 24/03/2022

Additional Information

Proposal: The development will consist of:

-The demolition of existing 5-storey, 4,105 sq.m structure on site (formerly known as Zurich House) and the construction of an 8-storey over basement office building of c. 19,154 sq.m. The building will contain a double height entrance reception area at ground floor and set back upper floors and terraces.

-The basement access/ egress is via ramp from Ballsbridge Park. The basement will contain 44 no. car parking spaces, 3 no. of these are accessible, 276 no. bicycle parking spaces, 6 no. cargo/ non-standard bike spaces and 22 no. scooter spaces. Changing rooms/ showers, gym, bin stores, plant and attenuation tank are also contained within the basement.

-Green roof, solar panels, ESB substation, landscaping works and a new service access road onto Ballsbridge Park at the north of the site are proposed to be incorporated into the scheme.

Area Area 1 - South East
Application Number 3600/22
Application Type Permission
Applicant Ginos Italian Limited
Location 118, Grafton Street, Dublin 2
Registration Date 25/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use of the ground floor level (72.76sq.m) from a retail tourist information shop to a retail Gelato store selling Gelato for consumption on the premises. Works also include modifications and upgrade works to the front existing signage.

Area Area 1 - South East
Application Number 3602/22
Application Type Permission
Applicant Caroline Delahunty
Location Royal Victoria Eye and Ear Hospital, Adelaide Road, Dublin 2, D02 XK51
Registration Date 25/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for the proposed works totalling 18.9 sqm, consisting of new external entrance canopy (17sqm) to the existing Emergency Department and external signage (1.9 sqm.) The external signage will consist of 3 no. one sided illuminated totems measuring 3100 high X 1200 wide with a curved brushed satinless-steel cladding to one side with 100 mm return either side.

Area Area 1 - South East
Application Number 3604/22
Application Type Permission

Applicant Brenda Quinlan
Location 1A, Heytesbury Lane, Ballsbridge, Dublin 4
Registration Date 25/03/2022

Additional Information

Proposal: Permission for the demolition of an existing two storey house with glass conservatory which is non-compliant with building regulations, site clearance and construction of a 2 storey dwelling house with a mansard roof and attic level accommodation (total 242.5sq). One off street car parking space, a new motorised gate to the front vehicular entrance, together with all associated ancillary site development and landscaping works.

Area Area 1 - South East
Application Number 3605/22
Application Type Permission
Applicant Leinster Veterinary Services
Location 111, Clonskeagh Road, Dublin 6, D06 W6P2
Registration Date 25/03/2022

Additional Information

Proposal: The development will consist of change of use of the existing two-storey over basement building from retail to Veterinary Clinic, internal alterations, new external signage and alterations to existing shopfront.

Area Area 1 - South East
Application Number 3607/22
Application Type Retention Permission
Applicant Joe Somerville of JS Real Estate
Location 6, Crow Street Temple Lane South, Dublin 2
Registration Date 25/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: 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.

Area Area 1 - South East
Application Number 3611/22
Application Type Permission
Applicant BoVision
Location Mulligan & Haines, 32, Dame Street, Dublin 2
Registration Date 25/03/2022

Additional Information

Proposal: The development will consist of alterations to the existing ground floor layout an existing Bar and Restaurant. The works will include a.) The relocation of the front main entrance to the north elevation. b.) Revised ground floor layout with amended entry to the basement c.) New escape door to the north elevation onto Dame Street from the basement with a minor increase in floor area. d.) All ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number WEB1245/22

Application Type Permission
Applicant Ciannait Ní Riain Uí Broin
Location 7, Cambridge Road, Rathmines, Dublin 6 D06 A6X7
Registration Date 21/03/2022
Additional Information

Proposal: Planning permission is sought for the change of use of part ground floor of a residential dwelling at No. 7 Cambridge Road Rathmines Dublin 6 to facilitate a sessional pre school service (Naíonra) catering for a maximum of 11 children operating 3.5 hours per session, Mon-Fri during school term.

Area Area 1 - South East
Application Number WEB1261/22
Application Type Permission
Applicant Ciannait Ní Riain Uí Broin
Location 7, Cambridge Road, Rathmines, Dublin 6
Registration Date 22/03/2022
Additional Information

Proposal: Planning permission is sought for the change of use of part ground floor of a residential dwelling at No.7 Cambridge Road Rathmines Dublin 6 to facilitate a sessional pre school service (Naíonra) catering for a maximum of 11 children operating 3.5 hours per session, Mon-Fri during school term.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3562/22
Application Type Permission
Applicant Gwen Murphy
Location 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66
Registration Date 21/03/2022
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission to convert, restore, and refurbish 3 no. apartments into a single family home with internal alteration works at 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66, a protected structure (RPS Ref. 6862). Works to include removal of non-original internal partitioning, installation of new kitchen on ground floor level, construction of small 1.8sqm extension to enlarge the current bathroom to the rear (northeast) at the top half landing, together with associated upgrading works including mechanical and electrical installations, and ancillary services to the existing three-storey terraced dwelling.

Area Area 1 - South East
Application Number 3566/22
Application Type Permission
Applicant Louise Gallivan & Patrick Quinlan
Location 193, Rathmines Road Upper, Dublin 6
Registration Date 22/03/2022
Additional Information

Proposal: PROTECTED STRUCTURE: The conversion of the attic of the main house and of the rear return to storage space including the provision of 3no. rear-facing Velux roof-lights and the replacement of 1no. existing rear-facing Velux roof-light to the stairwell, with an additional staircase from first floor level to the proposed converted attic storage area, all within the envelope of the existing building at 193, Rathmines Road Upper, Dublin 6, a Protected Structure (RPS No.7329).

Area Area 1 - South East
Application Number 3571/22
Application Type Permission
Applicant Andrew Lenny
Location 23, Newgrove Avenue, Sandymount, Dublin 4
Registration Date 22/03/2022
Additional Information

Proposal: Planning permission is sought for a new vehicular entrance, gates and new parking space in the front garden.

Area Area 1 - South East
Application Number 3582/22
Application Type Permission
Applicant Niamh Malone
Location 9, Fortfield Terrace, Rathmines, Dublin 6, D06 YV12
Registration Date 23/03/2022
Additional Information

Proposal: Permission for development at a site of c. 0.03 hectares. The proposed development comprises of an extension at first floor of c. 15 sq.m to the rear (south) and side (west) elevation, an attic conversion of 13 sq. m including a dormer window to the south, and the widening of the vehicular entrance gate to the front (north) from Fortfield Terrace. The development will also include for all associated site development works, including minor amendments to the front (north) elevation, drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 3585/22
Application Type Permission
Applicant Bootlane Holdings Unlimited Company
Location 3, Temple Road, Dartry, Dublin 6, D06 V586
Registration Date 24/03/2022
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of; 1) the replacement of all existing uPVC windows and doors, with traditional painted timber sash windows and doors, 2) Replacement of existing modern uPVC window and door frames to existing south facing conservatory with traditional steel frames, 3) removal of some modern internal partitions, and general internal alterations and repairs, 4) Extension to side return behind existing front (west) facing screen wall incorporating the existing side yard, including the provision of a new front facing door, two new windows, and two rooflights, 5) and the provision of an extension to the rear, including the provision of new windows and doors facing the rear garden, 6) the provision of a new external rear garden veranda. 7) and at basement level, the replacement of part of the existing concrete floor slab to a revised level, including the provision of a new door and windows to side elevation and the provision of pair of new French doors in lieu of an existing window to the rear

elevation, 8) and the provision of a new sunken external patio area with external access stairs and glass balustrades to the side and rear.

Area Area 1 - South East
Application Number 3586/22
Application Type Retention Permission
Applicant Niamh Hardiman
Location 154, Stillorgan Road, Dublin 4, DO4 F5Y4
Registration Date 24/03/2022
Additional Information
Proposal: RETENTION: Retention permission for single storey extensions to the rear and side (total floor area c.51 sq.m.)

Area Area 1 - South East
Application Number 3587/22
Application Type Permission
Applicant Robert Ryan
Location Coach house, rear of 151 Leinster Road, Rathmines, Dublin, D06 YD53
Registration Date 24/03/2022
Additional Information
Proposal: The development will consist of; a) the construction of a new single storey extension with flat roof to the side and rear of the existing two storey detached dwelling and b) all associated site, landscaping, drainage and ancillary works.

Area Area 1 - South East
Application Number 3599/22
Application Type Permission
Applicant Jacqueline Maloney
Location 75, Ringsend Road, Dublin 4
Registration Date 25/03/2022
Additional Information
Proposal: The development will consist of converting the first-floor roof terrace into a private open space to rear of existing property.

Area Area 1 - South East
Application Number 3603/22
Application Type Permission
Applicant Kate Kelly and Aonghus Smyth
Location 27, Belmont Avenue, Donnybrook, Dublin 4, D04 A7N3
Registration Date 25/03/2022
Additional Information
Proposal: Planning permission for development at a site of c.0.023 hectares. The proposed development comprises of the demolition of the existing two storey rear return, construction of a two storey rear extension, internal reconfiguration of the existing dwelling, construction of a single storey garden room (10sqm) with adjoining storage area (2.6sqm), and rebuilding of existing stone garden boundary wall to the north east boundary with relocated side entrance. The development

will also include for all associated site development works, including drainage and hard and soft landscaping and all other ancillary works.

Area Area 1 - South East
Application Number WEB1243/22
Application Type Permission
Applicant Michele McNaughton
Location 12, Tritonville Avenue, Sandymount, Dublin 4 D04 WC99
Registration Date 21/03/2022

Additional Information

Proposal: Works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99.

Area Area 1 - South East
Application Number WEB1248/22
Application Type Permission
Applicant Harriet Doig
Location 48, Pigeon House Road, Ringsend, Dublin 4
Registration Date 21/03/2022

Additional Information

Proposal: Proposed new pedestrian access gate at no. 48 Pigeon House Road and new boundary railing between adjoining properties no. 48 and no. 47 Pigeon House Road, Ringsend Dublin 4.

Area Area 1 - South East
Application Number WEB1251/22
Application Type Permission
Applicant Michele McNaughton
Location 12, Tritonville Avenue, Dublin 4 D04 WC99
Registration Date 21/03/2022

Additional Information

Proposal: Development consisting of works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99

Area Area 1 - South East
Application Number WEB1254/22
Application Type Permission
Applicant Joanie Hughes
Location 1, Strand Terrace, Milltown, Dublin 6 D06 F6K1
Registration Date 22/03/2022

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.

Area Area 1 - South East
Application Number WEB1270/22
Application Type Permission
Applicant Michelle McNaughton
Location 12, Tritonville Avenue, Dublin 4
Registration Date 25/03/2022

Additional Information

Proposal: Works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99.

**Area 1
LAWS**

Area Area 1 - South East
Application Number DSDZ3583/22
Application Type LAW
Applicant Environment and Transportation Department
Location Barrow Street, Grand Canal Dock, Dublin 4
Registration Date 23/03/2022

Additional Information

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

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

Applicant: Dublin City Council, Environment and Transportation Department

Location: Barrow Street, Grand Canal Dock, Dublin 4.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed public realm improvements works to Barrow Street for an area extending from the Grand Canal Street Upper to the junction with Ringsend Road, Dublin 4. The site includes Barrow Street Railway Bridge, protected structure RPS ref. No. 878. No works are proposed to the protected structure as part of the application.

The proposed works will comprise of the following:

- Introduction of traffic calming measures;
- Widening of footpaths and provision of improved pedestrian crossing points.
- Resurfacing of carriageway and footpaths.
- Provision of cycle parking and cycle stands;
- Improvements to the public realm to facilitate the disabled, visually impaired and elderly including the introduction of guidance strips, marked crossings and dished kerbs.
- Revised parking, loading bay arrangements and taxi stand facilities.
- Provision of new street lighting, street furniture including seats and bins etc.
- Introduction of new soft landscaping measures including planting and trees.
- Provision of appropriate directional signage and markings
- All necessary service, utility and associated works.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 23rd March 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 9.00am to 4.30pm (excluding Bank Holidays). To make an appointment please phone: 01-2223114 or email planning@dublincity.ie.

Plans and Particulars of the proposed development may also be inspected for a period of 4 weeks from 23rd March 2022 during public opening hours at Ringsend Library, Fitzwilliam Street, Dublin 4, Co. Dublin, D04 Y970.

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.

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 4.30pm on 9th May 2022.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0028/22
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	24/03/2022
Applicant	Emma and Howard Brandt
Location	14, Charleville Road, Rathmines, Dublin 6, D06 C5X7
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: Repoint front elevation brickwork, re-render side elevation chimneystack re-point front entrance steps.

Area	Area 1 - South East
Application Number	0053/22
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	21/03/2022
Applicant	Evan O'Donnell
Location	Rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane
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.

Area Area 1 - South East
Application Number 0058/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 24/03/2022
Applicant Diana Barbu and Richard Durkin
Location 1 Pearse Square, Dublin 2, D02 PC61.

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 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.

Area Area 1 - South East
Application Number 0437/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 23/03/2022
Applicant Martin and Susannah Cass
Location 7, Kenilworth Road, Rathgar, Dublin 6
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: 1. The removal of the spiral stairs between ground and basement. 2. The reinstatement of the joists and floor boards, previously cut to accommodate the spiral stairs. 3. The reinstatement of a replica stairs in its original position from ground to basement. 4. The removal of 20th century partitions at basement level.

Area Area 1 - South East
Application Number 3043/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/03/2022
Applicant Patrick Gannon
Location 28, Synge Street, Dublin 8
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.

Area Area 1 - South East
Application Number 3131/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/03/2022
Applicant Brian and Serena Dolan
Location 66, Derravaragh Road, Dublin 6W, D6W Y889
Additional Information

Proposal: The development will consist of a dormer roof extension to the existing rear roofslope, 2 no. velux rooflights, alterations to the existing entrance porch (front elevation) to increase in size, all associated internal layout alterations, elevational alterations, site, landscaping, drainage and ancillary works.

Area Area 1 - South East
Application Number 3137/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/03/2022
Applicant Siobhan Brady
Location 9, Arranmore Road, Donnybrook, Dublin 4
Additional Information

Proposal: Planning permission for a new vehicular access, electric car charging point, one car parking space and all associated site works including removal of a street tree. The proposed driveway to be finished in permeable pebble.

Area Area 1 - South East
Application Number 3146/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/03/2022
Applicant Tim Murphy
Location 1 Yeats Court, Spafield Terrace, Dublin 4, D04 W2A3

Additional Information

Proposal: Planning permission for the development consists of (1) demolition of existing single storey entrance wing and demolition of shed to side elevation; (2) construction of 2 storey extension and single storey shed to side elevation; (3) single storey flat roofed canopy extension to rear; (4) minor internal alterations to existing layout of 3-bedroom semi-detached house; (5) all associated and ancillary site works.

Area	Area 1 - South East
Application Number	3149/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/03/2022
Applicant	Kate Rainey & Paul Ruddy
Location	7, Durham Road, Sandymount, Dublin 04, DO4 N280

Additional Information

Proposal: Planning permission sought for conversion of the attic space with a dormer type flat roof to the rear and all associated site works to existing dwelling house.

Area	Area 1 - South East
Application Number	3150/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/03/2022
Applicant	GA Development Dublin ICAV
Location	Site of the former Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8

Additional Information

Proposal: Planning permission for amendments to the permitted development, Reg. Ref.: 2682/20 | ABP Ref.: PL29S.309217, at the site of the former Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south and New Bride Street to the west. The former buildings on the site have been demolished under Reg. Ref: 2682/20 / ABP Ref.: PL29S.309217. The application site includes part of the Kevin Street Library site.

The proposed amendments relate primarily to the Build to Rent residential Blocks D and E of the permitted scheme and comprise of the following:

- Provision of 2 additional floors to Block D (increasing the permitted block by 3.80m in building height from a part 4 to part 14 storey building over lower ground levels to a part 4 to part 16 storeys building over lower ground levels) and 1 additional floor to Block E (increasing the permitted block by 2.85m in building height from a part 1 to part 10 storey building over lower ground levels, to a part 1 to part 11 storey building over lower ground levels);
- The proposed alterations result in the provision of 27 additional Build to Rent residential units (increase from 299 to 326) and a further rationalisation of the blocks, comprising of the following:
 - o Block D - Provision of 26 additional units, increasing the number of Build to Rent units in Block D from 181 to 207, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 60 no. studios, 129 no. 1 beds and 18 no. 2 beds). Reduction in area and relocation of the external communal roof terrace at 12th floor level to 13th floor level (106 sq.m) and provision of 1 no.

additional external communal roof terrace at 14th floor level (105 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the eastern and western elevations. Alterations to the facades and elevation materials associated with the above.

o Block E - Provision of 1 additional unit increasing the number of Build to Rent units in Block E from 118 to 119, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 65 no. studio units, 27 no. 1 bedroom units and 27 no. 2 bedroom units). Alterations to the creche on the ground floor including a reduction in floor space (to 254 sq.m), relocation of the ESB substation and provision of 1 no. additional external communal roof terrace at 8th floor level (380 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the western elevations. Alterations to the facades and elevation materials associated with the above.

o Alterations to the ancillary resident amenities and support facilities for the BTR residential units including minor alterations to the Wi-Fi lounge, information point and community lounge at the ground floor of Block D, a reduction in the Park Lounge resident amenity space at 4th floor level of Block D, the addition of a new Park Lounge resident amenity space at 5th floor level of Block D and alterations to the gym and billiards room and the provision of an additional storage room at lower ground mezzanine level;

- Alterations to the lower ground level, comprising a reduction of 2 no. residential car parking spaces (from 61 to 59 no. spaces for the residential units), and a reduction in the depth/levels (by 800mm); Other associated alterations including to the hard and soft landscaping areas, PV panels at roof level, to the plant rooms and block cores, to plant areas at roof level and provision of additional bicycle spaces at lower ground level;
- All associated site and development works.

Area	Area 1 - South East
Application Number	3155/22
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	23/03/2022
Applicant	Eimear Scully
Location	10, Pleasants Street, Dublin 8
Additional Information	
Proposal:	PROTECTED STRUCTURE & RETENTION: The development consists of a single storey (12sqm) shed to the rear garden.

Area	Area 1 - South East
Application Number	3157/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/03/2022
Applicant	The Little Museum of Dublin
Location	15, Saint Stephen's Green, Dublin 2
Additional Information	
Proposal:	PROTECTED STRUCTURE: The development will consist of Change of use from Cafe and Offices to Museum. Works to facilitate disability access to the building as follows: removal of existing external stairs from front pavement to basement level; construction of new stairs and platform lift for disabled access to basement yard; installation of new passenger lift at rear elevation (with glazed external finish to first and second floors) serving 3 floors over basement, with access to each floor via alterations to existing rear window openings; fire protection measures including upgrading of floors and installation of automatic opening vent at roof floor.

Area Area 1 - South East
Application Number 3172/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/03/2022
Applicant Gillian Edgeworth
Location 7 Raglan Court, 14 Raglan Road, Dublin 4. D04 AE76

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site: 7 Raglan Court, 14 Raglan Road, Dublin 4, DO4 AE76, a Protected Structure (RPS Ref. No. 6898). The development will consist of refurbishment of the existing apartment and works to improve sound insulation between adjoining units. Works will include: alterations to existing internal layout including removal of modern partition walls, construction of new partition walls, alterations to existing openings and formation of new openings. Lifting of existing floors and laying acoustic insulation between joists and laying new floors with acoustic separation. Replace non-original ceilings with acoustic boards and insulation. Alterations to a bay window to reduce area of glass and replace with timber panels. New mechanical and electrical installation including new gas boiler and underfloor heating. New bathroom and kitchen fit outs. Replace internal doors, architraves, skirtings and a fireplace.

Area Area 1 - South East
Application Number 3174/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 24/03/2022
Applicant Daniel O'Connell
Location 64, Grosvenor Square, Rathmines, Dublin 6, D06 KA66

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the construction of a single 2-storey, 1-bedroom mews house with garden, accessed via Grosvenor Lane at the rear of the existing property, including demolition of an existing garage and all ancillary works.

Area Area 1 - South East
Application Number 3178/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/03/2022
Applicant Conor and Tara Crowley
Location 15, Wilfield Park, Sandymount, Dublin 4

Additional Information

Proposal: Planning permission is sought for the construction of single storey extension to side and rear and a covered area to side and all associated site works.

Area Area 1 - South East
Application Number 3187/22
Application Type Permission
Decision GRANT PERMISSION

Decision Date 25/03/2022
Applicant Marie Long
Location Site adjacent to No. 1 Four Oaks, Oaklands Crescent, Dublin 6, D06 K354

Additional Information

Proposal: Permission for the construction of 2 storey 2-bed detached dwelling house with amended landscaping, & creation of vehicular access & parking with new boundaries and associated site works.

Area Area 1 - South East
Application Number 3505/21
Application Type Permission
Decision GRANT PERMISSION

Decision Date 21/03/2022
Applicant Krispy Kreme Ireland Ltd
Location Unit D, Central Plaza, Dame Street, Dublin 2
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.

Area Area 1 - South East
Application Number 3509/22
Application Type Permission
Decision APPLICATION DECLARED INVALID

Decision Date 22/03/2022
Applicant Renmark Property Holdings Ltd.
Location 1, Ballsbridge Park, Ballsbridge, Dublin 4, D04 E5N4
Additional Information

Proposal: The development consists of: the demolition of existing 5 storey, 4,105 sq.m. structure on site (formerly known as Zurich House) and the construction of an 8 storey over basement office building of c. 19,154 sq.m. The building will contain a double height entrance reception area at ground floor and set back upper floors and terraces. The basement access/egress is via ramp from Ballsbridge Park. The basement will contain 44 no. car parking spaces, 3 no. of these are accessible, 276 no. bicycle parking spaces, 6 no. cargo/non-standard bike spaces and 22 no. scooter spaces. Changing rooms/showers, gym, bin stores, plant and attenuation tank are also contained within the basement. Green roof, solar panels, ESB substation, landscaping works and a new service access road onto Ballsbridge Park at the north of the site are proposed to be incorporated into the scheme.

Area Area 1 - South East
Application Number 3512/22
Application Type Permission
Decision APPLICATION DECLARED INVALID

Decision Date 21/03/2022
Applicant BoVision
Location Mulligan & Haines, 32, Dame Street, Dublin, 2
Additional Information

Proposal: The development will consist of alterations to the existing ground floor layout an existing Bar and Restaurant. The works will include a.) The relocation of the front main entrance to the north elevation. b.) Revised ground floor layout with amended entry to the basement c.) New escape door to the north elevation onto Dame Street from the basement with a minor increase in floor area. d.) All ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3514/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/03/2022
Applicant The Board of Management of Marist National School
Location Marist National School, Clogher Road, Dublin 12, D12 YP98

Additional Information

Proposal: Permission for the construction of a single storey 2 classroom SEN base extension, (floor area approx. 438 sqm) the demolition of an existing play-shed annex which is connected to the original school block, together with the provision of a new standalone play-shed, new play areas and the reconfiguration of the existing car park layout, connections to services, together with all associated site works.

Area Area 1 - South East
Application Number 3527/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/03/2022
Applicant Declan Swaine
Location 42, Dolphin Road, Dublin 12

Additional Information

Proposal: The development will consist of (i) building an end of terrace 2 storey house to the side of the existing dwelling at 42 Dolphin Road, Dublin 12; (ii) providing a new vehicular entrance to the front of 42 Dolphin Road, Dublin 12 with access from Dolphin Road and (iii) all associated site and drainage works.

Area Area 1 - South East
Application Number 3530/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/03/2022
Applicant Brenda Quinlan
Location 1A Heytesbury Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for the demolition of an existing two storey house with glass conservatory which is non-compliant with building regulations, site clearance and construction of a 2 storey dwelling house with a mansard roof and attic level accommodation (total 242.5 sqm). One off street car parking space, a new motorised gate to the front vehicular entrance, together with all associated ancillary site development and landscaping works.

Area Area 1 - South East
Application Number 3534/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/03/2022
Applicant Tadhg Geary
Location 27, Ailesbury Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (1) Conservation and repair works to external fabric consisting of (a) Stripping of roof; provision of new battens and breathable membrane; new leadwork to valleys and hips; re-slating in salvaged slates as far as possible with imported slates to make up shortfall; repairs (and replacement where necessary) to gutters and rainwater goods; repointing to chimney stacks, inclusive of replacement bricks where necessary; (b) Raking-out and re-pointing in lime mortar to external facing brickwork including localised replacement of bricks where necessary; (c) Repairs to external render, including stitching as may be required to make good cracks; (d) Repairs to sash windows to include draught stripping and cutting and splicing any rotten timber sections. (2) Material alterations consisting of: (e) Widening of the existing vehicular entrance gates on Ailesbury Road from 2637mm to 3277mm, inclusive of relocating 1 No. gate pier; reinstatement of existing railings, and extending width of existing gates; (f) Alteration to existing window ope on west (side) elevation at lower ground floor level to form a door ope; (g) Alteration to existing window ope to south (rear) elevation at lower ground floor level to provide French doors to rear garden; (h) Enlargement of existing ope between front and rear reception rooms at lower ground floor level; (j) Reconfiguration of second floor return to form en-suite to master bedroom, inclusive of removal of section of wall and existing door ope, formation of new door ope in new location and short flight of steps to connect to first floor level.

Area Area 1 - South East
Application Number 3545/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/03/2022
Applicant Ginos Italian Ltd
Location 118 Grafton Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use of the ground floor level (72.76 sq.m) from a retail tourist information shop to a retail gelato store selling gelato for consumption on and off the premises. Works also include modifications and upgrade works to the front existing signage.

Area Area 1 - South East
Application Number 3809/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 22/03/2022
Applicant Patrick Maher
Location 31, Ranelagh Road, Ranelagh, Dublin 6, D06TD25
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)

Area Area 1 - South East
Application Number 3854/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/03/2022
Applicant Paul & Mary Creedon
Location Woods Way to the rear of 20 Mount Eden Road, Donnybrook, Dublin 4.
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.

Area Area 1 - South East
Application Number DSDZ3165/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/03/2022
Applicant IPUT Plc
Location 30-32, Sir John Rogerson's Quay, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: The development involves internal works to the former Tropical Fruit Company Warehouse, a Protected Structure (RPS Reference No. 7548), and for development at the office block to the south of the Protected Structure, all on land bounded by Whittaker Square to its rear (south) and by existing developments to east and west. The site faces (north) onto Sir John Rogerson's Quay. The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development involves amendments to previous permissions (Reg. Ref's. DSDZ 3803/19, DSDZ 4446/18, DSDZ 2584/18, DSDZ 2533/18 and DSDZ2529/21), including the following elements: Protected Structure - Reduction of c.135m² in the permitted café area (from c.338 m² to c.203 m²) due to removing café use from the First-Floor level in the Protected Structure; Change of use of the former c.135m² café area to office use at First-Floor level in the Protected Structure; Infilling of a void between Ground and First-Floor levels (c.72m²) and removal of internal partitions and lobby, leading to cumulative additional office space of c.230m² at First-Floor level (comprised of the change of use from café (c.135m²), plus the mezzanine infill (c.72m²) and internal lobby and partition omission (c.23m²)) in the Protected Structure; and Office Block on South of Site - Increase in parapet height of c. 0.41 m of the office block to the south of the Protected Structure - (from c. 25.61m to c. 26.02m) and an increase in rooftop plant screen louvre height of c.0.54m (from c. 27.01 m to c. 27.55 m) and associated elevational modifications.

Area Area 1 - South East
Application Number PWSDZ3207/21
Application Type Permission

Decision GRANT PERMISSION
Decision Date 24/03/2022
Applicant Pembroke Beach DAC
Location Bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park including former Irish Glass Bottle Site

Additional Information A.I Article 35 Received

Proposal: Permission for development for a mixed use development on a site of 15.3 hectares (including some 0.2 hectares of public domain on Sean Moore Road and the junction with Pine Road), focused primarily, but not exclusively, on a net site area of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019). The overall site is bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270-19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting, streets, transportation, water services and utilities' infrastructure, public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.

The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No. apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site. The 600 No apartment units will consist of: 304 No. apartment units; 144 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)

The proposed development will consist of:

- Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.)
- A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m;
- 2 No. retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm);
- 1 café restaurant located at the ground floor of Block K (97 sq m);

- A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces);
- Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level);
- Plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and
- 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m).

The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area	Area 1 - South East
Application Number	WEB1050/22
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	21/03/2022
Applicant	James & Lisa Doyle
Location	17, Cambridge Avenue, Dublin 4
Additional Information	
Proposal:	Construction of a new first floor rear extension over existing single storey rear extension.

Area	Area 1 - South East
Application Number	WEB1056/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/03/2022
Applicant	Benjamin Thomas
Location	14, Coulson Avenue, Rathgar, Dublin 6
Additional Information	
Proposal:	Planning Permission is sought for ground floor extension at rear (33.9m ²), alterations to rear windows/doors, new dormer window at rear roof, new two storey building in rear garden comprising of garage (20.5m ²) and home office above (17.9m ²), new vehicular entrance to rear garage.

Area	Area 1 - South East
Application Number	WEB1059/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/03/2022

Applicant Brianna Clear
Location 74, Mount Drummond Square, Harold's Cross, Dublin 6
Additional Information
Proposal: Permission is sought to form new vehicular entrance & driveway for off street car parking.

Area Area 1 - South East
Application Number WEB1064/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/03/2022
Applicant Declan Connolly
Location 1, Eglinton Park, Donnybrook, Dublin 4 D04 N8X9
Additional Information

Proposal: The development will consist of:

- Construction of a new attic dormer window to the rear on the main / upper roof to facilitate a non-habitable attic conversion;
 - All associated demolition, internal alterations, drainage and ancillary works.
-

Area Area 1 - South East
Application Number WEB1128/22
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 21/03/2022
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.

Area Area 1 - South East
Application Number WEB1243/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/03/2022
Applicant Michele McNaughton
Location 12, Tritonville Avenue, Sandymount, Dublin 4 D04 WC99
Additional Information

Proposal: Works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99.

Area Area 1 - South East
Application Number WEB1245/22
Application Type Permission
Decision APPLICATION DECLARED INVALID

Decision Date 22/03/2022
Applicant Ciannait Ní Riain Uí Broin
Location 7, Cambridge Road, Rathmines, Dublin 6 D06 A6X7

Additional Information

Proposal: Planning permission is sought for the change of use of part ground floor of a residential dwelling at No. 7 Cambridge Road Rathmines Dublin 6 to facilitate a sessional pre school service (Naíonra) catering for a maximum of 11 children operating 3.5 hours per session, Mon-Fri during school term.

Area Area 1 - South East
Application Number WEB1251/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/03/2022
Applicant Michele McNaughton
Location 12, Tritonville Avenue, Dublin 4 D04 WC99

Additional Information

Proposal: Development consisting of works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99

Area Area 1 - South East
Application Number WEB1254/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/03/2022
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.

Area Area 1 - South East
Application Number WEB5170/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/03/2022
Applicant Cathy & Johnny Dalton
Location 6, Beechwood Avenue Upper, Dublin 6
Additional Information Additional Information Received

Proposal: Permission is sought for:

- the demolition of an existing single-storey extension to rear and the subsequent erection of a part single-storey, part two-storey extension to the rear;
 - new zinc canopy to new extension;
 - modifications to the internal layout;
 - new master bedroom and ensuite at first floor level;
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- 2 no. new conservation rooflights to the existing roof of the main house;
- 1 no. new rooflight to the single-story extension to the rear;
- 1 no. new rooflight to the two-story extension to the rear;
- 2 no. new solar panels to the existing roof of the main house;
- enlarging of existing first floor window ope on south elevation;
- 3 no. new window openings to existing wall on south (side) elevation;
- 1 no. new first floor window opening to existing wall on west (rear) elevation;
- removal of existing shed to rear;
- erection of a trellis fence on top of the existing south boundary wall (overall height not exceeding 2.4m);
- external modifications to include repointing the front façade;
- refurbishment of existing front window and front door and fanlight;
- general restoration and decoration works and all associated site works to existing semi-detached 2-storey house at 6 Beechwood Avenue Upper.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	4115/21
Appeal Type	Written Evidence
Applicant	Charlemont Project Limited
Location	9/14 and 11c, Milltown Road, Milltown, Dublin 6. The application site consists of the former Murphy and Gunn site, (currently Autovision) and the former St Joseph's Junior Education Centre site.

Additional Information

Proposal: The proposed development will consist of the following: Demolition of the existing buildings on site, with a total combined gross floor area (GFA) of 1,739 sq.m; Construction of a Build-to-Rent (BTR) residential development, comprising 97 no. BTR apartments with a mix of 48 no. 1 bed units and 49 no. 2 bed units in three no. blocks of part 3, part 4, part 5 and part 6 storeys in height, over basement level, including resident support and amenity facilities. The total GFA, including the basement level, of the proposed development is 9,216 sq.m; Block A, fronting Milltown Road, comprises 23 no. BTR units including 9 no. 1 bed units and 14 no. 2 bed units in a part 3, part 4 and part 5 storey building, over a basement level. Block A and Block B will be connected by a bridge link from first to fourth floor levels. Resident support and amenity facilities are proposed at ground floor and basement level of Block A. Balconies are proposed on the north, east and south elevations; Block B adjoins Block A to the east and Block C to the west, comprises 34 no. BTR units including 14 no. 1 bed units and 20 no. 2 bed units, in a part 4, part 5 and part 6 storey building, over a basement level. Balconies are proposed on the north and south elevations, and terraces are proposed on the south elevation; Block C adjoins Block B to the east, comprises 40 no. BTR units including 25 no. 1 bed units and 15 no. 2 bed units, in a part 4, part 5 and part 6 storey building, over a basement level. Balconies are proposed on the north and south elevations, and terraces are proposed on the south and west elevations; The development includes ancillary resident support and amenity facilities for the BTR residential units with a total floor area of 302 sq.m, including a co-working area, meeting room, coffee dock, lounge and concierge at ground floor level and a gym, shared kitchen, media room and parcel store at basement level; The proposal includes communal open space and public open space, including improvements to the public realm and a shared space with an entrance plaza / set down area on the existing access road from Milltown Road; The basement level contains 47 no. car parking spaces, 2 no. motorcycle spaces and 150 no. cycle spaces. The basement level also includes bin storage, cores and plant

rooms;

The proposal includes 54 no. cycle parking spaces (including 4 no. cargo spaces) at surface level, a turning point, a new vehicular access to the basement level from Milltown Road, and associated improvements to Milltown Road (which includes alterations to the existing footpaths / public road, with relocation of the existing pedestrian crossing and bus stop, which are external to the planning application site boundary and subject to agreement with the Planning Authority); The proposal includes an ESB substation and associated set down area, landscaping, boundary treatment, lighting, PV panels, site services and all associated site works.

Area Area 1 - South East
Application Number 4123/21
Appeal Type Written Evidence
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.

Area Area 1 - South East
Application Number 4166/21
Appeal Type Written Evidence
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.

Area Area 1 - South East
Application Number 4201/21
Appeal Type Written Evidence
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.

Area Area 1 - South East
Application Number WEB5219/21
Appeal Type Written Evidence
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 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.

Area Area 1 - South East
Application Number WEB5230/21
Appeal Type Written Evidence
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.

**Area 1
Appeals Decided**

Area Area 1 - South East
Application Number 2393/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date @23/03/2022
Applicant Linmore Health Limited
Location 62, Merrion Road, Ballsbridge, Dublin 4
Additional Information Additional Information Received

Proposal: The development will consist of a change of use to the existing two and a half storey building from Surgery and Residential use to ground floor and first floor levels to Residential Institutional (Healthcare) use for the entire building.

Area Area 1 - South East
Application Number 2783/21
Appeal Decision APPEAL DISMISSED
Appeal Decision Date @24/03/2022
Applicant Alex Brett, Michael Whelan, Tony Kidd
Location 23-25, Sundrive Road, Kimmage, Dublin 12
Additional Information Additional Information Received

Proposal: Planning permission for change of use at first floor level from restaurant use to residential use by forming 4 double bedroom apartment units and alternating front and rear elevations with provision of 2 recessed balconies to the front and adaptation of existing flat roof

into 2 terraces to the rear plus 2 rear extensions of 6.7m² in total. There will also be demolition of internal staircase (no. 4) and elevator resulting in forming a new separate commercial unit on the ground floor.

Area Area 1 - South East
Application Number 2916/21
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @23/03/2022
Applicant Michael O'Malley
Location 75A Sandymount Road, Sandymount, Dublin 4
Additional Information
Proposal: RETENTION: Retention permission is sought for raising height of the existing boundary wall with timber fencing, raising height of existing plastered gateway piers and installation of sliding gate.

Area Area 1 - South East
Application Number 3324/21
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @25/03/2022
Applicant Mr and Mrs Don Ross
Location 82, St Alban's Park, Dublin 4
Additional Information
Proposal: Permission for the following: a) Conversion of attic space with dormer window to rear roof slope. b) Alterations of the existing gable with alterations to roof slope and all ancillary works.

Area Area 1 - South East
Application Number 3405/21
Appeal Decision AMEND CONDITIONS
Appeal Decision Date @21/03/2022
Applicant Hilary Barrett
Location 15, Carlingford Parade, Dublin 2
Additional Information
Proposal: The development will consist of; Alterations and construction of single storey extension to the rear of an existing two storey dwelling including all associated site works.

Area Area 1 - South East
Application Number WEB1675/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @24/03/2022
Applicant Michael Duncan
Location 33, Park Avenue, Sandymount, Dublin 4
Additional Information Additional Information Received
Proposal: Site to the rear of No 33 Park Avenue, Sandymount, Dublin 4, D04HW63.
The development will consist of the subdivision of the rear garden of No 33 Park Avenue to allow for the construction of a new two-storey detached 4 bed dwelling with vehicular access off Park Lane. The site of the proposed new house is to the rear of 33 Park Avenue, Sandymount, Dublin 4 with vehicular and pedestrian access off Park Lane, Sandymount, Dublin 4. The proposed

development includes first floor terraces with privacy screens, roof lights, PV panels, new boundary treatment to Park Lane incorporating a plant room and including modifications to the existing pedestrian and vehicular access from Park Lane and all associated site works.

Area Area 1 - South East
Application Number WEB1910/21
Appeal Decision SPLIT DECISION
Appeal Decision Date @23/03/2022
Applicant Greg Patel
Location 12, Tivoli Avenue, Harold's Cross, Dublin 6w, D6W DX26
Additional Information

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

Area Area 1 - South East
Application Number 2756/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 16-Mar-2022
Applicant Halact Limited
Location Grove House, 36, Grove Road, Rathmines, Dublin 6
Additional Information Additional Information Received

Proposal: The proposed development is for modifications to the existing 5-storey residential building on site. The proposed development will provide one additional floor at roof level to provide an additional 3 no. apartments. The proposal will result in an overall amalgamated total of 21 no. residential units in a building comprising 6 storeys plus lift/stair overrun over existing basement. The proposed development will include 1 no. 1-bed apartment unit of 48.7sqm, 1 no. 2-bed apartment unit of 73sqm and 1 no. 3-bed apartment unit of 98.9sqm. Each unit will be provided with a private outdoor balcony. The proposed development will include connection to existing mains public services and all associated site works.

*****Amendment to Week 11*****

Area Area 1 - South East
Application Number 2925/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 16-Mar-2022
Applicant Walthill Properties Ltd.
Location Baggotrath House, Newbridge Avenue, Sandymount, Dublin 4 including 11 Newbridge Drive, Sandymount, Dublin 4.
Additional Information Additional Information Received

Proposal: The development consists of: demolition of a single dwelling (248sqm) at 11 Newbridge Drive, Sandymount, Dublin 4, and the construction of: i. A total of 18 no. units comprising 4 no. 2 storey 3-bedroom, 12 no. 3 storey 3-bedroom, 1 no. 1 storey 2-bedroom and 1 no. 1 storey 1-bedroom housing units with a total GFA of 2,335 sqm; ii. 454.5 sqm of communal open space; ii. Access to housing units 1-16 and 18 will be from Newbridge Avenue and access to house unit No.

17 will be from Newbridge Drive; iv. All associated ancillary works including car parking on site of 4,901 sqm.

*****Amendment to Week 11*****

Area	Area 1 - South East
Application Number	WEB1510/21
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	16-Mar-2022
Applicant	Martin Deere & Eimear Vaughan
Location	Site Fronting No. 2, Ailesbury Gardens, Dublin, 4

Additional Information

Proposal: The development will consist of construction of a new infill single storey detached dwelling with a flat sedum roof accessed off Ailesbury Gardens. Proposed dwelling is in front of existing dwelling on an infill site separated by Ailesbury Gardens with all associated landscaping works.

*****Amendment to Week 11*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

12/22

(21/03/2022-25/03/2022)

Area Area 1 - South East
Application Number 0088/22
Application Type Social Housing Exemption Certificate
Applicant Mrs Brenda Quinlan
Location 1A, Heytesbury Lane, Dublin 4
Registration Date 22/03/2022
Additional Information
Proposal: SHEC: Proposed new residential dwelling to replace an existing dwelling along with associated site works.

Area Area 1 - South East
Application Number 0090/22
Application Type Social Housing Exemption Certificate
Applicant Glencarra Homes (Ringsend) Limited
Location Cambridge House, 22, Cambridge Road, Dublin 4
Registration Date 22/03/2022
Additional Information
Proposal: SHEC: The proposed development will consist of: 1. The demolition of all existing 7 structures on site (including the vacant Cambridge House and associated commercial sheds and external structures). 2. The construction of a 7-storey Build-to-Rent apartment building (including 30 no. 1-bed apartments), with winter gardens on the northern and southern elevations and a communal garden at rooftop level. 3. The provision of some 45 no. cycle spaces, communal open space at ground and roof level, indoor communal amenity space, communal facility space, site services and bin store areas. 4. The proposal includes for site access, all hard and soft landscaping, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, piped site wide services and all ancillary works and services necessary to facilitate construction and operation, above and below ground as necessary.

Area Area 1 - South East
Application Number 0092/22
Application Type Social Housing Exemption Certificate
Applicant David Murphy and Kim O'Reilly
Location 109, Stannaway Road, Dublin 12
Registration Date 22/03/2022
Additional Information
Proposal: SHEC: The development will consist of the construction of new 2 storey 3 bedroom detached dwelling and associated site works, including the widening of the existing vehicular entrance at no. 109 Stannaway Road.

Area Area 1 - South East
Application Number 0094/22
Application Type Social Housing Exemption Certificate
Applicant David Wall
Location 96, Lansdowne Park, Ballsbridge, Dublin 4
Registration Date 23/03/2022
Additional Information
Proposal: SHEC: 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.

Area	Area 1 - South East
Application Number	0095/22
Application Type	Social Housing Exemption Certificate
Applicant	Dearcrest Limited
Location	Rear of 38, Mount Pleasant Avenue Lower, at Fortescue Lane, Dublin 6
Registration Date	23/03/2022

Additional Information

Proposal: SHEC: The development will consist of: 1) Construction of a 2 storey, 2-bedroom flat-roof mews dwelling with ground level garden and courtyard; 2) Landscaping, boundary treatments and associated site works and services.



Dublin City Council

SECTION 5 EXEMPTIONS

12/22

(21/03/2022-25/03/2022)

Area	Area 1 - South East
Application Number	0400/21
Application Type	Section 5
Applicant	Klaus Reichert
Location	7, Raglan Hall, Clyde Road, Dublin 4
Registration Date	22/03/2022
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: 1. Preliminary opening up works to existing dry lined walls to ascertain any extant fabric. 2. Where no remaining fabric is found, to continue and remove all modern drylining interventions to external walls. 3. Thereafter to remove all modern plasterboard finishes to new stud walls. 4. To remove false suspended ceilings where evidenced by access through trap doors locally. All cornicing is observed as modern replacement to plasterboard ceilings. 5. Lifting of modern timber stained tongued and grooved floor boards to all rooms to expose structure for further inspection, and consideration of fire resisting interventions under separate planning application. 6. Decommissioning of existing Bathroom and Kitchen spaces all fitted as modern interventions in the late 1970's.
