



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**15/22**

(11/04/2022-14/04/2022)

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** 3710/22  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** Block 1 & 2, St. Clare's Park, Harold's Cross Road,  
Dublin 6  
**Registration Date** 11/04/2022

**Additional Information**

**Proposal:** Planning permission for development at Block 1 & 2, St. Clare's Park, Harold's Cross Road, Dublin 6 (formerly known as St. Clare's Convent & No.'s 115-119 Harold's Cross Road, Harold's Cross, Dublin 6). The development will consist of the installation of telecommunication antennas and associated equipment concealed within three no. shrouds with fitting apparatus and a cabinet and all other associated site development works on the building rooftop.

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**Area** Area 1 - South East  
**Application Number** 3719/22  
**Application Type** Permission  
**Applicant** Caroline Delahunty on behalf of the Council of The Royal  
Victoria Eye & Ear Hosp  
**Location** Royal Victoria Eye and Ear Hospital, Adelaide Road,  
Dublin 2, D02 XK51  
**Registration Date** 12/04/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the proposed works totalling 18.9 sqm. Consisting of new external entrance canopy (17 sqm) 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 stainless-steel cladding to one side with 100mm return either side.

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**Area** Area 1 - South East  
**Application Number** 3720/22  
**Application Type** Permission  
**Applicant** Rosemary Sherlock  
**Location** Site to rear of 16 Kildare Road, Crumlin, Dublin 12  
**Registration Date** 12/04/2022

**Additional Information**

**Proposal:** Planning permission for the construction of a 3 storey, 1 bedroomed town house, including private roof terrace and ground floor bin and bicycle storage with access from public laneway from Sundrive Road. The proposed development replaces an existing self-contained, single storey commercial workshop/repair garage unit on the site, similarly accessed from the public laneway from Sundrive Road. The site occupies the rear section of the site of No. 16 Kildare Road, Crumlin, Dublin 12 and is separated from the remainder of the above site by the presence of a long established boundary wall. The only current access to the site via the public laneway from Sundrive Road which is located adjacent to the southern boundary of No. 170 Sundrive Road.

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**Area** Area 1 - South East  
**Application Number** 3727/22  
**Application Type** Permission  
**Applicant** Sheelin Mc Sharry  
**Location** 85, Templeogue Road, Dublin 6W  
**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** Permission for amendments and alterations to previously permitted development under Reg. Ref.: 2878/15 and ABP Ref.: PL29S.245834, as extended under Reg. Ref.: 2878/15/X1, and as amended by Reg. Ref.: 2065/20 and ABP Ref.: 308678-20, on a site measuring 0.34 hectares located at No. 85 Templeogue Road, Dublin 6W. The purpose of this application is to ensure compliance with the specific planning policy requirements of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities as they relate to the permitted development on the site, pursuant to Section 34 (3A and 3B) of the Planning and Development Act 2000, as amended. The proposed modifications relate only to permitted Apartment Block B and consist of the following: Reconfiguration and alterations to the permitted Apartment Block B to provide 3 no. additional units on previously permitted floors. The proposed modifications increase the number of units from 6 to 9 no. units in Apartment Block B comprising 3 no. 1 beds and 6 no. 2 beds. Modifications to permitted stair core to provide for wheelchair access. No modifications are proposed to permitted Apartment Block A or 2 no. residential houses to the south of the site as permitted under Reg. Ref.: 2065/20 and ABP Ref.: 308678-20. Minor amendments to the permitted elevations including the addition of glazing to the stair core at the eastern elevation and adjustments to the fenestration and arrangement of winter gardens on the east and west elevation of Block B. The proposed modifications are generally incorporated within the floorplate of the permitted Apartment Block B and do not result in any significant material alterations to the approved external appearance of the building.

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**Area** Area 1 - South East  
**Application Number** 3731/22  
**Application Type** Permission  
**Applicant** Leinster Veterinary Services Ltd  
**Location** 111, Clonskeagh Road, Dublin 6, D06 W6P2  
**Registration Date** 13/04/2022

**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.

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**Area** Area 1 - South East  
**Application Number** 3735/22  
**Application Type** Permission  
**Applicant** Le Favre Merrion Holdings Limited  
**Location** 39-43, Merrion Square East, (Protected Structures),  
D02 NP96, D02 R997 with frontage to Stephen's Place,  
Dublin 2  
**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of works to the main structures and rear returns of Nos. 39-43 Merrion Square as follows: (i) Alterations to fenestration of front facades of Nos. 40-41 Merrion Square including removal of non-original

window arrangements and replacement with new timber sash windows in keeping with surrounding buildings; (ii) removal of all uPVC rainwater goods and SPVs and replacement with cast iron or cast aluminium rainwater goods and SVPs, removal of non-historic windows and replacement with new timber sash windows to the rear facade of nos. 39-43; (iii) removal of external security bars from windows and conduct necessary repairs to granite cills with lime and mortar repairs to rear elevations; (iv) cleaning and repair of rear elevations; (v) removal of modern door to rear of No. 42 and reinstatement of a large tripartite window to match window above; (vi) replacement of existing window with new external timber doors to rear of No. 41; (vii) replacement of existing doors to the rear returns of the ground floor of No. 39 and ground floor and basement of No. 42 with new windows; (viii) internal alterations at basement, ground, first, second and third floor levels to Nos. 39-43 comprising the removal of existing non-original wall partitions, doors, windows and carpet/modern floor coverings and the installation of new partitions to reveal original room layouts and facilitate the reconfiguring and fitouts of W/Cs throughout the buildings including new glazed screen and doors and replacement of timber panelled doors with like for like; (ix) removal of non-historic stairs (later addition) to rear return of No. 40; (x) removal of electrical power, lighting, electrical heaters and communications technology throughout 39-43 Merrion Square and replace with less intrusive alternatives and new electrical heaters in more appropriate locations; (xi) removal of mid-century sham ionic columns installed after the 20th century fire to be removed; (xii) restoration works including careful cleaning of chimneys and chimneypieces, repairs to timber sash windows, metal windows, decorative plasterworks and timber/tile flooring to be carried out by specialists; (xiii) new cast iron grates to be installed into existing chimney pieces; (xiv) provision of new fire rated and non-fire rated timber doors; (xv) new contemporary style fitouts of existing kitchenettes incorporating tea stations; (xvi) upgrading of existing services using existing risers and under existing floorboards; (xvii) new guardings to existing stair landings; (xviii) new guardings to existing windows; (xix) removal of external modern doors to coal stores and replacement with new gates; (xx) new external timber doors and window configuration to arched walls below entrance steps; and (xxi) all ancillary works necessary to facilitate the development.

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| <b>Area</b>               | Area 1 - South East                          |
| <b>Application Number</b> | 3738/22                                      |
| <b>Application Type</b>   | Permission                                   |
| <b>Applicant</b>          | John and Sarah Ludden                        |
| <b>Location</b>           | 6, Mount Street Crescent, Dublin 2, D02 XT04 |
| <b>Registration Date</b>  | 14/04/2022                                   |

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Conservation refurbishment works, single storey rear extension, and change of use from storage to residential of existing rear mews building on Stephen's Lane. The proposal will create one part two-storey (existing floorspace) and part one-storey (new floorspace) one-bedroom mews house. Demolition works will comprise removal of internal modern blockwork partitions, opening of original recesses, and removal of modern floor structures. Other works will include external refurbishment of mews, installation of photovoltaic roof array to south roof pitch, provision of new private residential garden for the mews including new boundary wall to main building, new water and wastewater connection, and all associated site works necessary to facilitate the development. The development will also result in the removal of vehicular access and parking within the site for the main building.

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|---------------------------|---------------------|
| <b>Area</b>               | Area 1 - South East |
| <b>Application Number</b> | 3740/22             |
| <b>Application Type</b>   | Permission          |

**Applicant** Ginos Italian Limited  
**Location** 118, Grafton Street, Dublin 2  
**Registration Date** 14/04/2022

**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.

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**Area** Area 1 - South East  
**Application Number** 3741/22  
**Application Type** Permission  
**Applicant** Parliament Property Ltd  
**Location** 33 & 34, Wicklow Street, Dublin 2  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** Development will consist of forming an internal opening between 33 and 34 Wicklow Street and associated works.

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**Area** Area 1 - South East  
**Application Number** 3755/22  
**Application Type** Permission  
**Applicant** Highbury Lane Properties  
**Location** 1, Fitzwilliam Place, Dublin 2  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** Protected Structure : Development will consist of the renewal of all electrical installations and associated fixtures. 1 Fitzwilliam Place is listed in Dublin City Council's Record of Protected Structures - Ref no. 2754

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**Area** Area 1 - South East  
**Application Number** 4052/21  
**Application Type** Permission  
**Applicant** Brian McGettigan  
**Location** Site to the side of 173 Strand Road, Sandymount, Dublin 4  
**Registration Date** 12/04/2022

**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** DSDZ3712/22  
**Application Type** Permission  
**Applicant** IPUT Plc  
**Location** 1 Grand Canal Square, Dublin 2  
**Registration Date** 11/04/2022

**Additional Information**

**Proposal:** IPUT plc intends to apply for planning permission for development at No. 1 Grand Canal Square, Dublin 2.

The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone.

The proposed development includes the following works to the front façade of the main entrance to No. 1 Grand Canal Square:

- Removal of the grey granite stone cladding on either side of the main entrance;
- removal of the Glazed Façade and entrance lobby at the main entrance;
- removal of existing signage on the front facade of the building on either side of main entrance;
- the installation of new glazing incorporating a new glass revolving door and a glazed double door (with the glazed door providing an accessible entrance/fire escape);
- the reinstatement and modification of the existing curtain walling modules;
- the installation of new limestone cladding to each side of the main entrance;
- the development of two new backlit signs (c. 0.450m high x c.1.965m wide) with a logo cut out of the stone cladding, one at either side of the reveals to the main entrance;
- and the installation of two stainless steel planters on the pavement on top of existing car parking vents outside of the main entrance (one planter c.5.86m long x c.1.42m wide x c.1.39m high and the second planter being c.7.895m long x 1.42m wide x c. 1.39m high)

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

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3714/22  
**Application Type** Permission  
**Applicant** Elaine Byrne  
**Location** 20 Herbert Place, Dublin 2, D02 VA09  
**Registration Date** 12/04/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for works include the change of use from office to residential, internal alterations to the layout of the rooms, laying a new concrete slab to lower ground floor replacing a number of non-original windows and doors, the reduction in height of the rear return by one floor and the addition of a roof terrace, a full mechanical and electrical fit out with kitchen and bathrooms . No significant trees will be affected. The site is within a conservation area.

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**Area** Area 1 - South East  
**Application Number** 3726/22  
**Application Type** Permission  
**Applicant** Paul Donnelly  
**Location** 23, Charleston Avenue, Ranelagh, Dublin 6, D06 X856

**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for removal of zinc roof from single storey contemporary extension; additional single storey extension (9 sqm) to rear; new green sedum roof, with rooflight, over entire single storey; installation of new kitchen; extension to plumbing and electrical installations; landscaping works to the rear.

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**Area** Area 1 - South East  
**Application Number** 3743/22  
**Application Type** Permission  
**Applicant** Anne & Brian Butterly  
**Location** 13, Cowper Drive, Rathmines, Dublin 6  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** The development will consist of the extension to the rear at both ground floor (3sqm) and first floor (1.1sqm) with associated internal remodelling. Works will include removal of the rear chimney stack, a new rear roof light over the stairs, external insulation and heating upgrades and associated works to existing patio to form a roofed arbour.

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**Area** Area 1 - South East  
**Application Number** 3756/22  
**Application Type** Permission  
**Applicant** John & Michele Keogan  
**Location** 19A Greenfield Park, Donnybrook, Dublin 4  
**Registration Date** 14/04/2022

**Additional Information**

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

(a) Partial demolition of existing house; (b) Two-storey plus attic level pitched-roof extension to front; (c) Two-storey plus attic level part pitched-roof and part flat-roof extensions to side (south-west); (d) Lift enclosure extension to side (north-east) on existing pitched roof; (e) Conversion of part of existing attic level; (f) 7 No. Velux roof lights to pitched roofs; (g) 1 No. roof light/access hatch to flat roof; (h) Widening of vehicular access and provision of new entrance gates; (j) car turntable to front garden; (k) Related site development and external works.

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**Area** Area 1 - South East  
**Application Number** 3758/22  
**Application Type** Permission  
**Applicant** Amy-Jane O'Reilly & Eugene O'Reilly Jr.  
**Location** 73, Grosvenor Road, Dublin 6  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** Development will consist of: 1. The demolition of the two storey return, single storey structure and garden shed all to the rear of the house 2. The construction of a single storey ground floor flat roofed rear extension with four associated roof lights 3. The construction of a three storey rear return extension with a hipped roof 4. Forming 2no. first floor obscured windows to existing house side elevations 5. The installation of external insulation to side walls of existing house 6. The widening of the existing access gate (to Grosvenor Road) to a width of 3.0 metre to allow vehicular

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access to the front garden / driveway 7. Installation of solar PV panels to rear and side roofs and all ancillary site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 3759/22  
**Application Type** Permission  
**Applicant** Cathy and Paul Gaynor  
**Location** 14 Lea Road, Dublin 4, D04 CH90  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** The development will consist of: Demolition of existing single storey rear extension and side garage. Construction of single storey flat roof rear extension. Construction of two storey pitched roof to rear extension with gable roof joined to match existing main roof. Construction of flat roof side garage. Widening of existing vehicular entrance. Internal modifications and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1322/22  
**Application Type** Retention Permission  
**Applicant** Cathy Shelly  
**Location** 181, Windmill Road, Crumlin, Dublin 12  
**Registration Date** 11/04/2022

**Additional Information**

**Proposal:** Single-storey extension to rear

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**Area** Area 1 - South East  
**Application Number** WEB1325/22  
**Application Type** Retention Permission  
**Applicant** Omar Aljohmani  
**Location** 34, Eblana Villas, Dublin 2  
**Registration Date** 11/04/2022

**Additional Information**

**Proposal:** RETENTION: Retention permission for replacing the approved tiled hip roof with the lean-to-type roof as constructed on the first floor rear extension.

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**Area** Area 1 - South East  
**Application Number** WEB1332/22  
**Application Type** Permission  
**Applicant** Jack & Orla Kennedy  
**Location** 8, Grosvenor Place, Rathmines, Dublin 6  
**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** Application for Planning Permission is sought by Jack & Orla Kennedy for alterations and additions to the existing two storey terraced house at 8 Grosvenor Place, Rathmines, Dublin 6. The development will consist of (1) demolition of conservatory and ground floor extension to rear, (2) new two storey extension to rear, & (3) all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1333/22  
**Application Type** Permission  
**Applicant** Studio Negri  
**Location** 80A, Heytesbury Lane, Dublin 4 D04 WV84  
**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** Single storey study to end of rear garden. The finishes will match those of the mews house and will have a sliding door facing the garden and flat roof with rooflight.

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**Area** Area 1 - South East  
**Application Number** WEB1336/22  
**Application Type** Permission  
**Applicant** Nicholas McNicholas  
**Location** 28, Park Lane, Sandymount, Dublin 4 D04 ND29  
**Registration Date** 13/04/2022

**Additional Information**

**Proposal:** Planning Permission to carry out alterations to dwelling house. The alterations consist of an attic conversion with dormer windows & a roof-light to the rear which incorporates raising of the ridge-line.

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**Area** Area 1 - South East  
**Application Number** WEB1341/22  
**Application Type** Permission  
**Applicant** John Tarrant & Sarah Hogan  
**Location** 49, Hazelbrook Road, Terenure, Dublin 6w  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** Extension to side (two storey) & rear (part single and part two storey) with hip roof extended and incorporating dormer to rear; widening of existing vehicular entrance to 3.2m with piers and gate to match existing, all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1343/22  
**Application Type** Permission  
**Applicant** Paul & Dervla Gilmer  
**Location** 1, Dartry Park, Dublin 6 D06 CD72  
**Registration Date** 14/04/2022

**Additional Information**

**Proposal:** Permission is sought for the demolition of existing single storey conservatory, existing single storey projection, existing chimney and existing shed to the rear of house and demolition of chimney to the front of existing two storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to the rear, converted attic with new dormer and rooflights to rear and side, conversion of existing garage to habitable room, replacement of all existing windows and doors, modifications to existing window and door openings, widening existing vehicular entrance and all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0085/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 11/04/2022  
**Applicant** Mr Declan Swaine  
**Location** 42, Dolphin Road, Dublin 12  
**Additional Information**  
**Proposal:** SHEC: End of terrace 2-storey house

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**Area** Area 1 - South East  
**Application Number** 0086/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 11/04/2022  
**Applicant** Claire McManus  
**Location** 11, Portobello Quay, Portobello Harbour, Portobello, Dublin, D08 v668

**Additional Information**

**Proposal:** EXPP: Proposed new bathroom with Velux window and Stira retractable stairs to access. The bathroom will contain a bath only. It is not a habitable room and not accessed via a fixed staircase.

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**Area** Area 1 - South East  
**Application Number** 0088/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 14/04/2022  
**Applicant** Mrs Brenda Quinlan  
**Location** 1A, Heytesbury Lane, Dublin 4

**Additional Information**

**Proposal:** SHEC: Proposed new residential dwelling to replace an existing dwelling along with associated site works.

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**Area** Area 1 - South East  
**Application Number** 0090/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 14/04/2022  
**Applicant** Glencarra Homes (Ringsend) Limited  
**Location** Cambridge House, 22, Cambridge Road, Dublin 4

**Additional Information**

**Proposal:** SHEC: The proposed development will consist of: 1. The demolition of all existing 7structures 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

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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.

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**Area** Area 1 - South East  
**Application Number** 0092/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 14/04/2022  
**Applicant** David Murphy and Kim O'Reilly  
**Location** 109, Stannaway Road, Dublin 12

**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.

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**Area** Area 1 - South East  
**Application Number** 0400/21  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 11/04/2022  
**Applicant** Klaus Reichert  
**Location** 7, Raglan Hall, Clyde Road, Dublin 4

**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.

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**Area** Area 1 - South East  
**Application Number** 3279/22  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 11/04/2022  
**Applicant** John Doherty  
**Location** 16 Elmwood Avenue Lower, Ranelagh, Dublin 6, D06 Y308

**Additional Information**

**Proposal:** Retention planning permission for retention of the existing mural on the gable wall of the two storey house at this address. Vehicle access is unaffected. This is not a listed protected

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structure. This application does not relate to development within the meaning of part 11 of the Planning and Development Regulations 2001 (as amended) (Major Accidents Directive). No integrated pollution Control License/Waste License is applicable. This application does not relate to development in a Strategic Development Zone. No Environmental Impact Statement or Natura Impact Statement is applicable.

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**Area** Area 1 - South East  
**Application Number** 3285/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2022  
**Applicant** Marco Tolo Limited  
**Location** 22, Highfield Road, Rathgar, Dublin 6, D06 H9K2.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:

The development will consist of the demolition of a modern single storey conservatory to the rear of the house, construction of a new single storey extension (82sqm) to the rear with 2 no. rooflights; modifications at lower ground floor level to include a new external door ope at side of front entrance steps, removal of security bars to windows; widening of 2no. existing opes to rear elevation and removal of non-original window and door, provision of a new internal wall ope and 2no. new steps at rear hallway to connect to existing stairs, modification to existing stair enclosure, provision of new internal wall opes, new lightweight partitions & doors and block up of existing opes; modifications at upper ground floor level to include the removal of a section of floor to provide a void at existing stairs to lower ground floor level; modifications at first floor level to include provision of new wall ope, new doors & new lightweight partitions to create a master ensuite; repair of non- original windows & doors; general restoration & decoration works throughout and associated site and drainage works, all at No.22 Highfield Road (A Protected Structure), a 3-storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** 3289/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/04/2022  
**Applicant** Simon Hederman & Therese McGlacken  
**Location** 92, Waterloo Lane, Ballsbridge, Dublin 4, D04 Y8C8

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3291/22  
**Application Type** Permission

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**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 12/04/2022  
**Applicant** Michael Scanlon  
**Location** 59A, Serpentine Avenue, Ballsbridge, Dublin 4, D04 F2P7

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development will consist of the 1) Retention of part of rear ground floor extension. 2) The construction of a new single-storey extension to the rear of the existing dwelling, internal alterations to existing dwelling to allow proposed new internal layout, alteration of existing fenestration and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3292/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/04/2022  
**Applicant** Senan Sexton  
**Location** 36, Elgin Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for conversion of garden level apartment 1 from one one-bed dwelling to two studio apartments.

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**Area** Area 1 - South East  
**Application Number** 3302/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/04/2022  
**Applicant** Rathdrinagh Investments Limited  
**Location** 16-18, Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted hotel scheme (Dublin City Council Reg. Ref. 2245/16 & An Bord Pleanála Ref. PL29S. 246463; as extended by Dublin City Council Reg. Ref. 2245/16X1; and as amended by Dublin City Council Reg. Ref. 4264/18 & An Bord Pleanála Ref. ABP-303942-19) at a 0.138 ha site at Nos. 16-18 Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63. The site is principally bounded to the: northwest by buildings on Windsor Place; northeast by No. 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; southeast by Pembroke Street Lower; and southwest by Nos. 51-52 Fitzwilliam Square West, Dublin 2. The proposed development, which provides for alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: replacement of the existing (84 sq m) storage room at Fourth Floor Level with the construction of a 411 sq m Fourth Floor Level accommodating hotel bedrooms and a new plant enclosure with set backs from the front (southeast) and (northwest) facades; and alterations at the Third Floor Level to accommodate access to the floor above. The proposed development will result in an increase in floor area of 313 sq m and 9 No. additional hotel bedrooms, resulting in a 6 storey (including mezzanine level) over basement and lower ground floor level hotel building with 111 No. bedrooms and a total gross floor area of 5,833 sq m. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and

site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

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**Area** Area 1 - South East  
**Application Number** 3303/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/04/2022  
**Applicant** Rathdrinagh Investments Limited  
**Location** 16-18, Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63

#### **Additional Information**

**Proposal:** Permission for development to amend a previously permitted hotel scheme (Dublin City Council Reg. Ref. 2245/16 & An Bord Pleanála Ref. PL29S. 246463; as extended by Dublin City Council Reg. Ref. 2245/16/X1; and as amended by Dublin City Council Reg. Ref. 4264/18 & An Bord Pleanála Ref. ABP-303942-19) at a 0.138 ha site at Nos. 16-18 Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63. The site is principally bounded to the: northwest by buildings on Windsor Place; northeast by No. 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; southeast by Pembroke Street Lower; and southwest by Nos. 51-52 Fitzwilliam Square West, Dublin 2. The proposed development, which provides for alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: demolition of the front (southeast) facade and the construction of a new front (southeast) facade to include juliet balconies and revised pedestrian entrances; demolition of the remaining existing floor plates from Basement Level to Fourth Floor (1,305 sq m) previously to be retained and the construction of replacement floor area (1,305 sq m) from Basement Level to Fourth Floor with revised finished floor levels; further revisions to floor plates including the: extension (15 sq m) to the southeast and the provision of a new lightwell (29 sq m reduction in floor area) at Basement Level, provision of a lightwell and courtyard (44 sq m reduction in area) at Lower Ground Floor Level, alterations to entrance (resulting in a 7 sq m reduction in area) at Ground Floor Level, extension to provide a full floor (189sq m) and further recess at the southeast facade of the rear block (reduction of 2 sq m) at Mezzanine Level, further recess at the southeast facade of the rear block (reduction of 2 sq m) at both First and Second Floor Levels, the floor area of the permitted Third and Fourth Floor Levels to remain unaltered; alterations to internal layouts at Basement Level to replace meeting rooms and a hotel gym with additional hotel bedrooms and at Lower Ground Floor Levels to replace part of the dining room/bar, circulation and back of house areas with additional hotel bedrooms; and internal alterations to the layout of the Ground Floor Level reception, lobby and cafe/bar. The proposed development will result in the net increase in floor area of 118 sq m and 23 No. additional hotel bedrooms, resulting in a 6 storey (including a roof level store room) over basement and lower ground floor level hotel building with 125 No. bedrooms and a total gross floor area of 5, 638 sq m. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

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**Area** Area 1 - South East  
**Application Number** 3308/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION

**Decision Date** 14/04/2022  
**Applicant** Paschal Naylor and Rossa Martin  
**Location** 17, Terenure Road East, Rathgar, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3310/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/04/2022  
**Applicant** Evan O'Donnell  
**Location** Rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane

**Additional Information**

**Proposal:** Permission sought for demolition of existing semi-detached dormer house of area c.55 sqm and construction of a new two storey house of area c.140 sqm, with associated site works and landscaping, all on a site of area c.168 sqm located at the rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane.

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**Area** Area 1 - South East  
**Application Number** 3317/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/04/2022  
**Applicant** James Nolan  
**Location** Greenlea Grove (adjacent to ESB substation) Terenure, Dublin 6W

**Additional Information**

**Proposal:** Planning permission at Greenlea Grove (adjacent to ESB substation), Terenure, Dublin 6W, for a material change of use of existing studio workshop to residential use. The accommodation will consist of one double bedroom with bathroom, open plan kitchen / living area and private open space to rear at ground floor level. The proposed change of use includes the continuation of the existing off street car parking space.

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**Area** Area 1 - South East  
**Application Number** 3328/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Eoin Quinn & Jeremy Wales  
**Location** 4 Chelmsford Close, Ranelagh, Dublin 6, D06 XW20

**Additional Information**

**Proposal:** Permission for development at this site on lands to the side and rear of existing dwelling

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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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/04/2022  
**Applicant** WIP Retail Ireland Ltd  
**Location** 20 Exchequer Street, Dublin 2, D02 Y295

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Wave Point Ltd  
**Location** 21, Ship Street Great, Dublin 8

**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** 3332/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Fanny Talagrand & Michael Bridges  
**Location** 31, Heytesbury Street, Portobello, Dublin 8

**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** 3334/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Stephen Ritchie  
**Location** 5, Kimmage Grove, Kimmage, Dublin 6

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Quooker Ireland Ltd  
**Location** Donnybrook House, 36-42, Donnybrook Road, Dublin 4

**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  
**Decision** REFUSE PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Signal Infrastructure Limited  
**Location** La Touche House, 1, Grove Road, Rathmines, Dublin 6

**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** 3507/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 14/04/2022  
**Applicant** Sarah O'Reilly  
**Location** Unit 22 Greenmount Industrial Estate, Harolds Cross, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for new pedestrian access door to office at ground floor on eastern elevation.

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**Area** Area 1 - South East  
**Application Number** 3614/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2022  
**Applicant** Highbury Lane Properties  
**Location** 1 Fitzwilliam Place, Dublin 2  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of the renewal of all electrical installations and associated fixtures. 1 Fitzwilliam Place, Dublin 2 is listed in Dublin City Council's record of protected structures – Ref. No. 2754.

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**Area** Area 1 - South East  
**Application Number** 3625/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2022  
**Applicant** BCP Fund Management DAC as Manager of the BCP Property value Add Fund  
**Location** St. Andrew's House , 24-34 Exchequer Street, Dublin 2  
**Additional Information**  
**Proposal:** Planning permission for the development will consist of (1) internal alterations and refurbishment of ground floor entrance lobby situated on Exchequer Street; (2) internal alterations and refurbishment of first, second and third floor office accommodation as well as an entrance and stairs at ground floor level; (3) change of use of 131.65 sq. m of first floor accommodation from office to hair salon including an additional 9.1m sq. resulting from the removal of a stair; (4) the removal of an existing staircase to the rear south east corner and the extension of the existing office floors at second and third floors by 9.1 sq.m per floor; (5) external repairs to brickwork including cleaning, replacing spalled brickwork, re-pointing of brickwork to front, rear and side elevations, repair chimneys as necessary with existing finishes reinstated, cleaning and repairs to existing sandstone courses to Exchequer St. and Drury St., installation of 4 no. fire-rated glazed panels to the external face of the existing windows to rear staircase within the common corridor, replacement of existing window to the rear staircase on the west at flat roof level with new roof-access-door, formation of new opening in existing rear staircase on the east at flat roof level to accept new roof-access-door, replacement of lead flashings and parapet gutters, dormer linings and recovering the existing main roof with reused and replacement natural slate with 4 no. roof lights installed to rear; (6) refurbishment of existing window sashes and replacement of glazing with double-glazed units; (7) replacement cast-iron rainwater goods to Exchequer Street elevation and pvc rainwater goods to rear (south) elevation; (8) removal of existing flagpoles and decommissioned alarm boxes; (9) replacement of SVPs with new look rear (south) elevation; (10) installation of 4 no. vent grilles in brickwork to the rear (south) facade and 3 no. ventilation grilles in brickwork to the east facade and installation of 2 no, ventilation grilles in the roof to the south; (11)

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removal of existing roller shutter and replacement with new hardwood painted door to the front entrance on Exchequer Street; (12) replacement of existing building signage above entrance door with new signage in same location and new 'plaque' signage to right-hand side of entrance door; (13) installation of mechanical plant and screening to the flat roof area at first floor level at rear; (14) all other associated structural, fire compartmentation works and service installations.

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|---------------------------|---|
| <b>Area</b>               | Area 1 - South East   |
| <b>Application Number</b> | 3643/22   |
| <b>Application Type</b>   | Permission  |
| <b>Decision</b>           | APPLICATION DECLARED INVALID  |
| <b>Decision Date</b>      | 11/04/2022  |
| <b>Applicant</b>          | Le Favre Merrion Holdings Limited   |
| <b>Location</b>           | 39-43, Merrion Square East, (Protected Structures),<br>D02 NP96, D02 R997 with frontage to Stephen's Place,<br>Dublin 2 |

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of works to the main structures and rear returns of Nos. 39-43 Merrion Square as follows: (i) Alterations to fenestration of front facades of Nos. 40-41 Merrion Square including removal of non-original window arrangements and replacement with new timber sash windows in keeping with surrounding buildings; (ii) removal of all uPVC rainwater goods and SPVs and replacement with cast iron or cast aluminium rainwater goods and SVPs, removal of non-historic windows and replacement with new timber sash windows to the rear facade of nos. 39-43; (iii) removal of external security bars from windows and conduct necessary repairs to granite cills with lime and mortar repairs to rear elevations; (iv) cleaning and repair of rear elevations; (v) removal of modern door to rear of No. 42 and reinstatement of a large tripartite window to match window above; (vi) replacement of existing window with new external timber doors to rear of No. 41; (vii) replacement of existing doors to the rear returns of the ground floor of No. 39 and ground floor and basement of No. 42 with new windows; (viii) internal alterations at basement, ground, first, second and third floor levels to Nos. 39-43 comprising the removal of existing non-original wall partitions, doors, windows and carpet/modern floor coverings and the installation of new partitions to reveal original room layouts and facilitate the reconfiguring and fitouts of W/Cs throughout the buildings including new glazed screen and doors and replacement of timber panelled doors with like for like; (ix) removal of non-historic stairs (later addition) to rear return of No. 40; (x) removal of electrical power, lighting, electrical heaters and communications technology throughout 39-43 Merrion Square and replace with less intrusive alternatives and new electrical heaters in more appropriate locations; (xi) removal of mid-century sham ionic columns installed after the 20th century fire to be removed; (xii) restoration works including careful cleaning of chimneys and chimneypieces, repairs to timber sash windows, metal windows, decorative plasterworks and timber/tile flooring to be carried out by specialists; (xiii) new cast iron grates to be installed into existing chimney pieces; (xiv) provision of new fire rated and non-fire rated timber doors; (xv) new contemporary style fitouts of existing kitchenettes incorporating tea stations; (xvi) upgrading of existing services using existing risers and under existing floorboards; (xvii) new guardings to existing stair landings; (xviii) new guardings to existing windows; (xix) removal of external modern doors to coal stores and replacement with new gates; (xx) new external timber doors and window configuration to arched walls below entrance steps; and (xxi) all ancillary works necessary to facilitate the development.

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| <b>Area</b>               | Area 1 - South East |
| <b>Application Number</b> | 3662/22             |
| <b>Application Type</b>   | Permission          |

**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/04/2022  
**Applicant** Via Properties Limited  
**Location** 146-156, Harold's Cross Road, Dublin 6  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for residential development on a 0.08 Ha site. No. 152 is a Protected Structure.

The development will consist of:

- a) Demolition of existing buildings on site, with the exception of house number 152, which is a protected structure RPS. Ref. 8899,
- b) Construction of a residential development (c. 1,665 sq. m), 3 and 4 storey in height, containing a total of 22 apartments comprising 13 one bedroom units and 9 two bedroom units.
- c) Alterations, refurbishment works and a change of use from commercial retail to residential use are proposed for no. 152, two of the 22 units will be in No. 152,
- d) Bicycle store for 70 cycle spaces, bin store, substation and plant rooms at ground floor,
- e) Communal garden at ground floor level and communal terrace at third floor level,
- f) All ancillary site development works, green roofs, boundary treatment works (including reduction in height of existing wall to rear) and services.

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**Area** Area 1 - South East  
**Application Number** 3663/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/04/2022  
**Applicant** The Irish Film Institute  
**Location** 6, Eustace Street, Dublin 2, D02 PD85  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of 1. The removal of the glazing, framing and valley gutters to the Atrium roof. 2. The installation of new glazing, framing and valley gutters to the Atrium roof. 3. The thermal and structural upgrades of the existing supporting steel structure to the Atrium Roof. 4. The above works necessitate altering the roof profiles from 40 to 33 degrees. The ridge height is to remain as existing at 15.90M above Ordnance Datum. 5. Modifications to the lift motor room on the adjacent flat roof to facilitate drainage from the new Atrium roof. And all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3669/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/04/2022  
**Applicant** The Tara Building Limited  
**Location** Junction of 15 Poolbeg Street & 11-15 Tara Street, Dublin 2, D02 RY83  
**Additional Information**

**Proposal:** Planning permission for change of use to allow for partial café use and the sale of alcohol at the existing ground floor co-working office space of 3 storey office building.

**Area** Area 1 - South East  
**Application Number** 3671/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/04/2022  
**Applicant** John & Michele Keogan  
**Location** 19A, Greenfield Park, Donnybrook, Dublin 4, D04 K6F6.

**Additional Information**

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

(a) Partial demolition of existing house; (b) Two-storey plus attic level pitched-roof extension to front; (c) Two-storey plus attic level part pitched-roof and part flat-roof extensions to side (south-west); (d) Lift enclosure extension to side (north-east) on existing pitched roof; (e) Conversion of part of existing attic level; (f) 7 No. Velux roof lights to pitched roofs; (g) 1 No. roof light/access hatch to flat roof; (h) Widening of vehicular access and provision of new entrance gates; (j) car turntable to front garden; (k) Related site development and external works.

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**Area** Area 1 - South East  
**Application Number** 3688/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/04/2022  
**Applicant** Kevin Ryan  
**Location** 31 Palmerston Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Retention: Temporary Retention Planning Permission is sought for a 2 year period for use of a modified horse trailer (6.73 sq.m) as a takeaway coffee kiosk to provide the sale of hot beverages including tea and coffee, and confectionaries/baked goods and all other ancillary works necessary to facilitate the development on Lands at 31 Palmerston Gardens, Rathmines, Dublin.

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**Area** Area 1 - South East  
**Application Number** 3990/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2022  
**Applicant** Timothy McCormick  
**Location** 13, Ontario Terrace, Ranelagh, Dublin 6, D06 W573

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for works to facilitate provision of self-contained unit at basement level, including:

- Existing staircase (non-original) to be removed;
- Replacement of existing concrete floor with new insulated and damp proofed concrete floor;
- Damp proofing external walls;
- Install calstherm dry lining to external walls;
- Modify 2 no. existing internal door opes;
- Replace non-original internal doors;
- Replace existing plasterboard ceiling to basement with fireline board;
- Installation of new stud work partition separating kitchen from proposed living/dining room;
- Install new kitchen and bathroom;
- Provide new plumbing and electrical installations;
- Complete redecoration;

- Replace non-original window to basement rear return with new double doors to patio;
- Demolition of existing lean-to boiler house in rear garden (all at basement level) and replacement of first floor return window with door and provision of granite platform and steps from here to garden level;
- Landscaping works front and rear.

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|---------------------------|--|
| <b>Area</b>               | Area 1 - South East  |
| <b>Application Number</b> | DSDZ3330/22  |
| <b>Application Type</b>   | Permission   |
| <b>Decision</b>           | ADDITIONAL INFORMATION   |
| <b>Decision Date</b>      | 14/04/2022   |
| <b>Applicant</b>          | Google Ireland (Limited)   |
| <b>Location</b>           | 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 |

#### **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>Decision</b>           | GRANT PERMISSION  |
| <b>Decision Date</b>      | 14/04/2022  |
| <b>Applicant</b>          | Nova Asset (Dublin) Limited   |
| <b>Location</b>           | The Sorting Office, located at Ropemaker Place and Cardiff Lane, Dublin 2, D02 HD23 |

#### **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.

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**Area** Area 1 - South East  
**Application Number** WEB1135/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2022  
**Applicant** Stuart & Gayle Bowen  
**Location** 26A, Merton Drive, Ranelagh, Dublin 6  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1140/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/04/2022  
**Applicant** Gerard King  
**Location** 26, Kingsland Parade, St. Kevin's, Dublin 8 D08 X8N8  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1311/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2022  
**Applicant** Robert Gray  
**Location** 80A, Heytesbury Lane, Ballsbridge, Dublin 4  
**Additional Information**

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**Proposal:** Single storey study to end of rear garden. The finishes will match those of the mews house and will have a sliding door facing the garden and flat roof with rooflight.

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**Area** Area 1 - South East  
**Application Number** WEB1318/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/04/2022  
**Applicant** JCDecaux Ireland Limited  
**Location** 7, Geraldine Terrace, Milltown Road, Dublin 6

**Additional Information**

**Proposal:** The replacement of the existing south-facing Première internally illuminated 6.4m wide x 3.4m high advertising display (granted under Reg. Ref. WEB1003/19) on the Southern gable wall of No. 7 Geraldine Terrace with a 6.4m wide x 3.3m high digital advertising display, to be positioned at 2.4m above ground level; and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1333/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/04/2022  
**Applicant** Studio Negri  
**Location** 80A, Heytesbury Lane, Dublin 4 D04 WV84

**Additional Information**

**Proposal:** Single storey study to end of rear garden. The finishes will match those of the mews house and will have a sliding door facing the garden and flat roof with rooflight.

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**Area** Area 1 - South East  
**Application Number** WEB5204/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2022  
**Applicant** Tom Lyons  
**Location** Site at the rear of 62, Orwell Road, Rathgar, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of a part single storey, part 2-storey 3 bedroom detached mews dwelling (c.174m<sup>2</sup>) with a pitched roof to rear of existing house, vehicular parking and all associated site works with access from Orwell Mews, of this site (c.490m<sup>2</sup>) at the rear of 62 Orwell Road, Rathgar Dublin 6 D06 DX21.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3122/22  
**Appeal Type** Written Evidence  
**Applicant** Madeleine Sheridan & Pat O'Neill

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**Location** Swanbrook House, Bloomfield Avenue, Donnybrook, Dublin 4, D04 K3V9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for development will consist / consists of internal alterations at first floor level, formation of a new attic room and ancillary spaces including new stairs (36 sq.m.) over the existing lower returns at the rear (south) face of the house. Erection of metal lattice screening above the boundary wall facing Bloomfield Avenue.

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**Area** Area 1 - South East  
**Application Number** 3854/21  
**Appeal Type** Written Evidence  
**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.

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

**Area** Area 1 - South East  
**Application Number** 2788/21  
**Appeal Decision** GRANT PERMISSION & RETENTION PERMISSION  
**Appeal Decision Date** @13/04/2022  
**Applicant** Anne Parsons  
**Location** 7 Seapoint Terrace, Strand Street, Irishtown, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for amendments and permission for the completion of amendments to the development permitted under Dublin City Council Register Reference 2449/20, to include internal rearrangement of the permitted basement area to provide direct stair access to the main hallway to comply with Fire escape regulations and corresponding changes to the ground floor area. The repositioned stair necessitates approximately 2.2 cubic metres of excavation at 5m from the western boundary and 3 m from the eastern boundary. The permitted ground floor juice bar seating area and services are rearranged to accommodate the stair and the part M lift. Associated elevational changes to the rear courtyard elevation involve increasing the area of glazing by 3.5sqm. All works are within the footprint of the permitted building.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

15/22

(11/04/2022-14/04/2022)

**Area** Area 1 - South East  
**Application Number** 0112/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Rosemary Sherlock  
**Location** Rear of No. 16, Kildare Road, Crumlin, Dublin 12  
**Registration Date** 12/04/2022

**Additional Information**

**Proposal:** SHEC: Construction of a 3-storey, 1-bedroomed townhouse, including private roof terrace and ground floor bin and bicycle storage with access from public laneway from Sundrive Road.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

15/22

(11/04/2022-14/04/2022)

**Area** Area 1 - South East  
**Application Number** 0067/22  
**Application Type** Section 5  
**Applicant** Persian Properties Ltd  
**Location** The Mont Hotel, 1-4, Merrion Street Lower, 13-14 Clare Street and Merrion Close, Dublin 2, D02 H525  
**Registration Date** 11/04/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Painting of the existing front and side facade.

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