



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

02/22

(10/01/2022-14/01/2022)

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 2541/16/X2
Application Type Extension of Duration of Permission
Applicant Philip & Gemma De Barra
Location 67, Garville Avenue Upper, Rathgar, Dublin 6
Registration Date 13/01/2022
Additional Information
Proposal: EXT. OF DURATION: EXT. OF DURATION: Planning permission to build a 2 storey house with 2 1/2 storey return.

Area Area 1 - South East
Application Number 3028/22
Application Type Permission
Applicant Charlemont Leisure Investments Limited
Location Site of c. 0.57 Ha at Hilton Dublin Hotel, Charlemont Place, Dublin 2
Registration Date 11/01/2022
Additional Information
Proposal: The site is bounded by the Luas Green Line to the north-east and east; 'Harcourt Green' residential development to the north-west; 'Charlemont Exchange' to the west and Charlemont Place and the Grand Canal to the south.
The development will consist of modifications to permissions DCC Reg.Ref.: 2209/16 / ABP PL29S.246976; 4804/19 / ABP PL29S.306822; 3622/19 and 2661/18; and to the existing hotel as follows:
-Change of use of ground floor area of the permitted, rear (northern) hotel block from meeting rooms (and ancillary areas) to 16 no. additional hotel bedrooms, with associated changes to circulation and ancillary areas.
-Omission of permitted single-storey circulation area, between the existing block and permitted rear block with overall reduction in floor area of permitted ground floor by c. 226 sq.m.
-Relocation and redesign of permitted lifts and ancillary areas at ground floor to 6th floors of the rear permitted block, redesign of permitted corridor link between blocks at 1st floor, and provision of new corridor links between blocks at 2nd to 5th floors, with associated alterations to existing/ permitted bedrooms resulting in a net increase of 2 additional hotel bedrooms at upper floors.
-The total number of hotel bedrooms as a result of the above changes will increase to 313 (an increase of 18 no. hotel bedrooms from that previously permitted/ existing (295 no.)).
-Provision of additional laundry room at basement level with reconfiguration/ relocation of car and cycle parking (74 no. car parking spaces in total provided) and permitted plant room/ ancillary areas.
-All associated internal and elevational alterations, site and services works.
-No changes are being proposed to the permitted heights of the hotel building.
-The remainder of development to be carried out in accordance with permissions DCC Reg. Ref.: 2209/16 / ABP PL29S.246976; 4804/19 / ABP PL29S.306822; 3622/19; and 2661/18.

Area Area 1 - South East
Application Number 3033/22
Application Type Retention Permission
Applicant St. Clare's Pre School

Location St. Clare's Primary School, Harolds Cross Road, Dublin
6W YR04

Registration Date 11/01/2022

Additional Information

Proposal: Retention planning permission for the detached single storey two classroom pre-school building located to the rear of St. Clare's Primary School

Area Area 1 - South East

Application Number 3037/22

Application Type Permission

Applicant The Congregation of the Holy Spirit

Location St. Michaels College, Ailesbury Road, Dublin 4, D04
NC59

Registration Date 11/01/2022

Additional Information

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

Area Area 1 - South East

Application Number 3039/22

Application Type Retention Permission

Applicant Adam Kinsella

Location 11A, Bridge Street, Ringsend, Dublin 4

Registration Date 11/01/2022

Additional Information

Proposal: RETENTION: Alterations to shopfront to form new coffee hatch.

Area Area 1 - South East

Application Number 3040/22

Application Type Permission

Applicant Fitzwilliam Real Estate Developments Ltd

Location 97 Middle Abbey St & 16/17 Prince's Street North, D1,
19/25 Prince's Street North, D1 & 98-101 Middle Abbey
Street, D1 & 102-107 Middle Abbey Steet, D1, & 2-3, 4
& 4A Proby's Lane, D1 & 7/7A and Liffey Street Upper,
D1.

Registration Date 12/01/2022

Additional Information

Proposal: Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin

1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1. The proposed development will consist of the development of a Build-To-Rent residential development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m); decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 No. car parking spaces, with 225 No. car parking spaces remaining); development of a 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.

Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café (c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No, apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.

The development will also consist of: associated lighting; associated signage; 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).

The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.

Area	Area 1 - South East
Application Number	3042/22
Application Type	Permission

Applicant Davy Target Developments limited
Location Unit No. B4B (Wagamama) located at basement and basement mezzanine level; and, Unit No. 13, 14 and 15 (Carroll's Irish Gifts) located at ground floor and ground floor mezzanine, Stephen's Green Shopping Centre, King Street South, Dublin 2.

Registration Date 12/01/2022

Additional Information

Proposal: Davy Target Developments Limited intend to apply for planning permission for development at Unit No. B4B (Wagamama) located at basement and basement mezzanine level; and, Unit No. 13, 14 and 15 (Carroll's Irish Gifts) located at ground floor and ground floor mezzanine, Stephen's Green Shopping Centre, King Street South, Dublin 2.

The proposed development consists of:

- Amalgamation of the two units (units B4B and 13-15) to provide for a single restaurant unit (800 sq.m.) at ground and basement levels including mezzanines. The amalgamation includes the change of use of Unit 13-15 to restaurant;
- Rationalisation of internal layout to provide revised front of house and back of house areas;
- New toilet facilities;
- New stairs and lift from basement to ground floor mezzanine level
- Demolition of internal structures and removal of existing railing and stairs to King Street South;
- External elevational changes to King Street South include additional landscaping finish to match existing; signage zone; and, a new entrance to proposed unit integrated into existing shop front at street level; and
- All associated works.

Area Area 1 - South East
Application Number 3043/22
Application Type Permission
Applicant Viasat Europe Limited
Location 21 Charlemont Place, Dublin 2
Registration Date 12/01/2022

Additional Information

Proposal: The proposed development comprises 14 no. satellite dishes and 4 no. antennae mounted on a flat roof frame, and associated plant, at the roof level of the building, and all associated works.

Area Area 1 - South East
Application Number 3051/22
Application Type Permission
Applicant Carsara Inns Ltd.
Location 34, 35-36 & 37, Pembroke Street Lower, Dublin 2
Registration Date 13/01/2022

Additional Information

Proposal: The development will consist of amendments to previously granted planning application no 3327/20 comprising: addition of setback penthouse level/fifth storey containing 1no. 2 bed apartment (81.7sqm) to four storey building (as approved under ref 3327/20), internal modifications to common stairwell at third floor and alterations to elevations to accommodate the re-design and addition of fifth storey.

Area Area 1 - South East
Application Number 3059/22
Application Type Permission
Applicant Grace Healthcare
Location Terenure Nursing Home, 122/124 Terenure Road West,
Terenure, Dublin, 6WPW58
Registration Date 14/01/2022

Additional Information

Proposal: Planning permission for upgrade/ modifications to the north elevation and carpark area only of the existing nursing home at 122/124 Terenure Road, West, Terenure, Dublin 6W PW58, consisting of the following: (A) demolition of existing lean to roof over front entrance porch; (B) new single storey flat roof glazed entrance lobby of 8 sq.m. and new accessible ramp access; (C) removal of existing front window to kitchen to be replaced with new access doors; (D) modification of 2 no. existing windows to form new single double height window to stairwell; (E) new brick cladding & Tudor style gable boarding to front of no. 124; (F) modifications to car parking layout at no.122 to facilitate a new accessible parking space adjacent to entrance; (G) modification to existing vehicular access at no. 122 to provide new pedestrian gate and safe pedestrian access route to building entrance; (H) new louvred screen to open area to the front of kitchen; (I) new contained bin store to west boundary and (J) all associated site works above and below ground.

Area Area 1 - South East
Application Number 3060/22
Application Type Permission
Applicant Fergal Brady
Location 20, Baggot Street Upper, Dublin 4, D04 C7D0
Registration Date 14/01/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development will consist of change of use of the existing ground floor sandwich bar/expresso bar to a fast casual restaurant and associated development to include replacement signage and a replacement motorised canopy to the front elevation to the premises which is a protected structure (Record of Protected Structures reference 450).

Area Area 1 - South East
Application Number 3062/22
Application Type Permission
Applicant College Green Hotel Ltd.
Location 40/41, Westmoreland Street; 1-2, 5 College Street,
Dublin 2
Registration Date 14/01/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following: Change of use from bank to restaurant with associated internal and external works including the following: Removal of alterations to internal elements of the former, contemporary bank layout (including removal of glazed screens and other partitions) and provision of new partitions/internal doors to facilitate a restaurant layout that includes a concierge, bar area, dining areas, servery/drop off area, kitchen, WC's, staff/back of house areas, storage/plant at ground floor and basement level - 1. Provision of entrance/window signage (7 no. totalling c.2.5 sqm), upgrade of existing main entrance door (on Westmoreland Street) and installation of a new window (to replace existing

timber screen) to left (north) of main entrance. All associated site development and services provision including ductwork.

Area Area 1 - South East
Application Number 3751/21
Application Type Permission
Applicant Ultan Ó Conchubhair & Laoise Ní Fhionnagáin
Location Former United Car Valet Garage, Garville Lane, Dublin 6, D06 Y4C0
Registration Date 13/01/2022
Additional Information Additional Information Received
Proposal: Permission is sought for change of use from commercial garage to residential use and proposed development to consist of demolition of existing garage building and existing rear lean-to extension to accommodate the construction of a proposed infill dwelling comprising 1 no. two storey three bedroom house; incorporating proposed carport/bicycle parking to front of dwelling, maintaining existing access from Garville Lane via proposed widened vehicular entrance; proposed rooflight chimney and rooflights at roof level and associated landscaping and ancillary site works.

Area Area 1 - South East
Application Number 3788/21
Application Type Permission
Applicant The Select Vestry of St. Philip's Church
Location St. Philip's Parochial Hall, Temple Road, Dartry, D06E5WO
Registration Date 14/01/2022
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission to carry out remedial works. The proposed works consist of

- (1) Re-slatting the roof and installing insulation between the rafters.
- (2) Installing secondary glazing inside the main Hall windows.
- (3) Replacing defective rainwater gutters and downpipes with heritage style metal rainwater goods.
- (4) Repairing and insulating the existing suspended timber floor.
- (5) Installing new wheelchair access ramp at entrance door.
- (6) Installing wheelchair accessible toilet facilities.
- (7) Removing sand and cement render finish from east gable and repairing external brickwork as necessary.
- (8) Installing solar panels on the south facing roof.
- (9) Removing external steps and lowering fire exit door.

Area Area 1 - South East
Application Number DSDZ3029/22
Application Type Permission
Applicant Hibernia Reit Plc
Location Central Quay, Sir John Rogerson's Quay, Dublin 2
Registration Date 11/01/2022
Additional Information
Proposal: Permission for development at this site Central Quay, Sir John Rogerson's Quay, Dublin 2.

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

The Development will consist of the installation of a roof mounted solar photovoltaic panels to include all ancillary works and services.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3044/22
Application Type Permission
Applicant Carmel Higgins
Location 1, Herbert Court, Morehampton Lane, Dublin 4, D04 X2VO
Registration Date 13/01/2022

Additional Information

Proposal: Planning permission for the following: a) Demolition of existing 5 sqm rear extension. b) New 20 sqm ground floor rear extension. c) New 9 sqm first floor rear extension c) New 7 sqm ground floor front extension f) All associated/ancillary site development works.

Area Area 1 - South East
Application Number 3050/22
Application Type Permission
Applicant Michael Bridges and Fanny Talagrand
Location 31, Heytesbury Street, Dublin 8
Registration Date 13/01/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of amendments to the approved planning application No. 2083/17. The amendments consist of a new window at first floor of the return and the amalgamation of the existing ground floor window and door in the return to create a larger opening to the garden.

Area Area 1 - South East
Application Number 3055/22
Application Type Permission
Applicant Shane and Wendy Lowry
Location 1, Orwell Park Square, Orwell Road, Dublin 6, D06 D475
Registration Date 14/01/2022

Additional Information

Proposal: The development will consist of: A) The construction of a new rear single storey extension to the north side with associated roof light. B) Proposed single storey shed to the west side. C) Proposed infill of existing window openings to the west side at ground floor level. D) Modifications to the existing internal layouts. E) The widening of the existing vehicular entrance together with all associated landscaping, boundary and site works.

Area Area 1 - South East
Application Number 3056/22
Application Type Permission

Applicant Kerri Brogan & Ciaran Curley
Location 35 Bath Avenue, Sandymount, Dublin 4, D04 WK19
Registration Date 14/01/2022

Additional Information

Proposal: The development will consist of:

- Demolition/removal of the existing ground floor and first floor non original rear additions (80.9 sqm);
- The construction of 121.6 sqm part one & two storey flat roof extension to the rear of the existing house, consisting of a kitchen-dining-sitting room downstairs and one bathroom, one bedroom with walk-in wardrobe and en-suite upstairs;
- The on-going maintenance of the building;
- Sundry works required to accommodate the above.

Area Area 1 - South East
Application Number WEB1014/22
Application Type Permission
Applicant Aidan Ellis and Kim Willoughby
Location 1, Sandymount Court, Sandymount, Dublin 4
Registration Date 10/01/2022

Additional Information

Proposal: The development will consist of the demolition of the original single storey rear kitchen & conservatory extension and the construction of new part single storey / part 2 storey extension to the rear of the house to include a rooflight and glazed link, new rooflight to the rear pitched roof, new window to the existing side gable along with associated site and drainage works all at 1 Sandymount Court a part single storey / part 2 storey end of terrace dwelling.

Area Area 1 - South East
Application Number WEB1015/22
Application Type Retention Permission
Applicant Lindsey O'Connell and Ciaran Dowd
Location 65, Beech Hill Avenue, Donnybrook, Dublin 4
Registration Date 10/01/2022

Additional Information

Proposal: The development will consist of a material change from the granted planning permission reference WEB1282/21 where the proposed pitched roof to the porch at the front of the property will now be a flat roof. Also the proposed Pitched roof with 4 no velux windows at roof level to attic space to the rear will be omitted and the two storey rear extension will be stepped down to a flat roof.

Area 1 Decisions

Area Area 1 - South East
Application Number 0411/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 10/01/2022
Applicant Niall Curran

Location 25, Chelmsford Road, Ranelagh, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of existing PVC windows with period sash windows (Wooden) using slimline double glazing. The house is the only remaining house on the block with PVC windows.

Area Area 1 - South East

Application Number 2221/16/X1

Application Type Extension of Duration of Permission

Decision GRANT EXT. OF DURATION OF PERMISSION

Decision Date 14/01/2022

Applicant Fibonacci Property ICAV

Location Former AIB Bank Centre lands, Junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information Additional Information Received

Proposal: EXT.OF DURATION:Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office accommodation is 40,321 sq.m.

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

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

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

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

Area Area 1 - South East

Application Number 2692/21

Application Type Retention Permission

Decision GRANT RETENTION PERMISSION

Decision Date 10/01/2022

Applicant Aimée Harris

Location 151, Rathgar Road, Dublin 6 D06 ND61

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION: Retention Permission for continued use of the 2nd floor of the above-mentioned address as part of the premises of Cranford Crèche, to be used by 16 children and 3 staff, and also to include 3rd floor of the return to the rear of house for

associated crèche office. The crèche use of the remainder of the building has been established under a previous grant of permission, ref. no. 1460/85, and had been in use as such for the past 36 years. No expansion or change to the existing use of the crèche is proposed. The house is a Protected Structure, RPS ref. no. 7118. It has two existing velux rooflights in the central valley of the original roof. No material alterations are proposed or occasioned by this retention of use application.

Area Area 1 - South East
Application Number 3343/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/01/2022
Applicant Dean Young & Sarah Booth
Location 15, Dermot O'Hurley Avenue, Irishtown, Dublin 4
Additional Information Additional Information Received
Proposal: The development will consist of the construction of a part single storey, part two storey extension to the rear and incorporating the raising of the roof ridge line. Conversion of the attic space with dormer extension to the rear. The installation of velux rooflights to the front roof slope and all associated site works.

Area Area 1 - South East
Application Number 3817/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/01/2022
Applicant Stanrak Limited
Location 6, Chelmsford Road, Dublin 6
Additional Information
Proposal: PROTECTED STRUCTURE: Renovating the existing building on existing location. The renovation will consist of the construction of three apartments in the proposed property, without significant changes at the front, alteration of the existing extension on the ground floor on the south-east side and alteration of the existing extension on the first floor on the south-west side and some windows to replace the sliding doors, as indicated in the attached drawings.

Area Area 1 - South East
Application Number 3826/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/01/2022
Applicant Heydi & James Breslin
Location 51B, Avenue Road, Dublin, D08X0W7
Additional Information
Proposal: The development will consist of a single storey extension (5.5m²) to front and 2-storey extension to rear of existing house (11m²) and dormer window to rear of existing roof. Single-storey pitched roof extension at rear of the back garden with single-storey corridor (27.7m²) linking to existing house and associated internal alterations.

Area Area 1 - South East
Application Number 3846/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 14/01/2022
Applicant Mark Feighery
Location 139 and 139B, Stillorgan Road, Donnybrook, Dublin 4
Additional Information
Proposal: RETENTION PERMISSION: The development consists of retention permission for modifications to gates and piers previously granted under planning permission 2326/19 and all associated ancillary site works.

Area Area 1 - South East
Application Number 3854/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/01/2022
Applicant Paul & Mary Creedon
Location Woods Way to the rear of 20 Mount Eden Road, Donnybrook, Dublin 4.

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

Area Area 1 - South East
Application Number 3860/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/01/2022
Applicant Jamie McMahon
Location 32, St. Endas Road, Terenure, Dublin 6

Additional Information
Proposal: RETENTION: Planning permission for single storey extension to rear to accommodate new living space and new bedroom to existing living space on ground floor.

Area Area 1 - South East
Application Number 3863/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/01/2022
Applicant Peter & Patrick Barrett
Location 35, Iveagh Gardens, Crumlin, Dublin D12 XH51.

Additional Information
Proposal: Permission is sought for; New vehicle entrance to the front garden on the north east side and related dishing of footpath.

Area Area 1 - South East
Application Number 4150/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/01/2022
Applicant Adam Kinsella
Location 11A, Bridge Street, Ringsend, Dublin 4
Additional Information
Proposal: RETENTION: Alterations to shopfront to form new coffee hatch.

Area Area 1 - South East
Application Number 4158/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/01/2022
Applicant Fergal Brady
Location 20 Upper Baggot Street, Dublin 4, D04 C7D0
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development will consist of change of use of the existing ground floor sandwich bar/expresso bar to a fast casual restaurant and associated development to include replacement signage and a replacement motorised canopy to the front elevation to the premises which is a protected structure (Record of Protected Structures reference 450).

Area Area 1 - South East
Application Number 4182/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/01/2022
Applicant Strandmount Limited
Location Site at Charlemont Place, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development at a 0.102 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/ Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development as granted under Dublin City Council Reg. Ref. 3549/19 [An Bord Pleanála Case Reference PL29S.205585] and amended under Dublin City Council Reg. Ref. 3196/20, to include the following modifications:
-an additional 3 no. aparthotel bedrooms which will increase the number of bedrooms from 44 no. to 47 no;
-omission of Basement Level -2 which provided a plant enclosure;
-internal modifications at all levels;
-provision of a lightwell to east elevation of the 2 no. additional bedrooms at Basement Level -1;
-relocation of bicycle parking at Basement Level -1;
-omission of 3 no. car parking spaces at Basement Level -1;
-provision of an external bin store at Basement Level -1;

- modifications to plant enclosure at Roof Level;
- provision of a ballasted guardrail (1.1 m high) at Roof Level;
- provision of a lift overrun which extends to 19.375 m;
- modifications to permitted signage on west elevation;
- modifications to permitted entrance canopy and associated signage facing south;
- elevational changes;
- modified landscaping;
- and all associated site and development works above and below ground.

The total gross floor area of the permitted aparthotel development will be reduced from 1,737 sq.m over basement level of 666 sq.m to 1,711 sq.m over basement level of 401 sq.m.

Area	Area 1 - South East
Application Number	4186/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/01/2022
Applicant	Madeleine Sheridan & Pat O'Neill
Location	Swanbrook House, Bloomfield Avenue, Donnybrook, Dublin 4, D04 KV39

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations and extension to Swanbrook House (a Protected Structure). The proposed works comprise internal alterations at first floor level, formation of 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.

Area	Area 1 - South East
Application Number	4188/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/01/2022
Applicant	Shane & Wendy Lowry
Location	1, Orwell Park Square, Orwell Road, Dublin 6, D06 D475

Additional Information

Proposal: The development will consist of:

- A) The construction of a new rear single storey extension to the North side with associated roof light;
- B) Proposed single storey shed to the west side.
- C) Proposed infill of existing window openings to the West side at ground floor level.
- D) Modifications to the existing internal layouts.
- E) The widening of the existing vehicular entrance together with all associated landscaping, boundary and site works.

Area	Area 1 - South East
Application Number	4191/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/01/2022

Applicant Valerie Eivers
Location 16, Adelaide Road, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Provision of a driveway for vehicular access. The development will consist of removal of portion of front boundary railings and associated plinth, removal of non-original concrete paving slabs on front garden and replacement with permeable gravel finish, dishing of public footpath to Dublin City Council specification and all ancillary site works to facilitate 3000 mm wide vehicular access for off-street parking.

Area Area 1 - South East
Application Number 4198/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/01/2022
Applicant Louise Gallivan & Patrick Quinlan
Location 193, Rathmines Road Upper, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to convert the attic of the main house and of the rear return to storage space including the provision of 3no. rear-facing velux roof lights with an additional staircase from first floor level to the proposed converted attic storage area all within the envelope of the existing building, a Protected Structure (RPS No. 7329).

Area Area 1 - South East
Application Number WEB5094/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 11/01/2022
Applicant Pauline Harrison
Location 122, Corrib Road, Terenure, Dublin 6W, D6W WN30

Additional Information

Proposal: RETENTION: A 2 storey extension to the rear of the existing property - c.30sq.m for ground floor kitchen and c.11.2sq.m at first floor to extend bedrooms.

Area Area 1 - South East
Application Number WEB5097/21
Application Type Retention Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 10/01/2022
Applicant Compu b Retail Ltd
Location Unit 3, 44-45 King Street South, Dublin 2, D02 FA47

Additional Information

Proposal: RETENTION: Retention permission is being sought by Compu b Retail Ltd. The development will consist of a new signage fascia with 3 No. illuminated signs, 4 No. new illuminated internal light boxes, and 2 No. new internal high through visibility security roller shutters, all to South-West (front) elevation at the existing retail Unit 3, 44-45 King Street South, Dublin 2, D02 FA47, with all associated site works.

Area Area 1 - South East
Application Number WEB5098/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/01/2022
Applicant Ciaran and Siobhan Tourish
Location 12, Alma Court, Dublin 6, D06 FE84

Additional Information

Proposal: Conversion of existing garage to utility room and den, extension of 1st floor rear bedroom over existing kitchen/dining/living room, covering in of existing roof terrace at second floor level to front to form new bedroom. Modifications to front facade include replacement of garage door with window/door/cladding and zinc covered mansard type roof to new 2nd floor bedroom.

Area Area 1 - South East
Application Number WEB5099/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/01/2022
Applicant Paul Barrett
Location 73 Harold's Cross Cottages, Dublin 6, D06 HF70

Additional Information

Proposal: Planning permission for 2no. flat roofed extensions, eaves height 2.85m.

Area Area 1 - South East
Application Number WEB5100/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/01/2022
Applicant Paraic & Avene Quinn
Location 18, Farney Park, Sandymount, Dublin 4, D04 E063

Additional Information

Proposal: Permission is sought for the demolition of an existing single storey extension, chimney and outbuildings to rear and single storey projection at side of existing two storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to side and rear, converted attic with new dormer and rooflights to rear, replacement of all existing windows and doors and all associated site works at 18 Farney Park, Sandymount, Co. Dublin.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2474/21
Appeal Type Written Evidence
Applicant Talcvale Ltd.
Location Site of c.0.03 ha located at Stable Lane, Off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at a site of c. 0.03ha located at Stable Lane, off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2. The development will consist of the following: Construction of a residential development comprising 8 no. apartments (4

no. 3 beds, 4 no. 2 beds), a lobby and roof terrace, in a new five-storey building over an existing basement, substation and car lift. The proposal will also provide for 24 no. cycle parking spaces within the existing basement. The development will be accessed from Stable Lane to Clonmel Street. The development is within the curtilage of a protected structure (former national hospital, 87-91 Harcourt Street).

Area	Area 1 - South East
Application Number	2704/21
Appeal Type	Written Evidence
Applicant	The Pembroke Road Partnership
Location	St. Mary's Home, Pembroke Park and 28A Clyde Lane, Dublin 4
Additional Information	Additional Information Received

Proposal: Planning permission for a Build to Rent residential development at this site. The proposed development will consist of:

1. Demolition of non-original extensions to St. Mary's Home and ancillary structures on site;
2. Alterations to and change of use of the existing building (St. Mary's Home) from nursing home to Build to Rent (BTR) residential use, including internal and external alterations, elevational alterations, and the replacement of the existing roof structure providing for an additional storey, to provide 23 no. BTR residential units (Block A), along with resident support facilities, and resident services and amenities located at ground floor level;
3. Construction of a new part three and part four storey building to the north of and connected to the existing building, to provide 22 no. BTR residential units (Block B);
4. Construction of a new three storey building to the east of the existing building, to provide for 16 no. BTR residential units (Block C);
5. Construction of 3 no. new two storey BTR duplex units to the south of the existing building (Block D);
6. The proposed development will provide a total of 64 no. Build to Rent residential apartment units comprising 19 no. studio apartments, 41 no. one bedroom apartments (including the 3 no. duplex units within Block D) and 4 no. two bedroom apartments;
7. The development will comprise a total gross floor area (GFA) of c. 4,302 sqm;
8. The development includes all associated site development works, car and bicycle parking spaces, solar panels at roof level, bin stores, bicycle store, plant, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park, pedestrian access points from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.

Area	Area 1 - South East
Application Number	3105/21
Appeal Type	Written Evidence
Applicant	Rebecca Yates and Charles Von Metzradt
Location	41, Laverty Court, Quinn's Lane, Dublin 2, D02 H348
Additional Information	Additional Information Received

Proposal: Planning permission for the following works: Removal of the existing external concrete staircase. Construction of a two storey extension to the front to contain Study, Utility, a Bedroom and two Bathrooms. Construction of a single storey extension to the front to form a new Entrance to the Ground Floor Garage/Workshop and to provide an external deck to the front for the First Floor Living Spaces. Installation of a new internal staircase to provide access to First and Attic levels. Provision of a dormer window to the front at Attic Level in the existing roof to light and ventilate the Proposed Attic Study. Installation of ten number rooflights to light and ventilate various rooms at Ground, First Floor and Attic Level. Installation of a new steel and glass balcony and

staircase to the rear accessing the rear garden from First Floor. Related internal alterations.

Area Area 1 - South East
Application Number 3643/21
Appeal Type Written Evidence
Applicant Chris Dardis
Location 47, Raglan Road, Ballsbridge, Dublin 4, D04 ED34

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention permission for: (i) the demolition of a small single storey shed; (ii) a single storey extension with rooflights to the rear basement/lower ground floor; (iii) a two storey extension to the rear basement/lower ground floor and entrance/upper ground floor; (iv) 1 no. bathroom to rear bedroom; (v) 1 no. en suite bathroom to rear study/home office and all associated alterations and site works, and planning permission for: (vii) 2 no. replacement windows to the rear and side elevation; (viii) proposed alteration to rear bedroom on the basement/lower ground floor, to relocate the existing en suite, block up the existing side window that opens out into the new extension and form a new external window to the existing bedroom on the side elevation of the original return, all to the rear of the property.

Area Area 1 - South East
Application Number 3652/21
Appeal Type Written Evidence
Applicant Hillquarter Investments Ltd.
Location The Lansdowne Hotel, 27/29 Pembroke Road, Dublin 4

Additional Information

Proposal: PERMISSION AND RETENTION PERMISSION: PROTECTED STRUCTURE: Planning permission for a new single storey cafe structure and associated covered pergola structures to be located on both sides of a new landscaped and terraced garden within the existing forecourt and car park at the front of the Lansdowne Hotel. A proposed external wheelchair lift located beside the front entrance no 29 with associated alterations to a front window to facilitate access, internal alterations at basement level to facilitate access from the lift and also to provide for an accessible WC. Permission also sought for retention of the use of the existing smoking area and sunken garden at the rear of the hotel for public use together with retention of the glazed canopy structures and associated landscaping works.

Area Area 1 - South East
Application Number 3713/21
Appeal Type Written Evidence
Applicant Daire and Aimee MacNamara
Location 9, Sandymount Castle Road, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of the garage and single storey extension to the side of the existing two storey semi-detached dwelling. The construction of a new two storey extension to the side and front, with hipped roofs and roof light to the side. Part two storey, part single storey extension to the rear with roof lights. Alterations to the front entrance door and new canopy over. Roof lights to the rear of the existing main roof. Full renovation and internal alterations of the existing house. Enlargement of the vehicular entrance off Sandymount Castle Road and new pillar to match existing. Associated site works.

Area Area 1 - South East
Application Number 3758/21
Appeal Type Written Evidence
Applicant Pierce and Pippa Casey
Location 31 Mountain View Road, Ranelagh, Dublin 6, D06 K5N3

Additional Information

Proposal: Planning permission is sought for A. attic conversion of the two storey house roofspace including: building up of side wall to form gable and extend roof ridge across forming gable roof, construct dormer rooflight and rooflight to rear - proposed use is bedroom and wc/shower room, B. demolish existing single storey extension to rear, C. construct part single and part two storey extension to rear consisting of : ground floor kitchen/dining/living areas and first floor bedroom extension.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2915/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 14/01/2022
Applicant Dublin St. Patricks Properties B.V.
Location 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69, Bride Street, Dublin 8, D08 C8CN

Additional Information Additional Information Received

Proposal: Planning permission for development at a c. 0.1918 ha site at 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69 Bride Street, Dublin 8, D08 C8CN. The development will consist of the following; 1) The demolition of an existing single-storey pitched roofed light industrial building (c. 480sqm) and a 2/4/5-storey office building including the remaining external walls and roof of Molyneux Chapel (c. 2,639sqm); 2) The construction of a 247-room hotel building comprising of a part 4-storey, part 5-storey brickwork and polyester-powder coated framed glazed block facing Bride Street and a nine storey brickwork and polyester-powder coated framed glass block at the corner of Bride Street and Peter Street. A total of 14 disability accessible bedrooms are included; 3) The proposed building has a total height of 31.856m above ground (+44.41m ODM, including lift overrun), stepping back at 4th, 5th and 6th floor levels with a gross floor area of c. 8,326 sqm (including basement of c. 261 sqm); 4) The retention of a 4-storey brick facade element to Bride Street to create an 'art-link' open air gallery space at ground floor level and the insertion of a linked gallery 'Stephenson Room' at 2nd floor level; 5) Polyester powder-coated steel entrance gates, cycle parking stands both inside and outside gates and hard and soft landscaping elements and external seating to the existing terrace courtyard at the northern boundary of the site; 6) A ground floor 'Living Room' foyer area will include a bar and servery, check-in pods, soft seating areas and meeting rooms, toilets and back of house areas with links to the open air gallery and landscaped terrace courtyard. This area will span the entire width of the building on Bride Street and include side hung glazed terrace doors as well as a draught lobby with 2 no. sets of bi-parting automated doors; 7) An electrical sub-station located at ground floor on the Peter Street facade; 8) An existing part basement area is proposed to be retained for plant; 9) Rooftop plant areas above both 5th floor and 9th floor areas will be screened with polyester powder-coated louvered metal panels; 10) Artwork poem at 3rd, 4th and 5th floor levels to brickwork panel to Bride Street corner of the Peter Street facade; 11) 2 no. signage panels at 9th floor level to brick panels; 12) All other engineering and associated site development works.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

02/22

(10/01/2022-14/01/2022)

Area Area 1 - South East
Application Number 0007/22
Application Type Social Housing Exemption Certificate
Applicant Chris and Sarah O'Connell
Location 49, Raglan Lane, Ballsbridge, Dublin 4
Registration Date 10/01/2022
Additional Information
Proposal: SHEC: Demolition of existing dwelling and construct new house on site



Dublin City Council

SECTION 5 EXEMPTIONS

02/22

(10/01/2022-14/01/2022)

Area Area 1 - South East
Application Number 0011/22
Application Type Section 5
Applicant Prof. James O'Donnell
Location 31 Brighton Road, Terenure, Dublin 6 D06PW71
Registration Date 11/01/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Significant ongoing water ingress from front facade of property leading to damp patches on internal walls. 2. Brick failure and brick fragments falling ground level from both chimneys located on northern gable of property.
