



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

11/20

(09/03/2020-13/03/2020)

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 2449/20
Application Type Permission
Applicant Anne Parsons
Location 7, Seapoint Terrace, Strand Street, Irishtown, Dublin
4
Registration Date 10/03/2020

Additional Information

Proposal: The development will consist of amendments to the previously granted permission (28/01/2020 P0042) for works to the existing two-storey over basement building which included the conversion of basement and ground floors to a new yoga facility, maintaining the existing residential one-bedroom apartment at first floor level, the demolition of existing single storey builders material storage sheds to the rear (north) and construction of new single storey yoga studios with courtyard garden to the rear with single storey extension to the side (east) of existing main structure. The amendments cover the following items:

- The addition of an external insulated render system to the existing house.
- The removal of both chimneys to the east elevation.
- Changes in internal layouts to the first floor apartment and the ground floor reception area
- The enlargement of the ground floor front window
- The removal of the external stairs from the basement and internal changes to the basement area
- Amendments to the Yoga studio roofs and addition of photovoltaic array.

Area Area 1 - South East
Application Number 2463/20
Application Type Permission
Applicant Justin Gilmartin & Deirdre Fitzgerald
Location 3, Anne's Lane, Dublin 2, D02 RP76
Registration Date 11/03/2020

Additional Information

Proposal: Planning permission for the following development at 3, Anne's Lane, Dublin 2, D02 RP76, an existing two-storey building in use as a retail unit occupying a corner site on Anne's Lane: (i) the provision of two no. circular brass advertising signs to the ground floor level of the east-facing elevation of the building; (ii) the provision of six no. awnings each with a semi-circular front elevational profile above some of the existing windows, three at ground floor level and three at first floor level, two of which will be to the south-facing elevation and four of which will be to the east-facing elevation.

Area Area 1 - South East
Application Number 2464/20

Application Type Permission
Applicant Aviva Life & Pensions Ireland Designated Activity Company
Location 13 & 13a Merrion Row & 12a 12b 12c Merrion Court,
Dublin 2, D02 AP80
Registration Date 11/03/2020

Additional Information

Proposal: Planning Permission for development on two parcels of land (c. 0.042 hectares) on a site at 13 & 13a Merrion Row and 12a, 12b & 12c Merrion Court, Dublin 2, D02 AP80. The development will consist of : A) Demolition of the existing 1 and 2 no. storey buildings (c. 601.8 sqm) at the site; B) The construction of a part 4, 5 and 6 no. storey mixed-use development (including setback upper floors including sedum roof and PV panels at roof level) comprising: retail/restaurant use (c. 235.1sqm) at ground floor level and short-term let residential accommodation on upper floors, comprising 11 no. studio units, 9 no. 1-bedroom units and 4 no. 2-bedroom units, each with private amenity space (balconies/terraces at first to 5th floor levels, with ancillary space at first floor level; C) Access to the short-term accommodation and the retail/restaurant unit will be taken from Merrion Row with a separate storage unit (c. 36.2 sqm site area) providing 28 no. secure bicycle parking spaces and refuse store included at the west side of Merrion Court; D) All plant and all associated site development works. The total gross floor area of the proposals is c. 1,979.5 sqm.

Area Area 1 - South East
Application Number 2465/20
Application Type Permission
Applicant Christopher and Veronica Ashe
Location Site to the rear of 1A Winton Avenue, Rathgar, Dublin
6
Registration Date 11/03/2020

Additional Information

Proposal: Development on the site to the rear of 1A Winton Avenue, Rathgar, Dublin 6. It is accessed via a mews lane off Winton Avenue, which runs alongside 1A Winton Avenue. The proposal is for the construction of a single 3 bedroom dwelling in a part single storey. part two storey detached structure with 1 rooflight over the single storey. The proposal includes a carparking space to the front and a new fence and garden hedge between the site and the garden of 1A Winton Avenue, and associated site works and landscaping.

Area Area 1 - South East
Application Number 2467/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland) Ltd. T/A Gourmet Burger
Kitchen
Location Gourmet Burger Kitchen, 5 South Anne Street, Dublin
D02 X750
Registration Date 11/03/2020

Additional Information

Proposal: PROTECED STRUCTURE: Planning Permission for development at Gourmet Burger Kitchen, 5 South Anne Street, Dublin D02 X750 (Protected Structure). The development will consist of: (i) minor repair and improvement works to timber framed shopfront at ground floor level; (ii) replacement shopfront signage comprising 1 x projecting sign, 1 x hanging banner; (iii) paint work to timber shopfront; (iv) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2468/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland) Ltd
Location Gourmet Burger Kitchen, Unit 1, Temple Bar Square,
Temple Bar, Dublin 2
Registration Date 11/03/2020

Additional Information

Proposal: The development will consist of: (i) minor repair and improvement works to frame of shopfront at ground floor level; (ii) replacement shopfront signage comprising 1 x fascia level sign, 2 x projecting signs; (iii) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2469/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland)
Location Gourmet Burger Kitchen, 14 South William Street & 1
Castle Market Dublin D02 K857
Registration Date 11/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of : (i) Minor repair and improvement works to frame of shopfront at ground floor level;
(ii) Replacement shopfront signage comprising 2 x fascia level signs;
(iii) All ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2470/20
Application Type Permission
Applicant Brendam Ltd
Location Abercorn House, 57, Charleston Road, Ranelagh, Dublin
6
Registration Date 12/03/2020

Additional Information

Proposal: Planning permission is sought at Abercorn House, 57 Charleston Road, Rathgar, Dublin 6

(D06 PX78) (which is a corner site with Charleston Avenue), for (a) Change of use of existing structure from office use to residential use; (b) Alterations to an existing building including: (i) demolition of non-original two storey side extension (54.1 sq.m) and construction of a replacement single storey flat roofed side extension (57.7sq.m); (ii) demolition of non-original porch to front elevation; (iii) removal of ground and first floor window and door opes to the front and rear elevation (facing towards front garden of No. 33 Charleston Avenue); (iv) new window opes at first floor of front elevation finished with hit and miss brick; (v) new window and door opes to the side elevations to facilitate the re-orientation of the main elevations of the dwelling to address Charleston Avenue; (vi) removal of non-original sand and cement render to expose original brickwork; and repair of brickwork and repointing; (vii) Removal of 2 no. chimneys; (viii) Internal alterations including reconfiguration of rooms and the creation of an internal car port resulting in a four bedroom dwelling; and (ix) construction of a new garden wall along the northern boundary; (c) Creation of a new vehicular entrance from Charleston Avenue to allow for creation of an internal car port; and (d) The development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2471/20
Application Type Permission
Applicant Board of Management Scoil Mológa
Location Scoil Mológa, Clareville Road, Harold's Cross, Dublin 6W
Registration Date 12/03/2020

Additional Information

Proposal: The development will consist of: 1) the construction of a new part single storey, part two storey extension of approx. 400sqm to the front (north) of the existing school building and will comprise of 4 no. new mainstream classrooms, an assisted user WC and a special education needs (SEN) room, 2) the removal of 2 no. existing prefabs to the rear (south) and 3) all associated site, landscaping and drainage works.

Area Area 1 - South East
Application Number 2481/20
Application Type Permission
Applicant Three Ireland (Hutchison) Ltd
Location Aras An Phiarsaigh, Pearse Street, Dublin 2
Registration Date 12/03/2020

Additional Information

Proposal: The development will consist of the erection of telecommunications antenna and dishes and ancillary equipment and cabinet at roof level.

Area Area 1 - South East
Application Number 2483/20
Application Type Permission
Applicant Temple Inns Limited
Location 17/18, Temple Lane South, Dublin 2
Registration Date 12/03/2020

Additional Information

Proposal: Change of use of the existing vacant retail unit (127.7 sq.m) at ground floor level to a whiskey shop/ off licence; the provision of a new shopfront and associated signage; and all associated site works.

Area Area 1 - South East
Application Number 2485/20
Application Type Permission
Applicant Davy Target Investments ICAV
Location 43-49, Mespil Road, Dublin 4
Registration Date 13/03/2020

Additional Information

Proposal: The development will consist of the erection of 1 no. freestanding sign that measures approximately 1.58m in height, 0.84m in width and 0.15m in depth. The sign will be internally illuminated with flush glazed inserts of varying sizes that are arranged to depict the number "45" which represents the buildings logo together with embossed lettering measuring 75mm in height stating the address – "45 Mespil Road". The sign is finished in galvanised metal with pressed aluminium façade above a granite plinth. The sign is located to the front of the building along the Mespil Road frontage.

Area Area 1 - South East
Application Number 2487/20
Application Type Retention Permission
Applicant RAH Brazilian Food Limited
Location Unit 3, Royal Hibernian Way, Dawson Street, Dublin 2
Registration Date 13/03/2020

Additional Information

Proposal: RETENTION: Retention planning permission for the retention of a retractable canopy and support structure above the ground floor windows at the south elevation (front facade) of Unit 3, Royal Hibernian Way, Dublin 2, facing into the pedestrian mall, running between Dawson Street and Duke Lane, Dublin 2.

Area Area 1 - South East
Application Number 2489/20
Application Type Permission

Applicant Red Carnation Hotels (UK) Ltd
Location Hatch Hall, 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34
Registration Date 13/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for a 60 no. bedroom hotel at Hatch Hall (Protected Structure) Ref: 3642), 28A, Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, D02 TF34 on a gross site area of 0.2242 ha. Hatch Hall currently ranges in height from 3 no. floors to 5 no. floors. The proposed development will consist of the following:

- Refurbishment of Hatch Hall and its change of use from residential institutional use to hotel use. The proposed hotel development includes 2 no. bars, lounge and hotel shop. The conversion of the former chapel building to meeting room/restaurant. The proposal involves alteration and conservation works to the existing fabric including amendments to the internal layout of the building, including the removal of internal partitions and screens to provide for bedrooms and the addition of a lift core. On the southern and eastern sides of the internal courtyard, a single storey glazed extension shall wrap around the protected structure, adjacent to the outdoor terrace. Openings shall be created at the southern side of Hatch Lane at first floor level (internal to the courtyard) to provide access to ground floor roof level for use as terrace. An enclosed fire escape from the upper floor of the chapel building shall be provided to the courtyard;
 - Demolition of a section of the existing 3 and 4 no. storey building at the junction of Hatch Lane and Hatch Place and construction of an 8 no. storey extension, with plant at roof level;
 - An additional floor is provided on the existing 4 no. storey Hatch Lane elevation, setback from the existing edge;
 - Provision of 2 no. levels of basement. The second basement level will accommodate plant; welfare facilities, and storage, with kitchen, administration, gym and associated facilities at the first basement level. A fire escape corridor shall be provided to the courtyard;
 - The existing pedestrian entrances are retained from Hatch Street Lower and Hatch Place. A new pedestrian entrance is provided from Hatch Lane. New delivery goods accesses/service entrances are provided from Hatch Place and Hatch Lane and new fire escape doors are provided from Hatch Lane;
 - 8 no. bicycle spaces for visitors and 12 no. bicycle spaces for staff will be provided;
 - Works to the public road and footpaths shall be undertaken to provide for a new drop-off area to the front of the proposed hotel and provision of additional 8 no. bicycle spaces for visitors. A glazed canopy over the entrance to the proposed hotel will be provided;
 - Green roofs shall be provided over the fire escape corridors, adjacent to the former chapel, at fifth floor over the additional floor and at 8th floor in the new extension;
 - Landscaping works shall be carried out to the internal courtyard. The proposal also includes for all associated site development works, including substation accessed off Hatch Place.
- The proposed development will have a Gross Floor Area of 7,292 square metres.

Area Area 1 - South East
Application Number 2491/20
Application Type Permission

Applicant Chancery Lane Dublin Real Estate SARL
Location Site of 0.1 ha at The Chancery, 3 - 10, Chancery Lane, Dublin, D08 E4PK
Registration Date 13/03/2020

Additional Information

Proposal: Permission for development for construction and a change of use in relation to the existing mixed -use development on this site of 0.1 ha at The Chancery, Nos. 3-10 Chancery Lane, Dublin 8, D08 E4PK (including Apartments 1 (D08 X757), 2 (D08 C5C6), 3 (D08 NW59) and 4 (D08 E725) at The Chancery, Nos. 3-10 Chancery Lane, Dublin 8.

The development will consist of: the amalgamation of the external walkway and roof terrace area (189 sq m) at fifth floor level with the existing office accommodation and the addition of a sixth floor of office accommodation (570 sq m) with external balcony and roof terrace area (to the north, east and west) (resulting in a building of 7 storeys in height over a single basement); and the change of use of the 4 No. residential units at 1st, 2nd, 3rd and 4th Floor Level, to office accommodation, including associated ground floor lobby and circulation space (423 sq m). The proposed development will result in an additional 759 sq m of gross floor area.

The development will also consist of: green roof; associated elevational and internal changes; and associated alterations to the existing building's plant and services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Area Area 1 - South East
Application Number 2492/20
Application Type Permission
Applicant Congregation of the Holy Spirit
Location St. Mary's College, Rathmines, Dublin 6
Registration Date 13/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for a circa 950 sq.m extension at second floor level over the Senior School building at St. Mary's College, Lower Rathmines Road, Dublin 6 - a Protected Structure. The Senior School building is located parallel to Military Road at the south west side of the campus. It is envisaged that the works will be carried out on a phased basis and will include the construction of a new formal entrance to the Senior School in the northern facade together with internal modifications to this building including a new accommodation staircase, a tiered Lecture Theatre at ground floor level in the existing Office Administration Area together other necessary ancillary works.

Area Area 1 - South East
Application Number 2502/20
Application Type Permission
Applicant Charlemont Regeneration Ltd
Location Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489
Registration Date 13/03/2020

Additional Information

Proposal: The development will consist of the internal and external amendments to Block 5 which forms part of a previously permitted development as approved by Dublin City Council under Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by, DCC Reg. Ref. 4443/16 and DCC Reg. Ref. 4088/18. The proposed amendments will include: Re-arrangement of internal core areas and lobby spaces at all levels, resulting in minor changes to layouts and area in surrounding apartments, requiring the conversion of 1 no. two-bedroom unit to a one-bedroom unit and 1 no. one-bedroom unit to a two-bedroom unit at ground floor level; A change in core 1 at first floor level only, requiring the conversion of 1 no. two bedroom unit to 1 no. one-bedroom units and the remaining floor area are allocated to the adjoining existing one-bedroom apartment; Change of use of the storage area located to the rear of core 2 at ground level to 1 no. two-bedroom apartment, resulting in the provision of a dual-access route linking the courtyard and the core; conversion of the three-bedroom unit located at the rear of core 2 (first through to sixth floor inclusive) to 2 no. one-bedroom units with GFA's of 52.7m² and 47.7m²; The provision of winter gardens in lieu of balconies/external terraces across 83 no. units from ground to sixth floor (inclusive); Addition of corner balconies to the northern elevation at third-floor to sixth-floor level (inclusive); Change the currently approved monocouche render external finish to the internal courtyard of Block 5 to brick finish; Addition of an ESB substation and switch room at ground floor level, resulting in slight reductions to the floor area of the ground floor retail units adjacent; and Addition of stairs at ground level connecting to basement level and a minor increase in size to the adjacent approved goods lift, requiring the conversion of 1 no. two-bedroom unit to a one-bedroom unit. The proposed amendments will provide for an overall increase from the approved 86 no. units at Block 5 to 93 no. units and the following housing mix: 25 no. one-bed units (27%); 62 no. two-bed units (67%) and 6 no. three-bed units (6%).

Area	Area 1 - South East
Application Number	4109/19
Application Type	Permission
Applicant	Donnybrook Fair Ltd
Location	89, Morehampton Road, Donnybrook, Dublin 4
Registration Date	09/03/2020
Additional Information	Additional Information Received
Proposal:	Permission for change the use of part second floor of 89 Morehampton Road, Donnybrook, Dublin 4 from office use to medical office use. The proposed development will provide four consultation rooms, a waiting room, reception area and toilet facilities in an area of 155m ² .

Area	Area 1 - South East
Application Number	4613/19
Application Type	Permission
Applicant	Orwell Healthcare
Location	Queen Of Peace Centre, Garville Place, Rathgar, Dublin 6

Registration Date 11/03/2020

Additional Information Additional Information Received

Proposal: Planning permission for revisions to previously approved planning permission number 2865/18 comprising an additional fourth floor level to create additional accommodation and new roof garden over at fifth floor level with opaque glazed privacy screens around perimeter to include, extending internal staircases and lift up to proposed roof garden level, extending previously approved stair tower on North East gable up to proposed new fifth floor roof garden level and all associated on site works to existing residential care home Queen of Peace Centre, Garville Place, Rathgar, Dublin 6.

Area Area 1 - South East

Application Number DSDZ2482/20

Application Type Permission

Applicant Oak Down Limited

Location No. 2, Cardiff Lane, Dublin 2 (D02 E395)

Registration Date 12/03/2020

Additional Information

Proposal: Planning permission is sought for development under the planning scheme for the north lots and grand canal dock strategic development zone for alterations to previously approved development (Reg. Ref. DSDZ3648/18) which consisted of the demolition of an existing single storey building and the construction of an eight-storey mixed-use development. The development proposed in this application will consist of the following: (i) provision of 1 no. additional floor of office space with a louvred screened rooftop plant enclosure to the previously approved eight-storey development (Reg. Ref. DSDZ3648/18). The amendments will result in a nine-storey building; and (ii) internal and external alterations to previously approved development under Reg. Ref. DSDZ3648/18 including the following: (a) extension of lift and stair core to serve the additional floor level; (b) proposed balconies to first to seventh floor levels to be reduced in size and confined to the northern extent of the eastern façade fronting onto Cardiff Lane; (c) proposed eighth floor level to be part set back with fixed aluminium framed glazing to boardroom with 250mm deep external aluminium mullions and to be provided with a balcony with galvanised steel bars to balustrade; (d) previously approved louvred screens to eastern elevation to be omitted and replaced with aluminium framed glazing and metal mesh inserts; (e) provision of rear external fire escape stairs; and (f) drainage and all associated site works necessary to facilitate the development.

Area 1 DOMESTIC

Area Area 1 - South East

Application Number 2440/20

Application Type Permission

Applicant Thomas & Margaret Millar

Location 71, Eglinton Road, Donnybrook, Dublin 4

Registration Date 10/03/2020

Additional Information

Proposal: RETENTION & PERMISSION: (Three-storey terraced villa)

Retention Planning Permission sought for two storey rear extension (b.2004) comprising of ground floor kitchen, wc / shower room, boiler room. Double height atrium dining room with west-facing rooflight and clerestory glazing. First floor bedroom, ensuite wc /shower room, lightwell access and flat roof areas. Garage and garden playroom at rear laneway.

Planning permission sought for new internal balcony in double height atrium dining room, access bridge to first floor bedroom, 2 no. glazed rooflights and sedum planting on rear flat roof extension. External hard / soft landscaping to front and rear.

Area Area 1 - South East
Application Number 2446/20
Application Type Retention Permission
Applicant Eilish & Eamonn Sweeney
Location 41, South Hill, Dartry, Dublin 6
Registration Date 10/03/2020

Additional Information

Proposal: RETENTION: Permission for retention of single storey extension to front and side of existing house at 41 South Hill, Dartry, Dublin 6.

Area Area 1 - South East
Application Number 2447/20
Application Type Permission
Applicant Mary & Michael Looby
Location 3, Palmerston Road, Dublin 6
Registration Date 10/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development on a site at of c0.065Ha at 3 Palmerston Road, Dublin 6 (D06 W9R9). This shall provide for a new vehicular entrance (c2.6m wide) in the form of an electric gate; 2 no. parking spaces (5m x 3m each); an electric vehicle charging point and associated development works, all within the proposed curtilage of No. 3 Palmerston Road (a Protected Structure).

Area Area 1 - South East
Application Number 2448/20
Application Type Permission
Applicant Karen Hartery
Location 7, Beechwood Avenue Lower, Dublin 6
Registration Date 10/03/2020

Additional Information

Proposal: Planning Permission to construct an extension to the rear of the existing dwelling and all associated site works.

Area Area 1 - South East
Application Number 2453/20
Application Type Permission
Applicant Helen Delaney
Location 20, Brickfield Drive, Drimnagh, Dublin 12
Registration Date 11/03/2020

Additional Information

Proposal: Planning Permission for conversion of existing attic space comprising of modification of existing roof structure, side dormer with A-style roof c/w gable window, new access stairs and flat roof dormer to the rear at 20 Brickfield Drive, Drimnagh, Dublin 12.

Area Area 1 - South East
Application Number 2462/20
Application Type Permission
Applicant Dominic Greensmith & Elizabeth Lyons
Location 11, Wilfield Road, Sandymount, Dublin 4
Registration Date 11/03/2020

Additional Information

Proposal: Permission to create vehicular entrance to front garden & associated works.

Area Area 1 - South East
Application Number 2473/20
Application Type Permission
Applicant Aisling Ó Dálaigh
Location 85, Aughavanagh Road, Crumlin, Dublin 12
Registration Date 12/03/2020

Additional Information

Proposal: The development will consist of a single storey porch extension to the front and a two storey living room and bedroom extension to the rear.

Area Area 1 - South East
Application Number 2476/20
Application Type Permission
Applicant Niall MacMullan & Barbara Keane
Location 58, Terenure Road West, Dublin 6w
Registration Date 12/03/2020

Additional Information

Proposal: Planning permission for the refurbishment of existing house including single storey extension to rear and side of the house, dormer to rear of the house, dormer to the side of the house, removal of two no. chimneys, new slates to roof, new velux rooflight to front, external insulation to rear and side of the house, blocking up of window and widening of 2 no. window openings to rear elevation, new windows throughout, new garage door to front, new rooflight to the garage, proposed widening of the driveway and all associated landscaping.

Area Area 1 - South East
Application Number 2478/20
Application Type Permission
Applicant Mayrange Ltd
Location No. 10, 11 and 12, South Frederick Street, Dublin 2
Registration Date 12/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission in relation to the rear of No. 10, 11 and 12 South Frederick Street, Dublin 2, which are designated Protected Structures and are in an Architectural Conservation Area, to carry out the following external works:

- Demolition of the low-level wall and related metal railings, demolition of low-level boundary walls between 10 and 11 and between 11 and 12 including related metal railings at the subject lands fronting Dawson Lane.
 - Minor re-alignment of boundaries and construction of a new rendered 3.5 mt rear boundary wall with granite capping, quoins and lintels along Dawson Lane and construction of new rendered concrete party walls (3.05 and 2.0 mt) and new hardwood timber electronically controlled sliding doors and all associated site works.
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Area Area 1 - South East
Application Number 2499/20
Application Type Permission
Applicant Eibhlin Feeley
Location 26, Raglan Lane, Dublin 4
Registration Date 13/03/2020

Additional Information

Proposal: The development will consist of the demolition of the existing front porch, rear conservatory, external removal works to the roof, side and rear elevations, front boundary removal works together with minor internal removal works to the existing 2 bedroom dwelling, to allow for the construction of a ground floor extension to the front and rear, including balcony to rear, side extension at ground and first floor level to the existing dwelling, internal modifications providing an additional bed space, giving a total of 3 no. bedrooms. All with associated landscaping, modifications to the existing front boundary wall with modifications to existing vehicular and pedestrian gates and entrance together with all necessary site development works.

Area Area 1 - South East
Application Number WEB1122/20
Application Type Permission
Applicant Orla Mitchell
Location 16, Londonbridge Road, Dublin 4
Registration Date 09/03/2020

Additional Information

Proposal: (a) construction of dormer extension to rear roof, (b) construction of side extension to existing return at ground floor level, (c) construction of side extension to existing return at first floor level, (d) construction of clerestorey window over stairs at rear, (e) installing 2 no. Conservation style Velux-type rooflights in front roof.

Area Area 1 - South East
Application Number WEB1127/20
Application Type Permission
Applicant Paraic McKeogh
Location 12, Merlyn Park, Ballsbridge, Dublin 4
Registration Date 09/03/2020

Additional Information

Proposal: The development will consist of demolition of existing garage and single storey extension of 25m² at ground floor, Construction of a single storey extension to side and rear of existing semi-detached dwelling with flat roof structure and porch conversion at ground level of 59m², Attic conversion of 35m² with dormer window, hip roof modified to accommodate new staircase, velux rooflights to rear and side pitched roof, and solar panels to front pitched roof, and all associated site development works on a site of 610m² area.

Area Area 1 - South East
Application Number WEB1129/20
Application Type Permission
Applicant Andrew O'Neill
Location 18, Cherryfield Avenue Upper, Ranelagh, Dublin 6
Registration Date 10/03/2020

Additional Information

Proposal: Demolition of the existing two-storey rear return, construction of a new two storey extension to rear comprising ground floor kitchen extension with rooflights and new second storey bedroom and bathroom extension, new windows to front and rear and all associated landscaping and drainage works

Area Area 1 - South East
Application Number WEB1134/20
Application Type Permission

Applicant Ronan Daly
Location 1, Grosvenor Place, Rathmines, Dublin 6
Registration Date 12/03/2020

Additional Information

Proposal: The construction of a new single storey garden room in place of existing derelict shed structure positioned at the rear of the existing garden, comprising:

1. New 37.5sq.m single storey flat roof structure comprising storage room, small studio and garden shed
2. New lightweight part-glazed canopy facing garden
3. Alterations to boundary wall at rear lane
4. All associated site works.

Area Area 1 - South East
Application Number WEB1137/20
Application Type Permission
Applicant Ignacio Moran & Martha Gomez
Location 28, Seafort Gardens, Sandymount, Dublin 4
Registration Date 13/03/2020

Additional Information

Proposal: The development will consist/consists of new two-storey extension to the side and rear of the existing dwelling house, along with associated remodelling of the existing house, its drainage, landscaping and associated works. Including demolition of an existing single storey (11.4m²) rear extension, the widening of existing vehicular gateway and provision of car parking to the front of the house.

Area 1 Strategic Housing Developments

Area Area 1 - South East
Application Number SHD0004/20
Application Type Strategic Housing Development
Applicant Estates and Facilities
Location Cunningham House, Trinity Hall, Dartry, Dublin 6
Registration Date 09-Mar-2020

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

Trinity College Dublin intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Cunningham House, Trinity Hall, Dartry, Dublin 6.

The application site includes Cunningham House and existing Sports Hall (abutting Oldham House, a Protected Structure) and is generally bound to the west and north by the existing Trinity Hall Campus, to the east by the boundary with the Temple Square development and to the south by Temple Road. The site excludes Greenane House (a Protected Structure) but includes the area immediately adjoining the House. The application site also includes a small parcel of land located adjacent to the existing vehicular access from Dartry Road and the existing electrical substation located to the north-east of Purser House (a Protected Structure) all within the main Trinity Hall campus.

The development will consist of an extension to existing purpose-built student accommodation at Trinity Hall with an overall gross floor area (GFA) of approximately 10,982sqm (over a part lower ground floor level plant area of 55sqm GFA) providing a total of 358 no. purpose-built student bed spaces together with complementary and ancillary uses. The proposed development consists of:

- Demolition of Cunningham House, the Sports Hall (including the removal of existing part basement of 104sqm), the eastern section of the existing rear boundary wall and associated single storey ancillary sheds within the curtilage of Greenane House (a Protected Structure) (c.2,864sqm total GFA to be demolished).
- Provision of 4 no. connected blocks arranged in a quadrangle form: Block A ranges in height from four to eight storeys; Block B is four storeys in height; Block C is three storeys in height while the Forum Block is single storey in height (partially double height space rising to a maximum height of 9.6m above adjoining ground level).
- 358 no. purpose-built student bed spaces comprising of 11 no. 5-bedroom units; 4 no. 6-bedroom units; 1 no. 7-bedroom unit and 34 no. 8-bedroom units together with ancillary student amenity spaces.
- 4 no. staff apartments (3 no. 2-bedroom apartments and 1 no. 3-bedroom apartment) with winter-gardens/balconies on south elevation of Block A and north and west elevation of Block C.
- 2 no. study spaces/classrooms providing a total of 68sqm gross floor area.
- A replacement multi-use Sports Hall, together with the adjoining Forum amenity space, resulting in a total area of 1,033sqm.
- Outdoor amenity spaces within the central courtyard together with enhanced public realm and landscaping works within the curtilage of Oldham and Greenane House (both Protected Structures) and a restricted access outdoor space at podium level above the Forum Block.
- 188 no. bicycle parking spaces within the application site.
- Single storey security hut at the main vehicular entrance to Trinity Hall from Dartry Road (10sqm GFA).

- Minor repositioning of the existing access gate onto Temple Road, moving it 4.2m westward, to facilitate maintenance and emergency access only, together with associated repair works to existing boundary wall.
- Works to Oldham House (a Protected Structure) to include works necessary for the demolition and replacement of late 20th century Sports Hall (directly abutting Oldham House); replacement of late 20th century existing doors and window at ground floor level (all on the east elevation only) to facilitate connections to the new Forum amenity space; reinstatement of 2 No. original, historic first floor rear window openings (east elevation only) to match existing adjacent, sash windows and 1 no. new door to provide access to proposed roof terrace; removal of existing sand/cement and gypsum plaster finish to east façade and replacement with lime render; and renovation of porch structure, stairs and first floor door on southern elevation.
- Provision of a screen wall to the south of Greenane House (a Protected Structure).
- All associated and ancillary landscaping works; site lighting; refuse storage; boundary treatments; plant; solar photovoltaic panels; water, wastewater and surface water works; upgrade works to existing electrical substation and all other site and development works.

This application will be accompanied by a Natura Impact Statement (NIS).

The application, together with the NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.tcdplanning.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and

on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in

writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if

carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the

environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any,

acting on behalf of that person, authority or body, and the address to which any correspondence relating to the

application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission

subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other

modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord

Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An

Bord Pleanála (Tel. 01-8588100).

Area 1 Decisions

Area	Area 1 - South East
Application Number	0032/20
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	13/03/2020
Applicant	Trinity College Dublin
Location	Rubrics Building, Trinity College, Dublin 2
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: Whether proposed investigative opening works to the Rubrics Building (a protected structure) in Trinity College Dublin is or is not exempted development?

Area	Area 1 - South East
Application Number	0062/20
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	10/03/2020
Applicant	Sigrun Bannert

Location 18, Palmerston Road, Dublin 6

Additional Information

Proposal: EXPP:PROTECTED STRUCTURE (RPS Ref.No.: 6183): Detailed Scope of Works and Method Statement attached:

- Removal of modern lean-to structure at rear elevation
- Re-slatting and upgrade of existing roof, to include associated rainwater goods
- Repair and upgrade of existing timber windows and external doors
- Repointing of front elevation brick facade, re-render of rear elevation render facade
- Structural repairs to masonry walls, chimneys, floors/ ceilings, staircase etc.
- Removal of modern stud partitions/ room dividers
- Upgrade of existing mechanical and electrical services
- Replacement of existing concrete slab with new insulated, heated concrete floor
- Re-application of NHL internal plaster where missing
- Repair of existing decorative elements including cornices, ceiling roses etc.

Area Area 1 - South East
Application Number 0064/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 10/03/2020
Applicant Greg Tyrrell
Location 53, South Hill, Dublin 6

Additional Information

Proposal: EXPP: The aim is to improve the energy rating of the dwelling by making it more energy efficient and a more sustainable building to live in. The external finish will match the existing house in respect of materials and colour in order to protect the existing amenity.

The proposal is to have 100mm of external insulation applied to the front elevation with an off-white render and a 10 mm fine dash finish. The bottom half of the front elevation will have a stencilled red brick render finished which replicates the existing facade.

The Planning and Development Act 2000, Part 1, Section 4 (Exempted Development): '(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'

OCFPM are of the opinion that these works would be deemed an Exempted Development as stated in the Planning and Development Act 2000, Part 1, Section 4 (Exempted Development), the proposed external facade works will not affect the external appearance of the structure. The proposed fine dashed render finish along with the brick slips will match the existing elevations in colour and texture.

Is this classed as Development and if so, is it Exempted Development under the Planning and Development Act 2000-2002?

Area Area 1 - South East
Application Number 0066/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 09/03/2020
Applicant Hibernia REIT Plc
Location Cumberland House, Fenian Street, Dublin 2

Additional Information

Proposal: EXPP: Whether the opening up of internal links at second and third floor level between the existing and under construction buildings on site, comprising removal of fabric from the existing building, is or not exempted development.

Area Area 1 - South East
Application Number 0068/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 10/03/2020
Applicant Greg Tyrrell
Location 53, South Hill, Dublin 6

Additional Information

Proposal: EXPP: Existing vehicular entrance modifications.

The aim is to increase the width of the existing entrance to allow for efficient access and safe egress from the property.

The proposal is to relocate the northern pier to increase the width of the existing entrance from 2.5m to 3.3m. The proposed new pier will match the existing. The existing dished public footpath will be maintained and unaffected. Gates at the entrance will open inwards only. The proposal to widen this entrance would be in keeping with the adjacent properties.

Front garden landscaping modifications.

The proposal is to form a permeable paved front garden terrace area, complete with soft landscaping and screening to boundary walls. The applicants want to benefit from the orientation of the front garden by the creation of an outdoor space. Both hard and soft landscaping will be used to enhance the amenity of this space, and the provision of hedge screening to front and side boundaries will give visual definition soften the appearance of the front garden.

Area Area 1 - South East
Application Number 0072/20
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 13/03/2020
Applicant Karen Erwin
Location 23, Waterloo Lane, Dublin 4

Additional Information

Proposal: EXPP: 1.Conversion of existing rear lobby & utility into new living area including 8 sq.m

extension. Total area of works=20 sq.m.

2. Conversion of existing attic rooms into 2 new habitable bedrooms with velux rooflights formed to rear roof section. Total floor area of works = 52 sq.m.

Area Area 1 - South East
Application Number 0083/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 10/03/2020
Applicant Olympia Productions Unlimited
Location 72, 73 Dame Street, and the facade at Crampton Court,
Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the replacement of non-original existing signage (at nos. 72 & 73 Dame Street and the facade at Crampton Court), for 18 months is or is not exempt development.

Area Area 1 - South East
Application Number 0105/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 12/03/2020
Applicant Eadbhard O'Dubthaigh
Location 72, Ailesbury Road, Dublin 4

Additional Information

Proposal: SHEC: Demolition of existing dwelling and single storey outbuilding and the erection of a new two storey dwelling to include a recessed rooflight between roof pitches and glazed canopy over rear b-fold door. Metal railings fitted on top of existing stone wall and construction of new gated and pillars recessed back from existing road frontage, associated landscaping and open structure within.

Area Area 1 - South East
Application Number 0110/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 12/03/2020
Applicant Bond Street the Collective Limited
Location Rear of 10/10A Lansdowne Terrace, Shelbourne Road +
Lansdowne Lane, Dublin 4

Additional Information

Proposal: SHEC: The proposed development will consist of: The demolition of a single storey

extension (approximately 30 sqm) to the rear of 10/10A Lansdowne Terrace and the making good of the rear (north) elevation thereafter and the insertion of a new doorway and window, the demolition of a flat roofed garden dwelling (approximately 21 sqm), the removal of part of the existing wall addressing Lansdowne Lane and the proposed construction of 2 no. 3 bed 3 storey (with setbacks at 1st storey and 2nd storey) semi-detached dwellings (approximately 141.8 sqm and approximately 143.5 sqm) fronting onto and with vehicular access off Lansdowne Lane. Each proposed dwelling will include all associated ancillary elements and an integrated garage with 1 no. under croft car parking space, external gardens to the rear at ground level (approximately 20 sqm each), external south facing terraces at 1st storey and 2nd storey (approximately 24 sqm and approximately 26 sqm). Landscaping, boundary treatments and all associated site development works.

Area	Area 1 - South East
Application Number	0111/20
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	13/03/2020
Applicant	Bond Street the Collective Ltd.
Location	Side of 10/10A Lansdowne Terrace, Shelbourne Road + Lansdowne Lane, Dublin 4

Additional Information

Proposal: SHEC: The proposed development will consist of: The demolition of a 2 storey return (approximately 78 sqm) to the side of 10/10A Lansdowne Terrace, the removal of the existing walls to the front of the extension and the proposed construction of 1 no. 2 storey, 2 bedroom, own door dwelling (approximately 86.4 sqm).

The proposed dwelling will include all associated ancillary elements and an external garden to the rear at ground level (approximately 21 sqm), associated landscaping, boundary treatments and all associated ancillary site development works.

Area	Area 1 - South East
Application Number	2040/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/03/2020
Applicant	KW Investment Funds ICAV acting for & on behalf of its sub fund KW Investments F
Location	The Residence, 94, St Stephen's Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: KW Investment Funds ICAV acting for & on behalf of its sub fund KW Investments Fund I intend to apply for permission for the refurbishment of 4 no. vacant residential units (1 no. 2 bed duplex at ground and basement level & 3 no. 1 bed apartments at 1st to 3rd floor) within existing 4 storey (over basement) building comprising works to internal layouts;

removal of modern partitions; restoration of sash windows and lost internal joinery and plasterwork features; extension of existing opening in cross wall on ac-II floors; new stair to serve duplex unit; the addition of roof lights on the inner roof pitch and the lowering of window cills at basement level on front elevation. It is also proposed to construct a new glazed entrance lobby with new glass balustrade and stone clad entrance plinth to the rear of the building, accessed via Stokes Place. This requires the widening of the existing opening in the rear facade and removal of the non-original door. External facades of the building will be cleaned, repaired and existing brickwork will be repointed where necessary. No works are proposed to the adjoining office building at 94 St. Stephen's Green (a Protected Structure).

Area Area 1 - South East
Application Number 2043/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2020
Applicant Melvin Properties Ltd.
Location 11, 11A &, 12, York Road, Ringsend, Dublin 4

Additional Information

Proposal: Planning Permission for a residential development of a c.0.073 hectare site. The development will consist of the demolition of all existing buildings (2 storey and single storey - c. 667 sq.m) and the construction of a 26 no. unit residential development, extending to 7 no. storeys comprising: 13 no. 1 bed apartments and 13 no. 2-bed apartments, all with private balcony or terrace. Provision of c.184 sq.m of landscaped communal amenity space to the rear at ground floor level; single storey plant and storage building and enclosed bin store and 58 no. bicycle secure parking spaces; pedestrian access from York Road; all ancillary site works, an ESB substation (at ground floor level fronting onto York Road); provision of green roof, plant and all associated site development work. The total gross floor area is c.2,129 sqm.

Area Area 1 - South East
Application Number 2045/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/03/2020
Applicant Patrick Cassidy & Dairine MacGinley
Location 7, Ferrard Road, Dublin 6, D06 X365

Additional Information

Proposal: The proposed development will consist of a) demolition of existing annex to side of existing dwelling; b) construction of new two storey three bedroom detached dwelling to side garden, with attic and rooflights; c) construction of new 3.5m vehicular entrance beside existing entrance; d) new 2.0m high garden walls to form new boundary between dwellings; e) minor alterations to side and rear fenestration on existing dwelling; and all associated site works.

Area	Area 1 - South East
Application Number	2049/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/03/2020
Applicant	SDO Structures 14 Limited
Location	Chatham House, Chatham Street, Dublin 2 bounded to the south by Chatham Street, to the north by 4 Harry Street (Protected Structure), to the west by Balfe Street and to the east by Chatham Lane, Dublin 2

Additional Information

Proposal: Permission for development at Chatham House, Chatham Street, Dublin 2 bounded to the south by Chatham Street, to the north by 4 Harry Street (Protected Structure), to the west by Balfe Street and to the east by Chatham Lane. The development will consist of the demolition of the existing three storey over basement building on the site and the construction of a 3,005 sq.m (GFA) six storey over basement mixed use building comprising an interactive multi-media exhibition area with associated offices, toilets and storage areas, plant areas, cycle parking (15 no. spaces) and bin storage areas in the basement; a multi-media exhibition and gallery area with an entrance from Chatham Street, an entrance lobby with entrances from Balfe Street and Chatham Lane and an ESB substation at ground floor; a multi-purpose conference and education space, meeting room, toilets and ancillary space at first floor; a total of 1425 sq.m (NFA) of office accommodation on the second, third, fourth and fifth floors with tiered roof terraces facing onto Chatham Street on the fourth and fifth floors; and 140 sq.m of solar photovoltaic ('PV') modules and a 160 sq.m plant area enclosure at roof level.

Area	Area 1 - South East
Application Number	2056/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	11/03/2020
Applicant	Euronet 360 Finance Ltd. (Irish Branch)
Location	40, South Great Georges Street, Dublin 2

Additional Information

Proposal: The development will consist of the installation of an ATM machine to the existing shop front to the west elevation.

Area	Area 1 - South East
Application Number	2061/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2020
Applicant	Sean McKiernan

Location 17, Hagan's Court, Lad Lane, Dublin 2, D02 TD88

Additional Information

Proposal: Planning Permission at No. 17 Hagan's Court, Lad Lane, Dublin 2, D02 TD88, a three-storey, two-bedroom, mid-terrace, mews house. Development to consist of new dormer-window in pitched-roof to front elevation, plus all associated works.

Area Area 1 - South East
Application Number 2062/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2020
Applicant James Madigan & Sons
Location The Horse Show House Public House, 34-36, Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission to provide a sun awning with an area of 66.5 square metres with an aluminium frame and motorised retractable PVC covers with glazed and cladded gable ends and doors to part of the existing beer garden at the west side.

Area Area 1 - South East
Application Number 2065/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/03/2020
Applicant Sheelin McSharry
Location 85, Templeogue Road, Terenure, Dublin 6W

Additional Information

Proposal: Planning permission for modifications to the residential development permitted under Reg. Ref.: 2878/15 & ABP Ref. PL29S.245834 as subsequently amended under Reg. Ref.: 2707/17, on a site measuring 0.34 hectare located at No. 85 Templeogue Road, Dublin 6W, resulting in an increase in the number of units from 39 permitted units to 55 no. in total. The proposed modifications relate to permitted Apartment Block A (located in the north of the site) and consist of the following:

- Reconfiguration and alterations to the permitted Apartment Block A to provide 9 no. additional units on previously permitted floors.
- The provision of 2 no. additional floors (setback at fourth and fifth floor level) to Apartment Block A to provide 7 no. additional residential units, (1 no. 1 bed and 6 no. 2 beds), with a total GFA of 710 sq.m.
- The proposed modifications and additional floors increase the number of units from 28 to 44 no. units in Apartment Block A comprising 5 no. studios, 11 no. 1 beds, 27 no. 2 beds and 1 no. 3 bed duplex apartment.
- Modifications to the communal open space to provide for 387 sq.m at ground floor level and

provision of a communal roof terrace at fifth floor, with a total GFA of 73.5 sq.m.

- Associated alterations to the elevations including provision of terraces and balconies on all elevations.
- The proposal includes alterations to the permitted cycle parking layout and an increase in the cycle parking provision of 71 no. spaces.
- The total gross floor area of Block A will increase from 2,419 sq.m to 3,911 sq.m.
- No modifications are proposed to permitted Apartment Block B or 2 no. residential houses to the south of the site.

Area	Area 1 - South East
Application Number	2066/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	12/03/2020
Applicant	Declan Coleman
Location	29 Ranelagh, The Triangle, Ranelagh, Dublin 6

Additional Information

Proposal: PERMISSION & RETENTION: retention permission to retain the existing LED advertising sign (3m high by 6m wide by 150mm deep) structure at first floor level at 29 Ranelagh, The Triangle, Ranelagh, Dublin 6, and seeks planning permission to convert its usage to a LED display sign which will carry a series of alternating static advertising (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 56 O'Connell Street Lower, (a Protected Structure), Dublin 1 on the Bachelors Walk frontage, Dublin 1.

Area	Area 1 - South East
Application Number	2067/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2020
Applicant	Fibonacci Property ICAV
Location	Site of c. 1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning Permission for amendments to the office development permitted under Reg. Ref. 2221/16 & ABP Ref. PL29S.246717 and subsequent amendments under Reg. Ref. 4299/16, Reg. Ref. 4458/16, Reg. Ref. 2500/17, Reg. Ref. 2953/17 and Reg. Ref. 2065/19 at a site of c. 158 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4.

The proposed amendments consist of: An increase in the height of footprint of the permitted substations with associated new external riser; The addition of a security hut abutting the substation

at the Merrion Road entrance; Relocation of visitor bike parking spaces and associated landscaping changes due to tree route protection zone; The proposed amendments result in a minor increase in overall development GFA by 44 sq.m to a total proposed 57,184 sq.m. All ancillary and associated site development and landscaping works.

Area Area 1 - South East
Application Number 2068/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Stephen and Felicity McGovern
Location 43, Nutley Park, Donnybrook, Dublin 4, D04 V8X3

Additional Information

Proposal: Permission is sought for proposed widening of existing vehicular entrance, partial demolition and reconstruction of garage at side and existing living room extension at rear, alterations to existing house, ground floor extension (new extension area 55.9 sq.m.) to side and rear to provide single storey enlarged living room and kitchen, new bedroom with en-suite and ancillary accommodation.

Area Area 1 - South East
Application Number 2070/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/03/2020
Applicant Deborah Tynan
Location 7, Morehampton Lane, Dublin 4

Additional Information

Proposal: Permission to demolish the existing two storey dwelling at 7 Morehampton Lane, Dublin 4, D04 V6K3 and construct a new two storey dwelling along with all associated site works.

Area Area 1 - South East
Application Number 2075/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/03/2020
Applicant PDB South River Ltd.
Location Ardagh House, 1 Highfield Road, Dublin 6, D06 VE86

Additional Information

Proposal: Permission for the construction of a new single storey rear extension to Ardagh House, 1 Highfield Road, Dublin 6, D06 VE86. Proposed works include the demolition of the existing rear extension to enable construction of the new single storey extension measuring 192m² which

provided six additional bedrooms, conversion of the existing garage measuring a total of 55m2, limited internal alterations to the existing guesthouse and the provision of 11 car parking spaces and 5 bike spaces. Associated works will include external site services, drainage and landscaping as required to meet the requirements of the Local Authority.

Area Area 1 - South East
Application Number 2076/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Javelin Developments Limited
Location No. 3 Ailesbury Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of refurbishment works to an existing three storey dwelling house including the following works: (a) Repointing, repair and restoration of all existing brickwork and stonework and restoration of original sash windows and wrought iron handrails. (b) Repair and restoration works to existing main roof, fascia's and soffits to include re-slating with existing sound slates and new natural slates, replacement of non-original rooflight, renewal of central lead gutter valley, and works to chimneys including removal of non-original render and repair and re-pointing or re-rendering of chimney brickwork, flashings and flaunching's. (c) Repair/replacement of existing gutters, downpipes and soil and vent pipes. Provision of hygroscopic insulation to attic. (d) Removal of fibre cement tiles from mono-pitched porch roof and provision of standing seam zinc roof to same pitch. (e) Removal of cement render from west (side) and south (rear) elevations and re-rendering with lime render. Provision of a new timber French door with glass guarding to rear elevation. (f) Removal of existing lower ground floor level floor and installation of limecrete floor with under-floor heating. Removal of dry-lining from the inner face of the external lower ground floor walls, provision of (calcium silicate boards and (please remove this as we are just doing lime plaster) lime plaster where required. (g) Replacement of warped timber floors on upper ground floor level and pinning up of decorative plasterwork ceilings. Replacement of non-original stone and ceramic floor tiles. (h) Minor alterations to interior layout to include changing main bathroom to bedroom at landing level and provision of ensuite to first floor bedroom as well as refurbishment and replacement of non-original bathroom and kitchen fittings and finishes and general redecoration of interior surfaces. (i) upgrading of electrical and mechanical services to the entire house. (j) Landscaping works to the front and rear gardens including repairing and restoration of boundary iron railings and gates and stone pillars, the existing entrance gates to be motorized (k) associated conservation works, site works and ancillary works.

Area Area 1 - South East
Application Number 2077/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/03/2020

Applicant Grainne Flynn and Lewis Cummings
Location No. 9, Old Mountpleasant, Ranelagh, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (a) the repair, refurbishment and making good of all walls, floor, roofs, ceilings and internal features including all associated structural work. (b) Replacement of non- original windows with six over six sash double glazed windows to match those of the adjacent property. (c) Opening up of blocked in window on the east elevation and installation of a new sash window. (d) Widening of rear door in south façade. (e) Demolition of the existing out house in rear garden. (f) Replacement of cement pointing on the brick facades with lime pointing. (g) Replacement of slate roof including gutters and downpipes. (h) Alterations to interior to include (i) new openings in existing internal walls, (ii) demolition of 2 internal walls, (iii) installation of 2 new bathrooms on first floor level, (iv) lowering of floor level at rear of dwelling, (v) all associated fitted furniture, plumbing and electrical works, (vi) internal insulation to external walls. (h) all associated site works and landscaping.

Area Area 1 - South East
Application Number 2081/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 12/03/2020
Applicant Colm Menton
Location 36 Baggot Lane, Dublin 4

Additional Information

Proposal: RETENTION: The development consists of: Extension to rear at second floor level to incorporate external terrace into the dwelling and associated modifications to the roof profile to create flat roof structure at 36 Baggot Lane, Dublin 4.

Area Area 1 - South East
Application Number 2089/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant CBRE
Location The Watermarque Building, South Lotts Road, Ringsend, Dublin 4

Additional Information

Proposal: Planning Permission for development at the Watermarque Building, Ringsend Road, Dublin 4, D04K7N3. The site is bound by Ringsend Road to the north, Shelbourne Park Stadium to the south, the River Dodder to the east and South Lotts Road to the west. The proposed development seeks amendments to the existing building to provide for the following:

- Provision of additional plant machinery and ancillaries at roof level comprising of c. 115 sq.m;
- Relocation and replacement of existing safety barrier at roof level to accommodate new plant

machinery;

- Provision of 2 no. supply and exhaust ventilation louvers to the southern elevation;
- Existing entrance door at ground floor level on the north west corner at the junction of Ringsend Road and South Lotts Road to be removed and replaced with new glazing;
- All other ancillary site development work necessary to facilitate the development.

Area	Area 1 - South East
Application Number	2092/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2020
Applicant	John & Marah Curtin
Location	4, Kenilworth Square North, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of renovation, alteration, conservation and extension works to existing three storey semi-detached period property, to include: (1) Conversion of the property back into a single family dwelling-house; (2) Demolition of existing modern single storey extension (77m²) to rear and external steel staircase to side; (3) Removal of existing non-original partition walls to first floor and basement floor to reinstate original room layouts; (4) Formation of new openings in existing walls and alterations to existing internal layout of basement floor; (5) Insertion of new window to side elevation at ground floor level; (6) New conservation type velux roof-light to central roof valley over stairwell; (7) Installation of replacement photo-voltaic (PV) solar panels to southern roof facades; (8) Construction of a new single storey extension (22m²) to the rear; (9) New external staircase and balcony access - with 1.8m high privacy screen - to link ground floor living rooms with rear garden and replacement of existing sash window with French doors to rear; (10) General refurbishment and conservation works to interiors of existing period structure; (11) Lime repointing and brickwork repairs to front facade and cleaning / conservation works to stonework; (12) Repair/replacement of existing external lime-render finishes, with new insulating cork-lime external render; (13) Re-slating and roof repairs; (14) Conservation and refurbishment works to existing timber sash windows, front door and entrance portico; (15) Associated site drainage, landscaping and site improvement works.

Area	Area 1 - South East
Application Number	2093/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2020
Applicant	Anthony O'Carroll
Location	89 Anglesea Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this property at 89 Anglesea Road, Ballsbridge, Dublin 4, D04 F8F7, which is a Protected Structure. The development will consist

of: Alterations to existing rear boundary wall and new widened vehicular access gateway to laneway, to rear of the property.

Area Area 1 - South East
Application Number 2096/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Keith O'Haire & Eimhear Daly
Location 34, Priory Road, Harold's Cross, Dublin 6W

Additional Information

Proposal: The development will consist of the following: (a) Demolition of existing single storey extension to rear of existing dwelling and subsequent construction of a new single storey / part two storey extension to rear of existing dwelling; (b) New bay window to front of existing dwelling; (c) New nap plaster finish to entire dwelling; (d) Modifications to current window arrangement to the side of existing dwelling; (e) Connection to all existing services on site and all associated site development works.

Area Area 1 - South East
Application Number 2105/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/03/2020
Applicant Ann Marie and Peter Clarke
Location Kilfenora, 16, Temple Gardens, Rathmines, Dublin 6 D06 CP73

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for development consisting of revision to condition 3 of previously approved development PI Reg 3589/19 at Kilfenora, 16, Temple Gardens, Rathmines, Dublin 6 D06 CP73 (A Protected Structure) to provide for new zinc clad dormer window to existing rear south facing return roof to allow for new shower room at 2nd floor landing level of existing house.

Area Area 1 - South East
Application Number 2122/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 12/03/2020
Applicant Amarition Ltd.
Location 34, Lennox Street, Dublin 8

Additional Information

Proposal: RETENTION: Permission for the change of use from arts / cultural use to cafe use on the ground floor of 34 Lennox Street, Dublin 8 with a GFA of 43 sq.m, including shopfront signage and all ancillary site works.

Area Area 1 - South East
Application Number 2161/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Jeremy Kelly
Location No. 46, Ashfield Road, Ranelagh, Dublin 6, D06 X320

Additional Information

Proposal: Permission for development at No. 46 Ashfield Road, Ranelagh, Dublin 6, D06X320 with frontage onto 73 Ranelagh Village at first and second floors only. The development will consist of a change of use of existing offices to GP surgery at ground (entrances/access only), first and second floors, new backlit surgery signage and nameplate adjacent to entrance on 46 Ashfield Road and change of finish from brickwork to render on Ashfield Road elevation at ground floor level.

Area Area 1 - South East
Application Number 2363/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/03/2020
Applicant Processridge Ltd.
Location 1 to 5 Bangor Drive, Crumlin, D.12

Additional Information

Proposal: Planning permission sought for a change of use to the existing first floor plan from storage into 2 no. one bed studio apartments with existing ground floor licence premises under, internal alterations & associated site works.

Area Area 1 - South East
Application Number 2364/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/03/2020
Applicant Paul Curley
Location 12, Castlewood Avenue, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for works to a protected structure. This involves A: reverting the two 1 bedroom apartments to a single family 2 bedroom home; B: replacing defunct mechanical and electrical systems; C: insulation for sound, thermal and fire

protection at level 1; D: installing slim profiled double glazing in multi-pane windows; E: replacing 20th century windows at the rear of the property; F: installing renewable energy systems to the internal valley; G: installing a conservation type rooflight to the internal valley; H: installing a heat pump to the rear garden at 12 Castlewood Avenue, Dublin 6.

Area Area 1 - South East
Application Number 2382/20
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 11/03/2020
Applicant Brendcam Ltd.
Location Abercorn House, 57 Charleston Rd, Ranelagh, Dublin 6.

Additional Information

Proposal: Permission is sought at Abercorn House, 57 Charleston Road, Rathgar, Dublin 6 (D06 PX78) (which is a corner site with Charleston Avenue), for alterations to an existing dwelling including: (i) demolition of non-original two storey side extension (54.1 sq.m) and construction of a replacement single storey flat roofed side extension (57.7 sq.m); (ii) demolition of non-original porch to front elevation; (iii) removal of ground and first floor window and door opes to the front and rear elevation (facing towards front garden of No. 33 Charleston Avenue); (iv) new window opes at first floor of front elevation finished with hit and miss brick; (v) new window and door opes to the side elevations to facilitate the re-orientation of the main elevations of the dwelling to address Charleston Avenue; (vi) removal of non-original sand and cement render to expose original brickwork; and repair of brickwork and repointing; (vii) removal of 2 no. chimneys; (viii) internal alterations including reconfiguration of rooms and the creation of an internal car port resulting in a four bedroom dwelling; (ix) construction of a new garden wall along the northern boundary; (x) creation of a new vehicular entrance from Charleston Avenue to allow for creation of an internal car port; and (xi) the development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2412/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/03/2020
Applicant Red Carnation Hotels (UK) Ltd
Location Hatch Hall, Hatch Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for 60 no. bedroom hotel at Hatch Hall (Protected Structure Ref: 3642), Hatch Street Lower, Hatch Place and Hatch Lane, Dublin 2, on a gross site area of 0.2242 ha. Hatch Hall currently ranges in height from 3 no. floors to 5 no. floors. The proposed development will consist of the following;

- Refurbishment of Hatch Hall and its change of use from residential institutional use to hotel use.

The proposed hotel development includes 2 no. bars, lounge and hotel shop. The conversion of the former chapel building to meeting room/restaurant. The proposal involves alteration and conservation works to the existing fabric including amendments to the internal layout of the building, including the removal of internal partitions and screens to provide for bedrooms and the addition of a lift core. On the southern and eastern sides of the internal courtyard, a single storey glazed extension shall wrap around the protected structure, adjacent to the outdoor terrace. Openings shall be created at the southern side of Hatch Lane at first floor level (internal to the courtyard) to provide access to ground floor roof level for use as terrace. An enclosed fire escape from the upper floor of the chapel building shall be provided to the courtyard;

- Demolition of a section of the existing 3 and 4 no. storey building at the junction of Hatch Lane and Hatch Place and construction of an 8 no. storey extension, with plant at roof level;
- An additional floor is provided on the existing 4 no. storey Hatch Lane elevation, setback from the existing edge;
- Provision of 2 no. levels of basement. The second basement level will accommodate plant; welfare facilities, and storage, with kitchen, administration, gym and associated facilities at the first basement level. A fire escape corridor shall be provided to the courtyard;
- The existing pedestrian entrances are retained from Hatch Street Lower and Hatch Place. A new pedestrian entrance is provided from Hatch Lane. New delivery goods accesses/service entrances are provided from Hatch Place and Hatch Lane and new fire escape doors are provided from Hatch Lane;
- 8 no. bicycle spaces for visitors and 12 no. bicycle spaces for staff will be provided;
- Works to the public road and footpaths shall be undertaken to provide for a new drop-off area to the front of the proposed hotel and provision of additional 8 no. bicycle spaces for visitors. A glazed canopy over the entrance to the proposed hotel will be provided;
- Green roofs shall be provided over the fire escape corridors, adjacent to the former chapel, at fifth floor over the additional floor and at 8th floor in the new extension;
- Landscaping works shall be carried out to the internal courtyard. The proposal also includes for all associated site development works, including substation accessed off Hatch Place.

The proposed development will have a Gross Floor Area of 7,292 square metres.

Area	Area 1 - South East
Application Number	3157/14/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	10/03/2020
Applicant	Sinead Geoghegan & Derek Popkes
Location	74, Baggot Lane, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Development of 1 no. mews dwelling house, to the rear of the protected structure at No. 74 Pembroke Road. The development will consist of: 1) demolition of boundary wall and gate onto Baggot Lane; 2) construction of a 3 bedroom split level mews house of 165.9 sq.m consisting of 2-storey onto Baggot Lane and 3-storey to the rear of the site including lower ground floor and attic level accommodation; 3) provision of 2 no. rooflights; 4) provision of a first floor level terrace of 2.9 sq.m and a roof terrace at second floor level of 20.6

sq.m; 5) provision of a terrace to the rear of 4.5 sq.m at first floor level with external stair to lower ground level;

6) provision of a courtyard and parking space of 15 sq.m accessed directly off Baggot Lane and garden of 38.7 sq.m to rear;

7) retention and repair of all stone rubble boundary walls; and 8) construction of a new rear boundary wall; all within the curtilage of the Protected Structure.

Area Area 1 - South East
Application Number 3247/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/03/2020
Applicant Nottub Limited
Location The Button Factory, Temple Bar Music Centre, Curved Street, Dublin 2

Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: Planning permission for development at The Button Factory, Temple Bar Music Centre, Curved St., Dublin 2. Part of Temple Bar Music Centre includes No. 11 Temple Lane South, a protected structure. The development will consist of the addition of a filled in floor at first floor level (127.4 m²) subdividing the existing auditorium into two event spaces; alterations to existing stairs from ground to first floor; and associated minor alterations.

Area Area 1 - South East
Application Number 3396/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 09/03/2020
Applicant James Alexander Doran
Location 50, Grosvenor Lane, (Rear of 49 Leinster Road), Rathmines, Dublin 6

Additional Information

Proposal: EXT. OF DURATION: The development will consist of the construction of a first floor extension to the rear of the existing dwelling for use for domestic purposes and associated internal alterations, new windows, changes to elevations etc.

Area Area 1 - South East
Application Number 3714/19
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 10/03/2020
Applicant The Electricity Supply Board (ESB)

Location

Poolbeg Generating Station, Pigeon House Road, Dublin
4

Additional Information

Proposal: Planning permission for development on a c. 3 ha site located fully within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03]. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 488 sq.m. turbine module building up to c. 15.5 m high (typically comprising a gas turbine platform, elevated air intake unit, vent air outlet, bleed valve plenum) with a c. 30 m high stack; (b) ancillary buildings comprising: (1) c. 60 sq. m., single storey welfare facilities building (2) c. 190 sq. m., single storey combined control / electrical room and fire suppression and compressed air system building (3) c. 50 sq. m., single storey electrical balance of plant (BoP) control room (4) c. 32 sq. m., 3.2 m high lube oil skid building (5) c. 128 sq. m., 6 m high gas compressor building and associated cooler (28 sq. m., 4 m high) (6) c. 15 sq. m., single storey de-mineralised water forwarding pumps building (7) c. 75 sq. m., single storey fire fighting pumps building (8) c. 15 sq. m., single storey liquid fuel forwarding skid building; (c) industrial / electrical plant comprising: (1) c. 11 sq. m., 2.5 m high station service transformer compound enclosed on three sides (2) c. 390 sq. m., 8.6 m high compound enclosed on three sides housing 2 transformers (3) c. 38 sq. m., 4 m high fin fan coolers (4) de-mineralised water tank (c. 12 m high, c. 1,541 cubic metre capacity) (5) raw/fire water tank (14 m high, c. 2,044 cubic metre capacity) (6) c. 900 sq.m. bunded area containing a c. 9 m high liquid fuel tank (c. 579 cubic metre capacity) (7) c. 22 sq. m., c. 2.6 m high emergency diesel generator (8) fenced gas receiving station (c. 150 sq. m.) containing various items of industrial plant, elevated pipework, etc.; (d) c. 2.6 m high boundary and internal palisade fencing and gates; and (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, and connections to site services networks including: gas, liquid fuel, electrical, water supply, surface water drainage/attenuation, and wastewater. The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the site. Planning permission is being sought for a duration of 10 years. The proposed development is for the purposes of an activity requiring an application to the EPA for a licence under the Industrial Emissions Directive. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

Area	Area 1 - South East
Application Number	4015/19
Application Type	Permission
Decision	APPLICATION WITHDRAWN
Decision Date	10/03/2020
Applicant	The Electricity Supply Board (ESB)
Location	c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south, Pigeon House Road, Dublin 4, D04 Y5N2

Additional Information

Proposal: c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the

south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements:

- (a) c. 488 sq.m. turbine module building up to c. 15.5 m high (typically comprising a gas turbine platform, elevated air intake unit, vent air outlet, bleed valve plenum) with a c. 30 m high stack;
- (b) ancillary buildings comprising: (1) c. 38 sq. m., single storey fire fighting pumps building; (2) c. 68 sq. m., single storey electrical and control room; (3) c. 20 sq. m., 3.2 m high lube oil skid building; (4) c. 128 sq. m., 6 m high gas compressor building; (5) c. 60 sq. m., single storey welfare facilities building (6) c. 36 sq. m. single storey compressed gas bottle storage and CO fire suppression system building;
- (c) industrial / electrical plant comprising: (1) c. 28 sq. m., 4 m high gas compressor cooler; (2) c. 9 m. high de-mineralised water tank (579 cubic metre capacity); (3) c. 14 m. high raw / fire water tank (1,420 cubic metre capacity); (4) c. 279 sq. m. transformer compound housing 2 transformers partially surrounded by a wall of 8.6 m in height; (5) c. 38 sq. m., 4 m high Fin Fan Coolers; (6) 22 sq. m., 2.6 m high emergency diesel generator;
- (d) c. 2.6 m high palisade fencing and gates and a vehicle and pedestrian restraint system; and
- (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, and connections to site services networks.

These include connections into existing gas, electrical, water supply, surface water drainage / attenuation, and wastewater services within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). It also includes a liquid fuel connection into the existing National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015).

Primary access will be via the existing access located on the southern boundary, from South Bank Road.

Secondary access if required would be via the existing access to the east from Shellybanks Road. Planning permission is being sought for a duration of 10 years. The proposed development is for the purposes of an activity requiring an application to the EPA for a licence under the Industrial Emissions Directive.

A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of the Planning Authority.

Area	Area 1 - South East
Application Number	4041/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2020
Applicant	Miro Hotel 2 Limited
Location	Nos. 33-36, Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and Nos. 3-4 Joshua

Lane, Dublin 2

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development on a site of c. 0.25 hectares at Nos. 33-36 Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and 3-4 Joshua Lane, Dublin 2 to amend part of the development permitted under Dublin City Council Reg. Ref. 3656/18. There are four buildings within the application site which are Protected Structures - No. 33 Dawson Street (Ref. 2263), No. 34 Dawson Street (Ref. 2264), No. 36 Dawson Street (Ref. 2265), No. 37 Dawson Street (Ref. 2266). The proposed development seeks to provide a basement of c. 628 sqm (previously omitted under Condition No. 6 of Dublin City Council Reg. Ref. 3656/18) which will provide 30 No. valet car parking spaces to serve the Royal Irish Automobile Club at Nos. 33-34 Dawson Street, Dublin 2 and associated access stairs to ground floor level.

Area Area 1 - South East
Application Number WEB1018/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/03/2020
Applicant Marco & Maria Cavicchia
Location 37, O'Connell Gardens, Sandymount, Dublin 4

Additional Information

Proposal: The part demolition of existing flat roof two storey rear extension, construction of new pitched roof with additional 17.4 sq m at ground floor and 3.7 sq m at first floor to the rear extension of mid-terrace dwelling, together with 3.6 m high pitched roof 2 sq m entrance porch to front, and all associated works.

Area Area 1 - South East
Application Number WEB1022/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 10/03/2020
Applicant Emer O'Sullivan and Ciaran Hussey
Location 5, Martello View, Sandymount, Dublin 4

Additional Information

Proposal: EXT. OF DURATION: Construction of a two storey extension to the rear of 5 Martello View, Strand Road, Sandymount, Dublin 4.

Area Area 1 - South East
Application Number WEB1022/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 10/03/2020

Applicant Steven Van den Bergh
Location Site to rear of 155-157 Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Permission is sought to 1. Construct single storey dwelling (with part basement). 2. Widen existing pedestrian gateway to side lane. 3. Drainage services on lane to connect to existing public drain. 4. Surface water soakaway and landscaping at Site to rear of 155-157 Merrion Road, Ballsbridge, Dublin 4

Area Area 1 - South East
Application Number WEB1025/20
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 12/03/2020
Applicant Alan O' Hare and Ruth Dunne
Location 19, Sandymount Road, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of

- a) The addition of a 2.6m wide vehicular entrance to the front boundary, consisting of two inward-opening gates designed to match the existing pedestrian gate,
 - b) The provision of 2 no. off-street car parking spaces to the existing front garden,
 - c) Elevational changes to the existing rear return consisting of the following
 - i) Replacing the existing door with 2 no. windows to the side at first floor return level,
 - ii) Change to the window size and shape to the rear at first floor return level,
 - iii) Blocking up of the smaller window and relocating of the larger window to the side at second floor return level, and,
 - d) All associated site works.
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Area Area 1 - South East
Application Number WEB1028/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant John O'Connor and Catherine O'Connor
Location 30, Merrion Strand, Strand Road, Sandymount, Dublin 4

Additional Information

Proposal: Domestic single storey, extension to rear elevation of existing 3-bed dwelling to main road

Area Area 1 - South East
Application Number WEB1030/20
Application Type Retention Permission

Decision GRANT RETENTION PERMISSION
Decision Date 12/03/2020
Applicant Máire Ní Chonaill
Location 20, Poddle Park, Kimmage, Dublin 12

Additional Information

Proposal: Amendments to Planning Permission 1004/65 to include a pitched roof and three windows on the gable wall of side extension, with a habitable room on the ground floor of the extension, together with additional development of separate garage to the front and store room to the rear.

Area Area 1 - South East
Application Number WEB1034/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Anne Connolly
Location 23, Grosvenor Park, Dublin 6

Additional Information

Proposal: The development will consist of creation of new south-facing opening in side gable of existing house for ground floor windows and doors.

Area Area 1 - South East
Application Number WEB1114/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/03/2020
Applicant Ronan Daly
Location 1, Grosvenor Place, Rathmines, Dublin 6

Additional Information

Proposal: The construction of a new single storey garden room in place of existing derelict shed structure positioned at the rear of the existing garden, comprising:

1. New 37.5sq.m single storey flat roof structure comprising storage room, small studio and garden shed;
 2. New lightweight part-glazed canopy facing garden;
 3. Alterations to boundary wall at rear lane;
 4. All associated site works , At 1 Grosvenor Place, Rathmines, Dublin 6
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Area Area 1 - South East
Application Number WEB1127/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/03/2020

Applicant Paraic McKeogh
Location 12, Merlyn Park, Ballsbridge, Dublin 4

Additional Information

Proposal: The development will consist of demolition of existing garage and single storey extension of 25m² at ground floor, Construction of a single storey extension to side and rear of existing semi-detached dwelling with flat roof structure and porch conversion at ground level of 59m², Attic conversion of 35m² with dormer window, hip roof modified to accommodate new staircase, velux rooflights to rear and side pitched roof, and solar panels to front pitched roof, and all associated site development works on a site of 610m² area.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 3986/19
Appeal Type Written Evidence
Applicant Three Ireland (Hutchison) Ltd.
Location Harmony Court, Harmony Row, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

Area Area 1 - South East
Application Number 4181/19
Appeal Type Written Evidence
Applicant The Little Museum of Dublin
Location 14, Saint Stephen's Green, Dublin 2 (a Protected Structure)
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist of works to facilitate disability access to the building as follows: removal of existing external stairs from front pavement to basement level; construction of new stairs and platform lift for disabled access to basement yard; installation of new passenger lift at rear elevation (with glazed external finish to first and second floors) serving 3 floors over basement, with access to each floor via alterations to existing rear window openings; installation of new glazed door to return area at first floor; fire protection measures including upgrading of floors and installation of automatic opening vent at roof level.

Area Area 1 - South East
Application Number 4634/19
Appeal Type Written Evidence
Applicant Sawbridge Ltd.

Location

4 Castlewood Avenue, Rathmines, Dublin 6

Additional Information**Proposal:** PROTECTED STRUCTURE: The development to this protected structure will consist of:

- i. The demolition of the existing single-storey structure to the side of the existing house and the existing side wall to front garden.
- ii. The renovation of the existing house, including internal rearrangement of rooms to reduce the number of apartments from three to two, re-location of front entrance door and external stairs, replacement of all existing sash windows and render repairs throughout.
- iii. The construction of a part single-storey and part two-storey extension to the rear and a two-storey extension to the side of the existing house, including a first floor terrace (21.4sq.m) to the rear with stepped access from rear garden.
- iv. The construction of a new railing to front garden to match existing railings.

The existing side access gates will be maintained with two carpark spaces and 6 secure cycle spaces and bin stores will be provided in rear garden.

Area

Area 1 - South East

Application Number

4644/19

Appeal Type

Written Evidence

Applicant

Ella Van Cauwelaert, Monica O'Loughlin and Liz Coman

LocationSite to the rear of 19 Grosvenor Road, Rathgar, Dublin
6**Additional Information****Proposal:** Permission is sought for;

- a) Construction of 4 No. 3-storey over basement 3-bedroom terrace dwellings each with a floor area of 261.8 sq.m. at the site to rear of 'Rathmore', 19 Grosvenor Road, Rathgar, Dublin 6 with access from Bushes Lane,
 - b) Removal of the existing boundary wall between the rear of the subject site and Bushes Lane,
 - c) Pedestrian and vehicular entrance provided from Bushes Lane to the rear of the site,
 - d) provision of 4 No. car parking spaces and 8 No. bicycle spaces,
 - e) bin storage in stand-alone detached single storey building with a floor area of 14.14 sq.m.,
 - f) construction of a new boundary wall between existing dwelling a new site and,
 - g) all associated site works.
-

Area

Area 1 - South East

Application Number

4804/19

Appeal Type

Written Evidence

Applicant

Charlemont Leisure Investments Limited

Location

Hilton Dublin Hotel, Charlemont Place, Dublin 2

Additional Information**Proposal:** Permission for Development on a site of 0.57ha at Hilton Dublin Hotel, Charlemont Place, Dublin 2. 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 3622/19, 2661/18 and 2209/16 / ABP PL29S.26976 to the existing Hotel as

follows: Relocation of goods lift, introduction of goods lobby and replacement of permitted stairs with a ramp basement level; Reconfiguration of ground floor to include the reorganisation of WCS, furniture store and removal of roof light in lobby area on ground floor; Redesign of link to proposed new extension block to include redesign at ground floor level and the omission of the pedestrian link on the 2nd ,3rd, 4th and 5th floors and associated changes; Relocation of the lift core resulting in the overall reduction of 1 no. hotel bedroom on the first floor and 1 no hotel bedroom on the sixth floor and relocation of lift over-run at roof level. No changes are being proposed to the permitted heights of the hotel building. The modifications will result in a decrease in the total number of existing and permitted hotel bedrooms from 297 to 295 with associated minor alterations to the north, east, west and south elevations and at roof level. The remainder of development to be carried out in accordance with permission DCC Reg. Refs 3622/19,2661/18 and 2209/16/ ABP PL29S.246976.

Area	Area 1 - South East
Application Number	WEB1359/19
Appeal Type	Written Evidence
Applicant	Nigel Tuite
Location	119A, Strand Road, Dublin 4, D04 A2F4
Additional Information	Clarification of Add. Information Recd.

Proposal: Permission is sought for demolition of existing single storey dwelling and the provision of a new two storey, two bedroom, courtyard style mews dwelling with car parking and balcony to front as previously granted permission Reg. Ref. 1690/07 with minor changes to elevations & floor plans and all associated site development works.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	0371/19
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	@10/03/2020
Applicant	An Post
Location	19-24, St. Andrew's Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Removal of existing Public teller counters and replacement with new modern engineered open counters providing for no security screening as new automated teller units are to be employed. They are part of the new An Post brand roll-out and will be installed in other An Post locations to develop consistency across the network.

2. Removal of current retail and free standing floor fixtures (display and merchandising units) to be replaced with newly designed free standing floor fixtures. These units are designed as freestanding independent units to sit on the public retail spaces. They are part of the new An Post brand roll-out and will be installed in other An Post locations to develop consistency across the network.

3. Removal of office partitions existing to retail floor. None of these partitions are in contact with the original coffered ceiling.

4. Removal of non-loadbearing partition wall currently dividing the public space. This partition is not in contact with the original coffered ceiling. This is to enable the full ceiling to be viewed by the visitor.
5. Conversion of rear stores to new supervisors office (back of house area).
6. Installation of Gypsum partitions providing access to the new internal lobby and new ATM room permitted under DDC Decision order 2152. These partitions are proposed to be installed beneath the existing and not in contact with the existing coffered ceiling.
7. Installation of new lower level internal retail security shutters. These shutters are proposed to be mounted at a lower level beneath and not in contact with the existing coffered ceiling and independent of existing structure and fabric.
8. No development works are proposed to existing fabric or structural elements. The ceilings as exist will be retained and redecorated.
9. Existing, inadequate lighting will be removed and new updated energy efficient LED suspended feature lighting system introduced to better illuminate the coffered ceiling. Existing service runs will be retained and reused.
10. The existing floor covering (non-original vinyl floor roll) will be removed and replaced with vinyl floor covering consistent with the new An Post livery and having proper slip ratings.
11. A full decorative programme will also be carried out across the ground floor involving paint decoration and installation of in-store merchandising and display graphics on new free stand floor fixtures only. New internal signage will be installed also consistent with the new brand roll-out.

Area	Area 1 - South East
Application Number	3717/19
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	09/03/2020
Applicant	Silver Bloom Ltd.
Location	Jefferson House, 2, Eglinton Road, Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of the existing 5-storey office/residential building on site (the total area for demolition is 2,910 sqm) and the construction of a new residential scheme of 62 units on 11 floors over an existing and extended basement. The residential development will comprise 7 no. studio apartments, 22 no. 1-beds, 31 no. 2-beds and 2 no. 3-bed units all with balconies/terraces; resident amenity spaces including a meeting room, concierge and a gym will be provided at ground floor level. A total of 20 no. car parking spaces will be provided at basement level, including 1 no. wheelchair accessible space. A bin store, 2 no. motorcycle spaces and 72 no. bicycle spaces will also be provided at basement level with a further 22 no. bicycle spaces at ground floor level. The development shall be served via the existing vehicular access point from Eglinton Road, which is to be widened, along with a new pedestrian entrance from Eglinton Road/Donnybrook Road. The uppermost roof will have PV panels and 3 no. roof lights. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; all landscaping works; boundary treatments and electrical services; including an ESB substation.



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SOCIAL HOUSING EXEMPTION CERTIFICATES

11/20

(09/03/2020-13/03/2020)

Area Area 1 - South East
Application Number 0110/20
Application Type Social Housing Exemption Certificate
Applicant Bond Street the Collective Limited
Location Rear of 10/10A Lansdowne Terrace, Shelbourne Road +
Lansdowne Lane, Dublin 4
Registration Date 09/03/2020

Additional Information

Proposal: SHEC: The proposed development will consist of: The demolition of a single storey extension (approximately 30 sqm) to the rear of 10/10A Lansdowne Terrace and the making good of the rear (north) elevation thereafter and the insertion of a new doorway and window, the demolition of a flat roofed garden dwelling (approximately 21 sqm), the removal of part of the existing wall addressing Lansdowne Lane and the proposed construction of 2 no. 3 bed 3 storey (with setbacks at 1st storey and 2nd storey) semi-detached dwellings (approximately 141.8 sqm and approximately 143.5 sqm) fronting onto and with vehicular access off Lansdowne Lane. Each proposed dwelling will include all associated ancillary elements and an integrated garage with 1 no. undercroft car parking space, external gardens to the rear at ground level (approximately 20 sqm each), external south facing terraces at 1st storey and 2nd storey (approximately 24 sqm and approximately 26 sqm). Landscaping, boundary treatments and all associated site development works.

Area Area 1 - South East
Application Number 0111/20
Application Type Social Housing Exemption Certificate
Applicant Bond Street the Collective Ltd.
Location Side of 10/10A Lansdowne Terrace, Shelbourne Road +
Lansdowne Lane, Dublin 4
Registration Date 09/03/2020

Additional Information

Proposal: SHEC: The proposed development will consist of: The demolition of a 2 storey return (approximately 78 sqm) to the side of 10/10A Lansdowne Terrace, the removal of the existing walls to the front of the extension and the proposed construction of 1 no. 2 storey, 2 bedroom, own door dwelling (approximately 86.4 sqm). The proposed dwelling will include all associated ancillary elements and an external garden to the rear at ground level (approximately 21 sqm), associated landscaping, boundary treatments and all associated ancillary site development works.



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SECTION 5 EXEMPTIONS

11/20

(09/03/2020-13/03/2020)

Area Area 1 - South East
Application Number 0109/20
Application Type Section 5
Applicant Michael & Jane Collins
Location 32, Dartmouth Walk, Ranelagh, Dublin 6
Registration Date 09/03/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Declaration that no development is taking place at 32 Dartmouth Walk, other than development that is in material conformity with the plans and particulars lodged with Ref.no. 4146/17.

Area Area 1 - South East
Application Number 0112/20
Application Type Section 5
Applicant Google Ireland Ltd.
Location Google Docks, Barrow Street, Dublin 4
Registration Date 09/03/2020

Additional Information

Proposal: EXPP: Whether the replacement of a selection of the existing louvres with new louvres on elevation for maintenance is or is not exempted development.

Area Area 1 - South East
Application Number 0114/20
Application Type Section 5
Applicant John Kavanagh
Location 27-29, Dunville Avenue, Dublin 6
Registration Date 10/03/2020

Additional Information

Proposal: EXPP: Use as a beauty salon of No. 27/29 Dunville Avenue, where retention planning permission is in place for reception area and offices, development which is Exempted Development. The premises was previously occupied by an architectural practice providing professional services.

Area Area 1 - South East
Application Number 0115/20
Application Type Section 5
Applicant Paul Nugent & Deirdre Nolan
Location 10, Havelock Square, Dublin 4
Registration Date 10/03/2020

Additional Information

Proposal: EXPP: the proposed development will consist of demolition of existing rear kitchen annex

and replaced with a single flat roof extension with roof light. Internal renovations including a removal of existing chimney. Changes to all external elevations. Covered Pergola to terrace and all associated site works.

Area	Area 1 - South East
Application Number	0117/20
Application Type	Section 5
Applicant	Noel Fox
Location	59, Park Avenue, Sandymount, Dublin 4
Registration Date	11/03/2020

Additional Information

Proposal: EXPP: changes to rear ground floor extension consisting of: addition of 1 no window w-f, revised sizes and positions for windows w-g1, w-k & w-d, and door w-e, all of which are at ground level.
