



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**10/20**

(02/03/2020-06/03/2020)

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.

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2397/20  
**Application Type** Permission  
**Applicant** Michael & Ann Marie Morris  
**Location** 49, Leeson Street Lower, Dublin 2  
**Registration Date** 03/03/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for a change of use from single domestic dwelling to office use. The property is a protected structure, RPS ref: 4421. The proposed development will involve the following alterations and interventions to accommodate the change of use, including (a) removal/adjustment of existing modern partitions, doors, sanitary and kitchen fit outs. (b) provision of new sanitary facilities within existing bathroom/wc areas. (c) repairs to existing windows and internal decorations. (d) provision of associated services alterations to facilitate the change of use.

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**Area** Area 1 - South East  
**Application Number** 2398/20  
**Application Type** Permission  
**Applicant** Michael & Ann Marie Morris  
**Location** 48, Leeson Street Lower, Dublin 2  
**Registration Date** 03/03/2020

**Additional Information**

**Proposal:** Planning Permission for change of use from single domestic dwelling to office use at No. 48 Leeson Street Lower, Dublin 2. The property is a protected structure, RPS ref: 4420. The proposed development will involve the following alterations and interventions to accommodate the change of use, including (a) Removal/adjustment of existing modern partitions, doors, sanitary and kitchen fit outs. (b) Provision of new sanitary facilities within existing bathroom/wc areas. (c) Repairs to existing windows and internal decorations. (d) Provision of associated services alterations to facilitate the change of use.

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**Area** Area 1 - South East  
**Application Number** 2412/20  
**Application Type** Permission  
**Applicant** Red Carnation Hotels (UK) Ltd  
**Location** Hatch Hall, Hatch Street Lower, Dublin 2  
**Registration Date** 05/03/2020

**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. Oses 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;
- And 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2414/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin Byrne
<b>Location</b>	1-2, Harty Place, Dublin 8
<b>Registration Date</b>	05/03/2020

**Additional Information**

**Proposal:** PLANNING & RETENTION: Permission for the a) retention of the subdivision of the property into two separate dwellings; (b) the construction of a part single storey part two storey extension to the rear incorporating the raising of the roof ridge line and conversion of the attic space, the installation of velux type roof-lights to the front roof slope and associated ancillary site works.

**Area** Area 1 - South East  
**Application Number** 2416/20  
**Application Type** Permission  
**Applicant** National Food Imports  
**Location** 88, South Circular Road, Portobello, Dublin 8  
**Registration Date** 05/03/2020  
**Additional Information**

**Proposal:** Planning Permission for a single storey office extension (21 sq.m) to rear.

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**Area** Area 1 - South East  
**Application Number** 2421/20  
**Application Type** Permission  
**Applicant** Bashview Limited  
**Location** 14 - 15 Trinity Street and 1 - 4A Dame Lane and fronting onto Saint Andrew's Lane, Dublin 2, D02 C58  
**Registration Date** 06/03/2020  
**Additional Information**

**Proposal:** The development will consist of the following: the demolition of the existing six storey mixed use structure (c. 6,108 sq. m) known as 'Moira House' and 'Trinity Street Car Park', currently comprising a 171 no. space multi storey car park, 3 no. retail units at ground floor (c. 508 sq. m) and 5 no. self-contained offices suites (c. 292 sq. m) and the provision of a nine storey over basement office building with a restaurant at ground floor. The proposed building has a total height of c. 36.218m above ground (43.7m ODM, including lift overrun), stepping back at seventh and eighth floor levels with a gross floor area of c. 7,460 sq. m (including basement of c. 318 sq. m). The proposed building will accommodate office space at first to ninth floor levels with a reception lobby at ground floor accessed from Saint Andrew's Lane and a ground floor restaurant unit (c. 540 sq. m) accessed from both Trinity Street and Saint Andrew's Lane. The proposed building is set back from Trinity Street at ground and first floor levels providing for a pedestrian plaza/seating area (c. 53 sq. m) while the building is also set back from Saint Andrew's Lane to the south providing for a second entrance plaza (c. 32 sq. m). The proposed development includes terraces at seventh and eighth floor levels to the north elevation, PV panels at roof level, plant at roof level (including lift overrun) and at basement level, substation/switch room at basement level, 2 no. stair cores, 3 no. lift cores, a separate stairs from the restaurant to the basement, bicycle storage at basement level (c. 76 no. spaces), bike lift, ancillary facilities (including shower block) and all other ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** 2424/20  
**Application Type** Permission  
**Applicant** Harold Properties Ltd  
**Location** 13 Shamrock Villas, Harolds Cross, Dublin 6W  
**Registration Date** 06/03/2020  
**Additional Information**

**Proposal:** Permission sought to demolish existing 2-storey dwelling (in ruins), erect new single storey garage for the private parking of motorcars.

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**Area** Area 1 - South East  
**Application Number** 4331/19

**Application Type** Permission  
**Applicant** The Disney Store Ltd  
**Location** 60 & 61, Grafton Street, Dublin 2  
**Registration Date** 03/03/2020  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of permission for the erection of a sliding open-mesh retractable security gate to existing shop entrance.

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**Area** Area 1 - South East  
**Application Number** DSDZ2389/20  
**Application Type** Permission  
**Applicant** Jepview Ltd.  
**Location** The Malt House South (Eircode D02PW24) and Nos. 1-4 Malt House Apartments (Eircodes D02A252, D02VF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure)  
**Registration Date** 02/03/2020

**Additional Information**  
**Proposal:** Planning Permission is sought at the Malt House South (Eircode D02PW24) and Nos. 1-4 Malt House Apartments (Eircodes D02A252, D02VF83, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure). This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The proposed development consists of alterations to previously approved development (Reg. Ref. DSDZ2355/19, DSDZ24160/19 and DSDZ4689/19) as follows: (i) removal of non-original steel railing (1m in height x 8.9m in length) at street level from front of northern entrance on western facade; (ii) erection of contemporary steel and glass railing (1.1m in height and 4.2m in length) in front of southern entrance of western facade; (iii) amendments to previously approved plant enclosure at roof level resulting in a minor height increase (1.188m); (iv) erection of contemporary steel and glass canopy (1.8m in depth x 4.2m in length, supported by 2 no. overhead braces with drainage connection to existing drain pipe over main entrance on western facade; and (v) drainage and all associated site development and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB1120/20  
**Application Type** Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** 7, Geraldine Terrace, Milltown Road, Dublin 6  
**Registration Date** 06/03/2020

**Additional Information**  
**Proposal:** The development will consist of the replacement of the existing south-facing Première internally illuminated 6.4m wide x 3.36m high advertising display (granted under Reg. Ref. WEB1003/19) on the Southern gable wall of No. 7 Geraldine Terrace with 1 no. 6.44m wide x 3.39m high digital advertising display, to be positioned at 5.89m above ground level, minor enlargement of rubbing strip to 0.88m wide and 0.05m high, 9 no. 'lighthouse' bollards and all associated site works and services

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2383/20  
**Application Type** Permission  
**Applicant** Humphrey Cuzner & Amanda McLoughlin  
**Location** 8, Grosvenor Park, Rathmines, Dublin 6, D06 K7Y5  
**Registration Date** 02/03/2020

**Additional Information**

**Proposal:** Development consists of replacement of dormer windows to rear with glazing flush with roof slope, replacement of existing windows, single storey extension to rear and ancillary internal alterations.

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**Area** Area 1 - South East  
**Application Number** 2386/20  
**Application Type** Permission  
**Applicant** Martin & Maria Kennedy  
**Location** 26, Claremont Park, Sandymount, Dublin 4  
**Registration Date** 02/03/2020

**Additional Information**

**Proposal:** The development will consist of the refurbishment of existing ground floor single storey extensions with ancillary elevational alterations & alterations to both roofs. Proposed front single storey extensions to the front rooms and entrance hall to the rear of the existing house at ground floor level and rear dormer box structure at attic level with ancillary alterations to the side rooflight at attic floor level.

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**Area** Area 1 - South East  
**Application Number** 2399/20  
**Application Type** Permission  
**Applicant** Ciaran Murray & Denise Ronan  
**Location** Clonmore, 15A, Shrewsbury Road, Ballsbridge, Dublin 4  
**Registration Date** 03/03/2020

**Additional Information**

**Proposal:** Planning Permission for minor alterations to previously granted permissions under Reg. Ref. 2766/19 and Reg. Ref. 4171/19 at 'Clonmore' No. 15A Shrewsbury Road, Ballsbridge, Dublin 4 (D04 R3K1). The proposed development is as follows: (i) revision to the vehicular entrance gates from metal railings to solid timber gates; (ii) inclusion of a pedestrian gate & brick pier to the south of the proposed vehicular gate; (iii) extend the existing pitched roof of the existing garage to the front (North West) elevation of the dwelling to form a new carport & landscaping and all associated ancillary site development works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2401/20  
**Application Type** Permission  
**Applicant** James O'Leary  
**Location** 496, Mourn Road, Drimnagh, Dublin 12, D12 KR22  
**Registration Date** 03/03/2020

### **Additional Information**

**Proposal:** The development will consist of the widening of existing pedestrian entrance to allow for vehicular access including demolition of existing pier and part of wall to the front of existing property and construction of similar pier with new entrance gates to match existing, footpath dishing and all ancillary site works required.

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**Area** Area 1 - South East  
**Application Number** 2403/20  
**Application Type** Permission  
**Applicant** Elizabeth Kelly  
**Location** 49B, Leinster Road, Rathmines, Dublin 6  
**Registration Date** 03/03/2020

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for demolition of existing single-garage of c.63 sq.m. and construction of a new two-storey mews building of area c.99 sq.m., comprising a garage/garden store at ground floor and studio/home office at first floor, all ancillary in use to the existing house, at the rear and in the curtilage of 49B, Leinster Road, Rathmines, Dublin 6, which is a protected structure, all on a site of area c.454.5 sq.m., and with existing vehicular access from Grosvenor Lane.

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**Area** Area 1 - South East  
**Application Number** 2418/20  
**Application Type** Permission  
**Applicant** Tim & Catherine Cahill  
**Location** Rosario, 36, Gilford Road, Sandymount, Dublin 4  
**Registration Date** 05/03/2020

### **Additional Information**

**Proposal:** The development will consist of the demolition of an existing coach house to the rear and a lean-to structure and shed to rear elevation of house. The new construction consists of a new granite wall to the side of the front elevation of the house, with a ground floor flat roof extension behind to east side of the house linked to another flat roofed extension to rear of house with rooflight. It also includes a new sliding door and a new bay window to the east side elevation; modifications to opes on rear ground floor and all ancillary and internal works.

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**Area** Area 1 - South East  
**Application Number** 2426/20  
**Application Type** Permission  
**Applicant** Jennifer Morley  
**Location** 23, Bushfield Terrace, Dublin 4  
**Registration Date** 06/03/2020

### **Additional Information**

**Proposal:** The development will consist of: - Demolition of existing single storey structures to the side and rear. - Construction of single storey rear extension to the side and rear of the existing dwelling including new rooflights. - Attic conversion with a new dormer rooflight to the rear roofslope. - New rooflight to the front roofslope. - Increase width of existing vehicular driveway to 3.5m in width. - All associated internal and external alterations, site, drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 2427/20  
**Application Type** Permission  
**Applicant** Louise Morgan & Simon McCabe  
**Location** 53, Iveagh Gardens, Dublin 12 (D12 XH94)  
**Registration Date** 06/03/2020  
**Additional Information**

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

- The construction of two storey (stairwell) extension to the side and single storey extension with rooflight to the rear.
- Alterations to existing roof to include new rooflight to the side roof slope.
- All associated internal alterations, site, landscaping, drainage and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 2428/20  
**Application Type** Permission  
**Applicant** Joe Brennan & Sheila Galvin  
**Location** 42, Northumberland Road, Dublin 4  
**Registration Date** 06/03/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 42 Northumberland Road, Dublin D04 Y4C4 this being a Protected Structure. The development consists of an alteration to previously approved permission ref: 2887/19 comprising of an additional bedroom floor level to the permitted modified rear return and new opening from existing second floor level rear bedroom and stair mezzanine.

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**Area** Area 1 - South East  
**Application Number** WEB1104/20  
**Application Type** Permission  
**Applicant** Orla Mitchell  
**Location** 16, Londonbridge Road, Dublin 4  
**Registration Date** 02/03/2020  
**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 conservation style velux-type rooflights in front roof.

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**Area** Area 1 - South East  
**Application Number** WEB1114/20  
**Application Type** Permission  
**Applicant** Ronan Daly  
**Location** 1, Grosvenor Place, Rathmines, Dublin 6  
**Registration Date** 05/03/2020

**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 , At 1 Grosvenor Place, Rathmines, Dublin 6

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**Area** Area 1 - South East  
**Application Number** WEB1121/20  
**Application Type** Retention Permission  
**Applicant** Cathal Garrad  
**Location** 59, Heytesbury Lane, Dublin 4  
**Registration Date** 06/03/2020

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Planning permission for the following development works to existing 2 storey house: 1. Retention of 30.6 sq.m. of additional area to the rear, at first floor level. 2. Proposed minor internal layout modifications.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0054/20  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/03/2020  
**Applicant** Lauren Dwyer  
**Location** 8, Lennox Place, Portobello, Dublin 8

**Additional Information**

**Proposal:** EXPP: fix external insulation front and rear of terraced house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0065/20
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	06/03/2020
<b>Applicant</b>	Elizabeth Prendergast
<b>Location</b>	Merrion Square, Dublin 2

**Additional Information**

**Proposal:** EXPP: I wish to make a section 5 referral to Dublin City Council, in accordance with Section 5 of the Planning and Development Act 2000, as amended (PDA 2000). Dublin City Council have made arrangements to transform the public space of Merrion Square into a Festival Village for use during the UEFA European Championships 2020, throughout the months of June and July 2020, minimum.

Section 3(1) of the PDA 2000 defines Development as the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land. The works proposed to be carried out in Merrion Square for the purposes of the Football Festival would constitute material change to the use of this land.

We appreciate that an argument could be put forward that the development at hand is exempted development on the basis of Section 4(1)(f) as development carried out on behalf of, or jointly or in partnership with, a local authority, pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity. However, the spirit of section 4 of the PDA 2000 and the concept of exempted development generally is to allow a Local Authority carry-out necessary works required for the upkeep, repair and maintenance of roads, public spaces and other structures falling within the jurisdiction of the Local Authority. The works proposed amount to material change of use and enjoyment of a public space and should not be authorised without proper public participation and consultation, as set out in Section 238 (2)(a)(b)(c) or by way of the planning permission process.

It is our understanding, although exact details of the works have not been made public by Dublin City Council emphasising the lack of public consultation regarding development at a public site, that it is intended to create a Festival Village within the Georgian Square itself, as well as in the adjacent streets, which are framed by Protected Structures.

The works to be carried-out in the site outlined in red in the attached Site Map (Appendix A), will involve the removal of large sections of lawns, closure of internal footpaths of the square, removal of shrubs, vegetation and possibly mature trees. Dublin City Council have confirmed in Council meetings that the removal of vegetation will have to occur and that money has been set aside in order to attempt to restore the existing vegetation, which will have to be removed and/or destroyed. This temporary development, and subsequent use, could have a long-term impact on the wildlife and bird nesting in the park. The works

will also involve the construction of large television screens, mounted on steel structures to be placed on the existing lawns once removed. Images of other Festival Villages have been included (Appendix B), for reference.

At this stage we would like to point to section 3(2)(b)(i) of the PDA 2000, given that these works will consist of the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods the use of the land shall be taken as having materially changed.(emphasis added). The construction of large televisions screens, inevitable food and goods vans and tents and also great lengths of advertising structures, at a minimum, would most certainly constitute material change and amount to development.

Further to the above, the perimeter railings of the Georgian Square, which are understood to be the original iron railings, will be used to mount temporary private advertising boarding. This will not only involve the covering of the railings from public view, but will require some form of engineering structure and will likely require the removal or at the very least significant damage to the mature trees which line in the inside of the railings and which hang down over them onto the footpath.

Again, we would highlight section 3(2)(a) of the PDA 2000 which notes that where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements the use of the land shall be taken as having materially changed. It is the intention of Dublin City Council to use the iron railings that line the perimeter of the Georgian Square for the use of advertising billboards, to the exclusion of licensed casual traders. Again, this constitutes material change and amounts to development.

We would also like to highlight that Merrion Square is the site of two archaeological points of interest, as noted in the attached Dublin City Development Plan 2019-2022. Please see Appendix C enclosed, which is an extract of Map E to the aforementioned Development Plan. These sites can be seen at the South-Eastern side and also North-Western side of the square. The Square is also lined with protected structures being the original Georgian Buildings which are located no more than 10 metres from the proposed development site. These are a source of tourist attraction to the area, as well as the location of many homes and businesses which will all be impacted by the road closures intended to occur through the eight week period, and also likely through construction and removal of the build. There has been no public road notice made by Dublin City Council to date and again, no public consultation with the local residents and businesses effected.

Merrion Square as a whole (internally, externally and on the surrounding roads) is a conservation area, and zoned Z9 to preserve and improve recreational amenity and open space and green networks as seen at Appendix C. There is no public documentation available to suggest that this has been considered in the development proposed.

We would be grateful for a response regarding the proposed works and whether or not they amount to Development pursuant to Section 4 and Section 5 of the PDA 2000.

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**Area** Area 1 - South East  
**Application Number** 2019/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/03/2020  
**Applicant** Killian & Fiona Mallin  
**Location** 21, Saint Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for the alteration and extension of the rear return at ground level to provide additional kitchen and dining space for the family to include: a new single storey flat roof extension to the side of the dwelling to provide a garden store, utility room, study and a family seating area/library; together with ancillary landscaping and site works all at protected structure (ref. no. 7736) of 21 Saint Mary's Road, Ballsbridge, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 2023/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Neil & Liadh Squires  
**Location** 39 Brighton Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for internal alterations and extension to existing rear extension constructed in 2006 under permission Ref. DCC 5028/05. The works consist of (a) removal of single story laundry and boiler room; (b) construction of new single storey flat roof extension (18.3sqm) with flushglaze type roof light and projecting canopy to rear; (c) alteration to rear elevation with formation of new window at first floor to match existing adjacent; (d) relocation of internal stairs and increase in first floor area (5.3 sqm) by extending into existing double height space, all to rear at 39 Brighton Road, Rathgar, Dublin 6 D06 NY63 a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 2026/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Joe Glynn  
**Location** 1, Fitzwilliam Quay, Dublin 4

**Additional Information**

**Proposal:** The development will consist of: 1) The demolition of existing single storey domestic extensions

and external yard to the rear of existing dwelling house; 2) Development of new part single & part two storey domestic extension to the rear of existing dwelling house; 3) Construction of new external roof garden terrace to rear above new two storey extension; 4) Other improvements and internal alterations to dwelling house; 5) The Construction of new door and windows to north side elevation (onto Bridge Street); and 6) All ancillary site works and services.

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**Area** Area 1 - South East  
**Application Number** 2027/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/03/2020  
**Applicant** Anna & Francis Drought  
**Location** 2, Pearse Square, Dublin 2  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE - The development will consist of: the demolition of the single storey extension to the rear and construction of a new 2 storey extension to the rear, internal layout changes with new doors at basement level connecting to the rear garden, replacement of non-original windows with new timber sliding sash windows and necessary repairs to roof & all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2032/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/03/2020  
**Applicant** Rev. John Marchant, on behalf Representative Church Body  
**Location** Church of St. Matthews, Irishtown Road, Dublin, D04 C753  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for development at Church of St. Matthews, Irishtown Road, Dublin 4, D04 C7F3. The development will consist of the lowering of the southern boundary wall to its original height. This development is within the curtilage of a Protected Structure, RPS No. 4007.

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**Area** Area 1 - South East  
**Application Number** 2036/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Alan Doherty & Michael Whelan  
**Location** 9, Merrion Strand, Sandymount, Dublin 4, D04 PH61  
**Additional Information**

**Proposal:** The development will consist of the extending of existing raised patio by 2.8m in length located to the north west (rear) of terraced property, associated widening and replacement of existing sliding glass doors to north west elevation (rear) providing access to enlarged patio, together with new 1.1m aluminium balustrade to the patio perimeter.

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**Area** Area 1 - South East  
**Application Number** 2042/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/03/2020  
**Applicant** Ciaran & Krisia O'Neill  
**Location** Grosvenor Lane to the rear of 60 Leinster Road,  
Rathmines, Dublin 6, D06 Y5N7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the construction of a 3-bed 137sqm house and garden to the rear of no. 60 Leinster Road, a Protected Structure. The two-storey development includes velux type rooflights, 1 no. car parking space with access to Grosvenor Lane and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2046/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 05/03/2020  
**Applicant** Oliver Comerford & Madelein Moore  
**Location** 94, Harold's Cross Cottages, Dublin 6w

**Additional Information**

**Proposal:** RETENTION: Permission is sought at No. 94 Harold's Cross Cottages, Dublin 6, D06 Y5A0, for the following: (i) Internal alterations consisting of: (a) conversion of first floor loft (approved under Reg. Ref. 2811/05 and Reg. Ref. 5352/06) from 1 no. bathroom and storage space to a habitable space consisting of 2 no. bedrooms and 1 no. shower room; (b) provision of an additional storage area at first floor level; (c) provision of 1 no. bathroom at ground floor level; and (d) replacement of ground floor WC with pantry/storage space; (ii) revised rooflight layout to flat roof; and (iii) all associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2053/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Aifric & Sergey Dolomanov  
**Location** 13, Merlyn Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Permission for: Demolition of existing garage; and 2 no. chimneys to side. Construction of: 2-storey extension to side and rear; raise section of garden wall to front / side garden; changes to first floor windows to rear elevation; widen existing vehicular entrance; and all associated landscape and drainage works at 13 Merlyn Road, Ballsbridge, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 2316/20

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**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2020  
**Applicant** Ken Coogan  
**Location** 33, Beechwood Avenue Lower, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: Retention planning permission for a temporary period of 3 years for the retention of conversion of a shed to residential use.

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**Area** Area 1 - South East  
**Application Number** 2333/20  
**Application Type** Retention Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 05/03/2020  
**Applicant** Craze Athletics Ltd  
**Location** Shaw's Lane, Bath Avenue, Dublin 4  
**Additional Information**  
**Proposal:** RETENTION PERMISSION is sought for a temporary period of 3 years, the development consists of the change of use of the ground floor unit of a 1.5 storey building from warehouse and ancillary office space to gym/fitness centre facility and internal alterations/fit out to accommodate this use.

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**Area** Area 1 - South East  
**Application Number** 3394/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** David Ryan  
**Location** 49, 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.

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**Area** Area 1 - South East  
**Application Number** 3875/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Margaret & Gary Costello  
**Location** Dolphin House, Irishtown Road, Dublin 4, D04 HD26. (A  
Protected Structure - RPF Ref. No. 4003)  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission for the following works: 1. Refurbishment and

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reconfiguration of the existing ground floor offices to the ground floor of the two storey front building, the change of use of the main hall at ground floor level from a work-man's social club (last used as such 25 years ago) to a showroom/open plan offices/training room. The ground floor unit will now be independent from the first floor. 2. Refurbishment and reconfiguration of the existing first floor level offices. The first floor unit will now be independent from the ground floor and be accessed from the existing side entrance. 3. The construction of a double height lightwell between the front 2 storey building and the single storey rear showroom/open plan offices/training room. 4. The construction of a reversible internal mezzanine floor to the rear ancillary to the showroom/open plan offices/training room. The floor area will increase from 270 sq.m to 296 sq.m. 5. Internal alterations comprising: - Alterations to stairs and blocking up at the bottom of the stairs to divide the ground floor from first floor. - Removal of sections of wall between the two front rooms and rear rooms to create openings. - Construction of new walls to create office and WC's. - Blocking up between the new WC and new disabled WC. Removal of the ground floor to provide new insulated polished concrete floor. - The removal, repairing and replacing the existing timber panelling throughout. - Breathable thermal plaster applied directly to the inside of walls throughout. 6. External alterations comprising: - Existing original sections of boundary wall and plinth retained and made good and non-original sections replaced with new. - Existing original sections of boundary railings retained and made good and non-original sections replaced with new. - New automated driveway gate with dishing to path at entrance. - Removal of all tarmac and hardscaping to perimeter of the building and replaced with new soft and hardscaping - Cleaning, raking out and re-pointing of all brickwork to all elevations and boundaries. - Removal and the replacement of all external doors and windows with aluminium. - Removal and the replacement of rainwater goods with extruded aluminium. - Alterations to 4 windows and one external door to the south elevation. Alterations to one window to the north elevation. - Making good and replacing as required of non-original slates to the roofs. - Fibre glassing the existing flat roofs. 7. All associated site works. At Dolphin House, Irishtown Road, Dublin 4, D04 HD26 (A Protected Structure - RPS Ref. No. 4003).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4104/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/03/2020
<b>Applicant</b>	Kryptonite Foods Ltd
<b>Location</b>	Ground Floor of 6 Wexford Street, Dublin 2, D02 EH30
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of change of use from pharmacy retail to vegan cafe with related signage to front and side facades and all related works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1008/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/03/2020
<b>Applicant</b>	Paul Murray and Caroline Gray
<b>Location</b>	Cranmer Lodge, 26A, Cranmer Lane, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of: construction of part single, part two storey extension to the rear, alterations to the front elevation and internal layout, reinstatement of an existing opening in the front

boundary wall to form a new vehicular entrance off Cranmer Lane and all associated ancillary, landscaping and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1017/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2020  
**Applicant** Sean Lynch & Maebh O'Connor  
**Location** 68, Kimmage Road Lower, Harrold's Cross, Dublin 6w  
**Additional Information**  
**Proposal:** alteration of the front boundary wall plus associated landscaping works to the front garden to create vehicular access, an off-street parking bay, and dishing of the public footpath

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**Area** Area 1 - South East  
**Application Number** WEB1098/20  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/03/2020  
**Applicant** Eilish and Eamonn Sweeney  
**Location** 41, South Hill, Dartry, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: Retention of single storey extensions to front and side of house.

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**Area** Area 1 - South East  
**Application Number** WEB1100/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/03/2020  
**Applicant** Olga Ramos  
**Location** 266, Clogher Road, Crumlin, Dublin 12, D12 FN36  
**Additional Information**  
**Proposal:** The construction of a single storey 8m2 extension to the front & partially to the side of house. Consisting of a new entrance porch & room extension with change of use from living room to bedroom. Including ancillary works to existing street boundary wall, to form new pier & entrance gate.

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**Area** Area 1 - South East  
**Application Number** WEB1104/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/03/2020  
**Applicant** Orla Mitchell  
**Location** 16, Londonbridge Road, Dublin 4  
**Additional Information**

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- 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 conservation style velux-type rooflights in front roof.

## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3939/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	The Select Vestry of the United Parish
<b>Location</b>	The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 E0Y5

**Additional Information** Additional Information Received

**Proposal:** Permission for a new Rectory and residential development on a site of circa 1440m<sup>2</sup>, on the corner site of The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 E0Y5, with frontage to Belgrave Road and Purser Gardens. The development will consist of the demolition of the existing Rectory, ancillary buildings, perimeter walls to road and removal of existing vehicular entrance and the construction of 9no. dwellings, Units A to J, as follows: Units A-C consists of 3 no. three storey terraced houses with frontage to Belgrave Road which comprises Unit A, a three storey, semi-detached, 5 bedroom Rectory with south facing terraces at first and second floor level; Unit B, a three storey, 3 bedroom curate's house, with recessed south facing terrace at first floor level. Units A and B have shared front and rear gardens and three car parking spaces entered from a new vehicular entrance to Belgrave Road. Unit C is a three storey, end of terrace, 4 bedroom townhouse with private front and rear gardens and 1 car parking space entered from a new vehicular entrance to Belgrave Road. Units D-J consist of 3no. ground floor apartments and 3no. three storey duplex apartments with frontage to Purser Gardens which comprises Units D, E, F, 3no. three storey, 3 bedroom duplex apartments with ground floor entry and access to a shared garden with screened first floor east and west facing terraces, the second floor being set back on both the east and west sides with a west facing terrace. Units G, H, J, consist of 3no. 1 bedroom, ground floor apartments with east facing screened open space and access to the shared garden. parking for Units D-J will be on-street. The development will also include for associated site development works including drainage and hard & soft landscaping works including new perimeter walls and railings to road frontages.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3959/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Jude Curtis & Alan Reilly
<b>Location</b>	70, Brighton Road, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for proposed works consisting of the following principal elements: 1. Demolition of existing single-storey return to the rear of the property; 2.

Construction of a new single-storey and part-two-storey extension to the rear of the existing house; 3. Alterations to the existing house, including removal of non-original bathroom and kitchen, and creation of new opening between two of the formal reception rooms; 4. Provision of new conservation rooflight at attic level; 5. General repair works and internal remodelling; 6. Hard and soft landscaping to the rear of the house; 7. The development will include all associated drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 4240/19  
**Appeal Type** Written Evidence  
**Applicant** 1 Merrion Land Limited  
**Location** 'The Gowan Motors Site', 143 Merrion Road, Dublin, 4  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at a site of c.0.2212ha located at "The Gowan Motors Site", 143 Merrion Road, Dublin 4. The site is located south of Merrion Road and west of Herbert Avenue on a corner site. The development will consist of the following: - The demolition of the existing 2 no. car showroom buildings c. 1069 sq.m; - Construction of 1 no. apartment block up to 6 storeys above basement with a total of 63 no. dwelling units comprising: 17 no. 1-bedroom apartments (ranging in size from c. 51 sq.m-c. 61 sq.m), 34 no. 2-bedroom apartments (ranging in size from c. 74 sq.m-c. 102 sq.m) and 12 no. 3-bedroom apartments (ranging in size from c. 95 sq.m-c. 122 sq.m). All units have a terrace/balcony facing north/south/east/west. - All associated site development works, services provision, c. 45 no. car parking spaces at basement level, c. 4 no. motorcycle spaces and c. 84 no. cycle parking (at basement level), bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 4597/19  
**Appeal Type** Written Evidence  
**Applicant** Ampbay Limited  
**Location** Nos. 27-32 Parliament Street (Nos. 27, 28 & 31 being Protected Structures) Dublin 2, 1-2 Essex Gate (both Protected Structures) Dublin 8 and 7-10 Exchange Street Upper (Nos. 9 & 10 being Protected Structures) Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on lands at Nos. 27-32 Parliament Street (Nos. 27, 28 & 31 being Protected Structures) Dublin 2, 1-2 Essex Gate (both Protected Structures) Dublin 8 and 7-10 Exchange Street Upper (Nos. 9 & 10 being Protected Structures) Dublin 8. The proposed development comprises: a) facade alterations at ground level of Nos. 30 & 29 Parliament Street with new proposed door to existing shop front; b) change of use from first to fourth floor of the existing north facing stairwell to 4 no. hotel bedrooms (one at each of the floor level) and c) change of use at fifth floor level from linen store to hotel bedroom and small internal reconfigurations of linen and cleaner store around the eastern stairwell and d) the addition of a 294. 2sqm sixth floor level comprising 8 no. hotel bedrooms access via 2 stairwells, 2 lifts and a service lift. The hotel bedroom count will increase from previously approved 117 bedroom (as permitted with Reg. Ref. 3778/17) to 130 bedrooms over 7 storeys.

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**Area** Area 1 - South East  
**Application Number** 4599/19

**Appeal Type** Written Evidence  
**Applicant** Andy Burton  
**Location** Rear of No. 6, Rathgar Avenue, Dublin 6, with direct access to the rear lane (off Harrison Row).

**Additional Information**

**Proposal:** Planning permission for change of use of the existing structure at rear of No 6 Rathgar Avenue, with direct access to the rear lane (off Harrison Row), from studio / play space to private dwelling house accessed from that laneway. Proposed works to include raising part of the roof profile, modifications to elevational treatment including retention and re use of existing cladding, windows and doors, raising the level and extent of a mezzanine to form a first floor habitable space, formation of a new garden wall bisecting the existing shared area as private open space.

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**Area** Area 1 - South East  
**Application Number** 4606/19  
**Appeal Type** Written Evidence  
**Applicant** Gambetta Limited  
**Location** No. 16, Harcourt Street, Dublin 2, Mews to rear of No. 16 Harcourt Street facing onto Montague Lane and No. 19 Montague Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following at No. 16 Harcourt Street, Dublin 2 (a Protected Structure, Dublin City Council RPS no. 3525), Mews to rear of No. 16 Harcourt Street facing onto Montague Lane and No. 19 Montague Street, Dublin 2. The application seeks to exclude a condition relating to opening hours under the previously approved permission under ABP Reg. Ref. PL29S.249126 (DCC Reg. Ref. 3150/17). The description of the development under the granted application is as follows: Planning is sought for the following at No. 16 Harcourt Street, extension to existing current use as licensed restaurant at basement level and additional use as a cafe bar, with use extended to external courtyard and external mezzanine level above courtyard level; Basement: external works to include the removal of existing planters at the front entrance along Harcourt Street, cleaning and upgrading of front entrance area, installation of new steps over existing steps for ambulant disabled access, together with new handrails; removal works at basement level internally to accommodate 1 no. bar, storage, toilets, cloakroom, seating areas and toilets; demolition of 21st century single storey rear extension to accommodate the construction of toilets, storage area, configuration of new entrance, stairs and platform lift from basement to ground floor external courtyard level; Ground Floor/Annex to No. 16: internal removal works at ground floor level to rear of main building to accommodate 3 No. replacement WC's, together with landscaping, seating areas and construction of new external stairs to first floor terrace and mezzanine floor; Mezzanine: new structure to replace existing roof of basement rear extension to accommodate external seating area with access to toilets at ground floor level in main building; Planning is also sought for the following at No. 16 Harcourt Street Mews, change of use from warehouse/storage use to licensed restaurant/cafe bar; modifications and upgrading works to existing facades; Basement: the construction of a basement to accommodate a kitchen, keg store, keg hatch, coldstore and staff area; Ground Floor: works to accommodate new stairs to new proposed first floor, new disabled toilet, lobby to courtyard area and cafe bar seating; First Floor: construction of new first floor level to accommodate new bar, stairs to ground floor and access to new external terrace facing courtyard area; In addition, Planning is sought for the following at No. 19 Montague Street; change of use from Pizzeria to licensed restaurant/cafe bar; works to also include new shop front configuration along Montague Street and Montague Lane with bifolding doors, shutters, and servery to Montague Street; Ground Floor: removal works internally to accommodate bar, seating areas and servery; First Floor: removal works internally to accommodate toilets,

storage and seating areas with new flat roof section over female toilets; The proposal also includes new connections between No. 16 Mews and No. 19 Montague Lane at ground and first floor level. All with associated signage, lighting, landscaping and associated site works.

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**Area** Area 1 - South East  
**Application Number** 4612/19  
**Appeal Type** Written Evidence  
**Applicant** Robert Pierse  
**Location** Nos. 14, 15, 16, 17 & 18 Grattan Court East, Dublin 2

**Additional Information**

**Proposal:** RETENTION: Retention permission for the change of use of the five houses from residential to short term lettings, all at this site, Nos. 18. 17. 16. 15 & 14 Grattan Court East, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 4649/19  
**Appeal Type** Written Evidence  
**Applicant** John Skehan & Eimear Cusack  
**Location** 47, Mount Tallant Avenue, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of: - Construction of single and two storey rear extension including new rooflight. - New single storey porch to the front elevation. - New rooflights to the rear roofslope. - All associated internal and external alterations, site, drainage and landscaping works.

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 3026/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @02/03/2020  
**Applicant** Garvagh Homes Ltd.  
**Location** Classic Cinema Site, at Harolds Cross Road, Dublin 6W  
**Additional Information** Additional Information Received

**Proposal:** The development involves the demolition of the remaining buildings on site, the construction of a mixed-use development of retail (177sq.m), offices (199sq.m) and 91 dwelling units (4 studios, 29 one bed units and 58 two bed units) over an underground car parking area for 93 cars, plant areas and bin storage facilities.

The form of development provides for three blocks of development above the underground car park. The front block next to the street (5 storeys in height) will contain retail use and an ESB substation at ground level, offices at first floor level and 29 dwelling units in the remainder of the block. The central block (5 storeys in height) will have 32 dwellings units. The space between the blocks will contain landscaped communal open space and bike stores for the residents.

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**Area** Area 1 - South East  
**Application Number** 2626/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 26-Feb-2020  
**Applicant** Niall Fitzmaurice & Moira Kennedy  
**Location** 30, Church Gardens, Rathmines, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** The development consists of a two storey extension to the side and rear of the existing part two storey, part single storey semi-detached dwelling; consisting of a study at ground floor level and a bedroom suite at first floor level; plus the provision of a new rooflight over the existing single storey extension to the rear.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East  
**Application Number** 3158/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 27-Feb-2020  
**Applicant** Batele Hotel Holding Limited  
**Location** Butler's Townhouse, 44, Lansdowne Road, Dublin 4, D04 RY96  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Batele Hotel Holding Limited intends to apply for planning permission for development comprising demolition of the existing conservatory to the side at ground floor level, and the construction of 2 no. new flat roof extensions to the rear and side of the property to be used as a dining area, kitchen and store, and alterations to the internal layout at ground floor; a new pedestrian entrance in the existing side boundary wall on Shelbourne Road; and all associated landscaping, services and site works at Butler's Townhouse, 44 Lansdowne Road, Dublin 4, D04 RY96.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East  
**Application Number** 3302/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 26-Feb-2020  
**Applicant** Bedwyn Limited  
**Location** 11B, Clyde Lane, Dublin 4, D04 H6P4  
**Additional Information**

**Proposal:** Planning permission is sought for: The demolition of the existing two-storey mews house and the construction of a new two-storey 3-bedroom house including modifications to entrance gates together with associated external works.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East  
**Application Number** 3353/19  
**Appeal Decision** ATTACH CONDITION  
**Appeal Decision Date** 28-Feb-2020  
**Applicant** Kostas Efthymiou

**Location** 54 & 55 Heytesbury Street, Dublin 8 (No. 55 Heytesbury is a protected structure)

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following works at no. 54 Heytesbury Street; replacement of the front facade, internal walls and ground floor, the enclosure of the existing external yard at basement and ground floor levels, the reduction of the basement floor level, a new external access route and door to the existing basement store, a change of use to the ground floor from storage to commercial use as a surgery and the incorporation of an external amenity space at roof level serving the existing house. Development works at no. 55 Heytesbury Street will consist of internal amendments to the previously granted permission ref. 2006/19 at ground floor level and the addition of a new bedroom extension at first floor level which will serve the main house. All associated above and below ground site works are to be included as part of the proposed development works at no. 54 and 55.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East

**Application Number** 3615/19

**Appeal Decision** GRANT PERMISSION

**Appeal Decision Date** 27-Feb-2020

**Applicant** Davy Property Holdings

**Location** 6 and 13 Pembroke Row, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** Planning permission is sought for revisions to a previously approved development (permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921 and previously amended under Reg. Ref. 2328/19) to consist of the change of use at fifth floor level from 'media associated use' (previously permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921) to 'office' use.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East

**Application Number** 3681/19

**Appeal Decision** GRANT PERMISSION

**Appeal Decision Date** 26-Feb-2020

**Applicant** Green REIT (Dawson Street) DAC

**Location** 13-17, Dawson Street, Dublin 2. The existing building on site is bound by Dawson Street to the west, Molesworth Street to the south and Dawson Lane to the north and east.

**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the change of use of the lower ground floor level, and part of the ground floor level (to provide entrance / access arrangements) of the retail unit within the existing development on site, for use as a licensed cinema occupying an area of 474 sq.m. The proposed licensed cinema will accommodate two auditoriums and will include an ancillary bar / dining area. The development includes internal amendments, tenant signage, and all associated and ancillary development works. The existing development on site was permitted under Reg. Ref.: 2338/15 and An Bord Pleanála Reg. Ref.: PL29S.244917, while the extent of the subject retail unit was permitted under Reg. Ref.: 3356/17.

**\*\*\*Amendment to Week 09/20\*\*\***



**Area** Area 1 - South East  
**Application Number** 3807/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 26-Feb-2020  
**Applicant** Roebuck General Trading & Advisory Ltd.  
**Location** 14, Lad Lane, Dublin 2

#### **Additional Information**

**Proposal:** Permission for development of lands (0.0245 hectares) at No. 14 Lad Lane, Dublin 2. The site falls within the curtilage, and to the rear of a Protected Structure at No. 14 Fitzwilliam Square East, Dublin 2. The development will consist of the demolition of a contemporary 2 No. storey mews dwelling house (140 sq m) and the construction of a part 1 No. to part 3 No. storey mews building (364 sq m) containing 4 No. apartments comprising 2 No. one bed apartments (47 sq m and 64 sq m), 1 No. two bed apartment (85 sq m) and 1 No. three bed apartment (118 sq m). The development also includes balconies and terraces facing south-east and north-west; internal courtyards and terraces; bicycle store; bin store; green roofs; landscaping; boundary works; plant and all other ancillary works above and below ground.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East  
**Application Number** 3831/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 26-Feb-2020  
**Applicant** Andrea Free  
**Location** 31, Orwell Road & Washerwomans Lane, Rathgar, Dublin 6

#### **Additional Information**

**Proposal:** Permission for residential development at this site, area of approximately 0.0694 hectares. The proposal consists of: the demolition of a 4 bedroom, 2-storey derelict house (total floor area of 192 m<sup>2</sup>) and the construction of 5 residential units consisting of; 2 no. 4 bedroom three storey semi-detached houses facing Orwell Road with terrace balconies to the front at second floor level (houses 1 & 2 only) and 3 n. 2 bedroom two storey terrace houses accessed from Washerwomans Lane with balconies to the rear at first floor level (houses 3, 4 & 5 only). The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwomans Lane to include 5 car parking spaces, 5 bicycle spaces and all associated landscaping and infrastructural works.

**\*\*\*Amendment to Week 09/20\*\*\***

**Area** Area 1 - South East  
**Application Number** 4218/19  
**Appeal Decision** APPEAL DISMISSED  
**Appeal Decision Date** 27-Feb-2020  
**Applicant** Orwell House Ltd.  
**Location** Queen of Peace Centre, Garville Place, Rathgar, Dublin 6

#### **Additional Information**

**Proposal:** Planning permission for revisions to previously approved planning permission number 2865/18 and 3978/17 (energy centre) comprising relocation of ESB sub-station from energy centre to ground floor of main building, demolition of existing and provision of new internal staircase, new windows to rear elevation serving new staircase, blocking up of existing windows to south-west gable elevation and new windows/sub-station doors to front elevation at Queen of Peace Centre, Garville Place, Rathgar, Dublin 6.

**\*\*\*Amendment to Week 09/20\*\*\***

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

09/20

(02/03/2020-06/03/2020)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0105/20
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Eadbhard O'Dubthaigh
<b>Location</b>	72, Ailesbury Road, Dublin 4
<b>Registration Date</b>	05/03/2020

**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.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

09/20

(02/03/2020-06/03/2020)

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**Area** Area 1 - South East  
**Application Number** 0032/20  
**Application Type** Section 5  
**Applicant** Trinity College Dublin  
**Location** Rubrics Building, Trinity College, Dublin 2  
**Registration Date** 03/03/2020  
**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?

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**Area** Area 1 - South East  
**Application Number** 0103/20  
**Application Type** Section 5  
**Applicant** Denis O'Sullivan  
**Location** 11, Pembroke Road, Ballsbridge, Dublin 4  
**Registration Date** 02/03/2020  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Repair and consolidation of the brickwork and finishes to the exterior of the building, and repairs to windows, front and back.

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**Area** Area 1 - South East  
**Application Number** 0104/20  
**Application Type** Section 5  
**Applicant** Fanny Talagrand & Michael Bridges  
**Location** 19, Castlewood Avenue, Dublin 6  
**Registration Date** 04/03/2020  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1) Rewiring. 2) Install central heating in 9 rooms. 3) Fit new bathroom. 4) Secure existing loose slates into the roof.

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**Area** Area 1 - South East  
**Application Number** 0106/20  
**Application Type** Section 5  
**Applicant** Miley and Miley, Solicitors  
**Location** 34, Molesworth Street, Dublin 2  
**Registration Date** 06/03/2020  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Construction of new internal walls and partitions at ground-floor level, as shown on the drawings submitted.

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2. Removal of the staircase between ground and first floors at rear.
  3. Provision of new male and female WC accommodation at ground and first floor levels.
  4. Removal and replacement of ceilings.
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