



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

19/20

(04/05/2020-08/05/2020)

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 2674/20
Application Type Permission
Applicant Patricia Comer
Location 44, Percy Lane, Dublin 4, to the rear of 44 Haddington Road, Dublin 4
Registration Date 06/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Demolition of a substantially destroyed coach house and later extension and the construction of a 93sqm 2 storey, 2 bedroom, townhouse with 1 no rooflight and balcony; 1 car-space; and new S boundary dividing fence, 1.8m high; and a below ground attenuation tank.

Area Area 1 - South East
Application Number 2677/20
Application Type Permission
Applicant Trinity Estates & Facilities Office
Location The Museum Building, Trinity College, The University of Dublin, College Green, Dublin 2
Registration Date 07/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Full planning permission is sought for roof repair works to the Museum Building at Trinity College; a protected structure reference 2003 on the record of protected structures as follows:

- Replacement of slate finish to outer pitches,
 - Replacement of all copper work to outer pitches,
 - Replacement of glazing, glazing bars, glazing fixings & flashings to linear rooflights,
 - Repairs to chimneys to outer pitches at The Museum Building.
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Area Area 1 - South East
Application Number 2679/20
Application Type Permission
Applicant Mitchelsfort Developments Limited
Location No. 74A & 74B Rathgar Road, Dublin 6
Registration Date 08/05/2020

Additional Information

Proposal: The development will consist of,

- Change of use of existing structure from commercial use to residential use.
 - Alterations to the existing structure including demolition of part of the existing single and two storey structure and removal of the existing roof structures.
 - Construction of part single storey/part two storey residential scheme to include 2 no. 2 bed units and 2 no. 1 bed units. Each residential unit will be provided with rooflights, photovoltaic panels and private outdoor open space at ground and first floor levels.
 - New entrances to each residential unit from Garville Mews.
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- All associated internal and external alterations, bin storage and bicycle parking area; landscaping; drainage and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	2682/20
Application Type	Permission
Applicant	GA Development ICAV acting for and on behalf of its sub-fund GA Development Fund
Location	DIT / TUD site, Kevin Street Lower, Dublin 8
Registration Date	08/05/2020

Additional Information

Proposal: We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for a 10-year full planning permission for a mixed-use development at the Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The application site includes the Dublin Institute of Technology / Technological University Dublin main buildings and Annex Building located at Kevin Street Lower, Church Lane South and Camden Row; part of the Kevin Street Library site, Kevin Street; warehousing structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30 to 35 (inclusive) New Bride Street (No. 35 is also known as 19A Kevin Street Lower) at the junction of New Bride Street and Kevin Street Lower.

The development consists of the following:

- Demolition of the existing TUD Main buildings and the Annex Building located at Kevin Street Lower, Church Lane South, and Camden Row; Warehousing Structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30-35 (inclusive) New Bride Street (No. 35 also known as 19A Kevin Street Lower), with a total combined gross floor area (GFA) of 27,144 sq.m;
- Construction of a new mixed-use development in 5 no. blocks (Blocks A – E) ranging from 1 to 14 no. storeys in height above lower ground and basement levels (3 no. levels). The development includes 53,110 sq.m of commercial office floorspace in Blocks A, B and C and 21,669 sq.m of residential accommodation in Blocks D and E, providing a total of 299 no. Build to Rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities. The proposal includes 1 no. creche facility (305 sq.m), 1 no. café / restaurant unit (122 sq.m) and a double height exhibition space extension to the rear of Kevin Street Library (245 sq.m). The total GFA, including lower ground / basement levels, of the proposed development is 85,436 sq.m.

The detailed description of the development is as follows:

- Block A, which fronts onto Kevin Street Lower, comprises c. 34,696 sq.m of office floorspace in a part 5 to part 11 storey building above lower ground / basement levels, 2 no. roof terraces are proposed at 5th and 9th floor level, and a plant area is proposed at roof level;
- Block B, which fronts onto Kevin Street Lower, comprises c. 13,767 sq.m of office floorspace in a part 5 to part 10 storey building above lower ground / basement levels. 1 no. roof terrace is proposed at 8th floor level, and a plant area is proposed at roof level; Block A and Block B will be integrated via a link bridge / office accommodation to the rear / above Kevin Street Library from third to ninth floor levels;
- Block C, accessed from Church Lane South, comprises c. 4,647 sq.m of office floorspace in a part 1 to part 5 storey building, above lower ground level;
- Block D, located to the west of St. Kevin's Park, comprises 181 no. Build to Rent units including 58 no. studios, 107 no. 1 beds, and 16 no. 2 beds, in a part 4 to part 14 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations. A 122 sq.m café / restaurant unit, and residential support facilities and amenity spaces are also proposed at ground floor and residential amenity space on the fourth floor of Block D. Balconies are proposed on the eastern and western elevations, and private amenity terraces at ground floor on the

eastern elevation. 2 no. external communal roof terraces are proposed at 4th floor (235 sq.m) and 12th floor (250 sq.m) levels;

- Block E, located to the west of Block D, comprises 118 no. Build to Rent residential units including 72 no. studios, 23 no. 1 beds, and 23 no. 2 beds, in a part 1 to part 10 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations, and private amenity terraces at ground floor on the western elevation. A 305 sq.m creche with associated outdoor play area is also proposed at ground floor level;
- The ancillary resident amenities and support facilities for the BTR residential units have a total floor area of 1,703 sq.m and consist of a community lounge, WIFI lounge and information point lobby at ground floor level and residential gym, residential storage, billiards room, waste and recycling, cycle storage and repair at lower ground mezzanine floor level of Blocks D and E. A park lounge residential amenity space is located on the fourth floor of Block D and outdoor communal open space is located adjacent to Blocks D and E at ground level;
- Ancillary facilities for the commercial office use are proposed at lower ground / basement levels including storage space, recreation space, courtyards, an ancillary gym, waste and recycling area, showers, lockers and changing rooms;
- The lower ground / basement levels (3 no. levels) contains 217 no. car parking spaces (100 no. spaces for the commercial offices and 117 no. spaces for the residential units), 39 no. motorcycle spaces (24 no. for the commercial offices and 15 no. for the residential units), 1,250 bicycle spaces (550 no. for commercial offices and 700 no. for the residential units).The lower ground / basement levels also include ancillary residential and commercial facilities, plant rooms, bin storage and block cores. 52 no. bicycle spaces are provided at surface level;
- The development provides a double height exhibition space extension (245 sq.m) to the rear of Kevin Street Library;
- The proposed development will also provide communal and public open space, hard and soft landscaping and improvements to the public realm, including new public streets and a public plaza;
- The proposals include new boundary treatment (a 2.8m high railing) at the north western boundary of St. Kevin's Park (in place of a demolished TUD building which abuts this boundary), and reinstatement of a gated entrance to St Kevin's Park from Church Lane South. The existing western boundary and northern boundary walls of St. Kevin's Park will be retained with proposed strengthening works to the existing northern boundary wall within the application site;
- The associated site development and infrastructural works will include a new priority-controlled access junction on New Bride Street, pedestrian and cyclist entrances from Church Lane South, Kevin Street Lower and Camden Road, foul and surface water drainage, lighting, boundary treatments, 5 no. ESB sub-stations and all associated site development and infrastructural works.

An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

Area	Area 1 - South East
Application Number	4826/19
Application Type	Permission
Applicant	Peter McVerry Trust CLG
Location	site bounded by Shaw Street and Brunswick Villas, Dublin 2, D02 EV97
Registration Date	08/05/2020
Additional Information	Additional Information Received
Proposal:	The demolition of existing property known as No. 2 Brunswick Villas, including existing boundary

walls and gateway entrance to Shaw Street and the construction of a new 12 No. apartment development comprising of; 11 No. 1 bedroom units and 1 No. 2 bedroom unit in a mixture of three and six storey buildings. The development will include internal courtyard to rear, new gateway to the existing Brunswick Villas laneway and entrance lobby, plant rooms and bicycle storage areas at ground floor level. All apartments will include balconies to street elevations from first to fifth floors, with setback balconies and balustrades included to fifth floor apartment area. The proposed works are to include all associated site works, ancillary accommodation and drainage at the site.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2668/20
Application Type Permission
Applicant Vanessa Curley
Location 32, Derrynane Gardens, Sandymount, Dublin 4
Registration Date 05/05/2020

Additional Information

Proposal: Permission - consists of alterations to an existing house including the construction of two storey extension to the side and a part two storey, part single storey extension to the rear.

Area Area 1 - South East
Application Number 2669/20
Application Type Permission
Applicant Geoff Dillon-Leetch
Location 4A, Richmond Row, Portobello, Dublin 8
Registration Date 05/05/2020

Additional Information

Proposal: Permission - Construction of new upper storey, bathroom extension to rear and associated site works.

Area Area 1 - South East
Application Number 2672/20
Application Type Retention Permission
Applicant Donal O'Hora
Location 22, Royston, Kimmage Road West, Crumlin, Dublin 12
Registration Date 05/05/2020

Additional Information

Proposal: RETENTION PERMISSION : for an attic conversion, with dormer window to the rear and roof light to the front.

Area Area 1 - South East
Application Number 2675/20
Application Type Permission

Applicant Niall & Babara Power Smith
Location 32 St. John's Road, Sandymount, Dublin 4
Registration Date 06/05/2020

Additional Information

Proposal: Permission for the following works at 32 St. John's Road, last used as a dwelling, (a) The removal of a detached outbuilding and demolition of the mid-twentieth century two-storey extension to the rear and sides of the dwelling that incorporates a former parish hall which will be refurbished; (b) modifications to the hall including energy efficiency upgrade and the removal of a c.1960 mezzanine floor; (c) the construction of a new, three-storey, 5 bedroom, residential extension to the east side and partially forward of the original structure, with rooflight and linked to the original structure by a single storey entrance hall, the third storey being a roof level studio with terrace (Total extension 489 sqm); (d) associated landscaping works and an underground rainwater attenuation/recycling tank; the entire to continue in use as a single family dwelling.

Area Area 1 - South East
Application Number 2956/15/X1
Application Type Extension of Duration of Permission
Applicant Eamonn Holohan
Location 32A, Mountpleasant Terrace, Ranelagh, Dublin 6
Registration Date 05/05/2020

Additional Information

Proposal: Alteration to front facade to include new door and sash window arrangement.. Alteration of front facade to include white painted render. Re-arrangement of internal layout. Proposed extension to side at first floor level to measure a total of 2.5m.sq additional floor area to include an extension to existing water closet. External modifications associated with alterations to first floor extension. Works will also consist of external works; services, drainage and landscaping required to be undertaken in conjunction with this application.

Area Area 1 - South East
Application Number WEB1244/20
Application Type Permission
Applicant Peter & Johanna McGuirk
Location 10, Dodder View Cottages, Ballsbridge, Dublin 4
Registration Date 05/05/2020

Additional Information

Proposal: The development will consist of the construction of a first-floor rear view extension to an existing two storey, one-bed terraced dwelling-house

Area Area 1 - South East
Application Number WEB1245/20
Application Type Permission
Applicant Barry and Sorcha Sheane
Location 1, Ashfield Park, Terenure, Dublin 6W
Registration Date 06/05/2020

Additional Information

Proposal: Planning Permission is sought by Barry and Sorcha Sheane at 1 Ashfield Park, Terenure, Dublin

6W, for the demolition of an existing single storey extension and garage, the construction of a single storey rear extension, and the replacement of side and rear boundary walls facing Ashdale Road. The new works will consist of a 35.5 sqm single storey ground floor extension, 3.2 sqm storage shed, replacement higher boundary walls and all associated site works.

Area Area 1 - South East
Application Number WEB1247/20
Application Type Permission
Applicant Declan Pierce
Location 10, Gordon Street, Dublin 4
Registration Date 07/05/2020

Additional Information

Proposal: A new first floor extension with part flat roof over to existing house at the Gordon Street elevation with a change in facade to the Gordon Street elevation of existing house, to accommodate a new bedroom and bathroom. A change in roof pitch to the existing pitched roof at the Gordon Street and Hope Street elevations to accommodate additional head height to access new extension. New roof window to the pitched roof on the Hope Street elevation. A converted attic space for storage usage

Area Area 1 - South East
Application Number WEB1249/20
Application Type Permission
Applicant Hugh & Fidelma O'Neill
Location 13, Beechwood Road, Ranelagh, Dublin 6, D06EE02
Registration Date 08/05/2020

Additional Information

Proposal: Relocate vehicle entrance eastward along Beechwood Road (to site front near hall door), change existing vehicle entrance to pedestrian access door, fit roof windows to south elevation of extension roof previously approved under Permission Ref; WEB 1641/19 (with roof modified as required by Condition 4) & all associated site works

Area 1 Decisions

Area Area 1 - South East
Application Number 0112/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 07/05/2020
Applicant Google Ireland Ltd.
Location Google Docks, Barrow Street, Dublin 4

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 0135/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 07/05/2020
Applicant Cliff Schwenker
Location 71, Dame Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Take out existing lime pointing and replace reduce existing parapet and chimney to existing roof level and rebuild with existing bricks and capping reuse existing chimney pots.

Area Area 1 - South East
Application Number 0169/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 07/05/2020
Applicant Enda Woods
Location 63, Highfield Road, Rathgar, Dublin 6

Additional Information

Proposal: SHEC, Construction of New Dwelling to the side of 63 Highfield Road D 6

Area Area 1 - South East
Application Number 0170/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 07/05/2020
Applicant Barnyard Property Development Ltd
Location 8 & 9, Erne Terrace Rear, Dublin 2

Additional Information

Proposal: SHEC Demolition of empty warehouse unit. Development of 2 own door residential units

Area Area 1 - South East
Application Number 2250/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 05/05/2020
Applicant Stephen Tracey
Location 1, Bangor Drive, Dublin 12

Additional Information

Proposal: Permission is sought for a new build residential 3 storey apartment block with 2no apartments encompassing 1no. ground floor apartment with 1no. double bedroom and 1no. upper floor apartment covering the top 2 floors. The upper floor apartment is proposed to have 3no bedrooms in total, 2no. double bedrooms on the first floor & 1no. single bedroom on the upper (second) floor. The upper floor apartment is proposed to have a terraced area to the front elevation. The existing Flemings Florist shop is

to be demolished along with 2no. sheds not visible from the road. Works to include all necessary drainage as shown on the plans.

Area Area 1 - South East
Application Number 2319/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/05/2020
Applicant James Nesbitt
Location 18, Northbrook Avenue, Ranelagh, Dublin 6, D06 VY93

Additional Information

Proposal: Permission for development consisting of an attic conversion, with dormer window to the rear and the insertion of 2 no. roof lights to front roof.

Area Area 1 - South East
Application Number 2619/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/05/2020
Applicant Christopher and Phyllis O Neill
Location 18, Beechhill Drive, Donnybrook, Dublin 4

Additional Information

Proposal: Planning permission is sought to demolish existing side garage, and to erect a new two storey granny flat extension (90m²) to the side and front of existing dwelling house and single storey front porch (3m²) onto existing dwelling, and all associated site services and landscaping works.

Area Area 1 - South East
Application Number 2667/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/05/2020
Applicant Kostas Efthymiou
Location 54 & 55, Heytesbury Street, Portobello, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: (No. 55 Heytesbury Street is a Protected Structure). The development will consist of the following works at no. 54 Heytesbury Street; the incorporation of balustrading (1.1m in height) at the east and west parapets at roof level to allow for safe access to this roof for service and maintenance purposes. Development works at no.55 Heytesbury Street will consist of the addition of a new single storey access corridor extension (area 4 sq.m) giving access to a new external amenity area (15 sq.m) 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 nos. 54 and 55.

Area Area 1 - South East
Application Number WEB1230/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/05/2020
Applicant Declan Pierce
Location 10, Gordon Street, Dublin 4

Additional Information

Proposal: A new first floor extension with part flat roof over to existing house at the Gordon Street elevation with a change in facade to the Gordon Street elevation of existing house to accommodate a new bedroom and bathroom. A change in roof pitch to the existing pitched roof at the Gordon Street and Hope Street elevations to accommodate additional head height to access new extension. New roof window to the pitched roof on the Hope Street elevation. A converted attic space for storage usage.

**Area 1
Appeals Notified**

None

**Area 1
Appeals Decided**

Area Area 1 - South East
Application Number 0315/19
Appeal Decision SECTION 5 - EXEMPT
Appeal Decision Date @05/05/2020
Applicant Damien Keaney
Location 6, Florence Terrace, Leeson Park Avenue, Dublin 6
Additional Information Additional Information Received

Proposal: EXPP: Whether works consisting of demolition and construction constitute development which is or is not exempted development.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

19/20

(04/05/2020-08/05/2020)

Area Area 1 - South East
Application Number 0179/20
Application Type Social Housing Exemption Certificate
Applicant Ken Coogan
Location 33 Beechwood Avenue Lower, Ranelagh, Dublin 6
Registration Date 07/05/2020

Additional Information

Proposal: SHEC: Retention planning permission for a temporary period of 3 years for the retention of the conversion of a shed to residential use.

Area Area 1 - South East
Application Number 0180/20
Application Type Social Housing Exemption Certificate
Applicant Mitchelsfort Developments Limited
Location 74a & 74b Rathgar Road, Dublin 6
Registration Date 08/05/2020

Additional Information

Proposal: SHEC: The development will consist of: i) Change of use of the existing structure from commercial use to residential use. ii) Alterations to the existing structure including demolition of part of the existing single and two storey structure and removal of the existing roof structures. iii) Construction of part single storey/part two storey residential scheme to include 2 no. 2 bed units and 2 no. 1 bed units. Each residential unit will be provided with rooflights, photovoltaic panels and private outdoor open space at ground and first floor levels. iv) New entrances to each residential unit from Garville Mews. v) All associated internal and external alterations, bin storage and bicycle parking area; landscaping; drainage and all ancillary works necessary to facilitate the development.



Dublin City Council

SECTION 5 EXEMPTIONS

19/20

(04/05/2020-08/05/2020)

Area Area 1 - South East
Application Number 0175/20
Application Type Section 5
Applicant James F Kenny
Location Trinity Hall, Dartry, Dublin 6
Registration Date 05/05/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The application relates to the question as to whether various works that have been carried out at Trinity Hall, Dartry, Dublin 6, namely:- (a) An increase in the floor area of Building 2 of 1,029m² compared to what was approved; and (b) An increase in the floor area of Building 3 of 1,342m² compared to what was approved are or are not development and, if they are development, whether they are or are not exempted development for the purposes of the Planning and Development Acts.

Area Area 1 - South East
Application Number 0178/20
Application Type Section 5
Applicant O'Callaghan Collection
Location Davenport Hotel, 8-10, Merrion Street Lower, Dublin 2
Registration Date 05/05/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Repainting with specified colours the existing painted sections of the front and partial side facades of the Davenport Hotel.

Area Area 1 - South East
Application Number 0181/20
Application Type Section 5
Applicant Kilkenny group/Clydville Investments Ltd
Location Kilkenny Shop, Nassau Street, Dublin, 2
Registration Date 06/05/2020

Additional Information

Proposal: EXPP In preparation for the construction of the developed permitted under planning Reg.2407/18 (as amended by ultimate decision by An Bord Pleanala under ABP Ref.303526-19), the owner of Setanta House and landlord to Clydville Investments Ltd.'s Kilkenny Shop, has instructed that all mechanical and electrical plant from the rear annex roof is removed and absorbed into the tenant's demise. the Kilkenny Shop now requires the addition of fresh air and exhaust louvers to the property annex (which opens onto a private yard area associated with Setanta House) and a single louver to the front of the existing Kilkenny Shop facade onto Nassau Street(please note that with the construction of Reg Ref.2407/18, a column will be positioned in front of the intended location of this louver such that it will not be directly visible).

It is important to note that it is the Kilkenny Shop's intention to reinstate all plant back to its current position when the redevelopment of Setanta House is completed
