



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**20/20**

(11/05/2020-15/05/2020)

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** 2012/20  
**Application Type** Permission  
**Applicant** Beechlawn Investments Europe Ltd  
**Location** 20, Dawson Street, Dublin 2  
**Registration Date** 14/05/2020  
**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the following:

- Change of use of the basement and ground floor of no. 20 Dawson Street from office/professional services use to use as a licensed restaurant, including ancillary public bar, and all associated internal and external works to the existing premises to facilitate the proposed change of use, including a new staircore from basement to first floor level.
- The proposal includes the demolition of the existing two storey rear extension and replacement with a single storey extension including covered outdoor bar area at ground floor level and external terrace at roof level for restaurant, including ancillary public bar, use also. Access to the roof level terrace is proposed from the first floor level of the adjacent mews extension, permitted under Reg. Ref. 3133/18, of the coach houses restaurant (currently under construction);
- The proposal includes alterations to the shopfront to Dawson Street, including new signage at fascia level, and all associated site works;
- The proposed licensed restaurant and ancillary public bar will have a total GFA of 178 sqm, including the proposed extension. The licensed restaurant, including ancillary public bar, is proposed to operate in conjunction with the permitted licensed restaurant in the coach houses and mews extension to the rear (development currently being implemented Reg. Ref.: 3564/17 as amended by Reg. Ref.: 3133/18

---

**Area** Area 1 - South East  
**Application Number** 2032/20  
**Application Type** Permission  
**Applicant** Rev. John Marchant, on behalf Representative Church Body  
**Location** Church of St. Matthews, Irishtown Road, Dublin, D04 C753  
**Registration Date** 15/05/2020  
**Additional Information** Additional Information Received

**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.

---

**Area** Area 1 - South East  
**Application Number** 2687/20  
**Application Type** Permission  
**Applicant** Charlemont Regeneration Ltd  
**Location** Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489  
**Registration Date** 11/05/2020  
**Additional Information**

**Proposal:** The development will consist of amendments to Block 5 which forms part of a previously permitted development DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permission DCC Reg. Ref. 4443/16 and DCC Reg. Ref. 4088/18. The proposed amendments to Block 5 will provide for an additional storey to Core 3 of the previously approved development to provide an 8-storey building at Core 3, and an increase in height from the approved 36.4m to the proposed 40.3m. The proposed development will provide for an additional 4 no. residential units consisting of 3 no. two-bedroom units and 1 no. one-bedroom unit and all ancillary internal wintergarden and external terrace areas for each unit.

---

**Area** Area 1 - South East  
**Application Number** 2688/20  
**Application Type** Permission  
**Applicant** Via Properties Limited  
**Location** 146-156, Harolds Cross Road, Dublin 6W  
**Registration Date** 11/05/2020

**Additional Information**

**Proposal:** The development will consist of : Demolition of existing buildings on site;

- Construction of a residential development of 38 no. apartments comprising 32 no. 1 bedroom units and 6 no. 2 bedroom units in a 5-storey over partial lower ground/basement level building;
  - Deck access to the rear (west) of the building at ground to fourth floor level;
  - Private open space (gardens) to rear (west) at lower ground level and private terrace to rear (west) at first floor level;
  - Communal amenity space at ground floor level and at fourth floor level (terrace);
  - Bicycle store, bin store, substation and plant room at ground floor;
  - Ancillary office at lower ground/basement level;
  - Demolition and reconstruction of existing boundary wall to rear (west) with colonnade feature along western boundary;
  - All ancillary site development works and services.
- 

**Area** Area 1 - South East  
**Application Number** 2692/20  
**Application Type** Permission  
**Applicant** Ronan Mac Muiris  
**Location** 80, Pigeon House Road, Ringsend, Dublin 4  
**Registration Date** 12/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of alterations and repairs to the existing Boathouse, a protected structure, and the addition of a rear extension, to create a new one-bedroom dwelling. Works include the upgrading and conversion of the boathouse to living space, the unblocking of the rear arch to the south and the repair of the timber doors to the north with fixed glazing internally, the replacement of the blockwork on the east facing window with timber shutter to match the west facing window, the installation of a new stove, new flooring, natural internal insulation and rooflights, and repairs to the existing building fabric and structure. The creation of a new, one storey 45m<sup>2</sup> zinc clad extension to the rear of the boathouse with dark aluminium windows, to accommodate a kitchen, bedroom, and a bathroom. The construction of new 6.5m<sup>2</sup> glazed link to the south side of the boathouse, to connect existing and proposed buildings, accessed via the existing arch. New drainage for the proposed kitchen and bathroom, and associated site works and landscaping.

---

---

**Area** Area 1 - South East  
**Application Number** 2699/20  
**Application Type** Permission  
**Applicant** Board of Management Scoil Mologa  
**Location** Scoil Mologa, Clareville Road, Harolds Cross, Dublin  
6W, D6W EA22  
**Registration Date** 13/05/2020  
**Additional Information**  
**Proposal:** The development will consist of: 1) The renovation and extension (approx. 80 sqm) of the existing general purpose and computer rooms to the rear (south) of the existing school building including a circa 108m increase in parapet height to the renovated and extended area (approx. 200 sqm),  
2) The provision of ramped and stepped access to the rear and  
3) All associated site landscaping and drainage works.

---

**Area** Area 1 - South East  
**Application Number** 2701/20  
**Application Type** Permission  
**Applicant** Greenmount Homes Limited  
**Location** Unit 22, Greenmount Industrial Estate, Greenmount  
Avenue, Harold's Cross, Dubin 12, D12 NH77  
**Registration Date** 14/05/2020  
**Additional Information**  
**Proposal:** Planning permission for minor alterations to previously permitted planning permission reference no. 4046/18 for 3 no. three storey 3 bedroom townhouses and 1 no. enterprise unit. Alterations are limited to the interior layouts of the three townhouses only with minor associated changes to elevations. Changes comprise the relocation of the main living room from first floor to ground floor, relocation of kitchen to front at ground floor, relocation of bedroom 1 from ground floor to first floor, relocation of master bedroom with ensuite at first floor, & changes to attic floor to provide new study area, ensuite & store/walk in wardrobe and other associated minor layout changes (no changes are proposed to permitted enterprise unit or overall design or footprint of permitted development), all located on land at Unit 22 Greenmount Industrial Estate, Greenmount Avenue & fronting onto Greenmount Court, Harold's Cross, Dublin 12, D12 NH77.

---

**Area** Area 1 - South East  
**Application Number** DSDZ2708/20  
**Application Type** Permission  
**Applicant** GCS Hotel Property Limited  
**Location** The Marker Hotel, Grand Canal Square, Docklands,  
Dublin 2.  
**Registration Date** 14/05/2020  
**Additional Information**  
**Proposal:** Permission for development of a site of 0.17ha at the Marker Hotel - the site is bounded by Misery Hill to the South, Hibernian Road to the West, Chimney Park to the North and Forbes St. to the East. The development consists of the following: removal of the existing main hotel entrance doors and stone surround, construction of new front entrance doors, entrance canopy with signage, and an adjacent free

---

standing totem sign and logo at street level and all associated site works. The proposed amendments result in an overall increase in floor area of 27sq.m.

---

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2166/20  
**Application Type** Permission  
**Applicant** Ellen Sherry  
**Location** 12, Margaret Place, Sandymount, Dublin 4  
**Registration Date** 11/05/2020  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for alterations and extension of the existing dwelling, to include the demolition of the existing extension to the rear and the provision of a two storey extension to the rear comprising kitchen/dining area at ground floor level and a bedroom at first floor level, connected to a single storey extension to the side / north facade, comprising a porch and new front entrance. Minor alterations to the front facade, to replace the existing front entrance door with a window, together with ancillary landscaping and site works, all at 12 Margaret Place, Sandymount, Dublin 4.

---

**Area** Area 1 - South East  
**Application Number** 2691/20  
**Application Type** Permission  
**Applicant** Gary McGinty  
**Location** 1, Fortfield Gardens, Rathmines, Dublin 6  
**Registration Date** 12/05/2020  
**Additional Information**

**Proposal:** Planning permission is sought for partial demolition and construction of single and part two storey extension to the rear, alterations to side elevation including new gable wall, together with dormer window to rear of new attic conversion and all associated site works to end of terrace two storey dwelling.

---

**Area** Area 1 - South East  
**Application Number** 2694/20  
**Application Type** Permission  
**Applicant** Sarah Odlum  
**Location** 16 Gilford Avenue, Dublin 4, D04 TY07  
**Registration Date** 12/05/2020  
**Additional Information**

**Proposal:** Planning permission for conversion of an existing attic to habitable accommodation including the provision of a new dormer style window to the rear elevation and all ancillary site development works.

---

**Area** Area 1 - South East  
**Application Number** 2700/20  
**Application Type** Permission

---

**Applicant** Filipa Allen and Ciaran Egan  
**Location** No. 55, Mountpleasant Avenue Lower, Dublin 6, D06 W017  
(backing onto Fortescue Lane)  
**Registration Date** 14/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for (i) Removal of 2 non-original single-storey extensions (total 9.15m<sup>2</sup>) and excavation of floor slab of return and part of garden, to rear at ground floor level. (ii) Removal of deflecting chimney, removal and rebuilding of rear wall to return with new window at first floor level. (iii) Demolitions to allow construction of new 13.75m<sup>2</sup> single storey open plan kitchen/dining extension to rear with w.c. and utility, with 2 no. roof lights. (iv) Widening of existing ope at ground floor to link extension to main dwelling and removal of non-original door and widening of opening to rear hall. (v) Internal modifications including removal of non-original partitions, kitchen, bathroom removal of ceiling to bedroom of return and installation of slimline breathable dry-lining to external walls. (vi) Construction of stud partition walls to create new bedroom and family bathroom to return and new bathroom to landing, all at first floor. (vii) Essential restoration, conservation repair and refurbishment including to front railings/gate, repointing to external walls, decoration of front door, repair to sash windows to front/rear of main house and installation of heritage double glazing, reinstatement of cornicing to ceilings throughout. (viii) Replacement of non-original slates to rear return with new natural slate, repairs to roof structure, coverings, flashings and rainwater goods. (ix) Replacement of non-original windows to return with new timber hardwood sliding sash windows. Cills to first floor windows of return to be raised. (x) General upgrading to building services. (xi) Landscaping to front and rear, SUDS drainage and all associated site development works.

---

**Area** Area 1 - South East  
**Application Number** 2707/20  
**Application Type** Permission  
**Applicant** Aidan Williamson  
**Location** 45, Belgrave Square West, Dublin 6, D06 X0X7  
**Registration Date** 14/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: Retention for demolition of modern rear garage wall, and for the erection and repositioning of timber fence and vehicular entrance along the historical rear boundary line of a protected structure (re.599), carried out on foot of permission ref: 2070/19, and permission to dish footpath for vehicular entrance for access to existing rear parking area from Cambridge Road.

---

**Area** Area 1 - South East  
**Application Number** 2709/20  
**Application Type** Permission  
**Applicant** Kostas Efthymiou  
**Location** 54 & 55, Heytesbury Street, Portobello, Dublin 8  
**Registration Date** 14/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site – nos. 54 & 55, Heytesbury Street, Portobello, Dublin 8. (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 (front) and west (rear) parapets at roof level of the single storey

over basement structure to allow for safe access to the area 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) at first floor level. The proposed corridor extension will be situated at the west (rear) of the site and will extend from the north end of the main three storey over basement structure. The corridor extension will give access to a terrace at first floor level (15sq.m) which will serve the main house and will extend to the east (front) parapet. All associated above and below ground site works are to be included as part of the proposed development works at nos. 54 and 55 Heytesbury Street.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2712/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Adam and Mary Finlay
<b>Location</b>	No. 7, Sandymount Castle Park, Sandymount, Dublin 4
<b>Registration Date</b>	15/05/2020

**Additional Information**

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

Demolition of existing ground floor garage structure to the side, existing single storey extensions and conservatory to the rear and two storey element with pitched roof to the side.

Construction of new single storey flat roof extension to the rear and construction of two storey part flat roof part pitched roof extension to the side.

Construction of new dormer extension to the existing rear roof slope.

Construction of new canopy over main entrance to the front elevation.

All associated alterations to existing elevations, internal layouts, drainage, external insulation on the existing house, ancillary works and landscaping works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2714/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Noirin Noonan
<b>Location</b>	31 Charleston Road, Ranelagh, Dublin 6, D06E282
<b>Registration Date</b>	15/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the front boundary including the reinstatement of a masonry pillar to the east and the construction of a new masonry pillar to the west to form a matching set of pillars either side of the permitted vehicular entrance and all associated site development works, all on a site area of 0.067ha.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1264/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Mr Noel Devitt
<b>Location</b>	6, Lea Crescent, Sandymount, Dublin 4, D04 HT27
<b>Registration Date</b>	13/05/2020

**Additional Information**

**Proposal:** The development will consist of construction of a single story, flat roof extension to the North side of the existing outbuilding (former garage) in the rear garden of No.6 Lea Crescent, for the ancillary use

of the existing semi detached dwelling. The proposal includes, 2no. openings to rear garden, flat roof window and reinstatement of pedestrian gate to existing laneway.

---

**Area** Area 1 - South East  
**Application Number** WEB1266/20  
**Application Type** Retention Permission  
**Applicant** Roselyn Carroll  
**Location** 103, Saul Road, Dublin 12  
**Registration Date** 13/05/2020

**Additional Information**

**Proposal:** RETENTION: The development consists of single storey side extension, single storey rear living extension, and widened front vehicular entrance to existing dwelling.

---

**Area** Area 1 - South East  
**Application Number** WEB1273/20  
**Application Type** Permission  
**Applicant** Declan Pierce  
**Location** 10, Gordon Street, Dublin 4  
**Registration Date** 15/05/2020

**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 1 Decisions

**Area** Area 1 - South East  
**Application Number** 2027/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/05/2020  
**Applicant** Anna & Francis Drought  
**Location** 2, Pearse Square, Dublin 2  
**Additional Information** Additional Information Received

**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.

---

**Area** Area 1 - South East  
**Application Number** WEB1247/20

---



**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/05/2020  
**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

**Area** Area 1 - South East  
**Application Number** 2056/20  
**Appeal Type** Written Evidence  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 40, South Great Georges Street, Dublin 2

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2066/20  
**Appeal Type** Written Evidence  
**Applicant** Declan Coleman  
**Location** 29 Ranelagh, The Triangle, Ranelagh, Dublin 6

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 2185/20  
**Appeal Type** Written Evidence  
**Applicant** Fort Dock 7 Limited  
**Location** 21A, Leeson Park, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: alterations, extensions, refurbishments & demolitions to the existing single storey dwelling house structure including: 1) Construction of new split-level part two-storey

and part single storey dwelling house arrangement including a new semi-basement floor level, ground floor level and upper ground floor level upward extension; 2) Construction of new external terrace at upper ground floor level; 3) Construction of new roof structures; 4) Revisions to elevations / external dwelling perimeter wall; 5) Construction of new bicycle and bin store area; 6) All ancillary site works, boundary treatments and services.

---

**Area** Area 1 - South East  
**Application Number** 2188/20  
**Appeal Type** Written Evidence  
**Applicant** Bisvale Designated Activity Company (DAC)  
**Location** 15-17, Sandymount Avenue, Dublin 4

**Additional Information**

**Proposal:** Permission for development on a c. 875 sq m site, which is located at nos. 15-17 Sandymount Avenue, Dublin 4. The development will consist of: the refurbishment and extension for 2 no. existing dwellings, including the demolition of later extensions and related outbuildings, resulting in 1 no. two-storey 4-bedroom dwelling (No. 15) and 1 no. two-storey 3-bedroom dwelling (no. 17) (c. 382 sq m GFA); the construction of 2 new no. semi-detached townhouses (3 storeys over basement level with third storeys setback) in the form of 1 no. 4-bedroom dwelling and 1 no. 3-bedroom dwelling (c. 475 sq m GFA (thereby giving a total overall GFA of 857 sq m)); private amenity space in the form of ground level courtyard gardens and upper level balconies / terraces with privacy screens; minor physical improvement works to existing vehicular entrance and boundary wall at front of site. The development will also include surface car parking (4 no. spaces in total); provision of green roofs for the purposes of drainage attenuation; bin stores; hard and soft landscaping; changes in level; boundary treatments; drainage works, pedestrian footpaths and lighting; and all associated site development and excavation works above and below ground level.

---

**Area** Area 1 - South East  
**Application Number** 3247/19  
**Appeal Type** Written Evidence  
**Applicant** Nottub Limited  
**Location** The Button Factory, Temple Bar Music Centre, Curved Street, Dublin 2

**Additional Information** Clarification of Add. Information Recd.

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

---

**Area** Area 1 - South East  
**Application Number** 4461/19  
**Appeal Type** Written Evidence  
**Applicant** Brian Kennedy  
**Location** The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86

**Additional Information** Additional Information Received

**Proposal:** The development will consist of demolition of existing underutilised 2 no. storey building (390

sqm) and tennis court and the construction of a residential development of 28 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments, 13 no. 2 bedroom apartment and 3 no. 3 bedroom apartments (with private balconies/terraces at each floor level) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 28 no. car parking spaces (1 no. disabled access), 44 no. cycle space and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works, hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 2,213sqm.

---

## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2685/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	12/05/2020
<b>Applicant</b>	James Phillips
<b>Location</b>	Rear of 89, Strand Road, Sandymount, Dublin 4, D04 T1K2
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission is sought for the construction of a two bedroom, two storey mews house with associated site works and off street car parking space (existing vehicular entrance widened) to the rear.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3349/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@14/05/2020
<b>Applicant</b>	Esprit Investments Limited
<b>Location</b>	Molyneux Home, Leeson Park, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development on this site of 0.27 ha area approximately, at Molyneux Home, Leeson Park, Dublin 6 (Protected Structure - RPS Ref. 4348). The development will consist of: the change of use of the existing three storey former institutional building to residential use (1,110 sq m approximately) including the internal refurbishment and reconfiguration of the existing structure with revised internal layout to form 10 no. apartment units (9 no. 2 bedroom units within the existing Molyneux Home building and with 1 no. 1 bedroom unit within a re-configured adjoining outbuilding) with concierge facilities; the demolition of 14 sq m of substandard building fabric to be replaced with a two storey extension to the south-east of the existing building (12 sq m); the removal of 2 no. existing late 20th century fire escape structures on the north-eastern and south-western facades of the building; the demolition of the existing caretakers bungalow to the south-east of the site (86 sq m); the provision of a new accessible entrance at lower ground floor level to the north-western façade of the building in the existing courtyard with the replacement of an existing elevator within the foyer with a new glass elevator. The development also includes the repointing and repair of the existing external stonework; repair and refurbishment works to the roof, chimneys, rainwater goods and windows of the Protected Structure; the removal of guarding bars to windows at lower ground-floor level; the provision of 11 no. residents surface car parking spaces (with 1 no. mobility impaired space to be provided) and 2 no. secure

---

car parking barriers located to the west of the building; secure cycle parking facilities, garden and bin stores; changes in level; the provision of ground floor communal open space; landscaping and boundary treatments; attenuation tank; piped infrastructure (including a French drain) and ducting; removal of existing storage tanks to the south of the building; the removal of all existing surface car parking other than the proposed resident parking and all associated site excavation and development works above and below ground. No changes are proposed to the existing access arrangements to the site as a part of this development.

---

**Area** Area 1 - South East  
**Application Number** 4376/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @14/05/2020  
**Applicant** Wave Point Ltd  
**Location** 21, Ship Street Great, Dublin 8

**Additional Information**

**Proposal:** Permission for amendments to previously approved grant of permission (ref. 2701-16& PL29S.247947 & 3157/18) at 21 Ship Street Great, Dublin 8. The development consists of: a) 18sq.m extension and internal re-planning at fifth floor level fronting Ship Street Great to provide 1 extra bedroom at this level. b) 160sq.m extension at sixth floor level providing 7 additional bedrooms at this level. c) Construction of new 415sq.m penthouse level at seventh floor level to provide for a total of 10 additional bedrooms at this level. d) Provision of terraces to 4 no. bedrooms at seventh floor level fronting Ship Street Great. e) Relocation of plant screen enclosure from sixth to seventh floor level and provision of additional screen space at seventh floor level all to the rear of the site. f) All associated changes to elevations and materials associated with the works. The gross floor area of the development is 6332sq.m, an increase of 593sq.m. 152 bedrooms are proposed, a net increase of 18 over previously approved and will be up to seven-storeys in height (max. 24.57m to parapet from finished internal ground floor level).

---

**Area** Area 1 - South East  
**Application Number** 4415/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 15/05/2020  
**Applicant** Ternary Limited  
**Location** No.'s 17, 18 (incorporating Lapis Jewellers and Butler's Chocolates Cafe) and 19 (formerly Knobs and Knockers) Nassau Street, and Frederick Street South, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of repair, refurbishment, maintenance and upgrade works to roofs, windows and brickwork; structural repairs to stabilise the building; reconfiguration of internal layout and repositioning of entrance doors on Nassau Street and installation of new staircase to serve upper floor office accommodation and basement plant, services and storage. New shopfronts are proposed to Nassau Street and Frederick Street South. The proposed works will safeguard and prolong the life of these buildings. The reconfiguration will provide two commercial units at ground floor for use as retail/cafe with office use on paper floors. All proposed works have been subject to expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works.

---



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

20/20

(11/05/2020-15/05/2020)

**Area** Area 1 - South East  
**Application Number** 0182/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Via Properties Ltd  
**Location** 146/156, Harold's Cross Road, Dublin 6w  
**Registration Date** 11/05/2020

**Additional Information**

**Proposal:** Demolition of existing buildings. Construction of a residential development, 38 apartments (32 no. 1 bed) & (6 no. 2 bed)

---

**Area** Area 1 - South East  
**Application Number** 0186/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Lakefield Trust Property ulc  
**Location** 41, Percy Lane, Ballsbridge, Dublin 4  
**Registration Date** 15/05/2020

**Additional Information**

**Proposal:** SHEC: Demolition of existing single storey storage unit, construction of new 2-storey mews house with garage & all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 0189/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Ronan MacMuiris  
**Location** 80, Pigeon House Road, Ringsend, Dublin 4  
**Registration Date** 12/05/2020

**Additional Information**

**Proposal:** SHEC, The development will consist of alterations and repairs to the existing Boathouse, a protected structure, and the addition of a rear extension, to create a new one-bedroom dwelling. Works include the upgrading and conversion of the boathouse to living space, the unblocking of the rear arch to the south and the repair of the timber doors to the north with fixed glazing internally, the replacement of the blockwork on the east facing window with timber shutter to match the west facing window, the installation of a new stove, new flooring, natural internal insulation and rooflights, and repairs to the existing building fabric and structure. The creation of a new, one storey 45m<sup>2</sup> zinc clad extension to the rear of the boathouse with dark aluminium windows, to accommodate a kitchen, bedroom, and a bathroom. The construction of new 6.5m<sup>2</sup> glazed link to the south side of the boathouse, to connect existing and proposed buildings, accessed via the existing arch. New drainage for the proposed kitchen and bathroom, and associated site works and landscaping.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

20/20

(11/05/2020-15/05/2020)

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0185/20
<b>Application Type</b>	Section 5
<b>Applicant</b>	Cibus Concepts Ltd
<b>Location</b>	4 - 5, Castle Market, Dublin 2
<b>Registration Date</b>	14/05/2020

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Internal fit out and alterations to existing restaurant unit, new external signage and entrance doors.

---