



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

22/20

(25/05/2020-29/05/2020)

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	2142/20
Application Type	Permission
Applicant	KC Capital Property Group Limited
Location	45-47 Cuffe Street (Greenside House), Dublin 2. The application site also fronts Montague Court and Protestant Row.
Registration Date	27/05/2020
Additional Information	Additional Information Received

Proposal: The development consists of the following: (i) Demolition of existing structures on site. (ii) Construction of an 8 storey office development over a lower ground floor/basement level. A part mezzanine if provided between the upper ground floor and first floor. (iii) The proposal steps down in height at various levels with accessible terraces, to part 4 storey to Protestant Row. (iv) A total 48 bicycle parking spaces are proposed at upper ground/street access level with access off Protestant Row. (v) The proposal includes plant room at roof level. (vi) A shared office/town hall/cafe space is proposed at upper ground level. (vii) Public realm upgrades to Montague Court. (viii) The overall proposal comprises c. 4,717sq.m Gross Floor Area. (ix) All associated site development and services works, landscape works, plant, substation and associated development.

Area	Area 1 - South East
Application Number	2257/20
Application Type	Permission
Applicant	Wanderers F.C. Rugby Club
Location	65a, Merrion Road, Ballsbridge, Dublin 4
Registration Date	25/05/2020
Additional Information	Additional Information Received

Proposal: The development will consist of: (a) The demolition of the existing clubhouse building and ancillary structures;

(b) The construction of a new 2 storey clubhouse building comprising 6 no. changing rooms, 2 no. referee rooms, treatment room, kit and store rooms, multi-purpose room, bar, kitchen, storage and toilets at ground floor level, and gymnasium, changing rooms, physiotherapy suite, bar/lounge, kitchen, offices, storage, toilets, staff accommodation and plant room at first floor level;

(c) Alterations to existing car parking provision on site reducing spaces by 10 no. from 197 no. to 187 no. (inclusive of 9 no. disabled spaces);

(d) The provision of cycle stands for 48 no. bicycles, 7 no. motorcycle parking spaces and 2 no. coach parking spaces;

(e) The construction of a single storey ESB substation and switchroom building and a bin store enclosure along the eastern boundary;

(f) Installation of signage on the southern elevation of the new clubhouse building; and

(g) Associated site development and external works including paving and landscaping, improvements to the access to the site from Merrion Road - resurfacing, the provision of a footpath and security gates, replacement of existing lights to access and parking areas, foul and surface water drainage including a subterranean attenuation tank and the provision of two enclosed areas for the storage of ground maintenance equipment, one in the northern corner and one in the south east corner of the site.

Area Area 1 - South East
Application Number 2748/20
Application Type Permission
Applicant Vodafone Ireland Ltd
Location Block F, Marianella, 75 Orwell Road, Rathgar, Dublin 6
Registration Date 25/05/2020

Additional Information

Proposal: Planning permission for Vodafone, Three and Eir to erect in total 9 no. shrouds enclosing antennas and dishes together with associated equipment all on the rooftop.

Area Area 1 - South East
Application Number 2753/20
Application Type Permission
Applicant Jacques Chelouche and Ari Ziv
Location 3, Burgh Quay, Dublin 2
Registration Date 25/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at second floor, one two-bedroom apartment at third floor, comprising two dwelling units in total, with an extension and a balcony on the rear at each level.

Area Area 1 - South East
Application Number 2754/20
Application Type Permission
Applicant Jacques Chelouche, Ari Ziv
Location 11 Burgh Quay, Dublin 2
Registration Date 25/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at first, second floor and third floor, comprising three dwelling units in total, with a balcony on the rear at each level.

Area Area 1 - South East
Application Number 2755/20
Application Type Permission
Applicant Three Ireland (Hutchison) Ltd.
Location Aras An Phiarsaigh, 207-211, Pearse Street, Dublin 2
Registration Date 25/05/2020

Additional Information

Proposal: Permission for development at this site: Aras an Phiarsaigh, 207-211 Pearse Street, Dublin 2. The development will consist of the erection of six telecommunications antenna, three dishes, equipment cabinet and other ancillary equipment at roof level.

Area Area 1 - South East
Application Number 2772/20
Application Type Permission
Applicant MKN Property Group
Location Columbia Mills, 14-15 Sir John Rogerson's Quay, Dublin 2, D02 E409
Registration Date 29/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at a c. 0.029 hectare site at Columbia Mills, 14-15 Sir John Rogerson's Quay, Dublin 2, D02 E409 (a protected structure no. 7546). The development comprises the removal of the existing non-original roof and mezzanine upper floor of the building and the construction of a replacement 4th storey and addition of 5 no. storeys of office accommodation in a new steel frame glazed extension. The development will consist of: 1. Removal of the roof and upper mezzanine floor (c. 79 sqm) of the existing building (a protected structure) with total existing floor area of c. 1,027 sqm. 2. Replacement 4th storey and addition of 5 no. storeys to provide a 9 no. storey (over basement) office development comprising a total of c. 2,390 sqm of floor area. 3. External terraces will be provided at ground, setback fourth and ninth storeys levels, providing 92 sqm of amenity with upper terraces secured by glazed balustrades. 4. Works to the protected structure including removal of the existing non-original roof, mezzanine and external modern stairs to rear façade, non-original internal floor levels, staircases and part boundary walls, to facilitate the core structure of the proposed development. 5. Conservation and preservation work and treatment of existing elevations, internal structure and floors, with improvement works to windows and provision of a secondary entrance at ground floor level to Sir John Rogerson's Quay. 6. A total of 21.7 sqm of signage at north (13.5 sqm) east (4.1 sqm) and west (4.1 sqm) elevations. 7. Provision of 27 no. bicycle parking spaces, changing facilities and WCs at basement level. 8. All associated plant, ancillary infrastructure, green roof and site works.

Area Area 1 - South East
Application Number 2778/20
Application Type Permission
Applicant St. Vincent's Healthcare Group Limited
Location St. Vincent's University Hospital, Elm Park, Dublin 4
Registration Date 29/05/2020

Additional Information

Proposal: Planning Permission for a temporary period of seven years for development at a c. 0.1065 ha site at St. Vincent's University Hospital, Elm Park, Dublin 4, D04 T6F4. The development consists of the construction of a single storey structure (c. 515 sqm) to the north east of the St. Vincent's University Hospital Campus, adjacent to the St. Rita's building, for a temporary period of 7 no. years to accommodate the relocation of the Human Resources/Medical Administration Department and all associated site development works and site services.

Area Area 1 - South East
Application Number 2782/20
Application Type Permission
Applicant Genesis Estates Ltd.
Location 1A, Maxwell Road, Rathgar, Dublin 6
Registration Date 29/05/2020
Additional Information

Proposal: Permission for the demolition of the two storey house and single storey garages and the construction of four two-storey houses as two semi-detached pairs and all associated works at 1A Maxwell Road, Rathgar, Dublin 6, D06 TP86.

Area Area 1 - South East
Application Number 2800/20
Application Type Permission
Applicant Klairon Construction Limited
Location Sandymount Avenue, Sandymount, Dublin 4
Registration Date 28/05/2020

Additional Information

Proposal: Planning permission for development on a site at Sandymount Avenue, Sandymount, Dublin 4. The site is bound to the west and north by the grounds of Enable Ireland Sandymount Centre to the east by residential properties along Gilford Road and Sandymount Avenue and to the south by Sandymount Avenue.

The proposed development consists of the following:

- Demolition of existing wall fronting onto Sandymount Avenue and all associated site clearance;
- The construction of 58 no. apartments in a part three to part five storey building over basement;
- The proposed development includes 8 no. 1 beds, 48 no. 2 beds and 2 no. 3 beds;
- Balconies and private terraces are provided for all apartments (on the northern, western, southern and eastern elevations of the proposed building);
- Communal amenity space is proposed at ground level;
- Public open space with an area of 624sq.m. is proposed on the southern part of the site fronting onto Sandymount Avenue;
- Vehicular access will be provided from Sandymount Avenue into a basement level which will provide a total of 39 no. car parking spaces, bin storage, plant rooms and bike storage for 92 no. cycle parking spaces; and
- The development includes underground foul and storm water drainage network and attenuation areas.

Area Area 1 - South East
Application Number DSDZ2764/20
Application Type Permission
Applicant Kennedy Wilson Europe
Location Capital Dock, Sir John Rogerson's Quay, Britain Quay & Green Street East & Nos. 10-12 Hanover Quay & No. 2 Green Street East, Dublin 2
Registration Date 27/05/2020

Additional Information

Proposal: Planning Permission at Capital Dock, Sir John Rogerson's Quay. Britain Quay and Green Street East and Nos. 10-12 Hanover Quay and No. 2 Green Street East, Dublin 2, for proposed development comprising: The allocation of 20 no. existing car parking spaces located at Basement Level -1, Capital Dock (DSDZ2145/18 refers), for use associated with a permitted office development (c.8,116 sq.m gfa) under construction at Nos. 10-12 Hanover Quay and No. 2 Green Street East (DSDZ3856/17 refers). This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2252/20
Application Type Permission
Applicant Patrick and Jennifer Hickey
Location No. 52, Palmerston Road, Rathmines, Dublin 6, D06 R2E7
Registration Date 27/05/2020
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: for development and for permission for development, for the retention of development and for works at a site of c. 414 sq m, located at No. 52, Palmerston Road, Rathmines, Dublin 6, D06 R2E7. (No. 52 Palmerston Road is designated a Protected Structure (RPS Ref. No. 6223 under the Dublin City Development Plan 2016-2022).) The development for which retention permission for development is sought consists of the following: retention of an additional 15.3 sq m of development (at basement/garden level, ground and mezzanine floor levels) beyond that permitted by condition no.1 of An Bord Pleanála decision PL29S.110594 of 1 September 1999 (Dublin Corporation Reg. Ref. 3655/98). The development for which permission for development is sought will consist of the: reconfiguration of part of the existing (non-original) rear extension at basement/garden level to reconfigure the kitchen/dining area and utility room; replacement of a store at ground floor level by a bathroom; partial removal/addition of internal walls and associated refurbishment works; all hard and soft landscaping including the provision of an external planter to the rear extension; and all other associated site development works above and below ground. The proposed development does not involve any change in the gross floor area of the structure (388 sq m).

Area Area 1 - South East
Application Number 2758/20
Application Type Permission
Applicant Dr. Paula Bolger
Location 3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9
Registration Date 26/05/2020
Additional Information

Proposal: PERMISSION & RETENTION: Planning permission and retention planning permission to retain and complete alterations to previous approved planning ref. 3546/17 for the construction of a detached garage building with a converted attic space with a pitched roof with rooflights within both roof slopes, 3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9. Planning permission is sought for (1) An increase of 16m² floor area at first floor/attic floor level (total first floor/attic floor area = 54m²) (2) The roof shape had been revised from a pitched roof with rooflights within both roof slopes to a pitched roof with dormer windows within the front and rear roof slope. The roof height has been increased by 218mm. (3) Connections to all services and (4) All necessary ancillary site development works to facilitate this development. Retention planning permission is sought for works carried out to-date as per approved planning ref. 3546/17 to include the construction of an increased ground floor area of 6m², (total ground floor area = 54m²).

Area Area 1 - South East
Application Number 2762/20
Application Type Permission
Applicant Peter & Kate McKenna

Location 16, Windsor Road, Dublin 6
Registration Date 27/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development shall provide for a new vehicular entrance (just over 2m wide); 1 car parking space of the minimum permissible size (c.5 x 2m); an electric vehicle charging point; and associated development works including replacement of existing concrete with pebbles to improve drainage in particular, all within the front garden and without disturbing any original features of the Protected Structure.

Area Area 1 - South East
Application Number 2766/20
Application Type Permission
Applicant Una Rafferty
Location 68, Mount Tallant Avenue, Terenure, Dublin 6W
Registration Date 28/05/2020

Additional Information

Proposal: The development will consist of the part removal of the front boundary wall to allow for the creation of an off road tarmac parking space in the area occupied by the front garden together with localised dishing of existing pavement to enable access and all associated site works.

Area Area 1 - South East
Application Number 2767/20
Application Type Permission
Applicant Zoe Mollaghan & Mark McCormack
Location 8, Ferrard Road, Terenure, Dublin 6W (D06 E510)
Registration Date 27/05/2020

Additional Information

Proposal: The development will consist of the removal of the existing single storey garage and covered side passage to the side of the dwelling and the construction of a flat roof single storey extension to the rear and a pitched roof two storey extension to the side of the dwelling, 2 no. roof windows, for the widening of the existing vehicular entrance, hard and soft landscaping and for all associated works above and below ground.

Area Area 1 - South East
Application Number 2775/20
Application Type Permission
Applicant Remond and Sheila Morris
Location No. 9, Mountpleasant Avenue Lower, Ranelagh, Dublin 6,
D06 H291 and backing onto Bannaville
Registration Date 29/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for; the change of use of the existing single storey garage to the rear of the existing dwelling to a two storey unit containing a garage, home office and W.C. at ground floor level and a sleeping/living/bathroom space at first floor level which is ancillary to the main house; the raising of the existing ridge height by 1365mm; reorientation of the existing

roof; the addition of 3no. rooflights, one towards Bannavile and 2 facing the existing house; elevational changes to the front and back of the existing structure; and all associated site works.

Area Area 1 - South East
Application Number WEB1281/20
Application Type Permission
Applicant Paul and Sonya Lyons
Location 12, Park Court, Sandymount, Dublin 4
Registration Date 25/05/2020

Additional Information

Proposal: Alterations to existing house to include new windows at ground floor to front and side elevation, single storey rear extension with one rooflight, first floor dormer window to front elevation, attic story roof lights to front and rear elevation and stair case window from ground floor to attic level on side elevation.

Area Area 1 - South East
Application Number WEB1283/20
Application Type Permission
Applicant Brendan & Olwyn Menton
Location 130, Morehampton Road, Donnybrook, Dublin 4
Registration Date 25/05/2020

Additional Information

Proposal: Planning permission for construction of a flat roof dormer with windows to the rear of property.

Area Area 1 - South East
Application Number WEB1286/20
Application Type Permission
Applicant Mr Noel Devitt
Location 6, Lea Crescent, Sandymount, Dublin 4, D04 HT27
Registration Date 25/05/2020

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, 2 no. openings to rear garden, flat roof window and reinstatement of pedestrian gate to existing laneway.

Area Area 1 - South East
Application Number WEB1289/20
Application Type Permission
Applicant John O Mahony & Victoria Romero
Location 75, Stannaway Road, Crumlin, Dublin 12
Registration Date 26/05/2020

Additional Information

Proposal: Permission is sought to demolish existing shed and construct new flat roof single storey extension

and link corridor to rear porch to front and convert attic to store at 75 Stannaway Road Crumlin Dublin 12 for John O Mahony and Victoria Romero.

Area Area 1 - South East
Application Number WEB1293/20
Application Type Permission
Applicant Declan Slevin
Location 9, Leinster Square, Rathmines, Dublin 6
Registration Date 27/05/2020

Additional Information

Proposal: The addition of an 8 sq.m. dormer feature with obscured glass window to east side of hipped roof at existing two storey (plus attic) semi-detached house.

Area Area 1 - South East
Application Number WEB1299/20
Application Type Permission
Applicant Brendan & Olwyn Menton
Location 130, Morehampton Road, Donnybrook, Dublin 4
Registration Date 28/05/2020

Additional Information

Proposal: Planning Permission for construction of a flat roof dormer with windows to the rear of the property

Area Area 1 - South East
Application Number WEB1305/20
Application Type Permission
Applicant Declan Slevin
Location 9, Leinster Square, Rathmines, Dublin 6
Registration Date 29/05/2020

Additional Information

Proposal: Addition of an 8 sq.m. dormer feature with obscured glass window to west side of hipped roof at existing two storey (plus attic) semi-detached house

Area 1 Strategic Housing Developments

Area Area 1 - South East
Application Number SHD0008/20
Application Type Strategic Housing Development
Applicant Derryroe Limited
Location 36,38, 40 Herbert Park & 10 Pembroke Place, Dublin 4
Registration Date 20-May-2020

Additional Information

Proposal: The proposed residential development, at Nos. 36, 38 and 40 Herbert Park, comprises an

apartment building (c. 10,465 sq. m GFA), at modulating height of 4, 6, 8 and 12-storeys, over a basement (3 split levels), accommodating: 105no. dwellings (37no. 1-bed, 66no. 2-bed and 2no. 3-bed apartment units), all with private balconies; and, internal residential amenity space (c. 210 sq. m gross floor area) at basement Level -01. Ancillary external amenity open space is at ground level and at 6th floor roof garden (total c.1, 852 sq m). The proposed commercial development (c. 600 sq. m GFA), at 10 Pembroke Place, comprises 10no. aparthotel bedroom suites (c. 440 sq. m), guests' common room and lobby (c. 160 sq. m), accommodated in 2no. new floors to the existing permitted aparthotel building, resulting in a 6-storey aparthotel building (over podium) with 5th floor set back. And, all associated and ancillary site development works, hard and soft landscaping, external lighting and boundary treatment works, to serve the proposed residential development, including: Demolition of existing detached house at No. 40 Herbert Park; Modification of 1no. existing vehicular site entrance, at No. 40 Herbert Park, to access proposed residential basement car park; Incorporation of 2no. existing pedestrian entrances on the western Herbert Park (road) site boundary; 84no. residential car parking spaces (3no. at surface level and 81no. at basement levels); 130no. residential bicycle parking spaces at surface level; 1no. ESB substation and switch room; Ancillary plant, bin storage and stores at basement levels; Ancillary plant and telecommunications antennae at roof level (Level 12); Ancillary public realm and surface water drainage infrastructure works including in the public road at Herbert Park, Pembroke Place and Ballsbridge Terrace. The demolition of the buildings at Nos. 36 and 38 was carried out under planning permission (An Bord Pleanála ref:300976; DCC Reg. Ref. 3970/17) and the current application seeks to amend that permission by proposing to complete the development of the site in accordance with the plans and particulars lodged with this application in the context of the proposed development as set out above.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016–2022. The application also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: -

- The name of the person, authority or body making the submission or observations, the name of the person, if any, acting

On behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

- The subject matter of the submission or observations, and
- The reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism is available on the website of An Bord Pleanála at the following link <http://www.pleanala.ie> or on the Citizens Information Service website: www.citizensinformation.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

*****Amendment to Week 21/20*****

Area 1 Decisions

Area	Area 1 - South East
Application Number	0047/20
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	25/05/2020
Applicant	Mr. Peter and Dr. Mary Jones
Location	34, Lansdowne Road, Ballsbridge, Dublin 4
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: Repair works to existing: Roof, Chimney, Stairs, Floors, Skirting, Mouldings, Cornices, Internal Plasterwork, Ceilings and Windows.

Area	Area 1 - South East
Application Number	0129/20
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	26/05/2020
Applicant	R.A.D.E
Location	OLV Building, Cathedral View Court, Off New Street, Dublin 8
Additional Information	
Proposal:	EXPP: 1) The proposal involves re-establishing the opening in the west elevation ground floor forming a window into the common room which at present it does not have. 2) Internal screens (glazed) within.

Area	Area 1 - South East
Application Number	0186/20
Application Type	Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert
Decision Date 26/05/2020
Applicant Lakefield Trust Property ulc
Location 41, Percy Lane, Ballsbridge, Dublin 4

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
Decision Grant Social Housing Exemption Cert
Decision Date 26/05/2020
Applicant Ronan MacMuiris
Location 80, Pigeon House Road, Ringsend, Dublin 4

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 45m² 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 6.5m² 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 2049/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/05/2020
Applicant SDO Structures 14 Limited
Location Chatham House, Chatham Street, Dublin 2 bounded to the south by Chatham Street, to the north by 4 Harry Street (Protected Structure), to the west by Balfe Street and to the east by Chatham Lane, Dublin 2

Additional Information

Additional Information Received

Proposal: Permission for development at Chatham House, Chatham Street, Dublin 2 bounded to the south by Chatham Street, to the north by 4 Harry Street (Protected Structure), to the west by Balfe Street and to the east by Chatham Lane. The development will consist of the demolition of the existing three storey over basement building on the site and the construction of a 3,005 sq.m (GFA) six storey over basement mixed use building comprising an interactive multi-media exhibition area with associated offices, toilets and storage areas, plant areas, cycle parking (15 no. spaces) and bin storage areas in the basement; a multi-media exhibition and gallery area with an entrance from Chatham Street, an entrance lobby with entrances from Balfe Street and Chatham Lane and an ESB substation at ground floor; a multi-purpose conference

and education space, meeting room, toilets and ancillary space at first floor; a total of 1425 sq.m (NFA) of office accommodation on the second, third, fourth and fifth floors with tiered roof terraces facing onto Chatham Street on the fourth and fifth floors; and 140 sq.m of solar photovoltaic ('PV') modules and a 160 sq.m plant area enclosure at roof level.

Area Area 1 - South East
Application Number 2359/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/05/2020
Applicant Rachel McKenna
Location 41, Clonmacnoise Road, Crumlin, Dublin 12

Additional Information

Proposal: Permission for a 2 storey end terrace style dwelling together with vehicle access and all associated site works to side of No. 41 Clonmacnoise Road, Crumlin, Dublin 12.

Area Area 1 - South East
Application Number 2453/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/05/2020
Applicant Helen Delaney
Location 20, Brickfield Drive, Drimnagh, Dublin 12

Additional Information

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

Area Area 1 - South East
Application Number 2720/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/05/2020
Applicant Niall McCormack
Location 24, Belgrave Square South, Rathmines, Dublin 6

Additional Information

Proposal: Planning Permission for development at No. 24 Belgrave Square South, Rathmines, Dublin 6, a Protected Structure, consisting of the following principal elements: 1. Demolition of existing screen wall and gate to the rear garden of the existing property; 2. Construction of a detached garden building of two stories over small basement; the upper storey being in the roofspace, to the end of the rear garden to accommodate a wine store at basement level, garage at ground floor level and an artist's studio at the upper level. The new structure will have a barrel vaulted roof with a dormer window facing north into the rear garden of the existing house; 3. New hard and soft landscaping on the garden side of the proposed structure; 4. The development will include all associated drainage and site development works.

Area Area 1 - South East
Application Number 2722/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/05/2020
Applicant Wave Point Ltd.
Location 21, Ship Street Great, Dublin 8

Additional Information

Proposal: Permission for development to amend a previously permitted 134 no. bedroom hotel (Reg. Ref. 2701/16; ABP Ref/ 247947-17, as amended by Reg. Ref. 3157/18. Reg. Ref. 4326/19) on this site of c. 909 sq.m at No. 21 Ship Street Great, Dublin 8. The development will consist of amendments to the permitted internal layout at basement, lower ground floor and ground floor level of the permitted hotel development and comprising: (a) Relocation of the permitted uses at lower ground floor (comprising bar/restaurant, kitchen and ancillary uses) to ground floor levels and subsequent extension of the ground floor level by 10 sqm; (b) Relocation of 11 no. permitted bedrooms and ancillary uses from ground floor level to lower ground floor and the provision of 1 no. additional bedroom at lower ground floor level, providing 135 no. bedrooms in total. Provision of 2 no. external landscaped light-wells to bedrooms at lower ground floor level measuring 1.5m in width on the northeast and southwest elevation; (d) Provision of a dry gym, business centre and ancillary offices at basement level with internal layout rearrangement. The proposed development will also include minor changes to the northeast and southwest elevations as a result of aforementioned internal rearrangements. The overall footprint, height and gross floor area of the building is substantially unchanged, with minimal alterations thereof.

Area Area 1 - South East
Application Number 3743/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/05/2020
Applicant Davy Platform ICAV acting on behalf of its sub fund Elm Real Estate Investments
Location Elmpark Green, Merrion Road, Dublin 4
Additional Information Additional Information Received

Proposal: The development will consist of:

- Part 3, part 4, part 5, part 7 and part 9 storey residential building providing for 73 no. apartments (1 studio; 10 1-bed; 56 2-bed and 6 3-bed units) with terraces, balconies and winter gardens to south, east and west elevations;
- The proposed residential development is located immediately south of the existing 'The Links' building which is situated to the west of the overall campus;
- Revisions to basement layout resulting in the provision of an additional 52 no. car parking spaces and 73 no. bicycle parking spaces; bin storage and access cores to service the residential development;
- Provision of playground and associated landscaping to west of 'The Links' building;
- All associated works, site development, landscaping, utilities infrastructure, temporary construction works, plant and PV panels.

Area Area 1 - South East
Application Number 4680/19
Application Type Permission

Decision GRANT PERMISSION
Decision Date 27/05/2020
Applicant Percy Nominees Limited
Location 2-5, Warrington Place, Dublin 2, D02XP29. The application site also fronts onto Power's Court and Warrington Lane.

Additional Information Additional Information Received

Proposal: The proposed development consists of the following:

- i. Demolition of existing structures;
- ii. Construction of a part 4, part 5 and part 6 storey office development over lower ground floor and a basement level;
- iii. A total 40 bicycle and 8 no. car parking spaces, parking spaces are proposed at basement level; basement access is via car lifts onto Warrington Lane;
- iv. The proposed includes plant room and bin/storage at basement level;
- v. Public realm upgrades to Warrington Place, Warrington Lane and Power's Court;
- vi. The overall proposal comprises c. 4248 sq.m Gross Floor Area (3,604 sq.m excluding basement);
- vii. All associated site development and services works, landscape works, plant, substation and associated development.

Area Area 1 - South East
Application Number 4805/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/05/2020
Applicant Red Rock Gloucester Street Ltd
Location Lands (c.0.064ha) including, 1 and 3, Prince's Court at the junction of Gloucester Street South and Prince's Street South, Dublin 2

Additional Information Additional Information Received

Proposal: Planning permission for demolition of existing 2 no. storey building and the construction of a 10 no. storey hotel development on lands (c.0.064ha) including no 1 and no 3 Prince's Court at the junction of Gloucester Street South and Prince's Street South. The proposed development comprises of the following:

- Demolition of existing 2 no. storey building (c.803.6sqm)
- Construction of a 10 no. storey (c.31.9 metres) hotel development of GFA of c. 4,661.9 sqm in total, comprising of 108 no. bedrooms at 1st floor level to 9th floor level inclusive and public bar/restaurant/reception area (c.199.2 sqm) with related back of house/service areas at ground floor level, over part basement level (c. 304.5 sqm).
- A number of set backs will be provided including: at 9th floor level on south elevation; at 6th floor level on the south and west elevations; at 7th floor level on the rear portion of the south elevation; at 1st floor level from the boundary of the south eastern corner of the site.
- Provision of ancillary hotel services including public bar, seating area, restaurant, reception area and back of house areas at ground floor level;
- The proposed development also includes the provision of; part basement level to accommodate ancillary back of house services, plant, attenuation and 12 no. bicycle spaces; provision of a new entrance at the corner of Gloucester Street South and Prince's Street South; a secondary entrance/exit to Gloucester Street South; a secondary entrance/exit to Prince's Street South accessing ground floor level back of house areas including refuse store and linen store; provision of ESB substation and associated switchroom at ground

floor level fronting Gloucester Street South, provision of green roof, provision of plant, PV panels and AOV at roof level, and all other ancillary and enabling works necessary to facilitate the proposed development.

Area Area 1 - South East
Application Number 4823/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/05/2020
Applicant Shortt Family Partnership
Location 19-21 Fitzwilliam Street, Dublin 4 & Rear of 4 & 6,
Thorncastle Street, Dublin 4

Additional Information Additional Information Received

Proposal: The development will consist of the (A) Demolition of single storey buildings (storage/shed), (B) the construction of a residential development comprising 2 no. two-bed townhouses, composed of part 1, part 2 storey building, flat roof-light over living area, rear private yard for bicycle storage, private roof-top terrace with box skylight to allow access to terrace level, playroom/cinema room, storage and laundry room at basement level, domestic rainwater harvesting tanks at basement level, (C) shared back-yard for bins and bicycle storage and side lane with entrance gate at Fitzwilliam Street and (D) all associated ancillary site works.

Area Area 1 - South East
Application Number WEB1144/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/05/2020
Applicant Olga Ramos
Location 266, Clogher Road, Crumlin, Dublin 12

Additional Information

Proposal: Planning permission for 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, including ancillary works to existing street boundary wall, to form new pier & entrance gate at: 266 Clogher Road, D12 FN36.

Area Area 1 - South East
Application Number WEB1264/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 25/05/2020
Applicant Mr Noel Devitt
Location 6, Lea Crescent, Sandymount, Dublin 4, D04 HT27

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 WEB1274/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2020
Applicant Ceanna Walsh
Location 121, Strand Road, Sandymount, Dublin 4, D04 N9P4

Additional Information

Proposal: The development will consist of revisions to the previously granted permission File Register Reference 2064/18 for the provision of an additional mews dwelling to include: a) A new vehicular parking space to the front of the previously granted mews dwelling, to the rear of the site, inclusive of the revision and localised widening of existing vehicular laneway and localised stone wall removal to provide for 2 no. passing bays to the front and rear of the site, using existing vehicular access onto Strand Road. b) The revision of the previously granted mews dwelling to facilitate the provision of the required parking space to the front of the previously granted mews dwelling. c) Associated Internal layout revisions to the previously granted mews development along with associated fenestration, rooflights, and overall height amendments. d) The provision of a new vehicular parking space to the main house to the front of the property, using existing vehicular access onto Strand Road.

Area Area 1 - South East
Application Number WEB1281/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2020
Applicant Paul and Sonya Lyons
Location 12, Park Court, Sandymount, Dublin 4

Additional Information

Proposal: Alterations to existing house to include new windows at ground floor to front and side elevation, single storey rear extension with one rooflight, first floor dormer window to front elevation, attic story roof lights to front and rear elevation and stair case window from ground floor to attic level on side elevation.

Area Area 1 - South East
Application Number WEB1283/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2020
Applicant Brendan & Olwyn Menton
Location 130, Morehampton Road, Donnybrook, Dublin 4

Additional Information

Proposal: Planning permission for construction of a flat roof dormer with windows to the rear of property.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2075/20

Appeal Type Written Evidence
Applicant PDB South River Ltd.
Location Ardagh House, 1 Highfield Road, Dublin 6, D06 VE86

Additional Information

Proposal: Permission for the construction of a new single storey rear extension to Ardagh House, 1 Highfield Road, Dublin 6, D06 VE86. Proposed works include the demolition of the existing rear extension to enable construction of the new single storey extension measuring 192m² which provided six additional bedrooms, conversion of the existing garage measuring a total of 55m², limited internal alterations to the existing guesthouse and the provision of 11 car parking spaces and 5 bike spaces. Associated works will include external site services, drainage and landscaping as required to meet the requirements of the Local Authority.

Area Area 1 - South East
Application Number 2172/20
Appeal Type Written Evidence
Applicant MG Motors Ltd
Location 153-155, Harold's Cross Road, Dublin 6W

Additional Information

Proposal: Planning permission is sought MG Motors Ltd to carry out a proposed development which will involve the demolition of the existing building previously in use as a garage and car showroom and the construction of a residential development consisting of six floors over basement (seven floors in total) with a set-back at top floor at 153-155 Harold's Cross Road, Dublin 6W. The new building (with a total floor area of 3,970.64 sq.m) will include a total of 43 units (8 studio apartments, 12 one-bed apartments and 23 two-bed apartments). There will be communal landscaped rooftop terrace, green roof. A total of 11 No. car parking and 88 No. bicycle spaces will be provided at basement level. The proposed development will also comprise of refuse storage, excavation and all other ancillary works.

**Area 1
Appeals Decided**

None



Dublin City Council

SECTION 5 EXEMPTIONS

22/20

(25/05/2020-29/05/2020)

Area	Area 1 - South East
Application Number	0085/20
Application Type	Section 5
Applicant	Aoibhinn O'Connell
Location	55, Dartmouth Square, Ranelagh, Dublin 6
Registration Date	26/05/2020
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Existing roof valley gutter outlet serving the roof valley gutter of property No's 55 & 56 is of insufficient capacity to cater for removal of collected rainwater from the valley gutter. In addition, there is no overflow serving this gutter in the event of a blockage. These issues resulted in rainwater ingress directly into Property No 55 on 30/07/2019 via a rooflight which is positioned over the Stairwell. a). Provide a new overflow outlet of sufficient diameter & design to the valley gutter through the rear attic space of Property No 55 of similar character, appearance & arrangement to existing outlets serving the neighbouring terraced properties. Position the outlet through the rear attic of Property No 55 and into the rear eaves gutter as per existing arrangements serving this valley gutter at neighbouring property No 56. Reinstall / match existing finishes affected, e.g. slate / leadwork. b). Repair loose / cracked lime on lath ceiling finishes over Stairs on Bathroom Level utilising approved conservation pinning techniques and lime plaster to match existing finishes – approx. 2.43m². This will be done by an experienced conservation plasterer only. The minimum of loose and cracked plaster will be removed. The substructure of laths will be assessed and repaired where necessary using similar material to the original laths. Only lime plaster will then be used to re-plaster the damaged areas. Note that no cornices or moulded plaster will be removed or repaired. c). Repair damaged lime on lath ceiling /soffit finishes to the upper Stairs at Main Entrance level utilising approved conservation pinning techniques and lime plaster to match existing finishes – approx. 5.64m². This will be done by an experienced conservation plasterer only. The minimum of loose and cracked plaster will be removed. The substructure of laths will be assessed and repaired where necessary using similar material to the original laths. Only lime plaster will then be used to re-plaster the damaged areas. Note that no cornices or moulded plaster will be removed or repaired. d). Repair damaged / broken gypsum plasterboard & skim finishes at the head of the WC door at Lower Ground Floor Level with equivalent to match existing. e). Redecorate areas where water ingress occurred as follows: - i). Provide 2 coats of emulsion paint to all existing (partially gypsum skimmed) lime on lath ceiling & wall finishes of the Master Bedroom, Stairwell & Landing areas at Lower Ground Floor level, Main Entrance Level, Bathroom Level and 1st floor level; ii). Provide 2 coats fire resistant paint where existing to the internal doors at Lower Ground Floor level & Main Entrance level. iii). Provide 2 coats satin wood white to all architrave, skirting board & door timberwork in the Stairwell area. iv). Provide 2 coats of emulsion paint to the ceilings & associated coving/mouldings of the rear Living Room at Main Entrance level & also the Lower Ground Level Living Room. Ditto to the Kitchen & WC ceilings at Lower Ground Level. v). All decoration products to match existing specification & colour (or colour specified by the Homeowner). vi). Provide new carpet floor finishes to the Stairs and Landings at Lower Ground Floor Level, Main Entrance level, Bathroom Level & 1st floor Level to match with the previously removed/ damaged carpet. Stairs between bathroom level and top landing is “leaning” slightly to one side. This is feared to be related to the water ingress Investigation will be required to assess the structure of the stairs which is sloping. Stairs in houses of this age can naturally settle over time and are not necessarily cause for concern. However, the owner feels that the leaning may be due to the water ingress in July 2019. If the stairs is in need of repair, all original materials, such as bannisters, handrails and threads will be removed carefully and systematically catalogued and retained whilst an engineering assessment is carried out. Care will be taken to disturb as little original materials as possible, such as plasterwork to the underside of the stairs. Any repairs required will be done using best conservation practice and then the original removed and catalogued materials replaced in their original positions. Any necessary repairs will use similar materials.

Area	Area 1 - South East
Application Number	0197/20
Application Type	Section 5
Applicant	Laura Tessmer & Steve Atkins
Location	20A, Beechwood Avenue Lower, Ranelagh, Dublin, 6
Registration Date	25/05/2020

Additional Information

Proposal: EXPP Proposed extension to rear. Shared boundary wall of concrete blockwork to rear between no. 20A & 22.

Clerestory windows in the vertical plane of proposed shallow mono-pitch zinc/profile metal roof.

Gas stove in the extension.

Alterations to existing windows to rear proposed Conservation roof Windows to rear.

External Steps to Rear. Alteration to front elevation to front elevation.

Internal Alterations at Ground Floor Level & First floor level.
