



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**19/19**

(07/05/2019-10/05/2019)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2065/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Fibonacci Property ICAV
<b>Location</b>	Site of c. 1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4
<b>Registration Date</b>	07/05/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for amendments to the office development permitted under Reg. Ref: 2221/16 & ABP Ref.: PL 29S.246717 and subsequent amendments under Reg. Ref.: 4456/16, Reg. Ref.: 2500/17, Reg. Ref.: 2953/17 and Reg. Ref. 4358/18 at a site of c. 1.56ha. located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4. The proposed amendments consist of:

1. Provision of an additional storey (5th floor) to both Block 1 and 2 bringing the parapet level to a height of 24 metres;
2. Addition of a pedestrian link bridge between Block 1 and Block 2 at second floor level;
3. Replacement of permitted glass fin detail to elevations at fourth floor in lieu of double skin glazed facade to match the proposed 5th floor with associated glazing detail over parapets;
4. Relocation of internal glazed atria of Blocks 1 and 2 to provide two glazed atria on Blocks 1 and 2 connecting to the plaza with associated alterations to elevations and internal reconfigurations;
5. Addition of 2 no. two storey pedestrian link bridges between the permitted blocks and the existing blocks to the north at first and second floor levels;
6. Revised plants and associated screening to roof level;
7. Minor increase in footprint of sub-basement level;
8. All ancillary and associated site development and landscaping works.

The proposed amendments result in an overall Gross Floor Area increase of 3,740 sq.m to a total of 57,140 sq.m for the two blocks.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2211/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Rowena Salmon & Trevor Branigan
<b>Location</b>	101, Strand Road, Sandymount, Dublin 4
<b>Registration Date</b>	08/05/2019
<b>Additional Information</b>	Additional Information Received

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**Proposal:** The proposed development will consist of the construction of a new two storey detached dwelling to contain living, kitchen, dining, WC and garage at ground floor level and 4 no. bedrooms, ensuites and study at first floor level, partial demolition of existing garage, with substantial retention of existing garage facade to street, to provide new access lane to the side of the existing dwelling and access to off street parking for existing and proposed dwelling. Widening of existing vehicular entrance (and move pillar) by 250mm. Provision of new gates and garden walls to the side and rear to subdivide the site and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2933/19  
**Application Type** Permission  
**Applicant** Hubspot Ireland Ltd.  
**Location** Nos. 1, 2, 3, 4, 5 and 6 Sir John Rogerson's Quay, Nos. 21 and 22 Windmill Lane and No. 17 Creighton Street (also known as 16-25 Creighton Street), Dublin 2.  
**Registration Date** 08/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Nos. 1, 2, 3, 4, 5 and 6 Sir John Rogerson's Quay, Nos. 21 and 22 Windmill Lane and No. 17 Creighton Street (also known as 16-25 Creighton Street), Dublin 2. The site includes protected structures at No. 4 (RPS Ref: 7544) and No. 5 (RPS Ref: 7545) and the facade of No. 2 (RPS Ref: 7543) Sir John Rogerson's Quay. The development will consist of the installation of four new signs comprising an internally illuminated acrylic sign at high level on the Creighton Street facade, a house name sign made of stainless steel letters front fixed to metal panels at low level on Creighton Street, a logo sculpture within the entrance courtyard and a backlit brushed stainless steel sign mounted at high level on the East facade of the entrance courtyard.

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**Area** Area 1 - South East  
**Application Number** 2934/19  
**Application Type** Permission  
**Applicant** Vodafone Ireland Ltd.  
**Location** The Molesworth Building, 10-11, Molesworth Street, (formerly 10-14, Molesworth St.), The Frederick Buildings, South Frederick St., and Nos. 35-37 Setanta Place, Dublin 2  
**Registration Date** 08/05/2019

**Additional Information**

**Proposal:** Permission to erect 3 no. antenna, 2 no. microwave dishes together with associated equipment upon the rooftop of The Molesworth Building, 10-11 Molesworth St. (formerly 10-14 Molesworth St.) The Frederick Buildings, South Frederick St. and Nos. 35-37 Setanta Place, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 2952/19  
**Application Type** Permission  
**Applicant** Cillian Gorman  
**Location** 330, Kimmage Road Lower, Kimmage, Dublin 6w

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**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** Planning permission for the renovation of existing single storey house and new two storey and single storey extensions to rear of existing single storey house with partial change of use from commercial (formally Handsome Hounds) to residential forming part of 330 Lower Kimmage Road and the erection of a new one and a half storey back lands house to rear of 330 Lower Kimmage Road, Kimmage, Dublin 6.

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**Area** Area 1 - South East

**Application Number** 2953/19

**Application Type** Permission

**Applicant** Hibernia REIT plc

**Location** Windmill Lane & Creighton St., Dublin 2 which forms part of the development at 1-6 Sir John Rogerson's Quay, 17 Creighton Street and 21-22, Windmill Lane

**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** Planning permission for development at Windmill Lane and Creighton Street, Dublin 2, which forms part of the development at 1-6 Sir John Rogerson's Quay, 17 Creighton Street and 21-22 Windmill Lane. The development consists of the amalgamation of 2 no. units fronting Windmill Lane and Creighton Street with permitted retail/cafe and office/cultural/recreational uses respectively and the implementation of a mezzanine floor for use as a cafe/restaurant unit. The amalgamated unit extends to a gross floor area of c. 370 sq.m at ground floor level and c. 206 sq.m at mezzanine level, totally c.576 sq.m (increase in gross floor area of c. 206 sq.m).

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**Area** Area 1 - South East

**Application Number** 2956/19

**Application Type** Permission

**Applicant** Cibus Concepts Limited

**Location** Basement & Ground Floor, 17, Crown Alley / 3-4 Cope Street, Temple Bar, Dublin 2

**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** RETENTION & PERMISSION: For development at this site: Basement & Ground Floor, No. 17 Crown Alley / 3-4 Cope Street, Temple Bar, Dublin 2. The development consists of: Retention Permission for the re-location of the main entrance door at Cope Street elevation as per previous granted planning application reference no. 3232/17. Permission for alteration of operating hours between 7.00am to 11.30pm (Sunday - Thursday) and 7.00am to 12.30am (Friday - Saturday), including permission for new advertisement signage at ground floor fascia elevations, all associated site and ancillary works at this address.

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**Area** Area 1 - South East

**Application Number** 2958/19

**Application Type** Retention Permission

**Applicant** Canal Basin Holdings Limited

**Location** Corner of Richmond Street South, Dublin 2 and Lennox Street, Dublin 8

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**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** RETENTION: Retention Permission is sought to make amendments to the recently constructed 6 storey office and restaurant development which was built under planning permission Reg. Ref. 4638/17. That permission approved the parking of 8 cars in the rear yard associated with the development. Following construction it is clear that 10 cars can be parked in this space and the area has been set out accordingly. Permission is sought to retain the use of the yard for the parking of 10 cars. The area continues to accommodate bicycle parking, disabled parking space and access to the building as originally approved.

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**Area** Area 1 - South East  
**Application Number** 2959/19  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars Trinity  
**Location** The Arts Building, Trinity College Dublin, The University of Dublin, College Green, Dublin 2  
**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of work to a protected structure, the T.C.D. Arts Building, reference 2006 on the Record of Protected Structures. Proposals consist of: The installation of movable oak clad kiosks at level 2 concourse area, outside the Robert Emmett Theatre, to include: two large kiosks (2m W x 3m L x 2.5m H) and six small kiosks (1m W x 2m L x 1m H) to house multiple student and college related functions including: clubs and societies information, charity events and sales, study groups and conference registration during the college term and ancillary retail use (TCD merchandise) over summer months. The total overall footprint of kiosks when all in use will be 24m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 4099/18  
**Application Type** Permission  
**Applicant** Grattan Smith & Emma-Jane Lennon  
**Location** 44, Belgrave Square West, Rathmines, Dublin 6  
**Registration Date** 10/05/2019

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the demolition of the rear garden wall and vehicular access gate, the construction of a 2 storey 2-bedroom single detached mews dwelling, within the curtilage of a Protected Structure, incorporating a car space within the site accessed from Cambridge Road with a terrace to first floor level to the front. The ground floor to be partially sunken below ground level with access to private open space to the rear and associated site works at 44 Belgrave Square West (fronting onto Cambridge Road), Rathmines, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 4503/18  
**Application Type** Permission  
**Applicant** Chopped Grafton Limited  
**Location** 109, Grafton Street, Dublin 2  
**Registration Date** 10/05/2019  
**Additional Information** Additional Information Received

**Proposal:** Permission is sought comprising: (i) alterations to previously approved newsagent, convenience and off-licence retail space (Reg. Ref. 5948/06) to provide a new mixed retail unit comprising high-quality kitchenware, clothing, crockery, culinary books and associated accessories with an ancillary gourmet salad bar / delicatessen (Freshly Chopped - The Healthy Food Company) for the sale of gourmet fresh salads, sandwiches and soups; and, (ii) permission for new shopfront and fascia level signage; and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** DSDZ4219/18  
**Application Type** Permission  
**Applicant** Google Ireland Limited  
**Location** Google Docks, Barrow Street, Grand Canal Dock, Dublin 4  
**Registration Date** 10/05/2019  
**Additional Information** Additional Information Received

**Proposal:** Planning Permission for change of use to the ground floor retail unit totalling 85 sq.m to office use and associated alterations to the facade at ground level.

This application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** WEB1065/19  
**Application Type** Permission  
**Applicant** Gonzaga College  
**Location** Gonzaga College, Sandford Road, Ranelagh, Dublin 6  
**Registration Date** 08/05/2019  
**Additional Information** Additional Information Received

**Proposal:** For development at this site, Gonzaga College, Sandford Road, Dublin 6, D06 KF95. The construction will consist of the installation of a new 3g artificial turf pitch capable of accommodating full size rugby and football over the site on an existing natural grass pitch within the playing fields at Gonzaga College. The development will comprise of a new 3g pitch, ball stop fencing system up to 5m in height, 6/8 columns floodlighting system up to 18m in height, spectator hardstanding with 1.2m fencing and new 3m wide hardstanding access from existing car park accommodating maintenance vehicles.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2927/19  
**Application Type** Permission  
**Applicant** Jennifer Gilmore  
**Location** Sunningwell, 7, Temple Gardens, Rathmines, Dublin 6  
D06 K7W9  
**Registration Date** 07/05/2019  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development consisting of extensions and renovation of an existing house at 'Sunningwell', 7 Temple Gardens, Rathmines, Dublin 6, D06 K7W9 (A Protected Structure). Works will include the demolition of existing non original part 2 storey part single storey extension to the west side and rear of the existing house. Provision of a new replacement part 2 storey/part single storey extension to the west and rear north side of the existing house incorporating new entrance hall, reception, w.c., kitchen/dining/family area, ancillary utility room, link stairs to existing house through a new enlarged replacement bay window to the rear of the dining room. A new family bathroom will be built at first floor level. A new single storey replacement garage store will be built to the east side with a single storey detached plant room. External works will include new drainage works, new landscaping to front and rear gardens and repair works to all boundaries including widening of existing gate to 3.6m and alterations to existing railings. Services to be provided will include geothermal wells or an air to water heat pump serving underfloor heating to entire ground floor of existing and extended house. Permission is sought for replacement slim light double glazing to all existing windows, internal drylining insulation to all walls of existing house, repointing of all brickwork, reslating/repairs to roof and chimney repairs.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2931/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Mark Carlin
<b>Location</b>	8, Dartry Road, Dartry, Dublin 6, D06 Y2H3
<b>Registration Date</b>	08/05/2019
<b>Additional Information</b>	
<b>Proposal:</b> PROTECTED STRUCTURE:	Permission is sought for alterations consisting of

1. refurbishment to windows, new window and door to rear return
  2. re-pointing of brickwork
  3. removal of bars to windows on rear return
  4. new storage to under stairs
  5. new insulation to existing extension to rear
  6. removal of chimney breast and wall to ground floor rear return
  7. new ensuite to master bedroom
  8. new bathroom to first floor return and associated site works.
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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2936/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Strand Trust Ltd.
<b>Location</b>	7 & 8, Pembroke Gardens, rear of Pembroke Road, Dublin 4
<b>Registration Date</b>	08/05/2019

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### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for internal and external refurbishment works; demolition of rear return outbuildings and toilets; and the construction of rear flat-roofed extensions to each of Nos. 7 and 8 Pembroke Gardens, both 'Protected Structures'. Rear of Pembroke Road Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 2945/19  
**Application Type** Permission  
**Applicant** The Surge Limited Partnership  
**Location** Glenmore, 29, Park Avenue, Sandymount, Dublin 4  
**Registration Date** 10/05/2019

### **Additional Information**

**Proposal:** The development will consist of part single storey / part two storey demolitions to the rear and side of existing habitable house; demolition of the detached garage and external stores to the side rear; construction of new part single storey / part two storey extensions to the rear and sides, partly with pitched roofs and partly with flat roofs; modification of existing roofs; elevational changes to include changes to the fenestration to the front and side, re-instatement of the front external covered porch & construction of a bay window to the front; construction of new walls and new gates to the side of the house; widening the existing vehicular entrance and construction of new entrance gateway and walls to include dishing of pathway in front of proposed entrance; including associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 2954/19  
**Application Type** Permission  
**Applicant** Bill & Gail Hopkins  
**Location** 2, Ramleh Park, Dublin 6  
**Registration Date** 10/05/2019

### **Additional Information**

**Proposal:** Planning permission for the two storey extension to the side of the existing house, a lean to roof to form an open porch to the front, an increase in the area of the gravel drive and widening of the existing vehicular entrance to 3.5m and a new gate together with associated site works, all at 2 Ramleh Park, Dublin D06 K2E4.

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**Area** Area 1 - South East  
**Application Number** 4634/18  
**Application Type** Permission  
**Applicant** Ciara Dalton & Barry Prost  
**Location** 84, Rathgar Road, Rathgar, Dublin 6  
**Registration Date** 07/05/2019

### **Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE; New vehicular entrance to front, demolition of existing non original 27sq.m two storey extension to rear, and construction of new 36 sq.m three storey extension to rear. Permission is also sought for repair and alterations to retaining wall and steps to front garden, new opening between garden level reception rooms, alterations to window opening to rear, replacement of PVC windows, replacement of non-original stairs to top bathroom, repair of main stairs and handrail, installation of new bathrooms and kitchen, & decoration throughout.

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**Area** Area 1 - South East  
**Application Number** WEB1262/19  
**Application Type** Permission  
**Applicant** Brian Durney  
**Location** 62, Kimmage Road Lower, Harold's Cross, Dublin 6W  
**Registration Date** 08/05/2019

**Additional Information**

**Proposal:** Alteration of the front boundary wall plus associated landscaping works to the front garden to create vehicular access, an off-street parking bay, and dishing of the public footpath to the front.

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**Area** Area 1 - South East  
**Application Number** WEB1263/19  
**Application Type** Permission  
**Applicant** Edward & Rosemary Phipps  
**Location** 6, Chapel Avenue, Irishtown, Dublin 4  
**Registration Date** 08/05/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a new first floor ensuite above existing single storey structure (circa 4.8m<sup>2</sup>) to the rear of the property, internal modifications, and all ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1265/19  
**Application Type** Permission  
**Applicant** Gerry MacMahon  
**Location** 41, Fortfield Terrace, Rathmines, Dublin 6, D06 A098  
**Registration Date** 08/05/2019

**Additional Information**

**Proposal:** The proposed development will consist of a second storey extension to the side and rear including a dormer to the rear. This will accommodate 2no. new bedrooms and will include 3no. Velux windows to the front of the house, together with minor internal modifications and associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1272/19  
**Application Type** Permission  
**Applicant** Joe Kelly  
**Location** 43, Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 09/05/2019

**Additional Information**

**Proposal:** Creation of vehicular access to front and provision of off street parking for one vehicle and ancillary related works.

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**Area** Area 1 - South East  
**Application Number** WEB1276/19  
**Application Type** Permission  
**Applicant** Mary Jane Brady  
**Location** 14, Wilfield Road, Sandymount, Dublin 4  
**Registration Date** 10/05/2019

**Additional Information**

**Proposal:** The development will consist of providing new landscaped off-street parking by the removal of a 3.1m wide section of the existing front boundary railing and concrete plinth, and provision of new bi-folding gates to new vehicular entrance, all to the front.

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## Area 1 LAWs

**Area** Area 1 - South East  
**Application Number** 2938/19  
**Application Type** LAW  
**Applicant** Environment & Transportation Department  
**Location** Martello Tower, Strand Road, Dublin 4  
**Registration Date** 09/05/2019

**Additional Information**

**Proposal:** Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

**Proposal:** Pursuant to the requirements of the above, notice is hereby given of the proposed construction of coastal flood defence measures around the sea side of the Martello Tower. The works consist primarily of the following:

- Construction of a reinforced concrete wall (70m in length and 800mm in height) around the sea side of the Martello Tower.
  
- Facing of the reinforced concrete wall with Leinster granite and Leinster granite coping.
  
- An 850mm high steel railing on top of granite coping.

- Installation of 2 no. flood gates.
- Erection of site compound within the car park opposite Gilford Road.

Plans and particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Thursday 9th May 2019 during public opening hours at offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 09.00 hrs to 16.30 hrs and Ringsend Library, Fitzwilliam Street, Dublin 4. Library opening hours as follows:

- Monday & Wednesday - 12.45 - 4.00pm & 4.45 - 8.00pm.
- Tuesday, Thursday, Friday & Saturday - 10.00am - 1.00pm & 2.00pm - 5.00pm.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30 hrs on Friday, 21st June 2019.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0189/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	09/05/2019
<b>Applicant</b>	Ciara Roche
<b>Location</b>	54, Nephin Road, Dublin 7, D07 PKF1
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Three no. two and three storey dwellings, one 3 bedroom and two 4 bedroom dwellings and associated external works.

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**Area** Area 1 - South East  
**Application Number** 0191/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/05/2019  
**Applicant** Cathy O'Brien  
**Location** Orchard Lane, Rear of 60, Ranelagh Road, Ranelagh,  
Dublin 6

**Additional Information**

**Proposal:** SHEC: Demolition of shed and construction of 3 bedroom mews dwelling.

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**Area** Area 1 - South East  
**Application Number** 2495/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Deirdre McTigue and Steven McNamee  
**Location** 3, Gulistan Cottages, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist/consists of: Planning permission is sought for attic conversion with dormer projection to rear extending over existing kitchen, allowing for new first floor extension with flat roof, new roof light to front of existing roof, new works consisting of 2 additional bedrooms on first floor with toilet facility. New internal alterations on ground floor consisting of wet-room and new lounge, alterations to rear entrance and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2496/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Balrath Investments Limited  
**Location** 31, 32 and 33, Stephens Street Lower , and 1, 2 and 3  
Digges Lane, Dublin 2

**Additional Information**

**Proposal:** Permission for amendments to approved hotel re-development ( ref. 3493/15, 4082/16, 3439/17, 2415/18), at The Grafton Capital Hotel, 31-33 Lower Stephen Street and 1-3 Digges Lane, Dublin 2, to consist of: a) The conversion of the 1st floor bar to four meeting rooms, with omission of open stairs from ground floor; b) Provision of an MV Switch Room, with omission of one bedroom, at first floor, south-west corner; c) The provision of private roof terraces to 10 no. bedrooms at 6th floor level, with associated balustrades and privacy screens; d) Minor alterations to the Digges Lane facade; and e) Alterations to the hotel signage on the east, north and west facades. The total number of bedrooms will reduce from 123 to 122. There is no change in gross floor area of the development.

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**Area** Area 1 - South East  
**Application Number** 2497/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/05/2019  
**Applicant** ELM Capital Assets Ltd.  
**Location** Lansdowne Wood, Lansdowne Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the provision of a new additional setback fifth floor (sixth storey) to accommodate 1 no. 3-bed penthouse apartment (GFA 194 sq.m) with two roof terraces; internal alterations to the central stairwell and lift to provide access to the fifth floor penthouse apartment; roofing over existing eastern terrace; and all ancillary and associated works. The proposed development would increase the height of the existing building; from a maximum height of 15.65m/19.4mOD (lift core 17.48m/21.23mOD) to 18.225m/21.975mOD (lift core 18.975m/22.725mOD).

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**Area** Area 1 - South East  
**Application Number** 2498/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Sean Kenny  
**Location** Site at the rear of 312, Kimmage Road Lower, Kimmage, Dublin 6w

**Additional Information**

**Proposal:** Planning is sought for:

1. Demolition of existing single storey garage/ storage unit (circa 97 sq.m),
2. Construction of part single storey part two storey single family dwelling (111.5 sq.m) with roof terrace (35 sq.m) and undercroft single vehicle off-street parking.
3. New pedestrian access along south boundary (Corrib Road),
4. New vehicular and pedestrian access along east boundary (laneway off Corrib Road) and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2502/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Sherry Fitzgerald Ltd  
**Location** 176, Pembroke Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The development will consist of: Demolition of existing 31sqm single storey structures to the rear and replacement with new 31sqm single storey structure and reconstruction and raising in height of the adjoining boundary wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2505/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Orangeseed Designated Activity Company
<b>Location</b>	24-28, Dame Street, which includes The Mercantile Hotel and Dame House, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site at 24-28 Dame Street which includes The Mercantile Hotel and Dame House, Dublin 2. The site of 0.0768 ha is bound by Dame Street to the north, Dame Lane to the south and South Great Georges Street to the west.

The subject site includes protected structures, RPS Ref. 2103 (24 Dame Street), RPS Ref. 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2.

The proposed development seeks permission for the partial redevelopment and refurbishment of the existing Mercantile Hotel and Dame House, No's 24-28 Dame Street, Dublin 2. The proposed development comprises of the following:

- Partial demolition of existing structure (internal and external);
- Refurbishment and upgrade of the existing Mercantile Hotel;
- Change of use of the existing office development at 1st to 4th floor level of Dame House to hotel use;
- Amalgamation of Dame House with the existing Mercantile Hotel from 1st to 4th floor levels;
- Removal of existing 5th floor (6 no storey) level mansard roof of the Mercantile Hotel and provision of a new amalgamated mansard roof level to the Mercantile Hotel and Dame House;
- Provision of new set back 6th floor (7 no. storey) to Mercantile Hotel and Dame House;
- Provision of 5 no. storey extension over existing ground floor level (6 no. storey in total) including set back 7 no. storey to south of the site fronting Dame Lane;
- Provision of glazed atrium space between the protected structures and proposed extension;
- Revised internal layout and reconfiguration of all buildings including the existing bar / restaurant / café units at ground and first floor level;
- Provision of plant at 5th floor level and roof level;
- Modifications to all elevations to facilitate the proposed development;
- Revised shopfronts and signage;

- Revised basement level and inclusion of additional plant areas;
- General improvements and repairs to the existing protected structures and all other works necessary to facilitate the proposed development.

The proposed development will result in an increase in the total number of bedrooms from 28 no. to 109 no. and will include a restaurant / café / bar use. A separate café / restaurant use will also be provided at the junction of Dame Street and South Great Georges Street. The overall development will increase from 4,158 sq.m to 5,311 sq.m in total.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2506/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Shane Barrett
<b>Location</b>	15a, Chelmsford Lane, Ranelagh, Dublin 6, D06 K6K6
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION & RETENTION: Permission for roof level "velux" fire escape window and Retention Permission for 3-bed terraced end house Pl. Ref. no. 4141/99, alterations to external dimensions/height, attic level bedroom, 3 no. "velux" roof windows, 2 no. on-site front parking spaces, pedestrian side entrance.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2510/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	09/05/2019
<b>Applicant</b>	Abigail O'Brien & Hugh Bradley
<b>Location</b>	32, Wellington Road, Ballsbridge, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: PERMISSION & RETENTION: 1. Retention of extension of the terrace balcony and steps and undercroft services plant storeroom by 3.6m depth as constructed which is a modification of permitted development by reference to planning reference 1425/02.

2. Permission for: (i) Modifications of the extended terrace area so that the depth of the proposed balcony terrace is reduced so that it now comprises an overall total depth of 3.1m from the rear facade of the kitchen that is an increase of 750mm depth to the permitted depth as per planning reference 1425/02.

(ii) The level of the retained terrace beyond the 3.1m zone is reduced by 500mm to create a new planted stepped garden 2.85m in depth.

(iii) Relocation of the steps to access the garden level and

(iv) modification of the undercroft services plant area so that the ceiling is lowered by 500mm over the end section a depth of 1.6m and



(v) Provision of a living wall vertical garden 3.55m total height over garden level which is 1.8m high over the terrace level along the southern boundary of the terrace

(vi) Provision of frameless glazing balustrade to the eastern boundary and to the steps

(vii) Provision of evergreen planting in planters along the northern boundary

(viii) Blocking up of the side high level window to the undercroft.

the resulting terrace balcony area will comprise an area of 8.5sq.m. in total and the planted stepped garden and access steps will comprise an area of 10 sq.m., the undercroft services store will comprise an area of 8.8 sq.m. all located at the rear upper ground floor and garden level at the rear of 32 Wellington Road, Ballsbridge, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2512/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/05/2019
<b>Applicant</b>	Paul White & Imelda White
<b>Location</b>	2, Temple Road, Dublin 6, D06 RX56 (on the corner of Dartry Road, Dublin 6)

**Additional Information**

**Proposal:** The proposed development will consist of the construction of 4 two-bed duplex apartments each with ground floor terraces to the rear/south, and 1 three-bed apartment at second floor with internal garden/terrace. This 3-bed apartment will be a replacement dwelling. The proposal will be over three storeys and include demolition of the existing dwelling, revised access to site from Temple Road via a pre-existing (now closed) entry 3500mm wide and exit via a 3500mm wide exit at the existing entry/exit gate on Temple Road, new pedestrian/bicycle entrance off Dartry Road, provision for seven off street parking spaces, and a seven bicycle rack, landscaping and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2515/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/05/2019
<b>Applicant</b>	Bemico ULC
<b>Location</b>	3, Morehampton Terrace, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Building a two-storey extension to the side of the existing rear return, associated roof alterations and minor external works and internal alterations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2518/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION

**Decision Date** 09/05/2019  
**Applicant** Ulster Bank Ireland DAC  
**Location** Ulster Bank, 30-33 College Green and 3-4 Suffolk Street fronting onto Church Lane, Dublin 2, D02 DD76

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a c. 0.124 ha site at Ulster Bank, 30-33 College Green and 3-4 Suffolk Street fronting onto Church Lane, Dublin 2, D02 DD76 (A Protected Structure, RPS Ref. 1995).

The proposed development will consist of the internal refurbishment and fitout of the existing building across 5 no. floors including the retail bank and atrium space at ground floor level. The proposed fitout includes the removal of internal partition walls and the provision of new reconfigured partition walls at ground through fourth floor levels, changing the public access to the existing College Green entrance only, a new underfloor heating system under the atrium floor and the provision of new ventilation, data cabling, power distribution and accessible toilets.

The proposed scheme includes the replacement of existing plant and services at roof level with new plant on both the College Green and Suffolk Street roofs, removal of a ventilation duct to the rear of the College Green building, replacement of existing louvres at 5th floor level with new louvres to match existing, the provision of a new extract duct to the rear of the Suffolk Street roof and the replacement of an existing rooflight over the stairwell to the south of the building with a double glazed rooflight to match existing. The existing single-glazed atrium roof will be replaced with a new double-glazed, single pitched atrium roof with ventilation and smoke vents, and a total height lower than existing.

Works at second floor roof level to the rear of the College Green building comprise the removal of all existing plant, the replacement of an existing rooflight with a lightweight roof and the provision of 5 no. new condenser units.

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**Area** Area 1 - South East  
**Application Number** 2520/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/05/2019  
**Applicant** Anna & Francis Drought  
**Location** 2, Pearse Square, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission at 2 Pearse Square, Dublin 2, a Protected Structure RPS 6446 in a Special Area of Conservation. 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.

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**Area** Area 1 - South East  
**Application Number** 2535/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2019

**Applicant** John Lynch  
**Location** 24C, Londonbridge Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of a flat roofed 21m2 single storey extension to the west elevation of the existing building and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2547/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2019  
**Applicant** Claire Healy  
**Location** 11, Aideen Drive, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Planning permission for construction of single storey extension to the rear of existing dwelling comprising of kitchen/dining room and modification of existing roof structure and conversion of attic space including construction of flat roofed dormer to the rear.

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**Area** Area 1 - South East  
**Application Number** 2838/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/05/2019  
**Applicant** Cathy O'Brien  
**Location** Orchard Lane, Ranelagh, Dublin 6 to the rear of No. 60 Ranelagh Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Orchard Lane, Ranelagh, Dublin 6 to the rear of No. 60 Ranelagh Road, Dublin 6. No. 60 Ranelagh Road is a Protected Structure. The development will consist of the demolition of a shed and the construction of a 3-bedroom mews dwelling on lands opening onto Orchard lane and all associated ancillary works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 2844/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2019  
**Applicant** Specialist Holiday Group Ireland  
**Location** 16, Exchequer Street, Dublin, D02 NX68

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the erection of new shopfront signage on the retained existing fascia of the above retail unit forming part of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 2870/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2019  
**Applicant** Joan & Michael Kelly  
**Location** 49 Fortesque Lane, Rathmines, Dublin 6, i.e. at the rear of 49, Mountpleasant Avenue Lower, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for development at 49 Fortesque Lane, Rathmines Dublin 6, i.e. at the rear of 49 Lower Mountpleasant Avenue, Rathmines, Dublin 6. The development within the curtilage of a property listed in the Record of Protected Structures, will consist of the removal of the existing rear gate and garden shed, the creation of a set back entrance onto Fortesque Lane, the construction of a two storey building comprising a covered car port and roller shutter, side gate, garden room and entrance lobby at ground floor level and a home office at first floor level. The roof will comprise a selected metal clad curved section and a flat section, The external walls will comprise selected brickwork and cladding.

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**Area** Area 1 - South East  
**Application Number** 2873/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2019  
**Applicant** Mary F. Murphy  
**Location** 43, Avenue Road, (rear of 43 Bloomfield Avenue), South Circular Road, Dublin 8

**Additional Information**

**Proposal:** The development will consist of (a) the removal of the boundary wall along Avenue Road, and (b) the construction of a 3 storey terrace, comprising 3 no. mews, fronting onto Avenue Road. 2 no. mews to comprise kitchen/dining/living area, guest toilet, bin/bicycle storage and rear courtyard at ground floor level; 1 no. bedroom, bathroom, study, utility room and open balcony/terrace at first floor level; 1 no. ensuite bedroom, with open balcony/terrace at second floor level. 1 no. mews to comprise 1 no. bedroom, study, utility, bathroom, bin/bike storage and new boundary garden wall at ground floor level; kitchen/dining/living room, open balcony/terraces at first floor level; 1 no. ensuite bedroom with open balcony/terraces at second floor level.

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**Area** Area 1 - South East  
**Application Number** 2876/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2019  
**Applicant** Jamaica Coffee Co. Ltd  
**Location** Il Caffe Di Napoli, 11-14, Fenian Street, Dublin 2

**Additional Information**

**Proposal:** The proposed development seeks to amend Condition 4 of the existing Planning Permission (DCC Ref. No. 0619/01), (Condition 2 of An Bord Pleanala Permission Ref. PL29S.124979) which refers to permitted opening hours. Jamaica Coffee Company Ltd wish to amend the opening hours from 07.30 -

19.00hrs Monday to Friday incl. & 08.30 - 19.00hrs Saturday & Sunday to the Following: 07.30 - 22.00hrs Monday - Friday incl., 15.00 - 22.00hrs on Saturday & 11.00 - 17.00 on Sunday.

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**Area** Area 1 - South East  
**Application Number** 2883/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2019  
**Applicant** Shelagh Conway  
**Location** 81, Marlborough Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development consists of the retention of the following: - Use of upvc/aluminium in the rear facade construction of the conservatory, - Use of upvc/aluminium in the windows construction to the rear of the previous kitchen and bedroom extension at lower ground and ground level. - Alterations to the conservatory roof. - Alterations to the rear kitchen extension roof at ground level. - Installation of a bay window to the previous bedroom extension at the rear lower ground level. - Installation of a bay window to the previous kitchen extension at the rear ground level. - Erection of a front boundary wall. - Erection of an external stairs from lower ground level to ground level to the rear of the previous kitchen and bedroom extension.

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**Area** Area 1 - South East  
**Application Number** 2891/13/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** BBK Property Limited  
**Location** 1, 2, 3A, 4A, 5A, 6 & 7, Aideen Place, Terenure, Dublin 6w

**Additional Information**

**Proposal:** EXT. OF DUR.: Permission for the demolition and excavation of the existing warehouse buildings, removal of existing retaining walls and construction of a new 2m high boundary wall to rear of the site to enable construction of 7 no. terrace dwellings that are 2 storey in height to Aideen Place and 3 storeys in height to the adjoining Kimmage Grove with an integrated car space per unit to Aideen Place at the site at 1-2 Aideen Place, Kimmage, Dublin 6W. Furthermore a Waste Licence will be applied for in relation to this development.

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**Area** Area 1 - South East  
**Application Number** 2894/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2019  
**Applicant** Railway Union Sports Club  
**Location** Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of amendments to previously granted permission reg ref 3129/17

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consisting the following: Reduction in area of single storey pavilion granted under reg ref 3129/17 from 353.5m<sup>2</sup> to 302.1m<sup>2</sup>, (reduction in area of community room by 3m<sup>2</sup> and training room by 10.8m<sup>2</sup>), addition of access door to west elevation and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3766/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Trustees of Mountpleasant LTC
<b>Location</b>	Mountpleasant LTC, Mountpleasant Square, Ranelagh, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the following - Relocation of existing vehicle and pedestrian entrance of the club from its current position to a new position closer to the south eastern corner of Mountpleasant Square; The re-arrangement of car parking bays within the club grounds and the construction of an extension of 265 sq.m containing two additional squash courts and an accessible toilet, all built attached to the western gable of the existing club house building and all associated ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4501/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Mr Roy Turner
<b>Location</b>	25, Lower Mount Pleasant Avenue and Corner of Richmond Hill, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** The development will consist of amending a previously permitted development, Reg. Ref: 2382/18 to include the demolition of existing unused derelict building, previously laid out as ground floor retail use, stores and 2no. carparking spaces, first floor residential apartment on site area 147.7sqm and the construction of a new three storey apartment building on the "footprint" of the existing building which will consist of 2no. three bedroom apartments, each with a balcony and screened, landscaped terrace, Apt 'A' 131.8sqm & Apt 'B' 138.5sqm which includes area for 2 no. garaged car parking spaces accessed from Richmond Hill and Lower Mount Pleasant Avenue. The proposed development will replace an existing end of terrace building, No. 25 Lower Mount Pleasant Avenue. Each apartment will have provision for bicycle and refuse bin storage within the development. The main entrance to the apartments is proposed to be retained in its present location on Lower Mount Pleasant Avenue through a landscaped courtyard.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4628/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Slievencourt DAC
<b>Location</b>	Site bounded by, Harcourt Road, Charlemont Street &

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for development at c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west including, 2, 3, 4, 5, 6, 7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b and 7a Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development. The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353). The development consists of the following:

- (i) The provision of a part 7, part 8 and part 9 storey with set backs at various levels over two level basement office development (26,350 sq.m GFA offices; 6,904 sq. GFA basements) with retail/cafe/rest aunt units (381 sq.m GFA);
- (ii) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA);
- (iii) Change of use of 5 and 6 Charlemont Street to cafe and ancillary use (134 sq.m and 163 sq.m GFA respectively);
- (iv)) Conservation works to 5, 6, 7 and 8, Charlemont Street including removal of non original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application;
- (v) The proposal includes accessible terraces to all elevations;
- (vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South;
- (vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8, Charlemont Street (5,195 sq.m GFA demolitions overall);
- (viii) New pedestrian and plaza area to rear of 5,6,7 and 8, Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;
- (ix) Retail/Cafe/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5, Charlemont Street (84 sq.m GFA);
- (x) Vehicular access to the basement is provided from Richmond Street South;
- (xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A, Richmond Street South, to include public art feature;

- (xii) The provision of 130 no. car parking spaces and 310 bicycle parking spaces at the proposed basement levels with associated facilities;
- (xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area;
- (xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provisions of plant at basement and roof levels including photovoltaic panels;
- (xv) The overall development consists of a total 34,526 sq.m GFA.

**Area** Area 1 - South East  
**Application Number** 4735/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Rivergate Property Harold's Cross Limited  
**Location** 126-128, Harold's Cross Road, Dublin 6W  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of: Demolition of existing buildings and structures on site, with the exception of the front facade of no. 126 Harold's Cross Road; Construction of an infill residential development of 34 no. apartments with associated balconies/terraces comprising 18 no. 2 bedroom units, 11 no. 1 bedroom units and 5 no. studio units in 2 no. blocks (Block 1 & Block 2). Block 1 comprises a 5 storey (4 storey plus set-back penthouse level) over basement building to the west (rest) of the accommodating 31 no. units (17 no. 2 bedroom units, 10 no. 1 bedroom units and 4 no. studio units); Block 2 comprises a 2-3 storey over basement building to the east of the site (fronting onto Harold's Cross Road) accommodating 4 no. units (1 no. 2 bed unit, 1 no. 1 bed unit and 1 no. studio unit). Basement level to accommodate 30 no. car parking spaces, bicycle parking, refuse store and plant; Landscaped courtyard at ground floor podium level; Vehicular access from Harold's Cross Road, via 2 no. mechanised car lifts located in Block 2; All ancillary site development works, boundary treatment works and services.

**Area** Area 1 - South East  
**Application Number** 4753/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/05/2019  
**Applicant** Katherine McLoughlin  
**Location** 11, Kenilworth Square North, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning permission for works to 11 Kenilworth Square North, Protected Structure (RPS No. 4107) as listed in the Dublin City Development Plan 2016-2022. The proposed development consists of the conversion of three apartments into a single family dwelling (with integral 'granny flat' at ground floor level) as well as the following proposed works: Construction of a suspended, flat-roofed, timber-framed extension (16.5sq.m) at first floor level on west side of house, accommodating kitchen, pantry, outside terrace and staircase to rear garden; Internal alterations and renovations including removal of non-original partitions and suspended ceilings throughout; Formation of new door openings and



blocking-up existing openings at ground, first and second floor levels; Insertion of new bathroom and kitchen facilities at ground, first and second floor levels; Removal of metal bars and replacement of ground floor rear bedroom window to comply with TGD Part B; Renewal of mechanical and electrical services throughout; General conservations and associated repairs including refurbishment of existing sash windows; Sundry repairs and renewals not impacting on the special interest of the protected structure - to facilitate the development outlined above.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2513/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/05/2019
<b>Applicant</b>	KW Real Estate ICAV
<b>Location</b>	Block F, Capital Dock, Sir John Rogerson's Quay, Dublin 2

**Additional Information**

**Proposal:** Permission for development at a site (c.0.22 ha), at Block F, Capital Dock, Sir John Rogerson's Quay, Dublin 2 and otherwise bounded generally by permitted development under Dublin City Council Reg. Ref. DSDZ2546/15 (as amended) to the east, south, west and Sir John Rogerson's Quay to the north. Permission is sought for an ancillary internal off-licence facility (c.31 sq.m); ancillary food counters with internal and external customer seating areas facilitating consumption of food/non-alcoholic beverages on the premises; and screening to external seating area. Also, minor internal floor plan reconfiguration, resulting in an increase in floor area by c. 9.5 sq.m to total c.712 sq.m gfa. All at a ground floor 'convenience store/food hall' unit subject of concurrent planning application Reg. Ref. DSDZ2121/19 at Block F. This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1136/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2019
<b>Applicant</b>	Sarah & Pat Brennan
<b>Location</b>	52, Parkmore Drive, Terenure, Dublin 6W, D6W HK00

**Additional Information**

**Proposal:** Planning permission is sought for the construction of a 1st floor pitched roof extension over the existing adjoining garage to the side, the addition of an attic conversion with rooflights to the existing roof structure, and all associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1137/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2019
<b>Applicant</b>	Paul Colleran and Claire O Hara
<b>Location</b>	1A, Lea Road, Sandymount, Dublin 4, D04 X5N4

### **Additional Information**

**Proposal:** The development will consist of Alterations to the previously approved works (Planning Ref: WEB 1503/17) consisting of an attic conversion with a new dormer rooflight to the rear roofslope, new bin and new bike storage structures to the front garden, and all associated alterations to the elevations, internal layouts, site, drainage, ancillary and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1142/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/05/2019  
**Applicant** Suzanne Duke and David Curry  
**Location** 9, Cullenswood Gardens, Ranelagh, Dublin 6, D06 X622  
**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey rear extension and part single storey side extension, the construction of a new single storey rear extension, two storey side extension, widening of existing vehicular entrance and all associated alterations to existing elevations, internal layouts, site, drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1167/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2019  
**Applicant** Pamela Cox  
**Location** 22, Beech Hill Drive, Donnybrook, Dublin 4, D04 H3N1  
**Additional Information**

**Proposal:** Two storey three bedroom detached house with attic conversion and dormer roof at the rear, roof windows and solar panels at the front, widen existing vehicular entrance for proposed dwelling, proposed new vehicular entrance for existing dwelling and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1233/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2019  
**Applicant** Donna McGrath  
**Location** 34, Pembroke Lane, Ballsbridge, Dublin 4  
**Additional Information**

**Proposal:** PERMISSION & RETENTION: New porch and toilet to front and for retention of two-storey over basement mews house, as built.

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**Area** Area 1 - South East  
**Application Number** WEB1254/19

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<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2019
<b>Applicant</b>	Edward & Rosemary Phipps
<b>Location</b>	6, Chapel Avenue, Irishtown, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the construction of a new first floor ensuite above existing single storey structure (circa 4.8m<sup>2</sup>) to the rear of the property, internal modifications, and all ancillary site development works.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0111/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Richard Crowe
<b>Location</b>	Florence House, 199, Strand Road, Merrion, Dublin 4

**Additional Information**

**Proposal:** EXPP: (i) Construction of a part two storey, part single storey extension to rear (west facing) elevation (the single storey element is raised above lower ground level

(ii) Alterations to rear and side (south, north and west facing) elevations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3701/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Karl Bennett
<b>Location</b>	Greenside House, 45-47 Cuffe Street, Dublin 2

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** RETENTION: Planning permission for the retention of the change of use of the 3rd and 4th floor from office to a boxing club/small group classes and the construction of a new emergency external stairs to the rear elevation with access to each floor and necessary ancillary works.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2558/18
<b>Appeal Decision</b>	AMEND CONDITIONS
<b>Appeal Decision Date</b>	07/05/2019
<b>Applicant</b>	Ronan Ryan & Sinead Healy
<b>Location</b>	39, Leeson Street Upper, Donnybrook, Dublin 4, D04 T9W9

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for

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- Demolition of existing original three storey return and two storey modern extension to rear,
  - Construction of new three storey extension to the rear,
  - Refurbishment of lower ground floor level including: replacement of existing contemporary staircase and construction of new stud partition in kitchen, removal of column and beams in kitchen area, construction of new stud partition separating family room and hall, widening of existing door opening at rear to 3400mm, associated electrical, plumbing and decorative works,
  - Insertion of new shower room over main staircase accessed via new stairs from top landing with new window to rear elevation,
  - Demolition of existing lean-to car port to rear and construction of shed/ car port at rear with roller shutters to lane and landscaping works to rear garden.
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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

19/19

(07/05/2019-10/05/2019)

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**Area** Area 1 - South East  
**Application Number** 0201/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Gold Run Properties Ltd.  
**Location** Corner of Sandwith Street and Boyne Street, Dublin 2  
**Registration Date** 08/05/2019  
**Additional Information**  
**Proposal:** SHEC: Construction of residential development with 28 no. apartment units and commercial office/gym.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

19/19

(07/05/2019-10/05/2019)

## WEEKLY PLANNING LISTS

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 1 - South East  
**Application Number** 0131/19  
**Application Type** Section 5  
**Applicant** HBH Property Ltd.  
**Location** 8, Herbert Street, Dublin 2  
**Registration Date** 07/05/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: To redecorate, refurbish + draught proof existing windows redecorate front door + door case, clean + redecorate ironworks, clean front steps.

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**Area** Area 1 - South East  
**Application Number** 0203/19  
**Application Type** Section 5  
**Applicant** Alvaro & Sandra Lopez Laguna  
**Location** 13 - 18, Gratton Court East, Dublin 2  
**Registration Date** 07/05/2019  
**Additional Information**  
**Proposal:** EXPP: That the use of the properties for commercial purposes, in contravention of the planning permission, in an area zoned "Residential", is a material change of use, and is therefore not exempted development.

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**Area** Area 1 - South East  
**Application Number** 0210/19  
**Application Type** Section 5  
**Applicant** Copse Management CLG  
**Location** Mespil Estate, Sussex Road, Dublin 4  
**Registration Date** 10/05/2019  
**Additional Information**  
**Proposal:** EXPP: The proposed development will consist of: (a) The resurfacing of the existing roads, car parking and footpaths.

(b) Upgrading of lampposts and street furniture.

(c) Upgrades to all hard and soft landscaping.

(d) Erection of new way finding signage.

(e) Replacement of the drainage water meters.

(f) Addition of two number E-Charging Points.

(g) Supply of bike stands into the existing on site storage units.

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