



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**21/19**

(20/05/2019-24/05/2019)

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.**

<b>Area</b>	<b>Contact Number</b>	<b>Meeting Location</b>
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>	2217/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Tramway Investment Holdings Limited
<b>Location</b>	17, Gilford Road, Sandymount, Dublin 4
<b>Registration Date</b>	20/05/2019
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXT. OF DUR.: Addition of a single storey ground floor extension of 148sqm to the front of the main building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3036/19
<b>Application Type</b>	Permission
<b>Applicant</b>	WeWork (42 Charlemont Street Tenant Limited)
<b>Location</b>	Charlemont Exchange, Junction of Charlemont Place and Charlemont Street, Dublin 2, D02 VN88
<b>Registration Date</b>	20/05/2019
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission for the erection of signage at Charlemont Exchange located at the junction of Charlemont Street and Charlemont Place, Dublin 2, D02 VN88. The development will consist of: Erection of signage along the south-western elevation consisting of:

- 1 no. WeWork facade sign comprising of built up illuminated lettering in aluminium back painted colour located between the 4th and 5th floor.
- 1 no. WeWork wall mounted engraved brass plaque comprising of brushed brass, etched and engraved.
- 1 no. WeWork illuminated projecting double sided signage comprising of aluminium painted black panelling with white lettering.

Erection of signage along the south eastern elevation consisting of:

- 1 no. WeWork over door sign comprising of built up suspended rimless illuminated lettering in aluminium back painted colour.
  - 1 no. WeWork facade sign comprising of built up illuminated lettering in aluminium back painted colour located between the 4th and 5th floor.
  - 1 No. WeWork illuminated projecting double sided sign comprising of aluminium painted black panelling with white lettering.
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**Area** Area 1 - South East  
**Application Number** 3041/19  
**Application Type** Permission  
**Applicant** Christopher and Veronica Ashe  
**Location** Site to the rear of 1A Winton Avenue, Rathgar, Dublin 6, accessed off Winton Mews, off Winton Avenue  
**Registration Date** 20/05/2019

**Additional Information**

**Proposal:** The proposal is for the construction of 2 apartments (1 no. 1-bed, 1 no. 2-bed) in a part single storey, part two storey detached structure. Ground floor is 82sqm including secure bicycle storage for 4 no. bicycles, first floor is 70sqm including a 17sqm roof garden. The proposal also consists of a new gate for pedestrian and bicycle access, construction of a new garden wall between the site and the garden of 1A Winton Avenue, and associated site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 3043/19  
**Application Type** Permission  
**Applicant** Patrick Garvey  
**Location** 1A, Ormond Road, Rathmines, Dublin 6  
**Registration Date** 20/05/2019

**Additional Information**

**Proposal:** The development will consist of the change of use from light industrial to residential of an existing single storey building of 133 square metres, including minor works to the existing building and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3054/19  
**Application Type** Permission  
**Applicant** Rachel and Peter Hanahoe  
**Location** 1, Simmonscourt Castle, Simmonscourt Road, Dublin 4, D04 H1W7  
**Registration Date** 21/05/2019

**Additional Information**

**Proposal:** Permission is sought for the demolition of an existing bungalow and replacement with a new two storey dwelling house with associated site works and 2 no. off street car parking spaces.

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**Area** Area 1 - South East  
**Application Number** 3068/19  
**Application Type** Permission  
**Applicant** Alasta Co Ownership  
**Location** site of c. 0.1629ha on lands at the former Alasta Motors site, at Bath Avenue Place near the junction at South Lotts Road, Ringsend, Dublin 4, D04 DH94.  
**Registration Date** 22/05/2019

**Additional Information**

**Proposal:** Planning permission for development on a site of c. 0.1629ha on lands at the former Alasta

Motors site, at Bath Avenue Place near the junction at South Lotts Road, Ringsend, Dublin 4, D04 DH94. The application site also includes a portion of Bath Avenue Place and the pedestrianised island opposite the Alasta Motors site. The proposed development will consist of: the partial demolition and change of use of the existing building to shop and; the extension of the remaining structure to provide for a shop with ancillary licensed area (not to exceed 10% of the retail area). The proposed shop will have a gross floor area of 888 sqm and a net retail area of 626 sqm; the relocation of 2 no. on street car parking spaces to the south along Bath Avenue Place; landscaped area to existing pedestrianised island opposite the Alasta Motors site and; all associated signage, landscaping, bicycle parking, roof plant and site development works to support the proposed development.

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**Area** Area 1 - South East  
**Application Number** 3070/19  
**Application Type** Permission  
**Applicant** Grantham Cafe  
**Location** Rear of 58 Camden Street Lower, with Access from Pleasants Place, Dublin 8  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** The development consists of the change of use from workshop to coffee roasters. The development a total of 74sqm will include a production & packaging area to the rear, stores rooms and ancillary services. There is no proposed works to the external envelope with the exception of repair and maintenance.

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**Area** Area 1 - South East  
**Application Number** 3074/19  
**Application Type** Permission  
**Applicant** Jo Ann Nolan  
**Location** 32, Wexford Street, Dublin 2  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** The development will consist of permission for extension of 3 no. existing studio apartments to the rear of the building at 1st, 2nd and 3rd floors, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3075/19  
**Application Type** Permission  
**Applicant** Brogan Group UK Ltd  
**Location** 40, Harrington Street, Dublin 8  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of the retention of amendments to the fenestration arrangement to the rear elevation at ground, first, second and third floor level of the four storey return permitted under Reg. Ref. 2460/11 to the rear of the main house (a protected structure). The four storey dwelling will remain sub-divided into four no. apartments (1 no. 2 bed unit; 2 no. 1 bed plus study units; and 1 no. 1 bed unit) as permitted under Reg. Ref. 2460/11. The development will also consist of the construction of a new three storey 2 bedroom mews dwelling to the

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rear of the site and bounding Grantham Place that will include a single integrated off-street car parking space as well as all ancillary and site development works associated with the development, including a revised garden arrangement for the main house to serve the apartments.

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**Area** Area 1 - South East  
**Application Number** 3076/19  
**Application Type** Permission  
**Applicant** Fallon & Byrne Ltd.  
**Location** Fallon & Byrne, 11-17, Exchequer Street, Dublin 2  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** The development will consist of: a ground floor extension of 158sqm to the existing shop, with associated changes to access and delivery area to the rear; a 92m extension of the existing restaurant first floor opening on to a roof terrace of 127 sq.m with associated new fire escape stair to rear; a new 19 sq.m prep kitchen and a roof terrace of 79sq.m second floor level and minor revisions to ancillary services, storage and circulation areas.

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**Area** Area 1 - South East  
**Application Number** 3080/19  
**Application Type** Permission  
**Applicant** Goldrun Properties Ltd.  
**Location** Corner of Sandwith Street and Boyne Street, Dublin 2  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** Planning permission to demolish the existing 397sqm single-storey industrial building and construction of 28 apartments in a seven-storey apartment building containing 22 no. two-bedroom units and 6 no. one-bedroom unit with private balconies facing west and south over ground floor containing entrance, bike storage, refuse storage, private garden and commercial office/gym, all with associated works.

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**Area** Area 1 - South East  
**Application Number** 3083/19  
**Application Type** Permission  
**Applicant** John McGee  
**Location** 24, Chelmsford Road, Corner Chelmsford Avenue, Ranelagh, Dublin 6  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** Permission is sought for proposed 2 storey two bedroom house together with associated site works and new brick boundary wall on site to the rear of property.

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**Area** Area 1 - South East  
**Application Number** 3097/19  
**Application Type** Permission

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**Applicant** Railway Union Sports Club  
**Location** Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** The development will consist of amendments to previously granted permission reg ref 3129/17 consisting of the following: Reduction in area of single story pavilion granted under reg ref 3129/17 from 353.5m2 to 302.1m2, (reduction in area of Community room by 3m2 and training room by 10.8m2), addition of access door west elevation and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3098/19  
**Application Type** Permission  
**Applicant** Fitzwilliam Square Suites Limited  
**Location** 29 & 30, Fitzwilliam Square, Dublin 2  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** Planning permission is sought at Nos. 29 & 30 Fitzwilliam Square, Dublin 2, D02 RF20 (Protected Structures RPS Ref. 2924 and 2825) for minor alterations to previously approved development (Reg. Ref. 3346/15) which permitted a change of use from language school to office use, refurbishment and modifications to all levels and the construction of 1 no. 3-storey over basement mews house to the rear of Nos. 29 & 30 Fitzwilliam Square. The proposed development in this application relates only to the 2 no. four-storey over basement Georgian buildings at Nos. 29 & 30 Fitzwilliam Square and will consist of the following: (i) demolition of non-original single storey extension to the rear of No. 29 Fitzwilliam Square; (ii) provision of new external courtyard and planted area to the rear of No. 29 Fitzwilliam Square and alterations to existing outdoor area at No. 30 Fitzwilliam Square; (iii) removal of non-original internal partitions over multiple levels of Nos. 29 & 30 Fitzwilliam Square; (iv) provision of new internal partition walls and doors over all levels; (v) blocking up of existing internal accessways between Nos. 29 & 30 Fitzwilliam Square at basement, first, second and third floor levels; (vi) 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at basement levels and 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at lower ground floor level; (vii) provision of 1 no. window at ground floor level and replacement of non-original window to the rear of No. 29 Fitzwilliam Square with timber framed window to match existing; (viii) existing one over one single glazing to original sashed at first floor level of No. 30 Fitzwilliam Square to be replaced to match existing; (ix) structural repair works, including the repair of the existing structure to dormers at roof level; strengthening of the existing suspended timber floors, repair of external brickwork and fire protection measures (including fire upgrading to existing suspended timber floor throughout); (x) weather proofing of entrance steps; (xi) repointing of front facade brickworks; (xii) refurbishment of existing historic fabric, including natural slate roofing, windows, ironwork, plasterwork, fireplaces and staircases; (xiii) existing drainage to be fully refurbished, including new pipework and new cast iron rainwater goods as required; and (xiv) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3099/19  
**Application Type** Permission  
**Applicant** Specialist Holiday Group Ireland  
**Location** 16, Exchequer Street, Dublin, D02 NX68

**Registration Date** 22/05/2019

**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** DSDZ2355/19  
**Application Type** Permission  
**Applicant** Jepview Ltd.  
**Location** The Malt House South (Eircode D02A252) and Nos. 1-4, Malt House Apartments (Eircode D02A252, D02VF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a Protected Structure)  
**Registration Date** 23/05/2019  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.

The proposed development consists of demolition of the existing 4th floor penthouse exterior walls and pitched roof and the construction of a replacement 4th floor and an additional 4 no. floors of office accommodation supported on a new steel frame in a new contemporary glazed extension.

The development results in a nine storey office building with rooftop plant enclosures and a green sedum roof. Permission is also sought for provision of a new basement plant/ storage area (44 sq.m); change of use of Nos. 1-4 Malt House Apartments from residential use to office use and integration with adjacent office floorspace (permission was previously granted for change of use of Nos. 1-4 Malt House apartments under Reg. Ref. DSDZ4441/16.

The development also includes internal and external alterations as follows:

- (i) removal of non-original windows and addition of steel frame windows;
- (ii) reinstatement of timber sliding doors at ground floor level on the eastern facade, one over sash windows in northern portion of building (Malt House Apartments), removal of render on Canal side to show original brickwork finish and reinstatement of granite cills;
- (iii) new stairs and lifts and service areas to each floor, addition of louver screens to existing opes, widening of 2 no. existing opes on western facade at ground floor level to accommodate fire escape and proposed switch room;
- (iv) repair and refurbishment works to external fixtures and fittings and internal and external finishes, including rainwater goods, ceilings, floors, walls; and
- (v) drainage and all associated site development and ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** DSDZ3065/19



**Application Type** Permission  
**Applicant** LogMeIn Ireland Limited  
**Location** 8, Hanover Quay, Dublin 2  
**Registration Date** 22/05/2019

**Additional Information**

**Proposal:** The development will consist of (i) permission for 1 no. high level sign composed of aluminium material with white internally illuminated pan which will appear 'milk white' in darkness when lights turned on and 'slate blue' in daylight when turned off, (2.19 sq.m in area, 20.15m above street level) on south (front) elevation; (ii) 1 no. above doorway sign composed of aluminium with illuminated pan which will appear 'milk white' in darkness and 'slate blue' in daylight located at ground floor level above on the south (front) elevation to the eastern permitted pedestrian access, (0.87 sq.m in area, 6.0m above street level) and all ancillary works necessary to facilitate the development. The application relates to development within a Strategic Development Zone.

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**Area** Area 1 - South East  
**Application Number** WEB1313/19  
**Application Type** Permission  
**Applicant** Pamela Cox  
**Location** 22, Beech Hill Drive, Dublin 4  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** Demolition of existing garage, workshop, W.C., study and boiler house and for the construction of a 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** 3006/19  
**Application Type** Permission  
**Applicant** Hibernia REIT plc  
**Location** site of 0.54 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2, The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Marine House onto Clanwilliam Place, to the east; Love Lane to the West and Mount Street to the South West.  
**Registration Date** 16/05/2019

**Additional Information**

**Proposal:** The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Marine House onto Clanwilliam Place, to the east; Love Lane to the West and Mount Street to the South West. The development consists of the following: the proposed development consists of the demolition of the existing Elm House (D02 A344), Block 1 Clanwilliam Court (D02 CF97) and Clanwilliam House (D02 CV61) office building and the construction of a commercial office building ranging in height from 4 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be circa 18,629 sq.m (including floorspace at -1). The ground floor includes a double height office entrance and foyer, a bar/restaurant unit of 154 sq.m (with space at basement -1 of 324 sq.m), associated Townhall space of 350 sq.m to be office and corporate meeting & events space for use of Hibernia REIT tenants and other businesses and a gym entrance of 59 sq.m (with gym at basement -1 of 413sq.m). Access to the two level

basement will be via the existing ramp accessed from Love Lane, basement -2 contains 42 no. car parking spaces, 4 no. motorbike parking spaces and associated plant and basement - 1 contains 384 no. cycle spaces (including 12 visitor spaces at ground level) and associated shower & toilet facilities, plant area. Cycle access to the basement will be via a dedicated, access controlled cycle ramp accessed from Clanwilliam Place and from existing basement entrance on Love Lane. The development will also include for upgrading of the central podium access courtyard area accessed from Lower Mount Street via a double height covered walkway including proposed hard and soft landscaping features. The development also includes for upgrades to the public realm treatment of Love Lane and associated surrounding street landscaping. The proposed development also includes for provision of green roofs; plant at roof levels; PV panels, signage; new ESB substations onto Love Lane; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground.

**\*\*\* Amendment to Week 20/19\*\*\***

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2332/19  
**Application Type** Permission  
**Applicant** Geraldine and Brendan McNally  
**Location** 31, Neville Road, Rathgar, Dublin 6  
**Registration Date** 23/05/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of part-demolition of a single storey attached side garage and single storey rear return and construction of a new two storey side extension with single storey extension to the rear, minor internal and external alterations, new pedestrian side access and relocated vehicular rear access to off-street parking with existing manual gates, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3035/19  
**Application Type** Permission  
**Applicant** Mark Foster  
**Location** 12A, Joy Street, Ringsend, Dublin 4  
**Registration Date** 20/05/2019  
**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention of attic conversion with rear dormer and for alterations to rear dormer, including reduction of height of dormer below ridge line at 12A Joy Street, Ringsend, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3040/19  
**Application Type** Permission  
**Applicant** Peter Doyle  
**Location** 14, Rostrevor Road, Rathgar, Dublin 6  
**Registration Date** 20/05/2019

## Additional Information

**Proposal:** Permission to widen existing front vehicular site entrance.

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**Area** Area 1 - South East  
**Application Number** 3047/19  
**Application Type** Permission  
**Applicant** Padraig Cronin  
**Location** Northcote, 17, Temple Gardens, Dublin 6  
**Registration Date** 21/05/2019

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for development consisting of proposed extension, refurbishment and repair of existing house. Works will include repairs as required to windows, facades and roof, all boundaries and all other associated conservation works; removal of non-original front doors, removal of non-original single storey out buildings to west side and of pitched roof over existing single storey annex to west side of dwelling; new side gate to eastern side; 4 new conservation roof lights to rear of existing roof; provision of new part single/part two storey extension to rear/side including removal of small rear return to accommodate extension; internal modifications to existing layout including at ground level, reconfiguration to form utility and WC, new opening between living and dining room and new doors in non-original window openings; at first floor level, reconfiguration of non-original extended area to form new ensuite and dressing room area to master bed, new ensuite to front west bedroom. and refitting of new bathroom to replace existing ensuite; at attic level, conversion of existing plant room to bathroom.

External works will include revised parking layout to front, widening of existing gates to 3.6m and alterations to existing railings, together with new hard landscaping and planting beds. The rear garden will be landscaped with the provision of a terrace, removal of existing sheds to south west corner, green house to the east and provision of a replacement single storey detached plant room/store along the eastern garden boundary.

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**Area** Area 1 - South East  
**Application Number** 3055/19  
**Application Type** Permission  
**Applicant** David & Mary O'Donnell  
**Location** Hadleigh, 42e Palmerston Road, Rathmines, Dublin 6 D06  
E6T2 (a protected structure)  
**Registration Date** 21/05/2019

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of the demolition of the existing single storey conservatory and extension to rear and provision of new replacement single storey extension to rear and east of existing return building incorporating new dining/family area with new glazed link connection to existing house with enlarged opening to proposed new kitchen area at lower ground floor area of existing house. Works will also include the provision of new north facing bay window to kitchen and reconfiguration of layout at lower ground floor to provide new bootroom and pantry area together with a revised side entrance. Works at ground floor level will include the provision of a new link staircase down to the kitchen and all upgrading works to include replacement fireplaces to all 3 reception rooms. Works at first floor return include the provision of new laundry and reconfiguration of rear windows to return bedroom. At first floor level, an extended master bedroom suite will include a new ensuite bathroom and

dressing room within existing rear facing rooms. A new ensuite will be created within bedroom 2 with family bathroom opening centrally off the main landing. The second-floor return level will be subdivided to provide 2 no. Bedrooms, shower room and store room. All existing windows will be upgraded, non-original windows replaced with traditional style sash double glazed joinery and a thorough renewal of mechanical and electrical services are proposed throughout the house. External walls will be drylined internally at return levels and first floor level. All external brick is to be repointed. Roof is to be repaired and re-slatted with appropriate materials. External works will include removal of non-original brick pier and gates to existing front vehicular entrance, provision of matching wrought iron automated gates and matching railing to existing front vehicular entrance, new single storey plant room to rear and revised drainage encompassing all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3056/19  
**Application Type** Permission  
**Applicant** Jennifer Gilmore  
**Location** Sunningwell, 7, Temple Gardens, Rathmines, Dublin 6,  
D06 K7W9  
**Registration Date** 21/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development consisting of extensions and renovation of an existing house. 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 wc, 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 front vehicular access 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, relating/repairs to roof and chimney repairs.

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**Area** Area 1 - South East  
**Application Number** 3067/19  
**Application Type** Permission  
**Applicant** Naomi Linehan  
**Location** 8, Grosvenor Square, Rathmines, Dublin 6  
**Registration Date** 22/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of an ensuite bathroom at first floor in an existing room and associated works.

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**Area** Area 1 - South East  
**Application Number** 3084/19

**Application Type** Permission  
**Applicant** Ciaran & Krisia O'Neill  
**Location** 60, Leinster Road, Rathmines, Dublin 6, D06 Y5N7  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for refurbishment of a Protected Structure, reverting from two individual units to a single family dwelling. Works include; Basement, alteration to internal walls to create a living space plus widening the door to the rear garden and replacing non-original timber double doors with new, construction of an en-suite in the return bedroom and forming a new window in place of the existing non-original door in this room; Ground Floor, conversion of an existing kitchen in the return to a study and adding a WC; First Floor, construction of an en-suite and walk-in-wardrobe to the master bedroom and, refurbishment and alteration of the existing bathroom to restore the legible proportion of the rear bedroom.

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**Area** Area 1 - South East  
**Application Number** 3090/19  
**Application Type** Retention Permission  
**Applicant** Patricia Byron and Robert Duffy  
**Location** 30, Serpentine Road, Dublin 4  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** RETENTION: the development will consist of retention of alterations to an existing house including a single storey extension to the front.

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**Area** Area 1 - South East  
**Application Number** 3094/19  
**Application Type** Permission  
**Applicant** Elizabeth Halpenny & Damien Barnaville  
**Location** 1, Oakfield Place, Dublin 8, D08 A8XV which is located at the corner of Oakfield Place and Lombard Street West, Dublin 8  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** Planning permission for: the proposed refurbishment of existing house including new slates to roof and refurbishment work to facades, demolition of existing single storey extension to side of house and construction of a new part two-storey, part single-storey extension to side of house and new first floor extension to rear of existing house and all associated landscaping.

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**Area** Area 1 - South East  
**Application Number** 4382/18  
**Application Type** Permission  
**Applicant** Barry Clark  
**Location** 19, Havelock Square, Dublin 4  
**Registration Date** 20/05/2019

**Additional Information**

**Proposal:** The development will consist of: a/ Demolition of existing single storey rear extension; b/

Erection of a new one storey extension at the rear (66m<sup>2</sup>) organised around 3 gardens including erection of new boundary walls; c/ Refurbishment of existing dwelling including internal modification and change of existing PVC windows at the rear to aluminium; d/ Cleaning and re-pointing of brickwork to front facade; e/ With all associated works, servicing and landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1105/19  
**Application Type** Permission  
**Applicant** Tony O'Brien  
**Location** 12, Herbert Cottages, Ballsbridge, Dublin 4, D04 A3T3  
**Registration Date** 20/05/2019  
**Additional Information** Additional Information Received

**Proposal:** Demolition of an existing single storey extension and derelict out-buildings and the construction of a proposed two storey extension to the rear of the existing semi-detached dwelling house. The proposed extension consists of a kitchen and WC at ground floor level and study at first floor level, bounded by Ballsbridge Avenue and Ballsbridge Park. The works will also include internal alterations and installation of rooflights (3 no.) on the rear pitch of the existing.

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**Area** Area 1 - South East  
**Application Number** WEB1300/19  
**Application Type** Permission  
**Applicant** Frank Cronin  
**Location** 56, Ramleh Park, Milltown, Dublin 6  
**Registration Date** 20/05/2019  
**Additional Information**

**Proposal:** The development will consist of single storey extension of semi-detached dwelling to the rear of the existing dwelling with sedum flat roof, and associated landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB1302/19  
**Application Type** Permission  
**Applicant** joe kelly  
**Location** 43, Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 20/05/2019  
**Additional Information**

**Proposal:** CREATION OF VEHICULAR ACCESS TO THE 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** WEB1306/19  
**Application Type** Retention Permission  
**Applicant** Donna McGrath

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**Location** 34, Pembroke Lane, Ballsbridge, Dublin 4

**Registration Date** 22/05/2019

**Additional Information**

**Proposal:** Planning permission for a new porch and toilet to the front and planning retention permission for two-storey over basement mews house, as built at 34 Pembroke Lane, Dublin 4

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**Area** Area 1 - South East

**Application Number** WEB1307/19

**Application Type** Permission

**Applicant** GERRY MacMAHON

**Location** 41, Fortfield Terrace, Rathmines, Dublin 6

**Registration Date** 23/05/2019

**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 2 no. new bedrooms and will include 3 no. 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** WEB1309/19

**Application Type** Permission

**Applicant** Barry Conlon and Lorna Jane Hyland

**Location** 46, Warner's Lane, Ranelagh, Dublin 6

**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** The extension and alterations to existing two storey dwelling and all associated site works at 46 Warners Lane, Dartmouth Square, Ranelagh, Dublin 6. Development will consist of (i) 30.5m<sup>2</sup> single storey ground floor extension to front of dwelling (ii) 20m<sup>2</sup> two storey, ground & first floor extension to rear of dwelling (iii) removal of existing pitched roof structure and construction of 46m<sup>2</sup> new second floor habitable space with flat roof structure (iv) Internal alterations to existing dwelling.

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## Area 1 LAWs

**Area** Area 1 - South East

**Application Number** 3072/19

**Application Type** LAW

**Applicant** Dublin City Council

**Location** Martello Tower, Strand Road, Sandymount, Dublin 4

**Registration Date** 23/05/2019

**Additional Information**

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

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed construction

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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 23rd May 2019 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor Civic Offices, Wood Quay, Dublin 8, Monday - Friday 09.00hrs to 16.30hrs and Ringsend Library, Fitzwilliam Street, Dublin 4.

Library opening hours as follows:

- Monday & Wednesday - 12.45hrs - 16.00hrs & 16.45hrs - 20.00hrs.
- Tuesday, Thursday, Friday & Saturday - 10.00hrs - 13.00hrs & 14.00hrs - 17.00hrs.

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 16.30hrs on Thursday 4th July 2019.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0188/19
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	24/05/2019
<b>Applicant</b>	The Board of St. Patrick's Cathedral
<b>Location</b>	St. Patrick's Cathedral, St. Patrick's Close, Dublin 8

### **Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed revised layout to the Dean's Robing Room with additional lockers, new office, fire protection measures and redecoration.



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**Area** Area 1 - South East  
**Application Number** 0190/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 20/05/2019  
**Applicant** Paul Howard  
**Location** 6 & 8, Larkfield Park, Harolds Cross, Dublin 6W  
**Additional Information**  
**Proposal:** EXPP: Remove chimney stacks from both 6 & 8 Larkfield Park. Fit solar panel system to create passive energy efficient homes.

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**Area** Area 1 - South East  
**Application Number** 0196/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 24/05/2019  
**Applicant** Vemada Ltd.  
**Location** Adelaide Chambers, Peter Street, Dublin 8  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed works would be forming of a 900mm wide opening in the wall between units. An opening will be formed in the wall and the new opening lined with a plasterboard finish and skirting boards to match the current finishes in the space. The works proposed are fully reversible should a tenant wish to block up the new opening and separate the spaces in the future.

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**Area** Area 1 - South East  
**Application Number** 2167/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2019  
**Applicant** Eircom Ltd. (trading as 'Eir')  
**Location** Fumbally Exchange, 5, Dame Lane, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The proposed development comprises a change of use of part of the ground floor (approximately 44 sq.m in area) of the building from retail / shop to office use together with the refurbishment of the building and internal and external alterations to the building. Internal alterations to the building are proposed to include the reconfiguration of the lift- / stair- and services core from basement through to third floor level. A reconfiguration of the basement level layout to include the provision of 2 no. car parking spaces; 25 no. bicycle storage spaces; revised plant layout; bin store provision together with the provision of ancillary staff facilities to include male and female WCs and shower / changing rooms plus a wheelchair accessible WC. Removal and rearrangement of partitions throughout the building at ground to third floor level to provide revised floor layouts, including revised lift- / stair- and services core. In addition to male and female WCs at ground to third floor levels a wheelchair accessible WC is also provided on each floor. Non-original fabric and alterations to the building, including fittings, fixtures, partitions and suspended ceilings are proposed to be removed to reveal the original Hennebique concrete structure throughout the new internal office fit-out.

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Proposed external alterations and works of refurbishment and enhancement include the provision of a platform lift to the front steps; removal of all existing windows and installation of new windows throughout, and the removal of existing plant and the provision of new external plant to the rear of the building at ground floor level. Other external alterations include the removal of the structural braces to the south-west, rear corner of the building and the removal of an existing external, metal fire escape stairs to the south-west corner of the building and the provision of a new, weather proofed replacement metal fire escape stair. The replacement stair will continue to provide a means of escape from the adjoining Hely Building and will also combine at the lower level with the external escape stairs serving the nearby Dame Court Building to the south-west. A new internal drainage system is proposed together with all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2476/13/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	21/05/2019
<b>Applicant</b>	Kevin Woods
<b>Location</b>	10, Adelaide Road, Dublin 2

**Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: For change of use of existing mews from workshop to domestic use associated with main house, renovation and part reconstruction of mews to comprise provision of new roof 2 no. roof lights new western gable window facing lane way, new access doors and glazed screen to south elevation and provision of first floor/attic level. And all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2595/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	20/05/2019
<b>Applicant</b>	Guide Friday Ireland Limited
<b>Location</b>	118, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: planning permission is sought for the retention of internal alterations and retail fit-out of ground floor and part first floor.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2611/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/05/2019
<b>Applicant</b>	Anne Marie Godfrey
<b>Location</b>	3, Kingsland Parade, Portobello, Dublin 8

**Additional Information**

**Proposal:** Permission is sought to reinstate and enlarge the two storey, pitched roof, rear return, at 3 Kingsland Parade, Portobello, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** 2626/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/05/2019  
**Applicant** Niall Fitzmaurice & Moira Kennedy  
**Location** 30, Church Gardens, Rathmines, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 2627/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/05/2019  
**Applicant** Folio Homes Ltd.  
**Location** Vacant site at Le Vere Terrace (future No. 14), Rear of 4, Armstrong Street, Harold's Cross, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing garden wall with gate; the construction of a new part two storey, part single storey dwelling with pitched roof to two storey section, including 2no. roof lights to rear and dormer window to front; parapet flat roof to single storey to rear and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2630/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/05/2019  
**Applicant** Peter Hester  
**Location** 9, Swanville Place, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission for the conversion of the existing attic and construction of a new dormer window at second floor level to the rear (north) together with the provision of a new gate to a covered bike and bin storage area in the front garden (south) of the existing 3-bed, 2-storey end-of-terrace dwelling at 9 Swanville Place, Rathmines, Dublin 6, D06 E2K1.

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**Area** Area 1 - South East  
**Application Number** 2631/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION

**Decision Date** 22/05/2019  
**Applicant** David Clarke and Sarah Johnson  
**Location** 2, Northbrook Road, Dublin 6, D06 YK31

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the provision of a single car parking space and electric vehicle (EV) charging point to the front garden and installation of gates into the existing plinth and railings to the front to provide vehicular access, dishing of the footpath in front of proposed gate along with associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** 2637/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/05/2019  
**Applicant** Tourism Ireland Ltd.  
**Location** 4th Floor, Bishops Square, Redmonds Hill, Dublin 2

**Additional Information**

**Proposal:** Planning permission for the erection of an external roof deck & balustrade, comprising a total of 203sq.m on the 4th floor of the South & East elevations of Bishops Square, Redmonds Hill, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 2641/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/05/2019  
**Applicant** Randalswood Construction Ltd.  
**Location** 9/9A, Aungier Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development (343 sq.m) at nos. 9/9A Aungier Street, Dublin 2 which are protected structures (RPS ref. 295 & 296), Registered Monuments (NMS ref. DU018-384) and are located in the Aungier Street Conservation Area. A change of use from residential to office is sought for the ground floor entrance corridor, stairs and for all three floors above ground floor level. The development will consist of: the demolition of the existing single storey out buildings (4 sq.m approx.) at ground floor level, the removal of non-original timber stud wall partitioning, the removal of non-original brick infill to the existing fireplaces, the construction of a new flat roof storage area to the rear yard (6 sq.m), the removal of existing fill material in the basement rooms and repair works to the existing timber stud and brick panelled wall and a new access door to same. Miscellaneous internal repairs and minor modifications are proposed including provision of new fire doors and strengthening and levelling works to the existing floors. New toilet and kitchenette facilities are proposed to the north-east side of building. Works to the existing roof will comprise the installation of four new roof access hatches, new chimney cowls and roof tile vents. New heating, ventilation, electrical air conditioning and fire suppression services installations are proposed throughout. New mechanical plant to be located on the flat roof of the new storage areas to the rear yard. New builders works are required to existing floors and ceilings to create new services routes for proposed services as required. Site works relating to the connection to existing water and drainage services are proposed at ground floor at the rear of the building.

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**Area** Area 1 - South East  
**Application Number** 2652/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/05/2019  
**Applicant** Ian McGuinness  
**Location** 20, Clare Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention permission and planning permission is sought for a four storey over basement, mixed-use, mid-terrace building. The development consists/will consist of the following: retention permission is sought for the change of use of the ground floor unit (and associated basement) from building society offices to shop for the sale of sandwiches or other food and hot/cold beverages for consumption off the premises; internal alterations/fit out to accommodate this use; and elevational changes to the shop front, associated letter signage and retractable awning. Planning permission is sought for the proposed change of use from offices to residential use at first and second floor level to provide a total of 2 no. studio apartments (1 no. studio apartment per floor) and associated works to accommodate this use; proposed modifications to the existing 1 no. studio apartment at third floor level; and all associated site and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2654/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 23/05/2019  
**Applicant** Carla Daly, Simon Daly & Lisa Kelly  
**Location** 6 Martello View, Sandymount, Dublin 4

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention of the single storey rear extension comprising of a garden room, bathroom and connecting corridor to the main two storey end of terrace dwelling house.

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**Area** Area 1 - South East  
**Application Number** 2655/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/05/2019  
**Applicant** Griffin on the Green Ltd.  
**Location** Londis Retail Unit, 16, Nassau Street, Dublin 2, D02 YR22

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for provision of off licence (5 sqm) subsidiary to the main retail use.

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**Area** Area 1 - South East  
**Application Number** 2656/19  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2019  
**Applicant** Claire O'Kane  
**Location** 3, Herbert Green, Oaklands Park, Dublin 4, D04 E958  
**Additional Information**  
**Proposal:** The development will consist of the widening of existing front vehicular site entrance.

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**Area** Area 1 - South East  
**Application Number** 2682/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2019  
**Applicant** Ian & Ann Looby  
**Location** 32, Raglan Lane, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** Permission for the removal of existing slate cladding to front elevation of existing two storey house and fitting replacement natural stone cladding, granite cills and reveals and stone effect rendering to existing brickwork and associated works.

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**Area** Area 1 - South East  
**Application Number** 2814/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/05/2019  
**Applicant** Goldrun Properties Ltd.  
**Location** Corner of Sandwith Street and Boyne Street, Dublin 2  
**Additional Information**  
**Proposal:** Planning permission to demolish the existing 397sqm single-storey industrial building and construction of 28 apartments in a seven-storey apartment building containing 22 no. two-bedroom units and 6 no. one-bedroom unit with private balconies facing west and south over ground floor containing entrance, bike storage, refuse storage, private garden and commercial office/gym, all with associated works.

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**Area** Area 1 - South East  
**Application Number** 2852/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/05/2019  
**Applicant** Triode Newhill LHP Limited  
**Location** 3-5, Orwell Road, Dublin 6  
**Additional Information**  
**Proposal:** Planning permission is sought for change of use from retail to Cafe/Restaurant with ancillary take-away use at ground floor at 3-5 Orwell Road, Dublin 6 D06 EK06.

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**Area** Area 1 - South East  
**Application Number** 2966/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/05/2019  
**Applicant** Ken Fennell  
**Location** 129, Tritonville Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** PERMISSION: The development consists of: New vehicular entrance in existing front wall and railings and the provision of parking space in front garden.

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**Area** Area 1 - South East  
**Application Number** 2969/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/05/2019  
**Applicant** Rock N'Blues Limited  
**Location** 3/4, Aston Quay, Temple Bar, Dublin, D02 VP93  
**Additional Information**  
**Proposal:** RETENTION: Retention planning permission for new signage, painting & tiling to front of existing building. The development will consist of retention for new tiling, new painted shop front and new neon signage on the north elevation of an existing bar.

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**Area** Area 1 - South East  
**Application Number** 2976/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/05/2019  
**Applicant** Julia (Sheila) Kinsella  
**Location** 4, Sandford Road, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** The development will consist of construction of vehicular access (for owner with disabled parking permit) from Cullenswood Park into front garden to side. Pillars on each side of entrance will match pillars at front gate entrance off Sandford Road. Gate will be installed in similar wrought iron to railings on the property. Driveway will be gravel stone.

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**Area** Area 1 - South East  
**Application Number** 2986/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/05/2019  
**Applicant** The Royal Irish Academy of Music  
**Location** The Royal Irish Academy Of Music, 36-38, Westland Row, Dublin 2

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for development at this site at nos. 36-38 Westland Row,

Dublin 2 (A Protected Structure). The subject site is bound to the north by nos. 39 and 40 Westland Row and Cumberland Court, to the South by no. 35 Westland Row, Harcourt Row and nos. 22-24 Cumberland Street South, to the west by Westland Row and to the east by Cumberland Street South. The development will consist of a four-storey temporary external fire escape stairs in painted galvanised steel to the front of no. 36 Westland Row, Dublin 2. The temporary escape stair will be removed when construction of the development permitted by Reg. Ref. No. 4458/16 has been completed. Ancillary related works include: (a) The removal of a section of the existing kerb and railing to allow temporary escape access from the stair, and (b) Temporary internal fire-rating to existing windows at each floor level, which will be reinstated when development works has been completed.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3590/13/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	21/05/2019
<b>Applicant</b>	Department of Education & Skills
<b>Location</b>	The Site Of The Former, St. Mary's Secondary School, Located On The Southern Side Of, Haddington Road, At The Junction Of Haddington Road, Haddington Place, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DUR.: The development will consist of: (a)- the demolition/removal of all existing buildings and structures on the site comprising c.2470 sq.m of buildings that are between 1 and 2 storeys of varying heights; (b) the construction of a new c. 3850 sq.m primary school building varying in height from three storeys on the Haddington Road and Haddington Place frontages to two storeys on the Haddington Place (Minor) frontage and overall accommodating 24 no. classrooms and ancillary accommodation; (c) a new site boundary onto Haddington Road comprising a low brickwork wall with wall mounted railings to an overall height of 1.6m, with 2 no. dedicated pedestrian and cyclist access gates to the front of the school; (d) new signage comprising wall-mounted lettering c. 300mm in height along the Haddington Road and Haddington Place building facades; (e) 3 no. flagpoles set behind the boundary wall on the Haddington Road frontage; (f) 4 no. dedicated staff car parking spaces and 20 no. bicycle parking spaces accessed from a new gated vehicular entranceway off Haddington Place (minor); (g) 52 no. bicycle parking spaces located behind the boundary wall on the Haddington Road; (h) a c. 2010 sq.m external play area at ground level in the centre of the site; (i) a c. 300sq.m external play area located at the two-storey building fronting onto Haddington Place (minor); and (h) all associated ancillary site development and landscaping works. The development site is situated within proximity of, although not adjoining, Protected Structures at No's 83-111 Haddington Road.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4621/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	23/05/2019
<b>Applicant</b>	Gavan Ryan
<b>Location</b>	13, Grosvenor Square, Rathmines, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> RETENTION & PERMISSION: PROTECTED STRUCTURE:	The development will consist of the

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retention of works - ground floor tanking system, raking out of the brick joints to the front facade and plasterboard slabbing to first floor level. Permission for new external sliding sash double glazed windows and doors, widening of door opening to the rear, completion of the repointing to the brick front facade and stone steps, new heating system, hot and cold water system, electrical rewiring, dry lining of the external walls internally and general alterations, essential maintenance and refurbishment works to existing building and associated site works/boundary works including an electrical meter garden pier.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2623/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/05/2019
<b>Applicant</b>	Google Ireland (Limited)
<b>Location</b>	The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A, Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission: for development at a site of 1.098 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Rd., to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock.

The application relates to a proposed development within a Strategic Development zone Planning Scheme area. The site accommodates 4 protected structures including: Block B referred to as 1 Ringsend Road (RPS 7377; Block D comprising nos. 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building (RPS 485). The proposed development seeks amendments to Tower 1 and Tower 2 previously permitted under Reg. Ref. DSDZ3796/14 and as amended by Reg. Ref. DSDZ4111/17. The proposed amendments comprise of the following:

- Provision of 2 no. link bridges between Tower 1 and Tower 2 connecting level 4 and level 11 of the permitted buildings;
- Provision of illuminated lighting to the underside of the link bridges;
- Change of use and subdivision of ground floor of Tower 1 and Tower 2 from permitted office to shop / restaurant / cafe units resulting in the provision of 3 no. separate units, 2 no. located within Tower 1 (395 sq.m and 185 sq.m) and 1 no. located in Tower 2 (400 sq.m);
- Revisions to the north elevation of Tower 2 and the south elevation of Tower 1 to accommodate the proposed link bridges;
- Revised ground floor elevations of Tower 1 and Tower 2 including the provision of new entrance doors to serve each of the proposed shop / cafe / restaurant units;
- The proposed development will also include minor landscaping works to facilitate the new entrance

doorways into the ground floor units, provision of new fire escape in Tower 1 and all necessary site development works to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** WEB1176/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/05/2019  
**Applicant** Aidan Brady  
**Location** 17, Newbridge Avenue, Sandymount, Dublin, D04 N7E8

**Additional Information**

**Proposal:** Permission is sought for amendments to previously approved planning application (WEB1270/18) to include 1. The increasing of the previously granted ground floor area of rear extension (6sq m increase) 2. the amended positioning of the previously granted two storey rear extension to include reduction in area of first floor rear extension (8sq m reduction) and reduction in ridge/eaves height 3. amendments to side and rear facades to include amendments to fenestration and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1177/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2019  
**Applicant** Ciaran Hussey & Emer O'Sullivan  
**Location** 5, Martello View, Sandymount, Dublin, D04 R9F3

**Additional Information**

**Proposal:** Permission is sought for modification and extension of previously permitted 2 storey extension, planning reg. ref. WEB1022/15. to the rear. of 5, Martello View, Sandymount, Dublin, D04 R9F3

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**Area** Area 1 - South East  
**Application Number** WEB1283/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/05/2019  
**Applicant** Pat Doherty  
**Location** 16, Newgrove Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for the construction of a new vehicular entrance to the front of an existing dwelling. The development will involve the modification of an existing footpath and site landscape works within the boundary of the property. Planning permission is also sought for the construction of a porch extension to the front of the existing dwelling. This will include elevational changes to the front of the existing dwelling. Planning permission is also sought for the conversion of an attic floor to a bedroom. This will include a new dormer style window to the front of the existing dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1466/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/05/2019
<b>Applicant</b>	Stephen & Catherine Geraghty
<b>Location</b>	3, Holles Row, Grand Canal Dock, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> The permission is for a dormer extension and window to the rear of the property at roof level, and an adjustment to square off existing first floor extension 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>	2321/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	The Board of Governors of the Schools founded by Erasmus Smith, Esq.
<b>Location</b>	The High School, Zion Road, Rathgar, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b> The Board of Governors of the Schools founded by Erasmus Smith, Esq. (referred hereafter as 'The High School') intend to apply for permission for development at this site, The High School, Zion Road, Rathgar, Dublin 6. The development consists of the erection of 3 no. 15m high lighting poles along the eastern boundary wall with Rostrevor Road and 6 no. lighting poles on the roof of the main school building to achieve a height from pitch level of 13m. The 3 poles on the western boundary will have 2 floodlight fittings each and the 6 poles on the roof will have 1 floodlight fitting each to provide lighting for the existing rugby pitch and associated site works.	

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2593/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@22/05/2019
<b>Applicant</b>	Clohisey Cahill Madden Partnership
<b>Location</b>	134-135, Milltown Road, Milltown, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> Planning Permission sought for 4 no two bedroom single storey apartments at first floor over existing ground floor retail unit, roof lights, screened private terraces to rear, disabled access stairs and lift to front and associated works.	

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**Area** Area 1 - South East  
**Application Number** 4026/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @23/05/2019  
**Applicant** Triode Newhill Managment Services Ltd  
**Location** 36, College Green, Dublin 2  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE; The development will consist of an off licence subsidiary to the main retail use

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**Area** Area 1 - South East  
**Application Number** 4170/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 20/05/2019  
**Applicant** The Dolphin  
**Location** Nos. 22, 23 (incorporating 23A), and 24 Aungier Street (Protected Structures), and No. 40 Bow Lane East, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development for hotel accommodation, bar/restaurant and retail/cafe development on a site measuring 665 sq m. The development will form an operational addition to the permitted Hotel development on lands known as the rear of Nos. 19-22 Aungier Street; No. 40 Bow Lane East; Store A and Store B (also known as Unit 1 and Unit 2) Bow Lane East; No. 12 Bow Lane East; and No. 11 Bow Lane, Dublin 2 as granted permission under DCC Reg. Ref. 2651/08 (ABP Ref. PL29S.231043) as extended by DCC Reg. Ref. 2651/08x/1; DCC Reg. Ref. 3035/15; DCC Reg. Ref.2413/16 and DCC Reg. Ref. 3309/16), which is currently under construction. The development will consist of: the demolition of extensions to the rear of Nos. 22-24 Aungier Street (160sq m); and the provision of a new-build, part 1.5/part 2 storey over basement bar/restaurant to rear of No. 23 and 24 Aungier Street and No. 40 Bow Lane East comprising basement, ground and first floor (part mezzanine and part double-height space of ground floor) level accommodation (391 sq m) linking into proposed restaurant/bar floor area in Nos. 23 and 24 Aungier Street provided through a connection between No. 23 & 24 at ground floor level and the change of use of part of the ground floor of Nos. 23 Aungier Street and the basement and ground floor of Nos. 24 Aungier Street from retail/non-retail services/storage to bar/restaurant, providing an overall bar/restaurant measuring 700 sq m; the utilisation of the existing basement at No. 22 Aungier Street for hotel/bar/restaurant storage (73 sq m); the utilisation of the existing retail space at ground floor of No. 22 Aungier Street as retail or cafe (32 sq m) and access to the upper floor Hotel accommodation (16 sq m); the provision of Hotel access at ground floor level of Nos. 23 and 24 Aungier Street to the proposed upper level accommodation (34 sq m); the change of use of No. 23 Aungier Street from retail to internal guest route for Hotel residents linking to the Hotel under construction (34 sq m); and the change of use of residential accommodation and vacant floorspace to 20 No. hotel suites/bedrooms from first to third floor levels of Nos. 22-24 Aungier Street, ranging in size from 15.8 sq m to 40.1 sq m. The development will also consist of: lowering the basement floor of No. 24 Aungier Street; the connection of the basement of No. 24 into the new build basement; refurbishment works to the Protected Structures including general internal and external associated works for the repair, maintenance, change of use and upgrading of the buildings; new and upgraded shopfronts for Nos. 22-24 Aungier Street; the provision of an external terrace for the proposed bar/restaurant; a bin store; plant; landscaping; signage; the provision of a new sliding gate at the

end of the archway under No. 22 Aungier Street replacing a previous sliding gate; and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 4230/18  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @22/05/2019  
**Applicant** Clare Campbell  
**Location** 1A, Saint Mary's Road, Ballsbridge, Dublin 4, D04 RK80

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site 1A Saint Mary's Road, Ballsbridge, Dublin 4, D04 RK80 abutting No. 1 Saint Mary's Road (a Protected Structure). Protected Structure: The site is bounded by Saint Mary's Road, Eastmoreland Place & Baggot Lane. The development will consist of: 1. Demolition of existing 2 storey structure & boundary walls at 1A Saint Mary's Road (abutting No. 1 Saint Mary's Road - a Protected Structure). 2. Construction of a new 2 storey 2 bed dwelling (178.4 sqm) including basement (48 sqm) & lift. Front entrance door to be located on Saint Mary's Road. 3. Construction of new boundary walls to Saint Mary's Road & Baggot Lane. 4. Construction of new vehicular & pedestrian access gates to Baggot Lane. 5. All connections to public services & associated works.

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**Area** Area 1 - South East  
**Application Number** 4453/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @22/05/2019  
**Applicant** Eimear Caher & David Brangam  
**Location** 1, Farney Park, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The works will consist of demolition of existing garage and construction of new 2-storey extension to side; new dormer window to first floor to rear roof; and all associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1570/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @23/05/2019  
**Applicant** Liam Cormack  
**Location** 78, Melvin Road, Terenure, Dublin 6W, D6W AE24

**Additional Information**

**Proposal:** Permission sought for the construction of a single/two storey extension to rear/side, internal and external alterations to existing two bed two storey semi-detached dwelling, resulting in the creation of a two storey 3 bed roomed family dwelling.

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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

21/19

(20/05/2019-24/05/2019)

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South Central Area	2225200	
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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0226/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Christopher & Veronica Ashe
<b>Location</b>	Site to the rear of 1A Winton Avenue, Rathgar, Dublin 6, accessed off Winton Mews, off Winton Avenue
<b>Registration Date</b>	20/05/2019

**Additional Information**

**Proposal:** SHEC: The construction of 2 apartments (1 no. 1-bed, 1 no. 2-bed) in a part single storey, part two storey detached structure. Ground floor is 82sqm including secure bicycle storage for 4 no. bicycles, first floor is 70sqm including a 17sqm roof garden. The proposal also consists of a new gate for pedestrian and bicycle access, construction of a new garden wall and associated site works and landscaping.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

21/19

(20/05/2019-24/05/2019)

## WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0227/19  
**Application Type** Section 5  
**Applicant** Mr Simon Broadhead  
**Location** 6, Merrion Row, Dublin 2  
**Registration Date** 20/05/2019

**Additional Information**

**Proposal:** EXPP: proposed essential repair works to an existing roof structure to involve replacement of defective slate coverings and all associated flashings, supports, rainwater goods, defective parapets etc. It is proposed to replace existing defective fibre cement slates with Celtic Grade Bangor Blue natural slate (or similar approved natural slate). There is no proposals to amend the existing facade or alter the roof layout, size, heights etc. This proposal sets out to provide essential repair works to ensure the interior of the protected structure is maintained in good condition.

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**Area** Area 1 - South East  
**Application Number** 0228/19  
**Application Type** Section 5  
**Applicant** Minister for Education  
**Location** Grounds of Dominican Convent, Muckross Park,  
Donnybrook, Dublin 4  
**Registration Date** 21/05/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: i. Temporary school accommodation (total floor area 1,007 sqm) including 9 classrooms and ancillary accommodation and all associated site development works.  
ii. Car-park (tarmac finish) including 13 no./ parking spaces and 2 no. disabled accessible parking spaces.  
iii. Access to temporary accommodation will be via existing vehicular and pedestrian gates. Existing vehicular and pedestrian gates and piers will be protected for the duration of the works.  
Note existing vehicular/pedestrian gates, boundary wall and railings will not be affected or impacted by these works.  
iv. New tarmac access footpath, bicycle/scooter parking area and play area.  
v. Temporary lighting of car-park area.

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**Area** Area 1 - South East  
**Application Number** 0231/19  
**Application Type** Section 5  
**Applicant** RGRE J+R Fitzwilliam Ltd.  
**Location** 65, Fitzwilliam Square, Fitzwilliam Square North,  
Dublin 2  
**Registration Date** 23/05/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Opening up works including lifting of floor boards to upper ground, first, second and third floors and trial to basement.

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