



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**43/19**

(21/10/2019-25/10/2019)

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

**Area** Area 1 - South East  
**Application Number** 3316/19  
**Application Type** Permission  
**Applicant** Padraig & Ciara Corrigan  
**Location** 122, Rathfarnham Road, Terenure, Dublin 6w  
**Registration Date** 22/10/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of alterations to the existing dwelling house, demolition of the existing single storey detached garage and construction of a new three storey detached dwelling to the south side of the existing dwelling house and associated site development works including construction of a retaining wall. The alterations to the existing dwelling will include blocking up of 4no. windows to the south elevation, removal of cast concrete stepped access to the front and side of the dwelling, works to Rathfarnham Road boundary wall to widen the existing vehicular entrance and to create a new vehicular entrance and driveway, and construction of new stepped access to the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 3513/19  
**Application Type** Permission  
**Applicant** Garvagh Homes Ltd  
**Location** ESB Depot at Parnell Avenue, Dublin 12  
**Registration Date** 25/10/2019  
**Additional Information** Additional Information Received

**Proposal:** The development consists of the demolition of the remaining buildings on site, the construction of a 55 unit residential development (6 studios, 8 one-bed units and 41 two-bed units), over an underground car parking area for 57 cars. The basement includes plantrooms, bike spaces (82) and waste storage facilities. The form of development consists of two blocks of development, both 4-storeys with a step down to 3-storeys. Block A contains 33 units and Block B with 22 units, a landscaped communal open space (400 sq.m) between the blocks and visitor car and bike spaces at surface level. The existing entrance will be modified to facilitate the extending of the footpath on Parnell Avenue to give access to the site. An ESB substation and switch room will be located on the ground floor of Block B.

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**Area** Area 1 - South East  
**Application Number** 4256/19  
**Application Type** Permission  
**Applicant** Garret Walsh & John Walsh  
**Location** 98/100, Baggot Lane, Ballsbridge, Dublin, 4  
**Registration Date** 21/10/2019  
**Additional Information**

**Proposal:** Planning permission is sought for partial demolition of two existing two-storey terraced mews houses, currently subdivided into five dwelling units and construction of two new two-storey three bedroomed mews houses, following the form, roof profile, materials and building line of the existing structures and retaining where possible existing external features each with one off-street car parking space, all at 98-100 Baggot Lane, Dublin 4, D04DH61, D04PV05, D04PP27, D04VE89, D04Y972.

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**Area** Area 1 - South East  
**Application Number** 4264/19  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of Board of the  
**Location** Dunlop Oriel House, 35 Fenian Street & 33 Westland Row, Dublin 2  
**Registration Date** 22/10/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: For development at this site at Dunlop Oriel House, 35 Fenian Street and 33 Westland Row, Dublin 2, a Protected Structure. The development will consist of: 2 no. 460mm x 285mm brass plaque signs affixed to brickwork at eye level; 1 signs at each entrance.

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**Area** Area 1 - South East  
**Application Number** 4265/19  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars & the other members of Board of the Co  
**Location** Phoenix House, 7-9 South Leinster Street, Dublin 2  
**Registration Date** 22/10/2019  
**Additional Information**  
**Proposal:** The development will consist of 1 no. non-illuminated aluminium faced sign affixed to existing stone facia above entrance, 1 no. vinyl logo applied to glazing internally at entrance and 5 no. replacement privacy vinyls with logo applied to glazing internally at ground floor level.

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**Area** Area 1 - South East  
**Application Number** 4267/19  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of Board of the  
**Location** Trinity Biomedical Sciences Institute, Trinity College Dublin, 152-160 Pearse Street, Dublin 2  
**Registration Date** 22/10/2019  
**Additional Information**  
**Proposal:** The development will consist of 1 no. new non-illuminated aluminium faced sign, affixed to glazing and 1 no. aluminium laser cut institute name text, pin mounted onto existing fascia at the entrance facing onto Pearse Street.

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**Area** Area 1 - South East  
**Application Number** 4268/19  
**Application Type** Permission  
**Applicant** Glenveagh Homes Limited  
**Location** The Former Chester Beatty Library, 20, Shrewsbury Road, Dublin 4

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**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention permission and planning permission for development at site at the former Chester Beatty Library Site, 20 Shrewsbury Road (now to be known as nos. 1-7 Shrewsbury Gardens), Dublin 4. The development will consist of: Demolition of the existing ESB substation; additional landscape planting on the northern boundary to No. 18 Shrewsbury Road, landscape planting adjacent to the basement ramp, replacement of a section of the existing boundary wall (south) adjacent to No. 22 Shrewsbury Road with a new 2.23m high boundary wall (south) and new entrance gates. The development consists of: external and internal as-built modifications to the permitted residential development under Dublin City Council Reg. Ref. 3604/08 (ABP Ref: PL29S.231151) and extended by DCC Reg. Ref. 3604/08/x1 to include: Construction of a replacement ESB substation; All external and internal as built works including reduction in the number of guest car parking spaces from 13 no. spaces to 11 no. spaces within the shared basement; Revisions to the internal layout to include relocation of the kitchen from basement level to ground floor level (in houses nos. 1-4 and 6-7), inclusion of a lift in each dwelling extending from basement level to second floor level and reconfiguration of the internal layout of houses nos. 1-7 at basement level and levels 1, 2 and 3; General external alterations to fenestration, chimney and door detail, dormer detail including omission of chimneys; increase to parapet/ridge heights locally to elements of the buildings (north block - ground floor return and first floor, house 4 west elevation [to include window] - south elevation house 1 - roof level to match existing); and all associated works. No overall increase in gross floor area or building height is proposed.

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**Area** Area 1 - South East  
**Application Number** 4269/19  
**Application Type** Permission  
**Applicant** Erikside Ltd  
**Location** 27, Eustace Street, Dublin 2  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for change of use of 27, Eustace Street, Dublin 2 (a protected structure) from ground floor retail jewellers and associated basement and first floor light industrial use, and office and apartment use at second and third floors, and alterations to the internal layouts, to provide for a coffee shop, and two en suite hotel bedrooms, including one invalid friendly bedroom, at ground floor; kitchen, staff rooms, storage and plant rooms at basement level, and 9 no. en suite hotel bedrooms on first second and third floors, and the removal of all existing signage with no further changes to the existing facade.

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**Area** Area 1 - South East  
**Application Number** 4271/19  
**Application Type** Permission  
**Applicant** David McHugh and Eoin O'Cofaigh  
**Location** 6, Upper Mount Street, Dublin 2.  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for internal alterations and change of use from residential to offices of area c.75 sq.m, at basement level only, in existing four storey over basement terraced building in use as offices, permitted under Reg.Ref. 0594/02, of area c.386 sq.m, which is a Protected Structure, at the site comprising 6 Upper Mount Street, and 6 Stephens Place, Dublin 2. The

internal alterations proposed include the removal of non-original doors and partitions, and the reinstatement of a timber stairs to connect basement and ground floor levels. No original fabric will be removed.

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**Area** Area 1 - South East  
**Application Number** 4273/19  
**Application Type** Permission  
**Applicant** Qaisar Riaz  
**Location** No 64, Clanbrassil Street Upper, Dublin 2  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Planning permission for change of use from 1 bed apartment to 3 bed duplex from the first floor, to include second floor extension, alterations to ground floor retail entrance & associated site works.

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**Area** Area 1 - South East  
**Application Number** 4284/19  
**Application Type** Permission  
**Applicant** Christopher and Veronica Ashe  
**Location** Site to the rear of 1A, Winton Avenue, Rathgar, Dublin 6. It is accessed via a mews lane off Winton Avenue, which runs alongside 1A Winton Avenue.  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** The proposal is for the construction of a single 2 bedroom dwelling in a part single storey, part two storey detached structure with 2 rooflights over the single storey and 1 over the two storey. The proposal includes a carparking space to the front and a new fence and garden hedge 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** 4296/19  
**Application Type** Permission  
**Applicant** The O'Callaghan Collection  
**Location** Merrion Building, (Morrissey's), Merrion Street Lower, Dublin 2  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** The proposed development will consist of amendments and alterations to a previously approved scheme granted permission under DCC Reg. Ref. 2725/18 and ABP Reg. Ref. PL29S.303676 to provide for; (i) An increase of 178 sqm in total floor area across the ground, first, second, third and fourth floor levels to provide for an office development with a total gross floor area of c.1,410 sqm; (ii) An increase in the permitted building height from 17.83m to 18.38m; (iii) Minor elevational changes to include glazing on the eastern facade; (iv) Reconfiguration of the approved ground floor level to include a reception area, breakroom, WC & shower facilities, circulation areas and services; and, (v) An increase in the total no. of bicycle parking spaces to be provided on site from 20 no. spaces to 30 no. spaces.

**Area** Area 1 - South East  
**Application Number** 4310/19  
**Application Type** Permission  
**Applicant** Antoinette Assaf  
**Location** Property to the rear of no. 12 Park Drive, Ranelagh,  
Dublin 6  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** The proposed development will incorporate the following: (a) change of use from an existing domestic garage at ground floor level and ancillary domestic accommodation at first floor level to a single, 2 storey, domestic dwelling. (b) construction of an 8.4m<sup>2</sup> single storey extension to west side of existing structure providing a total floor area of 97m<sup>2</sup>. (c) internal layout alterations associated with the change of use to domestic dwelling. (d) alterations to the existing elevations including new windows and doors with ope size adjustments and 3 no. new roof lights. (e) proposed new boundary treatments enclosing a new side garden area. (f) provision of 1 no. car parking space with an associated vehicular entrance and adjustment of an existing pedestrian gate accessing the side lane. (g) associated demolitions, alterations, drainage and landscaping works within the curtilage of the site.

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**Area** Area 1 - South East  
**Application Number** DSDZ4293/19  
**Application Type** Permission  
**Applicant** Oak Dawn Limited  
**Location** 2, Cardiff Lane, Dublin 2  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** Permission is sought for development under the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone for alterations to previously approved development (Reg. Ref. DSDZ3648/18) which consisted single storey building and the construction of a new eight-storey mixed-use development, comprising retail/café use (69.5sq.m), with new shop front, at ground floor level and office space (702sq.m) on above ground floor levels, with terraces/balconies and staff facilities on each floor. The development proposed in this application will consist of the following: (i) construction of 2 no. additional floors of office space to the previously approved eight-storey development under Reg. Ref. DSDZ3648/18, with a louvred screened rooftop plant enclosure. The amendments will result in a ten-storey building; and (ii) internal and external alterations to previously approved development under Reg. Ref. DSDZ3648/18 including the following: (a) extension of lift and stair core to serve areas to each additional floor level; (b) proposed balconies to first to eighth floor levels to be reduced in size and confined to the northern extent of the eastern façade fronting onto Cardiff Lane; (c) proposed penthouse level to be part set back with fixed aluminium framed glazing to boardroom with 250mm deep external aluminium mullions and to be provided with a balcony with steel railings balustrade; (d) previously approved louvred screens to eastern elevation to be omitted and replaced with aluminium framed glazing and metal mesh inserts; (e) provision of rear external fire escape stairs; and (f) drainage and all associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1624/19  
**Application Type** Retention Permission  
**Applicant** Donna McGrath

**Location** 1A Dromard Terrace, Sandymount, Dublin 4

**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for a new detached garden shed to side and planning retention permission for two-storey dwelling, as built.

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East

**Application Number** 3030/19

**Application Type** Permission

**Applicant** RP Ranelagh Properties Ltd. & Zara Kenny

**Location** 35, Mountpleasant Square, Ranelagh, Dublin 6

**Registration Date** 25/10/2019

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site 35 Mountpleasant Square (Protected Structure). Mountpleasant Avenue Upper, Ranelagh, Dublin 6 consisting of a proposed single storey above ground rear extension of 31m<sup>2</sup> to basement and ground floor incorporated into the main house living accommodation with internal alterations to allow connectivity with proposed new extension with reduction of floor level in basement to provide adequate head height for habitable rooms which may require some underpinning of walls with demolition of a non-original single storey W.C. rear extension with demolition of original single-storey return along southern boundary (10.5m<sup>2</sup> in total) with reinstatement of boundary wall along laneway on southern boundary with alterations to existing rear boundary wall with associated site works.

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**Area** Area 1 - South East

**Application Number** 3245/14/X1

**Application Type** Extension of Duration of Permission

**Applicant** Tighearnach Murphy

**Location** 172, Rathmines Road Lower, Dublin 6

**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of the replacement of existing pedestrian access with a vehicular entrance, also the provision of 1no. car parking space to the front of existing dwelling together with all ancillary site and boundary works within the curtilage of a protected structure (reference no 7226).

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**Area** Area 1 - South East

**Application Number** 3376/19

**Application Type** Permission

**Applicant** Jane Dickson

**Location** 14, Pigeon House Road, Ringsend, Dublin 4

**Registration Date** 25/10/2019

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the demolition of existing single storey extension to rear,

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construction of 2-storey extension to rear with a bedroom and en-suite to ground floor and 2 bedrooms and a bathroom to first floor, raising the roof height to 5.5 metres with 2 no. roof lights to front and internal refurbishment.

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**Area** Area 1 - South East  
**Application Number** 4255/19  
**Application Type** Retention Permission  
**Applicant** James Sweeney  
**Location** 131, Corrib Road, Dublin 6w  
**Registration Date** 21/10/2019

**Additional Information**

**Proposal:** RETENTION: Indefinite retention permission for a 1 & 2 storey extension to the rear of existing dwelling, provision of 3 no. windows to the side elevation, enlargement of existing windows on front elevation at ground and first floor along with all associated site works at 131 Corrib Road, Terenure, Dublin 6W.

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**Area** Area 1 - South East  
**Application Number** 4261/19  
**Application Type** Permission  
**Applicant** David Holland & Elinor Jenkins  
**Location** 30, Grosvenor Road, Rathmines, Dublin 6  
**Registration Date** 21/10/2019

**Additional Information**

**Proposal:** The proposed works will consist of the partial demolition of the existing rear garden wall and the provision of a vehicular parking space with an electric vehicle charging point in the rear garden, accessed via a new gated vehicular entrance portal with associated boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 4272/19  
**Application Type** Permission  
**Applicant** Ali Coffey  
**Location** 12/12A Collier's Avenue, Ranelagh, Dublin 6  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Permission is sought for a rear, ground floor extension at No. 12/12A Collier's Avenue, Ranelagh, Dublin 6, an Architectural Conservation Area. The works include a rear flat-roof extension with roof-lighting, an additional roof-light in the existing flat roof to the rear, internal remodelling and miscellaneous other works.

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**Area** Area 1 - South East  
**Application Number** 4276/19  
**Application Type** Permission  
**Applicant** Peadar and Laura Gormley  
**Location** 41, Londonbridge Rd, Sandymount, Dublin 4

**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Planning permission for alterations and extension of the existing dwelling, to include the demolition of the existing rear return and the provision of a two storey extension to the rear, including a kitchen and dining room at ground floor level and a bedroom with en-suite facilities at first floor level. Also provision of a new vehicular entrance with new gates and parking provision for one car with associated alterations to front boundary treatment, together with ancillary landscaping and site works.

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**Area** Area 1 - South East

**Application Number** 4278/19

**Application Type** Permission

**Applicant** Sofia Begum

**Location** 49, Longwood Avenue, South Circular Road, Dublin 8

**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Permission for the erection of a single storey garage and storage shed (c. 41m.sq.) to the rear of the existing dwelling with existing vehicular access from Clanbrassil Street. The proposed shed and garage will be ancillary to the main dwelling at 49 Longwood Avenue, South Circular Road, Dublin 8.

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**Area** Area 1 - South East

**Application Number** 4279/19

**Application Type** Permission

**Applicant** Rory O'Donoghue

**Location** 85 St. Mary's Lane, Rear 85 Haddington Road, Dublin 4.

**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Permission to construct a first floor level flat roofed extension over part of an existing single storey flat roofed dwelling at 85 St. Mary's Lane, Rear 85 Haddington Road, Dublin 4.

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**Area** Area 1 - South East

**Application Number** 4280/19

**Application Type** Permission

**Applicant** Michael O'Driscoll & Mary Warner

**Location** 16, Kenilworth Square North, Dublin 6

**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing rear two storey extension and external stairs, the construction of a new two storey extension and stairs, reinstatement of circular rooflight, removal of non-original partitions and alterations, the reconfiguration of existing internal staircase, reinstatement of internal staircase to basement, internal alterations and all associated site works at 16 Kenilworth Square North, Dublin 6, a protected structure.

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**Area** Area 1 - South East

**Application Number** 4287/19

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**Application Type** Permission  
**Applicant** Rosemary Ryan  
**Location** Roseville, 3A Lavarna Grove, Dublin 6W D6W F673  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** The development will consist of (1) the construction of new single storey pitched roof rear extension with rooflights within the roof slope and including connections to all services and (2) the replacement of the kitchen window to the rear elevation to a projecting bay window, including increasing the height of the window and (3) all necessary ancillary site development works to facilitate this development.

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**Area** Area 1 - South East  
**Application Number** 4288/19  
**Application Type** Permission  
**Applicant** Carmel O'Dwyer  
**Location** 2, Pembroke Grove, Irishtown, Dublin 4  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** The development will consist of the construction of alterations to an existing house including a single storey extension to the rear and a dormer extension to the rear.

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**Area** Area 1 - South East  
**Application Number** 4294/19  
**Application Type** Permission  
**Applicant** Jurgen & Susan Hutter  
**Location** 38, Terenure Road East, Dublin 6  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of: A.) internal works to the basement level to reconnect the ground and basement levels. B.) replacing the existing exterior stair with new one, windows to existing rear extension, recladding and a new roof light. C.) internal works to the ground floor. D.) internal works to the first floor. E.) enlarged opening to the rear of the basement, changing 2no doors to windows and a new location for the basement entrance.

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**Area** Area 1 - South East  
**Application Number** 4299/19  
**Application Type** Permission  
**Applicant** Peter Dowling  
**Location** 99 Pembroke Cottages, Donnybrook, Dublin 4  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** Planning Permission for the demolition of existing single storey extension to rear, reconstruction of 45sqm rear flat roof single storey extension to rear reconstruction of 45sqm rear flat roof single storey extension with 2 internal courtyards. Alterations to existing internal layout & all associated site works at 99 Pembroke Cottages, Donnybrook, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 4301/19  
**Application Type** Permission  
**Applicant** Tim and Margaret Murphy  
**Location** 42, Waterloo Road, Ballsbridge, Dublin 4  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission at existing 4 storey house at 42, Waterloo Road, Ballsbridge, Dublin 4 (a protected structure), as follow:- General conservation repairs. - New 2 storey over basement extension at existing rear return.- replacement and enlargement of projecting timber clad bathroom to rear at half landing between first and second floor levels.- two new ensuite bathroom at second floor level within existing house.- Re-instatement of missing portion of front boundary railings, and new paving in front garden area.

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**Area** Area 1 - South East  
**Application Number** 4307/19  
**Application Type** Permission  
**Applicant** Chris & Afra Jones  
**Location** Marita, 70, Eglinton Road, Dublin 4  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** Permission for an extension and alterations to an existing detached dwelling known as 'Marita' located at No. 70 Eglinton Road, Dublin 4 with existing vehicular access from Eglinton Road and rear access approached from Tramway Lane serving an existing garage. The proposed development shall consist of (i) Replacement of an existing two storey bay to the front (north elevation); (ii) Removal of an existing two-storey bay to the rear (south) elevation and (iii) The removal of an existing boiler room to the side (east) elevation; (iv) Construction of a new two-storey faceted bay to the front (north) elevation; (v) construction of a new two-storey extension to the rear (south) of the dwelling serving a dining space at ground floor, master-bedroom extension with rear facing terrace at first floor and rear facing terrace at second floor serving an existing bedroom; (vi) Construction of a new single storey plant room on the side elevation (east) to accommodate a new sustainable heating system; (vii) Works are to include the installation of a new apex rooflight to the existing roof of the rear facing gable, minor internal alterations, refurbishment of the existing external fabric including replacement of the existing roof finishes and flashings, upgrades to existing rain water goods, soffits and fascias to match existing and replacement of existing windows with new thermally efficient windows, installation of photovoltaic solar collector panels to the existing roof and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1616/19  
**Application Type** Permission  
**Applicant** Colin and Jean Smith  
**Location** 6, Casimir Road, Harold's Cross, Dublin 6w  
**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing side boundary wall to the street,

sunroom and part of the side wall at ground floor level of the return and the construction of a new single storey rear extension with internal alterations to the ground floor to the existing two storey end of terrace house and the reconstruction and extension of side boundary wall to the street with associated hard and soft landscaping

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**Area** Area 1 - South East  
**Application Number** WEB1617/19  
**Application Type** Permission  
**Applicant** Emmet O'Reilly and Áine McHugh  
**Location** 29, Nutley Avenue, Donnybrook, Dublin 4  
**Registration Date** 22/10/2019  
**Additional Information**

**Proposal:** A single storey extension to the side and rear of the existing house, front porch, alteration to the front facade, external insulation, some internal alterations, widening vehicular access gate, and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1619/19  
**Application Type** Permission  
**Applicant** Hugh & Fidelma O'Neill  
**Location** 13, Beechwood Road, Ranelagh, Dublin 6  
**Registration Date** 23/10/2019  
**Additional Information**

**Proposal:** Extension to dwelling, part single and part two storey & renovation of existing & all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1620/19  
**Application Type** Retention Permission  
**Applicant** Mairsíl Tubridy  
**Location** 2 Oaklands Crescent, Highfield Road, Rathgar, Dublin 6  
**Registration Date** 23/10/2019  
**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of alterations to window layout and construction of additional window on the east elevation made to the ground floor level maisonette of the existing semi-detached two storey apartment building.

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**Area** Area 1 - South East  
**Application Number** WEB1622/19  
**Application Type** Permission  
**Applicant** Ashlyn Hannon  
**Location** 17, Belmont Gardens, Donnybrook, Dublin 4, D04 E8N2  
**Registration Date** 24/10/2019  
**Additional Information**

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**Proposal:** Permission is sought for construction of new single storey extension (14sq.m) to rear with 1 no. rooflight; new flat roof to existing single storey extension to rear with 1 no. rooflight; attic conversion (46sq.m) with new dormer to rear; new solar panel to the existing roof to the front, modifications to existing fenestration to the rear; brick finish to replace existing timber fence on north-east boundary wall & all associated site works to an existing two storey semi-detached house at 17 Belmont Gardens, Donnybrook, Dublin 4, D04 E8N2.

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**Area** Area 1 - South East  
**Application Number** WEB1626/19  
**Application Type** Permission  
**Applicant** Roseanne Dillon & Dermot Murphy  
**Location** 13, Cherryfield Avenue Upper, Ranelagh, Dublin 6  
**Registration Date** 25/10/2019  
**Additional Information**

**Proposal:** Partial demolition of existing garage to side, partial demolition of existing single and two storey extension to rear, construction of new ground floor extension to side, construction of new ground and first floor extension to rear, installation of 3 no. new rooflights to existing rear main roof and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1628/19  
**Application Type** Permission  
**Applicant** Sean Murphy & Sinead Doherty  
**Location** 10, Morehampton Terrace, Donnybrook, Dublin 4  
**Registration Date** 25/10/2019  
**Additional Information**

**Proposal:** Planning permission is sought for:

1. demolition of existing two storey rear extension (circa. 33sq m),
  2. construction of new two storey rear extension to the existing house (circa.41sq m extension),
  3. 1no. Rooflight in existing roof on front elevation,
  4. internal alterations,
  5. widening of existing rear boundary gate (existing: 910mm, proposed: 1400mm) and all associate site works.
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## Area 1 Strategic Housing Developments

**Area** Area 1 - South East  
**Application Number** SHD0025/19  
**Application Type** Strategic Housing Development  
**Applicant** St. Clare's GP3 Ltd.  
**Location** St. Clare's Convent and Nos. 115-119, Harolds Cross Road, Harolds Cross, Dublin 6W  
**Registration Date** 21-Oct-2019  
**Additional Information**  
**Proposal:** Planning and Development (Housing) and Residential Tenancies Act 2016

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Notice of Strategic Housing Development Application to An Bord Pleanála

We, St. Clare's GP3 Ltd;, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site St. Clare's Convent at Nos. 115-119, Harold's Cross Road, Harold's Cross, Dublin 6W. St. Clare's Convent is a protected structure, RPS Ref. No. 3583.

The development will consist of the provision of 28 additional apartments on previously permitted Blocks E, F and G, Block E was previously permitted as 5 storeys in height. Block F was previously permitted as part 3, 4 and 5 storeys in height. Block G was previously permitted as 5 storeys in height. There were 169 units permitted in these blocks, with a ground floor crèche (254.4sq.m.) in Block G. The proposed development will consist of 7 no. additional units on Block E, 9 no. additional units on Block F, and 12. No. additional units on Block G. The additional units will be provided for by way of an additional storey or part storey, thus giving rise to consequential modifications to the permitted development. The revised proposals consist of:

- Block E shall be part 5 and part 6 storeys. It shall include 72 no. apartments (16 no. 1 bed, 39 no. 2 bed and 17 no. 3 bed units).
- Block F shall be part 4, part 5, and part 6 storeys and shall include 57 no. apartments (13 no. 1 bed, 38 no. 2 bed, and 6 no. 3 bed units).
- Block G shall be 6 storeys in height. It shall include 68 no. apartments, with 12 no. 1 bed, 46 no. 2 bed, and 10 no. 3 bed units. It shall also include a ground floor crèche.

The total no. of units in Blocks E, F and G will increase from 169 to 197. The proposed alterations will result in an overall increase of 28 no. additional units, increasing the total number of units permitted under DCC Reg. Ref. 2186/15 (An Bord Pleanála Ref: PL 29S.245164), and as amended by DCC Reg. Ref. 2825/17 (An Bord Pleanála Ref. 300031-17), DCC Reg. Ref. 3781/17 (An Bord Pleanála Ref. 301600-18), DCC Reg. Ref. 4040/17 (An Bord Pleanála Ref. 301835-18) and DCC Reg. Ref. 4544/17, from 220 no. to 248 no. units.

Balconies will be provided on all external elevations. Access to the setback areas at penthouse level will be for maintenance only.

57 no. additional bicycle spaces for the apartments shall be provided in the permitted basement. The proposed development includes associated ancillary site development works.

The site is zoned Z1 Sustainable Residential Neighbourhoods, and Z12 Institutional Land (Future Development Potential) in the Dublin City Development Plan 2016-2022, under which residential development is permitted in principle.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development having regard to a consideration specified in

Section 37(2)(b) of the Planning and Development Act 2000 as amended notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

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

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

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

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0354/19
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)



**Decision Date** 25/10/2019  
**Applicant** Conor Power & Loraine Mulligan  
**Location** 5, Dartmouth Square, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. The refurbishment of the 4 existing windows to the front of the house at the main entrance (ground floor) level and the first floor level.  
2. The refurbishment of the 3 existing windows to the rear of the house at the main entrance (ground floor) level and the first floor and attic levels, including repairs and/o renewal of the patent reveals.  
3. The fitting of draught restricting weather seals to the windows described in 1 or 2 above to improve comfort, thermal performance and reduce energy consumption.  
4. The fitting of restrictors to the windows described in 1 and 2 above to improve safety.  
5 Re-landscaping the front garden, without making any changes or works to the existing railings; to provide a gently sloping path to the lower ground level for baby buggies and bicycles.

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**Area** Area 1 - South East  
**Application Number** 0449/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 22/10/2019  
**Applicant** Gavin Hughes  
**Location** 82 Waterloo Place, Ballsbridge, Dublin 4, D04 HP82  
**Additional Information**  
**Proposal:** EXPP: building of a new foyer door to an existing single storey mews. Foyer approx. 1m x 1m. Finished to match existing render finish of mews.

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**Area** Area 1 - South East  
**Application Number** 0455/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 23/10/2019  
**Applicant** Three Ireland Limited  
**Location** Irishtown Garda Station, 57 Irishtown Road, Dublin 4, D04 YE33  
**Additional Information**  
**Proposal:** EXPP: replace existing 30m mast with a new 30m mast; concrete plinth, ducts, cabling, lightning finial, aircraft warning light and ancillary development thereto.

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**Area** Area 1 - South East  
**Application Number** 0464/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 25/10/2019  
**Applicant** The Provost, Fellows, Foundation Scholars  
**Location** Old Library, Trinity College Dublin, Dublin 2  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE:Item 1: slit trench at south elevation

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- Item 2: slit trench to north of east pavilion in modern tarmac
- Item 3: opening up modern floor at base of historic column in gift shop
- Item 4: opening up modern floors at base of historic column in exhibition space
- Item 5: opening up of modern ceilings at east-west beam in exhibition space
- Item 6: opening up of modern ceilings at north-south beam in exhibition space
- Item 7: opening up of modern ceilings at east west beam in gift shop
- Item 8: opening up of modern ceilings at north-south beam in gift shop
- Item 9: open up previously dismantled panelling to head of window at first floor in long room
- Item 10: opening up previously dismantled carved oak pilaster in long room
- Item 11: open up timber floor at first floor in long room
- Item 12: opening up at former hoist at first floor in long room
- Item 13: open up previously dismantled panelling to head of window at second floor in long room
- Item 14: opening up timber floor at second floor
- Item 15: opening up previously dismantled wall panelling at eastern end of gallery in long room
- Item 16: opening up modern plasterboard to underside of main staircase in west pavilion
- Item 17: open modern wall plaster at blocked fireplace in henry jones room at first floor in west pavilion.

**Area** Area 1 - South East  
**Application Number** 2353/14/X1  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/10/2019  
**Applicant** Kevin Gormley & Conal Davey  
**Location** 4, Leeson Lane, Dublin 2

**Additional Information**

**Proposal:** EXT. OF DUR.: Construction of a third storey (50 sq. m) to provide for additional living space to existing two storey commercial/residential building and provision of a three storey extension to rear. To include 4 Velux roof lights on a new flat roof, modification to elevations, and all associated site development works.

**Area** Area 1 - South East  
**Application Number** 2505/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/10/2019  
**Applicant** Orangeseed Designated Activity Company  
**Location** 24-28, Dame Street, which includes The Mercantile Hotel and Dame House, Dublin 2

**Additional Information**

**Additional Information Received**

**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>	3048/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	23/10/2019
<b>Applicant</b>	Mr. & Mrs. Scanlon
<b>Location</b>	1, Brighton Green, Rathgar, Dublin 6

**Additional Information**

**Proposal:** EXT. OF DUR.: Construction of a one storey extension to the rear of existing house at 1 Brighton Green, Rathgar, Dublin 6 containing living room plus new bay window to the side at ground floor level plus window to gable at attic level. Planning permission is also sought for the conversion of existing attic into new bedroom with dormer to rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3068/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/10/2019
<b>Applicant</b>	Alasta Co Ownership
<b>Location</b>	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.
<b>Additional Information</b>	Additional Information Received

**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** 3164/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Sandra Doone  
**Location** 1-4 Merchant's Arch/15 Temple Bar, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development consists of the demolition of the existing 2 storey over basement building, currently in use for retail with ancillary storage and the construction of a new 4 storey over ground floor and basement building (six storeys in all). The ground floor and basement will be in retail use while the upper floors will be in use as boutique hotel. Part of the ground floor will provide a reception for the proposed hotel on the upper floors. An ATM is proposed at ground floor facing into Temple Bar Square.

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**Area** Area 1 - South East  
**Application Number** 3870/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 21/10/2019  
**Applicant** Martin & Bronagh McDonald  
**Location** 32, Wilfield Road, Sandymount, Dublin 4, D04 FD29  
**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission sought for extension at first floor level to the rear and permission sought for new vehicular entrance in front wall + railings and the provision of parking space to front of existing house.

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**Area** Area 1 - South East  
**Application Number** 3871/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 21/10/2019  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** Royal Hibernian Way, Dawson Street, Dublin 2.  
**Additional Information**

**Proposal:** RETENTION & PERMISSION: Planning permission and retention permission at Royal Hibernian

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Way, Dawson Street, Dublin 2. The application site comprises of 0.15 hectares and is bound by Dawson Street to the east, Anne Street South to the south, Duke Street to the north and Duke Lane to the west. Planning permission is sought for an outdoor seating area on Dawson Street at Unit 10. The seating area will be circa 10.08 sq.m and will include windbreakers of circa 1.04 metres in height. Retention permission is sought for minor amendments to a development completed under Reg. Ref: 3643/16 and Reg. Ref: 3744/17. The amendments for which retention is sought relate to design development amendments including: (i) At Anne Street South, amendment to shopfront to Anchor Unit 1 to accommodate fire exit door and to recess entrance door, amendment to awning and signage and amendment to vertical fin arrangement; (ii) On Duke Lane, omission of replacement of shopfront to Unit 21 and amendment at Unit 1 to incorporate full height windows with omission of low level plinth; (iii) At Royal Hibernian Way, minor alterations of door positions to unit 6, 10, 11, 12, 14, 15 and Anchor Unit 1, increase in outdoor seating area at unit 17/18, amendment to location of signage zone beneath canopy on Royal Hibernian Way at Unit 8/9; amendment to location of signage zone beneath canopy on Royal Hibernian Way at Unit 11, amendment to shopfront comprising removal of false column to Unit 8/9, amendments to shopfront to Unit 7 comprising retention and upgrade of existing shopfront in lieu of replacement shopfront, retention of existing clock on west facing facade and omission of permitted signage at this location, minor amendments to paving layout/arrangement including amendment to artwork in paving; and minor amendments to proportion of fascia zones on all ground floor units; (iv) At Dawson Street, minor amendment to door location at Unit 10; (v) Relocation of plant at roof level and omission of screening; (vi) All Associated and ancillary amendments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3874/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/10/2019
<b>Applicant</b>	Red Rock BPRKH Ltd.
<b>Location</b>	59, Bushy Park Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of alterations to previously approved development Reg. Ref. 3760/18 comprising: (i) extension to the rear of unit nos. 1-3 (front block) at basement level to provide each unit with a storage room (24.2sq.m); (ii) extension to the rear of unit nos. 6-8 at basement level to provide each unit with an additional ensuite bedroom(21.4sq.m); (iii) provision of basement level courtyards to the rear of unit nos. 6-8; and (iv) all ancillary works necessary to facilitate the development. The proposed development will result in unit nos. 6-8 becoming four-bedroom units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3875/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/10/2019
<b>Applicant</b>	Margaret & Gary Costello
<b>Location</b>	Dolphin House, Irishtown Road, Dublin 4, D04 HD26. (A Protected Structure - RPF Ref. No. 4003)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the following works: 1. Refurbishment and reconfiguration of the existing ground floor offices to the ground floor of the two storey front building, the

change of use of the main hall at ground floor level from a work-man's social club (last used as such 25 years ago) to a showroom/open plan offices/training room. The ground floor unit will now be independent from the first floor. 2. Refurbishment and reconfiguration of the existing first floor level offices. The first floor unit will now be independent from the ground floor and be accessed from the existing side entrance. 3. The construction of a double height lightwell between the front 2 storey building and the single storey rear showroom/open plan offices/training room. 4. The construction of a reversible internal mezzanine floor to the rear ancillary to the showroom/open plan offices/training room. The floor area will increase from 270 sq.m to 296 sq.m. 5. Internal alterations comprising: - Alterations to stairs and blocking up at the bottom of the stairs to divide the ground floor from first floor. - Removal of sections of wall between the two front rooms and rear rooms to create openings. - Construction of new walls to create office and WC's. - Blocking up between the new WC and new disabled WC. Removal of the ground floor to provide new insulated polished concrete floor. - The removal, repairing and replacing the existing timber panelling throughout. - Breathable thermal plaster applied directly to the inside of walls throughout. 6. External alterations comprising: - Existing original sections of boundary wall and plinth retained and made good and non-original sections replaced with new. - Existing original sections of boundary railings retained and made good and non-original sections replaced with new. - New automated driveway gate with dishing to path at entrance. - Removal of all tarmac and hardscaping to perimeter of the building and replaced with new soft and hardscaping - Cleaning, raking out and re-pointing of all brickwork to all elevations and boundaries. - Removal and the replacement of all external doors and windows with aluminium. - Removal and the replacement of rainwater goods with extruded aluminium. - Alterations to 4 windows and one external door to the south elevation. Alterations to one window to the north elevation. - Making good and replacing as required of non-original slates to the roofs. - Fibre glassing the existing flat roofs. 7. All associated site works. At Dolphin House, Irishtown Road, Dublin 4, D04 HD26 (A Protected Structure - RPS Ref. No. 4003).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3889/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/10/2019
<b>Applicant</b>	Enforge Exchequer Street Limited
<b>Location</b>	Basement & Ground Floor, Exchequer Chambers (part of), 25-27, Exchequer Street, Dublin 2

**Additional Information**

**Proposal:** The development consists of: the proposed amalgamation of the two commercial units at 25-27 Exchequer Street and for the installation of new signage on the property and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3892/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	23/10/2019
<b>Applicant</b>	Grant Thornton
<b>Location</b>	20 Sycamore Street,, Temple Bar,, Dublin 2.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of an ATM machine to

the existing shop front to the west elevation. No. 20 is listed in Dublin City Council's Record of Protected Structures - Ref 7912.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3907/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/10/2019
<b>Applicant</b>	Dame Plaza Property Trading Designated Activity Company
<b>Location</b>	site of 0.11 ha at the building known as the Annex Building, located to the east of the building formerly known as the Central Bank Building and to the south of Cope Street, and the Commercial Buildings, Dame Street, Dublin 2

#### **Additional Information**

**Proposal:** Permission for development at a site of 0.11 ha at the building known as the Annex Building, located to the east of the building formerly known as the Central Bank Building and to the south of Cope Street, and the Commercial Buildings, Dame St, Dublin 2. The development consists of minor amendments to the permitted development at both the Annex Building and the Commercial Buildings, as permitted under Plan. Reg. Ref.:3154/17, as follows: Annex Building: 1. Modification to entrance from the terrace to first floor restaurant/cafe area. 2. Elimination of the permitted door and escape route from east stair core over roof and proposed new escape stairs from Annex roof terrace. 3. Proposed new plant zone to include acoustic louvred screening above setback from the parapet at roof level of the Annex Building. 4. Minor elevational changes including new door in the western facade. Commercial Buildings: 1. Reinstatement of the escape passage at ground floor level on the eastern side of the Commercial Buildings. 2. Internal reconfiguration of the permitted retail unit at ground and first floor including retaining the existing internal staircase. 3. Minor elevational changes to the permitted Office entrance between the Annex and Commercial Buildings to include a revolving door entrance and central stair core glazed element. 4. Minor alterations to the facade materials.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3916/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	25/10/2019
<b>Applicant</b>	Morgan Leisure Investments Limited
<b>Location</b>	The Morgan Hotel, No's. 7-12 Fleet Street & No's. 1-2 Aston Place, Dublin 2

#### **Additional Information**

**Proposal:** RETENTION: Retention permission for development at a site at The Morgan Hotel, on an overall site area of 0.157ha., at No's. 7-12 Fleet Street & No's. 1-2 Aston Place, Dublin 2 (Eircodes: D02 TH74, D02 AT86 and D02 NW56). The development will consist/consists of permission for retention of works to previously approved planning permission Reg. Ref. 2535/17, relating to minor modifications to roof plant, water storage tanks, the omission of a roof terrace and the installation of a fire escape walkaway.

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**Area** Area 1 - South East  
**Application Number** 3919/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Siobhan Ryan & Kevin Kavanagh  
**Location** 23, Church Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission to erect a two storey extension to the side & a single storey extension to rear of my dwelling and replace existing road boundary railings & gates with new Bifold railings.

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**Area** Area 1 - South East  
**Application Number** 3920/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/10/2019  
**Applicant** EL Patrick Thomas Holdings Limited  
**Location** No. 2 Maxwell Road, Rathmines, Dublin 6 D06 T9X7 (with frontage to Maxwell Lane)

**Additional Information**

**Proposal:** The development will consist of: (i) demolition of existing dilapidated concrete garage/store to the rear of the main dwelling; (ii) construction of a contemporary style, two-storey, two-bedroom, detached mews dwelling (110.6sqm) fronting Maxwell Lane served by a private open space (rear garden); (iii) installation of a dry riser and associated signage adjacent to the site's south-western boundary; and (iv) SUDS drainage, boundary treatment, landscaping and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3932/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Petrina Duggan  
**Location** 80, Heytesbury Lane, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The development will consist of front and rear extension on both floors to increase from one bed to two bedroom mews house. The front extension will include vertical glazing and the existing front boundary wall will have the central opening removed and replaced with two independent vehicular entrances, one for 80 and one for 80a Heytesbury Lane.

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**Area** Area 1 - South East  
**Application Number** 3940/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Garrett & Tracy Walsh



**Location** 14, Faughart Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Permission to construct a two storey extension to side and rear of existing house together with demolition of existing single storey structures to side and rear.

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**Area** Area 1 - South East  
**Application Number** 3942/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Michael Liston  
**Location** 25, Kimmage Grove, Kimmage, Dublin 6w

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for single storey extension to rear & single storey shed to rear.

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**Area** Area 1 - South East  
**Application Number** 3948/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Mary & John Worrall  
**Location** 19, Villiers Road, Rathgar, Dublin, D06 H6F4

**Additional Information**

**Proposal:** The development will include the removal of an existing 15m<sup>2</sup> pebble dashed garage to the rear of the back garden, the removal of an existing timber shed, the removal and reinstating of a section of the party wall to 20 Villiers Road, the removal and reinstating of a section of the party wall to 18 Villiers Road, the removal and of the boundary wall to the rear laneway to facilitate the construction of a 32m<sup>2</sup> brick garden room. The garden room works will include a 22m<sup>2</sup> gym/storage area, a 5m<sup>2</sup> utility room, a 5m<sup>2</sup> WC and the separating and rerouting of existing foul and surface water pipes.

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**Area** Area 1 - South East  
**Application Number** 3951/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Blathna Ruane  
**Location** 2, Wellington Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the demolition of existing 42m<sup>2</sup> single storey side extension and garden wall; construction of a new two-storey 55m<sup>2</sup> side [North-West] extension and adjoining new three-storey 137m<sup>2</sup> extension to side [North] and rere [East]; installation of new lift; removal of modern glazing to existing side and rere elevations at lower ground and upper ground floor levels; reconfiguration of rooms to create accessible bedroom and bathroom at lower ground floor level; new opening between two existing rooms at lower ground floor level; reconfiguration of upper ground floor bathroom; re-opening existing blocked opening in rere elevation at upper ground floor

level; reconfiguration of existing main bathroom and en-suite bathrooms at first floor level; new opening in side elevation at first floor level to provide for proposed window to existing en-suite; new pitched roof structure to replace existing flat roof over previously permitted development at first floor level, incorporating 3no. new rooflights; upgrading of mechanical and electrical services; removal of existing external boiler house and timber outbuildings to side and construction of new boiler house to rere; landscaping works to front and rere; and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3953/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/10/2019  
**Applicant** Peter Crowley  
**Location** 82, Haddington Road, Dublin 4

**Additional Information**

**Proposal:** The proposed development comprises the change of use from offices to a single residential unit of this (former) Victorian terraced house, as well as the construction of a single-storey ground floor extension (26.5 sq.m) to the rear, with an outside garden terrace. The proposed development also includes alterations to the house layout comprising: demolition of existing single-storey hall level return; removal of existing hall level floor structure; raising the existing ground (garden level) floor to match the hall level return; sundry internal layout changes including and alterations to walls, floors ceilings, joinery, fixtures and fittings; as well as sundry repairs, renovations and renewal of the mechanical / electrical installations as required to facilitate the development outlined. This planning application is being submitted concurrently with a separate application for a new mews dwelling at No. 9 Cranmer Lane, a property within the curtilage of No. 82 Haddington Road.

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**Area** Area 1 - South East  
**Application Number** 4155/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/10/2019  
**Applicant** Agenbite Ltd. t/a Milano  
**Location** Milano, 62 Ranelagh, Dublin 6

**Additional Information**

**Proposal:** Development for the relocation and amalgamation of 2 no. ducts and screening of the resulting duct unit to the rear of 63 Ranelagh, D06 T2W6.

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**Area** Area 1 - South East  
**Application Number** 4162/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/10/2019  
**Applicant** Wayfinding and Sign Solutions  
**Location** Royal College of Surgeons in Ireland, 123, St. Stephen's Green, Dublin 2.

**Additional Information**

**Proposal:** Permission for one stainless steel Wire Tension System - for holding a mesh banner. Area size - 9125mm x 6280mm.

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**Area** Area 1 - South East  
**Application Number** 4187/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2019  
**Applicant** Mrs. Marie Nixon  
**Location** 22, Lakelands Park, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Permission is sought for the construction of 1 no. two storey detached 5 bedroom dwelling along with new site access and all other ancillary site development works on the site of the existing two storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** 4206/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/10/2019  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of the Board of  
**Location** Dunlop Oriel House, 35 Fenian Street & 33 Westland Row, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site at Dunlop Oriel House, 35 Fenian Street and 33 Westland Row, Dublin 2, a Protected Structure. The development will consist of: 2 no. 460mm x 285mm brass plaque signs affixed to brickwork at eye level; 1 sign at each entrance.

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**Area** Area 1 - South East  
**Application Number** 4222/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/10/2019  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of Board of the  
**Location** Phoenix House, 7-9 South Leinster Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of 1 no. non-illuminated aluminium faced sign affixed to existing stone facia above entrance. 1 no. vinyl logo applied to glazing internally at entrance and 5 no. replacement privacy vinyls with logo applied to glazing internally at ground floor level.

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**Area** Area 1 - South East  
**Application Number** WEB1524/19

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**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/10/2019  
**Applicant** GERRY MacMAHON  
**Location** 41, Fortfield Terrace, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** The proposed development will consist of a second storey extension to the side of the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1597/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/10/2019  
**Applicant** CHRISTIAN KLINKENBERG AND MARIA DOYLE  
**Location** 26B, Oakley Road, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** The proposed development will consist of internal alterations to existing ground and first floor levels, the construction of a single-storey extension to the rear, and dormer extension at roof level of the existing dwelling, all along with associated landscaping, ancillary and site works.

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**Area** Area 1 - South East  
**Application Number** WEB1598/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/10/2019  
**Applicant** L&C Cubic Ireland Limited  
**Location** 233, Windmill Road, Dublin 12  
**Additional Information**  
**Proposal:** For development at this site 233 Windmill Road, Crumlin, Dublin 12  
The development will consist/consists of Construction of a new 79 sq.m, 2 bedroom, two storey detached house on back land site to rear of 233 Windmill Road, Crumlin, Dublin 12. It's to be externally finished in cement render with PVC casement windows and doors and flat roof with parapet and one roof light. Work will include demolition of existing single storey structure (39.3sq.m), retained existing gates to windmill Road with new postal address 233A Windmill Road, Crumlin, Dublin 12, with parking to front of existing dwelling, with underground rain water harvesting system and all required ancillary site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1599/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/10/2019  
**Applicant** Mairsíl Tubridy  
**Location** 2, Oaklands Crescent, Highfield Road, Rathgar, Dublin 6

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### Additional Information

**Proposal:** The development consists of the retention of alterations to window layout and construction of additional window on the east elevation made to the ground floor level maisonette of the existing semi-detached two storey apartment building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1603/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	23/10/2019
<b>Applicant</b>	Sean Murphy
<b>Location</b>	10, Morehampton Terrace, Donnybrook, Dublin 4

### Additional Information

**Proposal:** Dublin City Council – Planning permission is sought for 1. demolition of existing two storey rear extension (circa. 33sq m), 2. construction of new two storey rear extension to the existing house (circa. 41sq m extension), 3. 1no. Rooflight in existing roof on front elevation, 4. internal alterations, 5. widening of existing rear boundary gate (existing: 910mm, proposed: 1400mm) and all associate site works at No.10 Morehampton Terrace, Dublin 4, D04 A3Y4.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0371/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	An Post
<b>Location</b>	19-24, St. Andrew's Street, Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Removal of existing Public teller counters and replacement with new modern engineered open counters providing for no security screening as new automated teller units are to be employed. They are part of the new An Post brand roll-out and will be installed in other An Post locations to develop consistency across the network.

2. Removal of current retail and free standing floor fixtures (display and merchandising units) to be replaced with newly designed free standing floor fixtures. These units are designed as freestanding independent units to sit on the public retail spaces. They are part of the new An Post brand roll-out and will be installed in other An Post locations to develop consistency across the network.

3. Removal of office partitions existing to retail floor. None of these partitions are in contact with the original coffered ceiling.

4. Removal of non-loadbearing partition wall currently dividing the public space. This partition is not in contact with the original coffered ceiling. This is to enable the full ceiling to be viewed by the visitor.

5. Conversion of rear stores to new supervisors office (back of house area).

6. Installation of Gypsum partitions providing access to the new internal lobby and new ATM room permitted under DDC Decision order 2152. These partitions are proposed to be installed beneath the existing and not in contact with the existing coffered ceiling.

7. Installation of new lower level internal retail security shutters. These shutters are proposed to be mounted at a lower level beneath and not in contact with the existing coffered ceiling and independent of existing structure and fabric.

8. No development works are proposed to existing fabric or structural elements. The ceilings as exist

will be retained and redecorated.

9. Existing, inadequate lighting will be removed and new updated energy efficient LED suspended feature lighting system introduced to better illuminate the coffered ceiling. Existing service runs will be retained and reused.

10. The existing floor covering (non-original vinyl floor roll) will be removed and replaced with vinyl floor covering consistent with the new An Post livery and having proper slip ratings.

11. A full decorative programme will also be carried out across the ground floor involving paint decoration and installation of in-store merchandising and display graphics on new free stand floor fixtures only. New internal signage will be installed also consistent with the new brand roll-out.

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**Area** Area 1 - South East  
**Application Number** 2685/19  
**Appeal Type** Written Evidence  
**Applicant** James Phillips  
**Location** Rear of 89, Strand Road, Sandymount, Dublin 4, D04  
T1K2

**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 3026/19  
**Appeal Type** Written Evidence  
**Applicant** Garvagh Homes Ltd.  
**Location** Classic Cinema Site, at Harolds Cross Road, Dublin 6W

**Additional Information** Additional Information Received

**Proposal:** The development involves the demolition of the remaining buildings on site, the construction of a mixed-use development of retail (177sq.m), offices (199sq.m) and 91 dwelling units (4 studios, 29 one bed units and 58 two bed units) over an underground car parking area for 93 cars, plant areas and bin storage facilities.

The form of development provides for three blocks of development above the underground car park. The front block next to the street (5 storeys in height) will contain retail use and an ESB substation at ground level, offices at first floor level and 29 dwelling units in the remainder of the block. The central block (5 storeys in height) will have 32 dwellings units. The space between the blocks will contain landscaped communal open space and bike stores for the residents.

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**Area** Area 1 - South East  
**Application Number** 3158/19  
**Appeal Type** Written Evidence  
**Applicant** Batele Hotel Holding Limited  
**Location** Butler's Townhouse, 44, Lansdowne Road, Dublin 4, D04  
RY96

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Batele Hotel Holding Limited intends to apply for planning permission for development comprising demolition of the existing conservatory to the side at ground floor level, and the construction of 2 no. new flat roof extensions to the rear and side of the property to be used as a dining

area, kitchen and store, and alterations to the internal layout at ground floor; a new pedestrian entrance in the existing side boundary wall on Shelbourne Road; and all associated landscaping, services and site works at Butler's Townhouse, 44 Lansdowne Road, Dublin 4, D04 RY96.

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**Area** Area 1 - South East  
**Application Number** 3159/19  
**Appeal Type** Written Evidence  
**Applicant** Hibernia REIT plc  
**Location** Site 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 t

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a 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. 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 buildings 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 at 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 413 sq.m). The development includes for external terraces at Basement -1 on the south-east elevation, at ground floor on north-west elevation, at first floor level on internal south-east elevation, at fourth floor on north-east elevation and north west elevation, at fifth floor on north-east elevation and northwest and south-west elevations, at sixth floor on north-east elevation and south-east elevation 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 the 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 the provision of green roofs; plant at roof level; 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.

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**Area** Area 1 - South East  
**Application Number** 3615/19  
**Appeal Type** Written Evidence  
**Applicant** Davy Property Holdings  
**Location** 6 and 13 Pembroke Row, Baggot Street Lower, Dublin 2  
**Additional Information**

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**Proposal:** Planning permission is sought for revisions to a previously approved development (permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921 and previously amended under Reg. Ref. 2328/19) to consist of the change of use at fifth floor level from 'media associated use' (previously permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921) to 'office' use.

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**Area** Area 1 - South East  
**Application Number** 3660/19  
**Appeal Type** Written Evidence  
**Applicant** Irish Life Investment Managers  
**Location** Main (St. Stephen's Green/Grafton Street) entrance to Stephen's Green Shopping Centre, Saint Stephen's Green, Dublin 2 (D02 X309)

**Additional Information**

**Proposal:** RETENTION: The development to be retained comprises of advertising signage (c.7.8 x c.2.2m [c. 17.16 sq m]) which is projected from within the entrance lobby of the St. Stephen's green Shopping Centre (at the junction of Grafton Street/South King Street and St. Stephen's Green) by means of two projectors onto a vinyl strip on the curved upper glazed surface/window, c.2.95m above the main entrance, to be viewed from outside.

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**Area** Area 1 - South East  
**Application Number** 3679/19  
**Appeal Type** Written Evidence  
**Applicant** Michael Nugent  
**Location** 25, Mountainview Road, Dublin 6

**Additional Information**

**Proposal:** Planning permission sought for construction of a dormer window with balcony and provision of a new roof window to existing rear roof slope of the existing rear roof slope of the existing dwelling and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3764/19  
**Appeal Type** Written Evidence  
**Applicant** Parick Curran  
**Location** 107, Corrib Road, Dublin 6w

**Additional Information**

**Proposal:** The development will consist of: a) Dishing of the public footpath, widening an existing pedestrian entrance to provide for vehicular access and off street parking to front garden; b) Demolishing an existing rear single storey extension and boiler house; c) Constructing a new rear two storey extension and internal remodelling to existing house. New ground floor will comprise of: hall, WC, lounge area, kitchen/diner and family space. First floor will comprise of three bedrooms and a bathroom. Skylights to be installed in the extension roof and in the rear existing roof over the bathroom. New windows to be installed in the side elevation. Development to include all associated site works.

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**Area 1**  
**Appeals Decided**



**Area** Area 1 - South East  
**Application Number** 0203/19  
**Appeal Decision** SECTION 5 - NOT EXEMPT  
**Appeal Decision Date** @23/10/2019  
**Applicant** Alvaro & Sandra Lopez Laguna  
**Location** 13 - 18, Grattan Court East, Dublin 2  
**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** 2094/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @21/10/2019  
**Applicant** College of Psychiatrists of Ireland  
**Location** 5, Herbert Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission is being sought for external repairs and alterations including replacement of non-original windows and doors and internal alterations at 5 Herbert Street, Dublin 2, and associated landscape works and change of use of mews building (5 Herbert Lane) from a mechanics garage to office use, external and internal alterations including insertion of rooflights and raising the roof and wall to Herbert Lane and provision of a mezzanine floor.

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**Area** Area 1 - South East  
**Application Number** 2825/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @23/10/2019  
**Applicant** Deirdre O'Mahony & Tomas O'Dubhda  
**Location** 26 Malone Gardens, Bath Avenue, Sandymount, Dublin 4  
**Additional Information**

**Proposal:** The development will consist of a single storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

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**Area** Area 1 - South East  
**Application Number** 2834/19  
**Appeal Decision** REMOVE CONDITIONS  
**Appeal Decision Date** @24/10/2019  
**Applicant** Tom Walsh & Freda O'Donnell  
**Location** 172, Corrib Road, Terenure, Dublin 6W  
**Additional Information**

**Proposal:** Development to consist of demolition of flat roof shed (2m.sq), adjustment to gate at shared passage and construction of two-storey extension to rear consisting of ground-floor kitchen-dining-living room extension (32m.sq) with flat roof and roof-light plus first-floor bedroom (12m.sq) with flat roof, plus widening of vehicular access gateway to existing off street parking for one car plus landscaping and all associated works.

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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”

(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	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

43/19

(21/10/2019-25/10/2019)

## WEEKLY PLANNING LISTS

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

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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** Area 1 - South East  
**Application Number** 0500/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Christopher & Veronica Ashe  
**Location** Rear of 1A Winton Avenue, Rathgar, Dublin 6  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** SHEC: The construction of a single 2 bedroom dwelling in a part single storey, part two storey detached structure with 2 rooflights over the single storey and 1 over the two storey. The proposal includes a carparking space to the front and a new fence and garden hedge 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** 0505/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Antoinette Assaf  
**Location** Property to the rear of No. 12, Park Drive, Dublin 6  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** SHEC: Provision of 1 no. domestic dwelling involving a change of use from ancillary domestic to stand alone domestic dwelling.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

43/19

(21/10/2019-25/10/2019)

## WEEKLY PLANNING LISTS

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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** Area 1 - South East  
**Application Number** 0494/19  
**Application Type** Section 5  
**Applicant** Millenium Theatre Company  
**Location** Ambassador Theatre, Parnell Street, Dublin 1  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, hack off the defective selections/cracked sections of render and re-render to match existing.

2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including Ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

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**Area** Area 1 - South East  
**Application Number** 0495/19  
**Application Type** Section 5  
**Applicant** Ruth McDonnell  
**Location** 28, Heytesbury Street, Dublin 8, D08 X268  
**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: removal of the existing shed and the construction of a new outbuilding containing a shed and a non-habitable garden room.

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**Area** Area 1 - South East  
**Application Number** 0497/19  
**Application Type** Section 5  
**Applicant** Paul Curley  
**Location** 12, Castlewood Avenue, Dublin 6  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Removal of 20th century interventions

2. Investigation, repair and renewal including fire improvements to floor at first floor level
3. Removal of older mechanical and electrical systems
4. Removal of existing kitchen and shower room and replacement with new bathroom and mechanical heating system and associate plumbing.

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**Area** Area 1 - South East  
**Application Number** 0502/19  
**Application Type** Section 5  
**Applicant** John O'Connor  
**Location** 30, Merrion Strand, Sandymount, Dublin 4  
**Registration Date** 21/10/2019

**Additional Information**

**Proposal:** EXPP: Domestic extension to rear elevation of existing 3-bed dwelling to main road; area 14m<sup>2</sup>, proposed garden 29m<sup>2</sup>, height 3m, front elevation within development.

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**Area** Area 1 - South East  
**Application Number** 0504/19  
**Application Type** Section 5  
**Applicant** Jim and Liz Headen  
**Location** 19 Harrington Street, Dublin 8.  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: restoration of original layout on first and second floor of building; repair of third floor roof to projecting bay window and floor and renovation of existing layout. Ground floor restoration of structure and insertion of new shower room; repair of existing fabric and a 32sqm extension to the rear of the building.

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