



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**36/19**

(02/09/2019-06/09/2019)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2220/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Irish Life Assurace PLC & Intrust Properties Company Limited by Guarantee
<b>Location</b>	Nos. 1-3, Ballsbridge Park, Dublin 4
<b>Registration Date</b>	05/09/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** 10 year permission for development on a 1.38 Ha site at Nos. 1-3 Ballsbridge Park, Dublin 4. The development will consist of an increase in floor area of the existing 3 No. office buildings by providing lateral (to the east and west) and vertical extensions comprising: the lateral extension of Block 1 (from basement to fourth floor level) by 5,958 sq.m and the vertical extension (provision of a new set back part fifth floor level) by 1.555 sq.m; the lateral extension of Block 2 (from basement to fifth floor level) by 6.876 sq.m and the vertical extension (provision of a new set back part sixth floor level) by 1,264 sq.m; the lateral extension of Block 3 (from basement to fifth floor level) by 6,052 sq.m and the vertical extension (provision of a new set back part sixth floor level) by 1,201 sq.m; replacement of all facades of Block Nos. 1-3 and internal modifications and reconfigurations. The proposed development will result in an increase in office floor area from 19,696 sq.m to 42,602 sq.m. The development also includes: the reconfiguration of existing car park layout resulting in a reduction of 27 No. car parking spaces providing a total of 174 No. car parking spaces; provision of 408 No. cycle parking spaces; recessed balconies and roof terraces facing north, south, east and west; green roofs; hard and soft landscaping; 3 no. substations, generators; plant, photovoltaic panels; boundary treatments and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3127/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Coco Property Investments Limited
<b>Location</b>	4, Pembroke Road, Ballsbridge, Dublin 4
<b>Registration Date</b>	02/09/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at 4 Pembroke Road, Ballsbridge, Dublin 4. (A Protected Structure). The development will consist of the change of use from a single dwelling to two dwellings, a lower ground floor dwelling and a maisonette dwelling at ground, first and second floor levels. Development to include new two storey extension to rear of house at ground and lower ground floor levels, enlarged flat roof dormer to attic level, enlarge terrace to front of house at lower ground floor level, lower the existing front garden, relocate existing steps to lower ground floor, remove existing concrete garden steps at rear, enlarge existing sunken garden at rear and new garden steps in new location at rear; Replacement of a number of internal doors with new fire doors; Repair, cleaning & re-pointing works to facades to include removal of cement based render & repointing with lime mortar or removal of cement based render & re-render with lime mortar subject to the condition of the brickwork to rear facade, removal of existing cement based pointing and subsequent repointing with lime mortar to front facade; Repair with works to roof; Refurbishment of original windows to include replacing existing glass with slim double glazing to front facade and refurbishing & draught proofing existing windows to rear facade; Modifications at lower ground floor to include: construction of new partition & door to living/dining room,

enlarge existing wall ope to kitchen, new fire partition & door to enclose staircase, new wall ope and new partitions & doors to create shower room and bedroom, enlargement of ope in north wall of house to allow access to proposed extension, construction of partitions & doors to utility room & store, construction of fire-rated ceiling to all rooms in the lower ground floor; Modifications at ground floor to include: the removal of the door to sitting room and subsequent construction of new studwork infill in this ope, removal of rear window in kitchen, lowering the cill of this window ope to create a new ope to access proposed extension, removal of the partitions to WC, boiler and store, removal of the side and rear wall of the return at this level to access new extension; Modifications at first floor to include: provision of doors & partition to create linen cupboard in rear return, modification of existing wall ope to bathroom in rear return, removal of window to east elevation in rear return, relocation of cast iron balcony from east elevation to north elevation in rear return, modifications to existing ope in north wall of rear return and replacement of modem window with window similar to original, relocation of door to access bedroom 2, removal of en-suite door and infilling with studwork; Modifications at second floor level to include: provision of door & partition wall to create utility room; including associated site and drainage works, all at No. 4 Pembroke Road, Ballsbridge, Dublin 4 (Protected Structure), a 3-4 storey terraced dwelling.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3907/19
<b>Application Type</b>	Permission
<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, Dub3lin 2
<b>Registration Date</b>	02/09/2019

**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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3916/19
<b>Application Type</b>	Retention Permission
<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

**Registration Date** 03/09/2019

**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** 3920/19  
**Application Type** Permission  
**Applicant** EL Patrick Thomas Holdings Limited  
**Location** No. 2 Maxwell Road, Rathmines, Dublin 6 D06 T9X7 (with frontage to Maxwell Lane)  
**Registration Date** 03/09/2019

**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** 3928/19  
**Application Type** Permission  
**Applicant** Shawn Ebrahim  
**Location** 24, Camden Street Lower, Dublin 2  
**Registration Date** 04/09/2019

**Additional Information**

**Proposal:** Permission sought for change of use from restaurant, to restaurant / takeaway together with change of Opening times, from Monday to Thursday 12:00 to 10:00 p.m. Friday to Saturday 12:00 to 11:00 p.m. and Sunday 12:00 to 10 p.m. to change to Monday to Sunday 12:00 to 1:00 a.m.

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**Area** Area 1 - South East  
**Application Number** 3931/19  
**Application Type** Permission  
**Applicant** Representative Body of the Church of Ireland  
**Location** Back Gate Lodge, Alexandra College, Purser Gardens, Rathmines, Dublin 6  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** The development will consist of the change of use of the existing building from residential use to educational use (89.3 sq m) and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3935/19  
**Application Type** Permission  
**Applicant** Carmel & John Lowe  
**Location** Rear of 127 Templeogue Road, Terenure, Dublin 6W  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a single storey two bedroom dwelling in the rear garden of 127 Templeogue Road, Terenure, Dublin 6W. The works will also comprise the formation of a new vehicular access gateway off Lakelands Park and attendant siteworks including the making of new utility connections.

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**Area** Area 1 - South East  
**Application Number** 3939/19  
**Application Type** Permission  
**Applicant** The Select Vestry of the United Parish  
**Location** The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 E0Y5  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** Permission for a new Rectory and residential development on a site of circa 1440m<sup>2</sup>, on the corner site of The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 E0Y5, with frontage to Belgrave Road and Purser Gardens. The development will consist of the demolition of the existing Rectory, ancillary buildings, perimeter walls to road and removal of existing vehicular entrance and the construction of 9no. dwellings, Units A to J, as follows: Units A-C consists of 3 no. three storey terraced houses with frontage to Belgrave Road which comprises Unit A, a three storey, semi-detached, 5 bedroom Rectory with south facing terraces at first and second floor level; Unit B, a three storey, 3 bedroom curate's house, with recessed south facing terrace at first floor level. Units A and B have shared front and rear gardens and three car parking spaces entered from a new vehicular entrance to Belgrave Road. Unit C is a three storey, end of terrace, 4 bedroom townhouse with private front and rear gardens and 1 car parking space entered from a new vehicular entrance to Belgrave Road. Units D-J consist of 3no. ground floor apartments and 3no. three storey duplex apartments with frontage to Purser Gardens which comprises Units D, E, F, 3no. three storey, 3 bedroom duplex apartments with ground floor entry and access to a shared garden with screened first floor east and west facing terraces, the second floor being set back on both the east and west sides with a west facing terrace. Units G, H, J, consist of 3no. 1 bedroom, ground floor apartments with east facing screened open space and access to the shared garden. parking for Units D-J will be on-street. The development will also include for associated site development works including drainage and hard & soft landscaping works including new perimeter walls and railings to road frontages.

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**Area** Area 1 - South East  
**Application Number** 3944/19  
**Application Type** Permission  
**Applicant** Reginald & Valerie Plunkett  
**Location** Rear site at 351, Harolds Cross Road, Dublin 6  
**Registration Date** 06/09/2019

### Additional Information

**Proposal:** Permission for demolition of the existing single storey garage and the erection of a replacement single storey, detached, 2-bedroom dwelling house with associated landscaping

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**Area** Area 1 - South East  
**Application Number** 3953/19  
**Application Type** Permission  
**Applicant** Peter Crowley  
**Location** 82, Haddington Road, Dublin 4  
**Registration Date** 06/09/2019

### 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** 3954/19  
**Application Type** Permission  
**Applicant** Peter Crowley  
**Location** 9, Cranmer Lane, Dublin 4  
**Registration Date** 06/09/2019

### Additional Information

**Proposal:** The proposed development comprises the construction of a new 218sq.m. terraced mews house and associated site development works. The proposed house is three storeys tall, and set-back approximately 9.4 metres from Cranmer Lane, save for a single-storey extension to the front that flanks an entrance courtyard accommodating 1no. off-street parking space. The proposed accommodation comprises: Ground Floor - entrance hall, utility / cloakroom, accessible WC, kitchen / dining and living room; First Floor - 2no. bedrooms and 2no. en-suite bathrooms; Second Floor - 1no. bedroom, 1no. study / studio space and 1no. bathroom. The proposed development also includes associated foul and surface water connections to the public drainage system. This planning application is being submitted concurrently with a separate application for a change from offices to residential use of No. 82 Haddington Road.

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**Area** Area 1 - South East  
**Application Number** 3955/19  
**Application Type** Permission  
**Applicant** Clopen Limited  
**Location** site at 39, 40, 41, 42 & 42A Clanbrassil Street Upper, Dublin 8  
**Registration Date** 06/09/2019

### **Additional Information**

**Proposal:** The development will consist of: 1.) The demolition of existing building, structures and hardstanding areas on site except for existing front part of the 2-storey Take-Away Restaurant building at 39 Clanbrassil Street fronting onto Clanbrassil Street; 2.) The construction of a mixed-use development of 36no. apartments with associated balconies/terraces comprising of 22no. 1 bedroom units & 14no. 2 bedroom units, 1no. Take-Away Restaurant Unit (existing) and 1no. Shop/Retail Services Unit in 2no. blocks (Block 1 & Block 2); 3.) Block 1 comprises a part 2/part2-storey plus pitched roof, building at 39 Clanbrassil Street Upper accommodating 1no. Take-Away Restaurant unit at Ground & 1st Floor Level (including existing structure fronting onto Clanbrassil Street Upper) and 4no. Apartment Units; 4.) Block 2 comprises a part 3/4/5/6-storey building at 40, 41, 42 & 42A Clanbrassil Street Upper accommodating 1no. Shop/Retail Services Unit at Ground Floor Level (fronting onto Clanbrassil Street Upper) and 32no. Apartment units, including an external landscaped courtyard at ground floor level and roof terrace at 5th Floor Level; & 5.) All ancillary site development works, plant areas, refuse storage areas, bicycle storage areas, boundary treatment works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2353/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Kevin Gormley & Conal Davey
<b>Location</b>	4, Leeson Lane, Dublin 2
<b>Registration Date</b>	30-Aug-2019

### **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.

**\*\*\*Amendment to Week 34/19\*\*\***

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## **Area 1 DOMESTIC**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3048/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Mr. & Mrs. Scanlon
<b>Location</b>	1, Brighton Green, Rathgar, Dublin 6
<b>Registration Date</b>	06/09/2019

### **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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**Area** Area 1 - South East  
**Application Number** 3919/19  
**Application Type** Permission  
**Applicant** Siobhan Ryan & Kevin Kavanagh  
**Location** 23, Church Gardens, Rathmines, Dublin 6  
**Registration Date** 03/09/2019

**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** 3932/19  
**Application Type** Permission  
**Applicant** Petrina Duggan  
**Location** 80, Heytesbury Lane, Ballsbridge, Dublin 4  
**Registration Date** 05/09/2019

**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  
**Applicant** Garrett & Tracy Walsh  
**Location** 14, Faughart Road, Crumlin, Dublin 12  
**Registration Date** 05/09/2019

**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  
**Applicant** Michael Liston  
**Location** 25, Kimmage Grove, Kimmage, Dublin 6w  
**Registration Date** 05/09/2019

**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

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**Application Type** Permission  
**Applicant** Mary & John Worrall  
**Location** 19, Villiers Road, Rathgar, Dublin, D06 H6F4  
**Registration Date** 06/09/2019

**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  
**Applicant** Blathna Ruane  
**Location** 2, Wellington Road, Ballsbridge, Dublin 4  
**Registration Date** 06/09/2019

**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** WEB1214/19  
**Application Type** Permission  
**Applicant** Martin Donohoe  
**Location** 43, Clareville Road, Harold's Cross, Dublin 6W  
**Registration Date** 03/09/2019

**Additional Information** Additional Information Received

**Proposal:** The development will consist of conversion of the existing side extension to 'granny flat' at ground and first-floor level and construction of a truncated hipped roof above to match existing, with Velux-type rooflight to hip, an attic conversion of 35 sqm with dormer/pop-out to rear, a single storey extension to the rear of 4.5 sqm, external and internal alterations and associated site works.

**Area** Area 1 - South East  
**Application Number** WEB1524/19  
**Application Type** Permission  
**Applicant** GERRY MacMAHON  
**Location** 41, Fortfield Terrace, Rathmines, Dublin 6  
**Registration Date** 02/09/2019

**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** WEB1529/19  
**Application Type** Retention Permission  
**Applicant** Philip Daly and Katie McGlade  
**Location** 17, Albert Place East, Dublin 2  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** RETENTION: A first floor flat roof extension to rear of existing house, 2 roof lights to existing rear roof plane and rear private open space of area 22.09 sq. metres.

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**Area** Area 1 - South East  
**Application Number** WEB1530/19  
**Application Type** Permission  
**Applicant** Victoria Kortenhorst  
**Location** 8, Moyne Court, Ranelagh, Dublin, D06 X336  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** Construction of a new rear dormer at attic level and associated internal works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0363/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 02/09/2019  
**Applicant** Allister Coyne  
**Location** 41, Cowper Road, Rathmines, Dublin, 6

**Additional Information**

**Proposal:** EXPP: The proposed minor modifications to previously permitted development (Dublin City Council Reg. Ref. 3672/18) consist of:

1. Reduction of parapet heights of the main portion of permitted extension;
  2. Internal modifications to the previously granted extension along with associated external footprint modifications;
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3. Modification to positions and geometry of permitted roof lights over the extension;
4. Modification of the levels of the finished floor level in the permitted extension;
5. Realignments of the concrete canopy to the rear of the extension;
6. Relocation of proposed new window to rear elevation of the existing house;
7. Separation distances of permitted extension alignment relative to a boundary with a No. 40 Cowper Road.

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**Area** Area 1 - South East  
**Application Number** 0368/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 03/09/2019  
**Applicant** Allister Coyne  
**Location** 41, Cowper Road, Rathmines, Dublin, 6

**Additional Information**

**Proposal:** EXPP: The proposed development consists of provision of: 1. new amenity shed structure with tiled roof and external finishes  
 2. associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** 0369/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 04/09/2019  
**Applicant** Equitas Properties Limited  
**Location** Mount Argus Monastery, Kimmage Road Lower, Dublin 6w

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the use of the residential accommodation wing at Mount Argus Monastery for supported living accommodation is or is not development and is or is not exempted development.

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**Area** Area 1 - South East  
**Application Number** 0371/19  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 03/09/2019  
**Applicant** An Post  
**Location** 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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0379/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	03/09/2019
<b>Applicant</b>	Rachel McKenna
<b>Location</b>	41, Clonmacnoise Road, Crumlin, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Construct a 2 storey 2 bed semi-detached house to side of No. 41.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0380/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	03/09/2019
<b>Applicant</b>	Robert Booth
<b>Location</b>	69, Waterloo Lane, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: (i) demolition of existing detached two bedroom, two storey dwelling (105.3sq.m) (ii) construction of a replacement two-storey over basement, three-bedroom contemporary style, flat roofed, detached dwelling (iii) provision of an enlarged vehicular entrance from Waterloo Lane and 2 no. on curtilage car parking spaces.

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**Area** Area 1 - South East  
**Application Number** 0381/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 03/09/2019  
**Applicant** Dr. Declan Meagher  
**Location** Rear of 141, Tritonville Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** SHEC: The construction of a 2 storey, 2 bedroom mews dwelling, 1no. parking space, rooflights, sedum green roof, 40 sq.m p.o.s. to the rear and all associated ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 0384/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 03/09/2019  
**Applicant** Andrea Free  
**Location** 31, Orwell Road and Washerwomans Lane, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** SHEC: Demolition of a derelict house (192m<sup>2</sup>) and proposed 5 new residential units consisting of; 2no. 4 bedroom 3-storey houses and 3no. 2 bedroom 2-storey houses.

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**Area** Area 1 - South East  
**Application Number** 0386/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 03/09/2019  
**Applicant** Roebuck General Trading and Advisory Limited  
**Location** 14, Lad Lane, Dublin 2  
**Additional Information**  
**Proposal:** SHEC: The development will consist of the demolition of a contemporary 2 no. storey mews dwelling house (140 sqm) and the construction of a part 1 no. to part 3 no. storey mews building (364 sqm) containing 4 no. apartments comprising 2 no. one bed apartments (47 sqm and 64 sqm), 1 no. two bed apartment (85 sqm) and 1 no. three bed apartment (118sqm). The development also includes balconies and terraces facing south-east and north-west; internal courtyards and terraces; bicycle store; bin store; green roofs; landscaping; boundary works; plant and all other ancillary works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 0392/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 03/09/2019

**Applicant** Steven Van den Bergh  
**Location** Rear of 155/157 Merrion Road, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** SHEC: Construction of single storey detached dwelling.

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**Area** Area 1 - South East  
**Application Number** 2195/14/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 02/09/2019  
**Applicant** Olan Callanan  
**Location** 56, Heytesbury Lane, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DUR.: The development will consist of demolition of the existing porch and the construction of a new two storey flat roofed extension to the rear, a single storey flat roofed extension to the front, remodelling the front boundary wall to Heytesbury Lane to allow for a new vehicular and pedestrian entrance and associated landscape and site development works.

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**Area** Area 1 - South East  
**Application Number** 2243/19  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 03/09/2019  
**Applicant** Adare LM Clinic Ltd.  
**Location** Mews to the rear of 4 Clare Street, Dublin 2, D02 VH36

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development to the mews building attached to the rear/north of 4 Clare Street, Dublin 2, D02 VH36, 4 Clare Street is listed as a protected structure in the Record of Protected Structures in the Dublin City Development Plan 2016-2022. The development will consist of change of use of the mews building to a 2-bedroom residence, to include minor internal and external alterations, together with the construction of a new single storey extension with first floor balcony on the extension flat roof to the rear of the mews building.

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**Area** Area 1 - South East  
**Application Number** 2396/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Friends First Life Assurance Co. DAC  
**Location** 1, Coppinger Row, and 57 South William Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the change of use of existing ground floor shop to cafe including new shopfront and signage, and change of use of existing first, second and third floor offices to educational use, at 57 South William Street, together with connections to allow the extension of existing restaurant at 1 Coppinger Row into the basement of 57 South William Street, in addition to the

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provision of a fire escape stair and associated structure connecting the rear of 57 South William Street and 1 Coppinger Row and provision of a new fire escape door to the facade of 1 Coppinger Row. All with associated works at 1 Coppinger Row and 57 South William Street, Dublin 2. 57 South William Street is a protected structure, RPS Ref. 8594.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2409/19
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	05/09/2019
<b>Applicant</b>	New Grove Property Ltd
<b>Location</b>	23-24, Mountain View Avenue, Dublin 6 & rear of Nos. 226-230 Harold's Cross Road

**Additional Information** Additional Information Received

**Proposal:** Permission is sought for developments of lands comprising the following properties: (i) Nos. 23-24 Mountain View Avenue; (ii) Adjoining unnamed property to the immediate south fronting on to Mountain View Avenue; and (iii) 2 no. unnamed properties (Eircodes D6WX361 & D6WH968) fronting on to Mountain View Avenue to the rear of Nos. 226-230 Harold's Cross Road. The site is bounded to the north and west by Mountain View Avenue, Dublin 6 and to the east by No. 14 Mountain View Avenue and Nos. 226-230 Harold's Cross Road. The development will consist of the following: (i) Demolition of 4 no. single storey light industrial/commercial units and 1 no. two storey dwelling; (ii) Construction of a 3 no. storey 7 no. bay hipped roof terrace block, with rooflights, to comprise of 4 no. three-bedroom townhouses, 3 no. two-bedroom apartments and 5 no. one-bedroom apartments. Each townhouse to be provided with 1 no. internalised parking space accessed from exiting laneway on Mountain View Avenue with private amenity space to include east-facing courtyard at ground floor level, east-facing terrace and west-facing balcony at first floor level and east-facing balcony at second floor level. Each apartment will be served by west-facing balcony/terrace and provided with access to service area with bin store, bicycle parking (23 no. spaces); car parking (3 no. spaces), and communal amenity space located at ground floor level; and (iii) boundary treatment, provision of new public footpath, SuDS drainage and all associated ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2675/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/09/2019
<b>Applicant</b>	Patricia Spratt
<b>Location</b>	25, Herbert Avenue, off Merrion Road, Ballsbridge, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Permission sought for first floor extension over ground level access to side and combined two storey and ground floor extension to rear removing existing two storey rear annex and also with dormer roof and windows to existing rear roof with connection to all services and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3447/19



**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 02/09/2019  
**Applicant** Osteria Lucia  
**Location** Osteria Lucio, The Malting Tower, Grand Canal Quay,  
Clanwilliam Terrace, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Retention permission for development at "Osteria Lucio", The Malting Tower, Grand Canal Quay, Clanwilliam Terrace, Dublin 2. The property fronts onto Clanwilliam Terrace to the west and is south of Grand Canal Quay Railway Bridge which is a protected structure (RPS Ref: 883/3276). The development consists of the following: Retention (for 2 years) of outdoor seating area structure (c. 23.2sq.m) comprising aluminium and glass enclosure with retractable roof (c. 2.9 metres height, c. 1.74 metres width and c. 11.1 metres length). A small area of the site falls within the North Lotts and Canal Dock Strategic Development Zone Planning Scheme area, however the majority of the site is outside of the SDZ Planning Scheme Area. The specific development, the subject of this retention application is located outside the SDZ Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** 3448/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2019  
**Applicant** John Healy & Sarah Hughes  
**Location** 24, Heytesbury Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 24 Heytesbury Street, Dublin 8, a Protected Structure. The development will consist of repairs to the historic fabric generally, re-slating the existing main house and return, a new roof light to the rear hip slope of the main roof, removal of the brick effect render from the front facade, internal alterations to the existing historic property, new electrics and new plumbing throughout, demolition of the existing rear conservatory extension, demolition of existing shed in rear garden, construction of a new single storey extension to the rear, a new bin/bike store to the front garden and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3451/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** John Rogers  
**Location** 29, Molesworth Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development at this site: No. 29 Molesworth Street, Dublin 2. The development will consist of change of use from residential use at third floor level and gallery use at ground, first and second floor, to office use at ground, first, second and third floor level. The proposed works will consist of: - Dismantling and removal of a portion of existing modern metal fire escape stairs to rear of house. - Restoration of existing roofs, including insulation and replacement of roof covering and gutters. - Cleaning and repointing of front and rear elevation. - Repairs

and upgrading of floor structures for fire and structural loadings. - Repairs to existing walls for fire and structural loadings, where applicable. - Restoration of existing external doors and windows throughout. - Renovation and refurbishment of ground, mezzanine, first, second and third floor. - Replacement of mechanical and electrical services.

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**Area** Area 1 - South East  
**Application Number** 3456/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Joan & Michael Kelly  
**Location** 49, Fortesque Lane, Rathmines, Dublin 6, i.e. at the rear of 49 Lower Mountpleasant Avenue, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development, within the curtilage of a property listed in the Record of Protected Structures, will consist of the removal of the garden shed, the rear gate/timber fence and part of the masonry wall, the creation of a covered set back entrance onto Fortesque Lane complete with roller shutter and garden gate, the construction of a two storey building comprising a car port, a garden room and an entrance lobby at ground floor level and a home office at first floor level. The existing boundary wall between Nos. 48 & 49 Fortesque Lane will be removed within the footprint of the proposed development and will be replaced by a new boundary wall. The roof will comprise a selected metal clad curved section and a flat section. The external walls will comprise selected brickwork and cladding.

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**Area** Area 1 - South East  
**Application Number** 3459/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Silverwood Developments Ltd  
**Location** 52-57, South Great Georges Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: (a) change of use of the lower ground floor level of the former Dunnes Home Unit from retail storage/staff welfare to a fitness training studio/gym with associated changing facilities including gym entrance/lobby at ground floor level (493 sqm); (b) elevation signage and (c) ancillary site works/services.

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**Area** Area 1 - South East  
**Application Number** 3466/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Paul Slevin  
**Location** site at Rugby Villas, (to rear of 24 Mountpleasant Avenue Upper), Dublin 6

**Additional Information**

**Proposal:** Planning permission for demolition of existing 25 sq.m. garage store and erection of a two storey (73 sq.m.) dwelling and associated works.

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**Area** Area 1 - South East  
**Application Number** 3468/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/09/2019  
**Applicant** Mary F. Murphy  
**Location** 43, Avenue Road (rear of 43, Bloomfield Avenue), South Circular Road, Dublin 8

**Additional Information**

**Proposal:** The development will consist of

- (a) the removal of the boundary wall along Avenue Road, and
  - (b) the construction of a 3 storey terrace, comprising 3 no. mews, fronting onto Avenue Road: 2 no. mews to comprise kitchen/dining/living area, toilet bin and bicycle storage, and rear courtyard at ground floor level; 1 no. bedroom, bathroom, study, storage, utility room, open balcony at first floor level; 1 no. ensuite bedroom, with open balcony and terrace at second floor level. 1 no. mews to comprise 1 no. bedroom, study, storage, utility, bathroom, toilet, bin/bike storage, new boundary garden wall at ground floor level; kitchen/dining/living room, external deck and terrace at first floor level; 1 no. ensuite bedroom with open terrace at second floor level.
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**Area** Area 1 - South East  
**Application Number** 3477/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 05/09/2019  
**Applicant** Catherine Moran  
**Location** 33, Beech Hill Crescent, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** RETENTION: the development consists of retention of existing opening in front boundary wall for vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 3480/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2019  
**Applicant** Edward and Sandra O'Connor  
**Location** 141, Oliver Plunkett Avenue, Stella Gardens, Irishtown, Dublin 4

**Additional Information**

**Proposal:** The development will consist/consists of: Planning permission is sought for first floor bedroom extension to rear over kitchen extension. Attic conversion with dormer window to rear for playroom use and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3481/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/09/2019  
**Applicant** Jerry Huysmans  
**Location** 41, Rowan House, Mespil Estate, Sussex Road, Dublin 4  
**Additional Information**  
**Proposal:** Permission is sought for change of use from residential apartment use to short term letting.

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**Area** Area 1 - South East  
**Application Number** 3483/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Jerry Huysmans  
**Location** 49, Cherry House, Mespil Estate, Sussex Road, Dublin 4  
**Additional Information**  
**Proposal:** Permission is sought for change of use from residential apartment use to short term letting.

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**Area** Area 1 - South East  
**Application Number** 3489/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 05/09/2019  
**Applicant** Uniball Bars Limited  
**Location** Shaws Lane, Off Bath Avenue, Dublin 4  
**Additional Information**  
**Proposal:** Permission to extend and renovate an existing warehouse and ancillary office space (828sqm) to provide for an increase in floor area at first floor level of 207sqm and the provision of second floor ancillary accommodation (333sqm), all on a site of 0.0849 Ha at Shaw's Lane, Off Bath Avenue, Dublin 4. The proposal will also include the provision of staff welfare facilities, revised treatment to all elevations and roof terraces at second floor level. Permission will include all associated site works including the provision of hard and soft landscaping, boundary treatments, foul & surface water drains & attenuation on site with connections to existing services and provision of a water mains on site with connection to the existing water mains.

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**Area** Area 1 - South East  
**Application Number** 3492/19  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 06/09/2019  
**Applicant** Permanent TSB Plc  
**Location** 105a, Leeson Street Lower, Dublin 2

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**Additional Information**

**Proposal:** PERMISSION & RETENTION: a) retention of rearrangement of permitted shopfront incorporating relocation of permitted ATM (Plan Ref No 1627/96) and removal of entrance doors and b) installation of two digital screens behind the existing shopfront glazing.

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**Area** Area 1 - South East  
**Application Number** 3496/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Christine Molloy  
**Location** 10, Merton Drive, Dublin 6

**Additional Information**

**Proposal:** Planning permission is sought at 10 Merton Drive, Dublin 6 D06VY97 for an attic level dormer roof extension to the rear of the existing dwelling house with amendments to elevations to include upgrade of windows and external insulation.

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**Area** Area 1 - South East  
**Application Number** 3616/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2019  
**Applicant** Hanora (Nora) O'Connell  
**Location** 36, Belgrave Road, Dublin 6, D06 X9E8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: The demolition of existing garage and wall structure fronting onto the laneway and its associated gates and the construction of a new boundary wall facing onto the rear lane and relocation of the existing vehicular and pedestrian access to the rear garden from the adjacent laneway. It will include the erection of new, inward opening timber gates and an area of new, moisture permeable, paving within the rear garden with associated site works.

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**Area** Area 1 - South East  
**Application Number** 3678/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/09/2019  
**Applicant** Rachel McKenna  
**Location** 41, Clonmacnoise Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Permission for a 2 storey semi-detached dwelling to side of 41 Clonmacnoise Road.

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**Area** Area 1 - South East  
**Application Number** 3745/19  
**Application Type** Permission

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**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2019  
**Applicant** Three Ireland (Hutchison) Ltd.  
**Location** Harmony Court, Harmony Row, Dublin 2  
**Additional Information**  
**Proposal:** The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

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**Area** Area 1 - South East  
**Application Number** 3757/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2019  
**Applicant** Brona Burke & Philip Gilboy  
**Location** Outbuildings to the northern side of Nutgrove House, 58B, Gilford Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Permission to demolish the existing outbuildings at 58B Gilford Road, Sandymount, Dublin 4, in order to construct a new contemporary style 2/3 storey 3 bedroomed dwelling house. The outbuildings referred to are on the northern side of 58A Gilford Road which is also known as Nutgrove House. The front building line of the proposed house will be set back to line with the facade of the adjoining Sandymount Pet Hospital building. The building line at ground floor level will be recessed to line with 58A and the application includes a request for permission to create vehicle access from Gilford Road to one off-street car parking space and other utility areas. To facilitate vision when accessing/exiting this parking space, it is proposed to cut back the first 1.5m of the projecting wall on the northern Pet Hospital side. The main facade of the house will be two storey in height with a parapet to line with the Pet Hospital Building. The proposal also incorporates a second floor, the roof of which will line with the ridge line of 58A on the southern side with the facade set back to line with the building line of this house. The recessed building lines provide for a roof terrace on the eastern side and a roof terrace with solar panels on the western side.

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**Area** Area 1 - South East  
**Application Number** 3800/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2019  
**Applicant** Clear Channel Ireland Limited  
**Location** Existing taxi shelter on the public footpath opposite The National Concert Hall, Earlsfort Terrace, Dublin 2

**Additional Information**

**Proposal:** The proposed development is to replace the existing internal advertising paper panel at the right hand side of the shelter with a digital display unit. The advertising panel on the left hand side will be removed and replaced with transparent glass panels. The proposed new advertising unit has an overall height of 2.162m, a depth of 0.305m and a width of 1.34m, with a digital display area of 1.52m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 3802/19

**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2019  
**Applicant** Lorien Ranelagh Ltd. T/A Zaytoon  
**Location** 64-66, Ranelagh Road, Dublin 6

**Additional Information**

**Proposal:** The development will consist of alterations to the existing shopfront at ground floor level and associated works to the existing main entrance and window ope. Proposed new 2 no. external fascia signs and 1 no. projecting infernally illuminated sign to right hand side of shopfront.

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**Area** Area 1 - South East  
**Application Number** 3809/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2019  
**Applicant** Oliver Morris  
**Location** 45, Avenue Road, Wood Quay, Dublin 8

**Additional Information**

**Proposal:** The development will consist of demolition of existing commercial garage. Erection of proposed two storey fully serviced dwelling to consist of kitchen, living & dining with WC on ground floor, two bedrooms with en suite, study room and main bathroom on first floor with flat roof and roof lights over. Provision of new boundary walls to front, sides and rear of proposed dwelling between 47 Avenue Road and 43 Avenue Road with vehicular entrance gates off Avenue Road accessing on-site parking to the front of the property. Proposed foul water sewer and surface water connection to existing combined sewer and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3819/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2019  
**Applicant** Canal Basin Holdings  
**Location** The Lennox Building, 47-51 Richmond Street South, Dublin 2.

**Additional Information**

**Proposal:** Permission is sought to rearrange the layout of the parking area associated with the recently constructed 6 storey office and restaurant development at The Lennox Building, 47-51 South Richmond Street, Dublin 2 which was built under planning permission Reg. Ref. 3015/15 and amended by Reg. Ref. 4638/17. Permission has been granted for the parking of 9 cars in the rear yard associated with the development (Reg. Ref. 2958/19). Permission is sought to rearrange the parking, so that 10 cars can be parked in this space. The area would continue to accommodate bicycle parking, disabled parking space and access to the building as originally approved.

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**Area** Area 1 - South East  
**Application Number** 3823/19  
**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2019  
**Applicant** Eircom Ltd.  
**Location** Merrion Road, (Outside St. Vincent's Hospital), Dublin  
4

**Additional Information**

**Proposal:** The development will consist of the replacement of the existing telephone kiosks with a new telephone kiosk with integral communication unit and a 1.53 sq.metre digital display screen positioned 2.1m southeast of position of the existing telephone kiosks. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096.

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**Area** Area 1 - South East  
**Application Number** 3845/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/09/2019  
**Applicant** Hermitage Construction and Development Ltd  
**Location** 27-28, Mount Pleasant Avenue Lower, Rathmines, Dublin  
6

**Additional Information**

**Proposal:** Planning permission for a) the construction of a new duplex apartment at the back including all associated new doors, fenestration and roof terrace. This is an addition to the proposal in application number 4690/18, decision number P2643 dated and approved on the 22/02/2019. b) on completion the total development will consist of the previously granted 1 no. 2 bed flat at second floor level, 2 no one bedroom flats at first floor level, 1 no. 2 bedroom flat at third floor level and the new duplex 1 bed apartment at the rear on first and second floors. The licenced premises on the ground floor to be retained.

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**Area** Area 1 - South East  
**Application Number** WEB1415/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/09/2019  
**Applicant** National Transport Authority  
**Location** Bus Stop Nos. 317, 318, 319 on the Public Footpath in front of Nos. 16-18 and Ballast House, Westmoreland Street, Dublin 2 (western side of the street)

**Additional Information**

**Proposal:** The development will consist of the installation of two 3-bay, 4.350m long x 2.160m wide x 2.870m high stainless steel and glass bespoke bus shelters each with 1 no. 86 inch double sided digital advertising display including all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1417/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2019



**Applicant** John O'Connor  
**Location** 65, Terenure Road North, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Permission is sought for demolition of existing single storey flat roof extension, construction of a flat-roof single storey extension, alterations to existing internal layout to provide a 2no. bedroom dwelling in place of the existing 3no. bedroom dwelling, provision of 1no. roof light to the rear of the existing pitched roof, alterations to existing pitched roof and provision of a new pedestrian entrance off Eagle Hill Avenue all to the rear

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**Area** Area 1 - South East  
**Application Number** WEB1419/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 03/09/2019  
**Applicant** Emma Harney  
**Location** 117A, Strand Road, Sandymount, Dublin 4 D04 F977

**Additional Information**

**Proposal:** Permission is sought for retention and completion of a permanent open car port to provide parking and storage to the rear of 117A Strand Road, Sandymount, Dublin, DO4 F9T7.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 2497/19  
**Appeal Type** Written Evidence  
**Applicant** ELM Capital Assets Ltd.  
**Location** Lansdowne Wood, Lansdowne Road, Dublin 4  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 3000/19  
**Appeal Type** Written Evidence  
**Applicant** Jacqueline McDonnell  
**Location** 24, Beech Hill Drive, Donnybrook, Dublin 4, D04 Y199  
**Additional Information** Additional Information Received

**Proposal:** Planning permission to demolish the existing garage and outbuildings and construct a new dwelling (2 storey plus attic room with 2 no. Velux roof windows to front) attached to the side of the existing house. Including the following alterations to the existing dwelling: new front door with sidelight; new window to front at first floor and new Velux roof window to rear. A new vehicle pavement crossing

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and new vehicle access from Beech Hill Drive will be formed through the front boundary wall with 1 no. new vehicle parking space for the existing house.

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**Area** Area 1 - South East  
**Application Number** 3244/19  
**Appeal Type** Written Evidence  
**Applicant** Tim Boland  
**Location** 5 & 6, Clarendon Mews, Lad Lane, Dublin 2  
**Additional Information**  
**Proposal:** RETENTION: Permission for development comprising retention of office use.

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**Area** Area 1 - South East  
**Application Number** 3249/19  
**Appeal Type** Written Evidence  
**Applicant** Michael & Deirdre Conroy  
**Location** 77C & 77D, Orwell Road, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** PERMISSION & RETENTION: Permission for retention of alterations/additions to the fenestration, changes in floor levels, reduction in extent of units, changes to eaves levels and ridge level and to the drainage layout and alterations to internal layouts etc. to those granted under permission Reg. Ref. no. 3368/14 (ABP PL29S.244731) and permission for foul connection to existing manhole on Orwell Road and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4626/18  
**Appeal Type** Written Evidence  
**Applicant** The Leahy Trust  
**Location** 22A Palmerston Park and Richmond Avenue South, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for the demolition of an existing single storey dwelling and outhouses and construction of 3 No. terraced, two storey, four bed houses with attics, including 3 no. roof lights to House 1, 5 no. rooflights to Houses 2 and 3 and PV panels to each house. The development shall provide 6 no. cycle spaces and includes associated service connections, site works and landscaping. Vehicular and pedestrian access will comprise new entrances to each house from Richmond Avenue with a shared pedestrian gate onto Palmerston Park in the position of the current main gate.

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**Area** Area 1 - South East  
**Application Number** WEB1347/19  
**Appeal Type** Written Evidence  
**Applicant** Bill Sheridan and Una McCullagh  
**Location** 16, Sandymount Castle Park, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** 1/ Construction of a new single storey porch extension and 2 storey extension to front and side

2/ Lowering of cill to existing front reception window 3/ Construction of a single storey extension and dormer extension to rear 4/ Increase of existing vehicular entrance width to 3.6M 5/ New rooflight to front all together with associated site and landscape works.

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 0001/19  
**Appeal Decision** SECTION 5 - NOT EXEMPT  
**Appeal Decision Date** @05/09/2019  
**Applicant** Peter Burke  
**Location** Crossfit 353, Shaws Lane, Bath Avenue, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Whether the current use of the property constitutes a change of use from the use permitted under Reg. Ref. 0900/98 and whether such a change of use constitutes a material change of use or is considered exempted development within the meaning of the Planning and Development Act, 200 (as amended).

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**Area** Area 1 - South East  
**Application Number** 2201/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @03/09/2019  
**Applicant** Roisin Owens  
**Location** 65, Donnybrook Manor, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Extensions at ground and first floor level to both the front and rear elevations, revised window layout to the side elevation, conversion of existing attic space to include a dormer window to the rear roof surface, 3 no. velux roof windows to the front roof surface and revised roof profile from a hip to a gable at attic floor level. All at 65 Donnybrook Manor, Dublin 4, D04 X6T1.

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**Area** Area 1 - South East  
**Application Number** 4347/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 02/09/2019  
**Applicant** Metropolitan Properties Ltd.  
**Location** Eastmoreland Lane to rere No. 20 Upper Baggot Street, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning Permission for development at rear of No. 20 Upper Baggot Street, Dublin 4. The proposed development is located on Eastmoreland Lane to the rear of No. 20 Upper Baggot Street (a Protected Structure), making use of a disused yard space facing on to Eastmoreland Lane. No work is envisaged to the existing Protected Structure. A two-storey shed in the yard to the rear of No. 20 Baggot Street will be demolished as part of the proposed development. The brickwork from this shed will be salvaged where possible and re-used in the new development. The proposal comprises the construction of an infill building four storeys high plus roof access to Eastmoreland Lane, and two storeys high to the rear of no. 20 Upper Baggot Street, of 308.2 sq.m area, comprising a townhouse and two

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apartments and ancillary site works. The four-storey section of the proposed building (facing the lane) contains the townhouse with two roof gardens, one at second floor level, the other at fourth floor level, accessed from Eastmoreland Lane. The two-storey section of the proposed building contains two apartments, one at ground level and one at first floor level accessed from Eastmoreland Lane. The apartment at ground level will have access to a private garden space and the apartment at first floor will have access to a private roof terrace. Each garden or terrace is screened to minimise overlooking and maximise privacy. There is a garden court between the Protected Structure and the proposed new development. The proposal includes 2 no. bicycle spaces and bin storage at ground level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4501/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	30-Aug-2019
<b>Applicant</b>	Mr Roy Turner
<b>Location</b>	25, Lower Mount Pleasant Avenue and Corner of Richmond Hill, Dublin 6

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

**\*\*\*Amendment to Week 35/19\*\*\***

## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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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

36/19

(02/09/2019-06/09/2019)

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**Area** Area 1 - South East  
**Application Number** 0409/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** John & Carmel Lowe  
**Location** Rear of 127 Templeogue Road, Terenure, Dublin 6W  
**Registration Date** 05/09/2019

**Additional Information**

**Proposal:** SHEC: The construction of a single storey two bedroom dwelling in the rear garden. The works will also comprise the formation of a new vehicular access gateway off Lakelands Park and attendant siteworks including the making of new utility connections.

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**Area** Area 1 - South East  
**Application Number** 0410/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Dr. Paula Bolger  
**Location** 3, Sydenham Road, Ballsbridge, Dublin 4  
**Registration Date** 30-Aug-2019

**Additional Information**

**Proposal:** SHEC: 2 storey 2 bed mews house to rear at No. 3 Sydenham Road.

**\*\*\*Amendment to Week 35/19\*\*\***

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# Dublin City Council

## SECTION 5 EXEMPTIONS

36/19

(02/09/2019-06/09/2019)

## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0295/19  
**Application Type** Section 5  
**Applicant** Cindoor Ltd.  
**Location** 16A, D'Olier Chambers, D'Olier Street, Dublin 2  
**Registration Date** 03/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: The refurbishment includes: - Removing a non-structural and non-original partition wall on the ground floor to create an open kitchen

- Redecoration throughout including replacing tiling to walls in the existing kitchen area and replacing tiling in the basement toilets

- Removing the bar and relocating a small dispense bar to the kitchen area

- Replacing fixed seating

- Removing ceiling hung bottle racks and ceiling hung light fixtures and introducing new lighting which will be fixed and cabled from lightweight frames fixed to the floor. Existing tension cables running between the perimeter walls to be retained.

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