



# Dublin City Council

## **Weekly Planning List**

### **42/18**

(15/10/2018-19/10/2018)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3157/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Wave Point Ltd.
<b>Location</b>	21, Ship Street Great, Dublin 8
<b>Registration Date</b>	19/10/2018
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for amendments to previously approved Grant of Permission (ref 2701-16 & PL29S.247947). The development consists of the remodelling of external facades along with internal alterations, which comprise: a) Re-organisation of the upper ground and lower ground floor levels, such that the bar and restaurant open out to the rear garden at lower ground level, to include a glazed 'garden room' extension, and the resultant relocation of bedrooms to the upper ground level at rear, with omission of the raised external restaurant deck; re-arranged entrance lobby and cafe to the front at upper ground level, with the entrance and lobby repositioned to the south, with a new entrance to the north end to provide a separate access to the lower ground bar and restaurant. b) Re-organisation of the bedroom floors (1st to 5th), to include the provision of 9 no. additional bedrooms, with 192 sq.m of additional floor area, over these floors; the projecting bay window to the east boundary of all floors is omitted; c) Re-organisation of the top bedroom floor (6th), with the omission of bedrooms so as to accommodate enclosed plant areas; omission of 1 bedroom, and reduction in floor area of 23 sq.m; the projecting bay window to the east boundary is omitted; d) elevational changes to accommodate the above, including the use of pre-dominantly brick cladding, with pressed-metal cladding to the 5th & 6th floors, in lieu of previously proposed render, black zinc, natural zinc, reglit glass panels and aluminium cladding panels. A decorative back-lit corten steel wall is proposed to announce the access route to the historical site to rear. Bedroom terraces are proposed at 1st floor overlooking the garden (to 5 bedrooms), and at 5th and 6th floors overlooking the street (to 4 bedrooms). The gross floor area of the development is 5739sq.m, an increase of 250sq.m. 134 bedrooms are proposed, a net increase of 10 over approved. The overall footprint, height and mass of the building has been retained, with minimal alterations thereof.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3272/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Davy Target Investments ICAV
<b>Location</b>	Site to the rear of Waterloo Exchange at the corner of Waterloo Road and Fleming's Place, Dublin 4
<b>Registration Date</b>	17/10/2018
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed development consists of site clearance works including the partial demolition of a car park structure at ground and podium level and the incorporation of the existing vehicular accesses at ground level, including the ramped access leading to podium level (both off Fleming's Place) within the proposed development. The proposed office building ranges in height between 1- and 5- storeys above basement level with a total Gross Floor Area (GFA) of 3,460.5sq.m (above ground floor level). An ESB sub-station and two Switch Rooms are proposed at ground floor level accessed off Fleming's Place to the south. Vehicular access serving the proposed development is also provided off Fleming's Place through the continued use of an existing ground level vehicular access leading to two (2) car lifts that service the basement level that provides 24 car parking spaces and 1 motor-cycle parking space. A total of 29 bicycle

parking spaces is provided at ground floor level together with staff shower facilities. A south-east facing roof terrace is provided at third floor level facing Waterloo Road. Pedestrian access to the proposed building is provided at ground floor level along the Waterloo Road frontage leading to reception facilities and the main stair/lift core. Public realm improvements at ground level to the front of the proposed building along the Waterloo Road frontage include the removal of 6 no. trees and hard and soft landscaping of the area to include the provision of 4 no. new planters, timber benches, disabled platform lift together with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3701/18  
**Application Type** Retention Permission  
**Applicant** Karl Bennett  
**Location** Greenside House, 45-47 Cuffe Street, Dublin 2  
**Registration Date** 16/10/2018  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 4166/18  
**Application Type** Permission  
**Applicant** JD Sports Fashion PLC  
**Location** 40, Upper Grafton Street, Dublin 2  
**Registration Date** 15/10/2018  
**Additional Information**

**Proposal:** The development will consist of the removal of the existing signage on the shopfront's fascia board and its replacement with new signage all facing onto Grafton Street.

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**Area** Area 1 - South East  
**Application Number** 4170/18  
**Application Type** Permission  
**Applicant** The Dolphin  
**Location** Nos. 22, 23 (incorporating 23A), and 24 Aungier Street (Protected Structures), and No. 40 Bow Lane East, Dublin 2  
**Registration Date** 16/10/2018  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development for hotel accommodation, bar/restaurant and retail/cafe development on a site measuring 665 sq m. The development will form an operational addition to the permitted Hotel development on lands known as the rear of Nos. 19-22 Aungier Street; No. 40 Bow Lane East; Store A and Store B (also known as Unit 1 and Unit 2) Bow Lane East; No. 12 Bow Lane East; and No. 11 Bow Lane, Dublin 2 as granted permission under DCC Reg. Ref. 2651/08 (ABP Ref. PL29S.231043) as extended by DCC Reg. Ref. 2651/08x/1; DCC Reg. Ref. 3035/15; DCC Reg. Ref.2413/16 and DCC Reg. Ref. 3309/16), which is currently under construction. The development will consist of: the demolition of extensions to the rear of Nos. 22-24 Aungier Street (160sq m); and the provision of a new-

build, part 1.5/part 2 storey over basement bar/restaurant to rear of No. 23 and 24 Aungier Street and No. 40 Bow Lane East comprising basement, ground and first floor (part mezzanine and part double-height space of ground floor) level accommodation (391 sq m) linking into proposed restaurant/bar floor area in Nos. 23 and 24 Aungier Street provided through a connection between No. 23 & 24 at ground floor level and the change of use of part of the ground floor of Nos. 23 Aungier Street and the basement and ground floor of Nos. 24 Aungier Street from retail/non-retail services/storage to bar/restaurant, providing an overall bar/restaurant measuring 700 sq m; the utilisation of the existing basement at No. 22 Aungier Street for hotel/bar/restaurant storage (73 sq m); the utilisation of the existing retail space at ground floor of No. 22 Aungier Street as retail or cafe (32 sq m) and access to the upper floor Hotel accommodation (16 sq m); the provision of Hotel access at ground floor level of Nos. 23 and 24 Aungier Street to the proposed upper level accommodation (34 sq m); the change of use of No. 23 Aungier Street from retail to internal guest route for Hotel residents linking to the Hotel under construction (34 sq m); and the change of use of residential accommodation and vacant floorspace to 20 No. hotel suites/bedrooms from first to third floor levels of Nos. 22-24 Aungier Street, ranging in size from 15.8 sq m to 40.1 sq m. The development will also consist of: lowering the basement floor of No. 24 Aungier Street; the connection of the basement of No. 24 into the new build basement; refurbishment works to the Protected Structures including general internal and external associated works for the repair, maintenance, change of use and upgrading of the buildings; new and upgraded shopfronts for Nos. 22-24 Aungier Street; the provision of an external terrace for the proposed bar/restaurant; a bin store; plant; landscaping; signage; the provision of a new sliding gate at the end of the archway under No. 22 Aungier Street replacing a previous sliding gate; and all other associated site works above and below ground.

**Area** Area 1 - South East  
**Application Number** 4180/18  
**Application Type** Retention Permission  
**Applicant** Dublin Heritage Pubs SMC Ltd  
**Location** Arthur Maynes Bar, 48-48A, Donnybrook Road, Donnybrook, Dublin 4  
**Registration Date** 16/10/2018

**Additional Information**

**Proposal:** RETENTION: Retention permission of the outdoor seating area at southern side of Maynes Bar Donnybrook including seating area, fencing, retractable awning and associated services.

**Area** Area 1 - South East  
**Application Number** 4206/18  
**Application Type** Permission  
**Applicant** Trebleside DAC  
**Location** 38A & 38B, Camden Row, Dublin 8, D08 T6N3  
**Registration Date** 19/10/2018

**Additional Information**

**Proposal:** Planning Permission for alterations and additions to previously granted application ref. 3518/18 to extend trading hours of the cafe/restaurant from 7:00am up to 11:00pm at No. 38A and 38B Camden Row, Dublin 8, D08 T6N3.

**Area** Area 1 - South East  
**Application Number** 4212/18

**Application Type** Permission  
**Applicant** Davy Property Holdings ULC  
**Location** 14, Clarendon Street, Dublin 2  
**Registration Date** 19/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE; Works to include 1) Refurbishment and conservation works and reordering of single unit dwelling at first and second floor of a three storey over basement building with new two storey rear extension with roof terrace & ancillary storage at basement level, 2) Change of use from shop use at ground and basement level to provide independent shop/café use with associated alterations and refurbishment and conservation works to reorder internal layout and levels, 3) Removal of flat roofed extension to rear 4) Alterations and repair to facade fenestration and shopfront.

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**Area** Area 1 - South East  
**Application Number** DSDZ2986/18  
**Application Type** Permission  
**Applicant** Savills  
**Location** The former Boland's Mill, incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35, Barrow Street (car park) at Ringsend Road and Barrow Street, Dublin 4  
**Registration Date** 17/10/2018  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: We, Versus Ltd. (In Receivership), Abbono Ltd. (In Receivership), Beckton Properties Ltd. (In Receivership) & Candourity Ltd. (In Receivership) (each acting by the Joint Receivers Mark Reynolds & Glenn Cran), Savills, 33 Molesworth Street, Dublin 2, intend to apply for planning permission: for development at a site of 1.056 ha known as The former Boland's Mill, incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35, Barrow Street (car park) at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Road, to the south by adjacent office development (Mason Hayes Curran ('South Bank House') and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock.

The site accommodates 4 protected structures including: Block B referred to as 1 Ringsend Road (RPS 7377); Block D comprising nos. 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (RPS 485).

The proposed development seeks amendments to the detail of the permitted pedestrian footbridge previously permitted under Reg. Ref. DSDZ3796/14 and landscaping plan for the overall scheme. The proposed amendments comprise of the following:

- Revised location for the connection from the footbridge to the existing Mc Mahon Bridge at Ringsend Road;
- The provision of a new level paved area along the existing quay at Mc Mahon bridge.
- The provision of a new wall which closes off an existing overhang along the edge of Mc Mahon bridge corresponding to the new level paved area.
- The provision of a new concrete stairs connecting this quay to Mc Mahon bridge and the relocation of an existing electrical mini pillar.
- The provision of new glass guarding along the plaza quay edge, matching that of the guarding for the pedestrian bridge, as permitted.

- The provision of new metal guarding along the existing quay and access to Mc Mahon bridge.
- Replacement of catenary lighting with bespoke lighting columns along the new internal east west street, 'The Avenue'.
- Amendments to the landscaping, boundary treatment and lighting proposals along Ringsend Road.
- All associated site development and landscaping works to facilitate the development.

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

## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2907/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Liavan Mallin
<b>Location</b>	62, Palmerston Road, Rathmines, Dublin 6, D06 Y2E4
<b>Registration Date</b>	18/10/2018
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the addition of a three storey extension to the rear of a protected structure no 6233 including the reconfiguration of floor plans at lower ground floor level namely the relocation of kitchen from the west facing room to the east facing garden side (rear) of the house, the reinstatement of spine wall beneath entrance hall, the creation of a utility and reinstatement of double door connecting kitchen and sitting room as per ground floor above. It is proposed to connect the extension on three levels to the house using two existing window openings off the stairwell which will be converted to door openings and one existing modern door opening at lower ground floor level which will be narrowed and continue in use as a door. Restoration works on first floor to west facing master bedroom comprise the removal of ensuite and the creation of an en suite on same floor. Bathrooms and services will be connected into existing SVP on rear elevation. Elevation alterations affect the rear only. General alterations and essential maintenance (replace UPVC rainwater goods with cast iron) and refurbishment works to existing building where necessary.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3121/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Shonagh Hurley & Ray Crowley
<b>Location</b>	21, Pearse Square, Grand Canal Dock, Dublin 2
<b>Registration Date</b>	15/10/2018
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of changes to approved planning permission with reg. ref. no. 3011/17 to include a sustainable passive house refurbishment and extension as follows: a) Demolition of existing single storey non-original rear extension, existing non-original front external stair to basement, b) Construction of a new part one, part three storey extension half level down to the rear; with external herb garden / terrace, c) Changes to basement level consisting of creating two new doors into existing walls, changes to two existing door openings, lowering small section of ground slab, replacing non original floor slab with insulated concrete slab, provision of new utility toilet, bathroom and W.C., d) Changes to entrance level consisting of alteration to two rear windows, lowering bottom section to ground level to allow door opening while retaining original timber shutters, widening and increasing height

of doors between reception rooms, e) Changes to 1st floor level consisting of provision of new en-suites to the two bedrooms, removal of two non original partition walls, f) Changes to attic level consisting of provision of attic insulation and party wall fireproofing, g) Changes to roof level consisting of removal of poorly repaired valley to replace with new lead valley with associated work to roof finish, together with a velux window, h) Replacement of all non-original coving and dado rail with new Georgian style covering and dado railing, i) Replacement of all non-original PVC windows to painted timber triple glazed passive house standard sliding sash look alike side hung windows, j) Replacement of all new electrics and plumbing, k) Installation of internal insulation to all existing external walls, floors and damp proofing at basement level, l) Installation of passive house standard internal air handling unit with associated ducting and vents, m) provision of a new external stair and relocation of gate to the front, n) Cleaning and repointing of brickwork to external facade, o) provision of a new timber fences to existing boundary walls, landscaping and all associated ancillary works and site works.

**Area** Area 1 - South East  
**Application Number** 4164/18  
**Application Type** Permission  
**Applicant** Michelle O'Connell  
**Location** 5, Orwell Bank, Orwell Park, Rathgar, Dublin 6  
**Registration Date** 15/10/2018

**Additional Information**

**Proposal:** The development will consist of a single storey extension to front of dwelling consisting of the enlargement of the front kitchen floor area (1.1m.sq.), modifications to ground floor front elevation incorporating the relocation of kitchen window into the centre of the kitchen front wall & replacement of existing timber panelling to underside of kitchen window with new brickwork finish.

**Area** Area 1 - South East  
**Application Number** 4191/18  
**Application Type** Permission  
**Applicant** Michael & Tina Moran  
**Location** 42, Morehampton Road, Donnybrook, Dublin 4, D04 T2V3  
**Registration Date** 17/10/2018

**Additional Information**

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: Planning permission is sought for (i) external repairs/remedial work to comprise of essential repair and refurbishment to external wall finishes including the repointing of the front brick elevation with a lime mortar to include associated cleaning and repointing to granite detailing, re-rendering to the side elevation with a lime render, minor repairs to the rear elevation, minor repairs to the existing roof; and (ii) the retention of an existing vehicular entrance (approx. 3.6m wide) with off-street parking to the front of the existing house and all associated site development works necessary to facilitate the development.

**Area** Area 1 - South East  
**Application Number** 4192/18  
**Application Type** Permission  
**Applicant** Ciaran MacLaughlin  
**Location** Victoria Lane, (to rear of No. 19 Zion Road), Rathgar, Dublin 6



**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this 0.0308 ha site, accessed via Victoria Lane to the rear of No. 19 Zion Road (Protected Structure). Rathgar, Dublin 6. The development will consist of alterations to the design, scale & height of previously permitted dwelling house, granted under An Bord Pleanala Ref. PL 29S.243333 (PL Reg Ref 2223/14) to include for a) A 2 storey, 3-bedroom dwelling house (206 sq m). b) Pedestrian & vehicular site entrances. c) New connection to existing private sewer and d) All associated site landscaping & development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 4194/18  
**Application Type** Permission  
**Applicant** Stuart Kenny  
**Location** 65, Anglesea Road, Dublin 4  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** The development will consist of alterations to existing three storey four bedroom semi-detached dwelling including: (i) the demolition of existing single storey extension to rear; (ii) the construction of a single storey flat roof extension and two storey pitched roof extension to rear; other works as part of the development include: minor alterations to rear and side elevations; rooflights; landscaping; and all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4195/18  
**Application Type** Permission  
**Applicant** Aghoco 1215 Limited  
**Location** 5 Elgin Road, Ballsbridge, Dublin 4  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 5 Elgin Road, Ballsbridge, Dublin 4, D04 K6R7. The development will consist of the demolition of 15m<sup>2</sup> two storey side extension and garden wall; construction of a two storey 50m<sup>2</sup> side extension; removal modern internal staircase connecting basement and ground floor and provision of new stair beneath existing main staircase; removal of modern glazing and glazed doors to front side and rear; construction of new 28sqm single storey extension to rear; reconfiguration at basement to create WC, utility; kitchen; dining; living; bedrooms; removal of redundant dumbwaiter at basement and ground; removal of internal partitions at first floor to create master bedroom and ensuite; removal of stairs and WC at second floor; enlargement of window to main stairwell; reconditioning of existing sash windows and shutters; repointing of front facade brick work; removal of 3 no. concrete steps to front and replacement to match original stone; replacement of rainwater goods where in disrepair with cast iron; landscaping works to front and rear including removal of glasshouse; replacement of modern steel front gate with wrought iron gate to match original; ancillary site works in connection with the building works. The property is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 4197/18  
**Application Type** Permission

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**Applicant** Mark Foster  
**Location** 12A, Joy Street, Ringsend, Dublin 4  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention Permission and Planning Permission for development at 12A Joy Street, Dublin 4. The development consists of retention permission for existing attic bedroom conversion with rear dormer window and single velux to front and planning permission for new 2 storey extension to rear of property.

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**Area** Area 1 - South East  
**Application Number** 4211/18  
**Application Type** Permission  
**Applicant** James Furlong  
**Location** 70, Beechwood Avenue Upper, Ranelagh, Dublin 6, D06 DW74  
**Registration Date** 19/10/2018

**Additional Information**

**Proposal:** Planning Permission is sought for alterations to existing semi-detached 2 storey dwelling involving the demolition of single & 2-storey extension to rear; construction of new single & 2-storey extension to rear; replacement of existing front elevation window with door at GF level; refurbishment of front elevation brickwork; new windows through-out; new door & windows to side elevation; installation of new rooflights to existing roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1188/13/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Paula Donoghue & Ian McGarry  
**Location** 8, Lavarna Road, Terenure, Dublin 6W  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** EXT OF DURATION: a) Partial demolition of existing side extension at ground floor level  
b) Construction of new part single storey and part two storey extension to side and rear  
c) Widening of existing vehicular entrance to 3600mm  
d) Internal and Elevation alterations to include 2 no. roof lights to rear of main roof and  
e) All associated site works  
The proposed works result in an increase in habitable floor area from 115.1 sq.m to 176.2 sq.m.

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**Area** Area 1 - South East  
**Application Number** WEB1246/18  
**Application Type** Permission  
**Applicant** Martin Kelly and Alice Neylan  
**Location** 18, Derravarragh Road, Terenure, Dublin 6W, D6WTD00  
**Registration Date** 16/10/2018

**Additional Information**

**Proposal:** Planning permission is sought for the construction of a 2 storey extension to side and rear, renovations to existing dwelling, widening of existing vehicular entrance and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1528/18  
**Application Type** Permission  
**Applicant** Shane and Alison Murray  
**Location** 26, Mornington Road, Ranelagh, Dublin 6, D06 RX89  
**Registration Date** 16/10/2018

**Additional Information**

**Proposal:** The development will consist of revisions to the previously approved planning application (Ref: WEB 1291/18) consisting of increase in width by 1M of the permitted dormer rooflight to the rear roofslope and all associated alterations to the internal layout, site, drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1530/18  
**Application Type** Permission  
**Applicant** Olga Brookes  
**Location** 50, Gilford Road, Sandymount, Dublin 4  
**Registration Date** 17/10/2018

**Additional Information**

**Proposal:** Demolition of existing single storey attached garage to north side & widening of existing vehicular access to 5.0 m on Sandymount Castle Drive to create a parking bay. Construction of new single storey, flat roofed wrap around extension to side/north & rear/east elevation to accommodate open plan kitchen. New window to ground floor under stairs wc and to first floor landing to side/north elevation of existing semi-detached house. Some minor internal modifications, all associated demolitions, drainage and site works.

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**Area** Area 1 - South East  
**Application Number** WEB1535/18  
**Application Type** Retention Permission  
**Applicant** Coleman Byrne, Anne Harney  
**Location** 18, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 19/10/2018

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development will consist of addition of attic accommodation to provide bedroom & en suite at 2nd floor level, all to rear, total area 35msq. Works include retention permission for widening of existing vehicular access, works to existing rear extension, minor internal alterations, modifications to rear, 6 no. roof lights to rear, all associated site development works.

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## Area 1 LAWs

**Area** Area 1 - South East  
**Application Number** 4163/18  
**Application Type** LAW  
**Applicant** Environment & Transportation Dept.  
**Location** Dodder River Wall, Opposite RDS Showgrounds, Anglesea

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Road, Ballsbridge, Dublin 4

**Registration Date**

15/10/2018

**Additional Information**

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

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

Proposal: Pursuant to the requirements of the above, notice is hereby given of the construction of a reinforced concrete flood alleviation wall directly adjacent to, and on the riverside of, the existing River Dodder embankment wall. The existing river wall will be demolished from public footpath level upwards. The public footpath will be widened 600mm to the new floodwall structure. The new floodwall will be 100mm higher than the previous structure, 185mm in length and will be clad in salvaged limestone.

Plans and particulars of the proposed developments may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Monday 15th October 2018 during public opening times at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Wood Quay, Dublin 8, Monday to Friday 09.00hrs to 16.30hrs.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Executive Manager, Planning and Property Development Department, Civic Offices, Wood Quay, Dublin 8, before 16.30hrs on Tuesday 7th November 2018.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0383/18
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	15/10/2018
<b>Applicant</b>	Tusla, Child & Family Agency
<b>Location</b>	The Carnegie Centre, 21-25, Lord Edward Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: Removal 1: Remove felt roof covering and replacement with insulated zinc effect membrane

2: Removal of iron fixings/electrical apparel to front facade

External 1: Insulation of roof, repairs to gutters

2: Repair of rainwater goods, outlets, to be resized where necessary

3: Works to stabilize central parapet (Front/North elevation)

4: Structural issues to the canted bays (Rear/South)

5: Repair of all decaying brickwork

6: Repointing of open joints (generally to stonework)

7: Works to stabilise coping stone to front & rear parapet

8: Repair/replace plasterwork to chimney and gables

9: Removal of efflorescence, biological growth, atmospheric pollution, graffiti

10: Removal of inappropriate repairs to brickwork & use of consolidant/water repellent

11: Window repairs

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**Area** Area 1 - South East  
**Application Number** 0388/18  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/10/2018  
**Applicant** The Board of St. Patrick's Cathedral  
**Location** St. Patricks Cathedral, St. Patricks Close, Dublin 8

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed internal redecoration work comprises cleaning and re-decoration of floors, walls and ceilings. Minor plaster repair to local area of damp stairlift to be replaced to match existing. Removal of paint from stonework over lower door case and surrounds.

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**Area** Area 1 - South East  
**Application Number** 0389/18  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 16/10/2018  
**Applicant** Lyndonmont Limited  
**Location** The Dylan Hotel, Eastmoreland Place, Dublin 4

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: A: Partial removal of C21st concrete wall to side of bay window  
B: Partial removal of fireplace wall  
C: Partial removal of wall  
D: Removal of existing C21st window +replace with new timber double doors to terrace to match style of existing joinery on corresponding facade.  
E. Removal of existing C21st double doors to terrace & replace with timber casement windows to match style of existing windows on corresponding facade.  
F.General Removal of late C20th & C21st stud partitions.  
G. Partial removal of C21st stud partition to create new door ope to meeting room.  
H. Partial removal of C21st wall to create new glazed ope.

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**Area** Area 1 - South East  
**Application Number** 2367/18  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 16/10/2018  
**Applicant** Staycity Limited  
**Location** The Former Napper Tandy site, Nos. 100-101 Bride Street, Dublin 8

**Additional Information**

**Proposal:** Development at a site of 227 sq m at Nos. 100 - 101 Bride Street, Dublin 8 (site of former Napper Tandy Public House). The development will consist of the construction of an additional storey (ninth floor, 195 sq m accommodation seven additional suites) to a permitted eight-storey aparthotel scheme with

ancillary cafe - building, currently under construction on foot of permission Reg. Ref. 4049/15 (4049/15/x1), which amended Reg. Ref. 3672/11 (3672/11/x1) (ABP Ref. PL29S/240838)). The addition will increase the permitted floor area from 1685 sq m to 1880 sq m, of which 1783 sq m is above ground, increasing the number of permitted suites from 50 No. to 57 No.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2396/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/10/2018
<b>Applicant</b>	Office of Public Works
<b>Location</b>	Miesian Plaza, 50-58, Baggot Street Lower, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The buildings on the application site are a Protected Structure identified as "Bank of Ireland Headquarters" 50-58 Baggot Street Lower, Dublin 2 (Reference 370) in the Record of Protected Structures. The application site consists of 3 no. buildings identified in the application as Buildings A, B and C. The proposed development relates to Building A only. Building A is located to the rear (north) of the site and is bounded by James Street East to the west and James Place East to the north. The planning application is made pursuant to Condition Nos. 2 and 5 of An Bord Pleanala permission Ref. No. PL.29S.244047/P.A. Ref. No. 3266/14 and pursuant to Condition No. 7 of P.A. Ref. No. 3509/15. The proposed development will consist of the erection of 5 no. satellite dishes with associated fixings/mountings; 1 no. antenna with supporting structure 1.6m in height and all associated works at rooftop level (8th floor) to Building A. No part of the dishes/antenna or support structures protrude above the existing roof level of the permitted and constructed roof plant. 4 no. dishes are 0.75m in diameter with an overall height of 2.375m including mountings. 1 no. dish is 0.75m in diameter within overall height of 2.375m including moorings.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2646/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/10/2018
<b>Applicant</b>	The Commissioner of Public Works in Ireland
<b>Location</b>	PROTECTED STRUCTURE: The Record Tower, Dublin Castle, Castle Street, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of: The development of the Record Tower (a Protected Structure) as a new cultural and visitor facility, including access to the roof for panoramic views of Dublin City. The work will consist of the conservation of the existing fabric of the Tower, including medieval fabric and later fabric dating to the Francis Johnston additions of 1813. In order to re-open the building and make it safe for visitor access, fire upgrade works are also required. The works subject to Planning Permission include the following: conservation of existing historic fabric, including stonework, historic windows, renders, pointing roof timbers etc. Demolition, including removal of redundant services, removal of later W.C. partitions, concrete steps and demolitions required for access to new stairs. Fire upgrade including rearrangement of existing steel doors, upgrade of existing structural steels, upgrade of

stone floor by glazing of central oculus, new fire rated doors and linings to new opes to Tower; M & E Upgrade, including new mechanical and electrical services and associated builders works; Construction of a new enclosed, smoke vented external Fire Escape Stairs within an external courtyard space between the Tower and the State Apartments. The stairs will continue to the roof and will not be enclosed at this level; Alterations to 2 no. existing windows within the Record Tower to provide access from the new stairs into the Tower; Re-opening of an historic ope within the base of the Tower in order to provide access from the Ground Floor of the State Apartments into the Tower; Rearrangement of the east end of the State Apartments at ground, first & second floor levels to create access to, and fire egress from, the Tower and to overcome level differences from the Tower into the State Apartments; Alterations of the existing Stairs within the Cross Block to provide an entrance point from the new stairs to Level 3 of the Tower and provide an alternative means of escape. Works to the roof of the Tower including the construction of an external roof access bridge connecting the new external stairs to the roof area. A balustraded publicly accessible walkway will be constructed around the circumference of the roof. These works will require minor stone removal works to the battlements of the roof. Installation of new exhibition design and interpretation on all floors of the Tower. The Record Tower is included on the Record of Protected Structures (Ref. 2051) under the Dublin City Development Plan (2016-2022).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2699/18
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	18/10/2018
<b>Applicant</b>	Margaret Keane
<b>Location</b>	21, Belgrave Square, Rathmines, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development consists of retention of a paved roof terrace over existing single storey return with 1.6 m high timber screen and access door from ground floor to rear elevation of the building, external stairs with timber screen which gives direct access to rear garden and all associated landscaping and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2858/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/10/2018
<b>Applicant</b>	St. Patricks Community Youth Football Club & Crusaders Athletics Club
<b>Location</b>	Irishtown Stadium, Ringsend, Dublin 4
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development of the two-storey extension of the existing stadium will consist of indoor running track, gym, meeting rooms, changing rooms and associated facilities (927.4 Sq. M.); 2 No. external wall-mounted signs; also alterations to the existing building to form a new link corridor. The development will be served by the existing car and cycle parking provision.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3024/18

<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/10/2018
<b>Applicant</b>	Hibernia REIT Plc
<b>Location</b>	Harcourt Square, Harcourt Street/Charlotte Way, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: We, Hibernia REIT Plc, intend to apply for a 10 year planning permission for development of a 0.87 hectare (approx.) site located at Harcourt Square, Harcourt Street and Charlotte Way, no. 38 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure RPS no. 3542), Dublin 2. The proposal relates to an overall commercial development of c. 37,636 sq.m gross floor area , to include offices and retail/cafe/restaurant/class 2 financial services floor space as well as ancillary areas , over basement of 6.364 sq.m.

The proposed development will consist of:

- 1) Demolition of all existing modern buildings and associated structures on the site and the existing wall to Charlotte Way;
- 2) The development of an office development (including ancillary areas) of c, 37,636 sq.m gross floor area (excluding basement) of up to eight storeys over lower ground and basement level (to include screened plant enclosures and a green roof and photovoltaics at roof level);
- 3) At lower ground floor level the provision of office ancillary areas and attenuation storage;
- 4) At ground floor level the provision of a retail/cafe/restaurant/class 2 financial services unit (200 sq.m) fronting onto Charlotte Way, (and 40 no. visitor cycle spaces;
- 5) Terraces are provided at fourth, fifth and sixth floor levels on the east and west elevations and fourth and fifth floor level on the north elevation and at fourth and sixth floor level on the southern elevation;
- 6) Alterations to no. 39 Harcourt Street (a protected structure) to include removal of modern rear extensions (180 sq.m), construction of four storey mews office building to the rear (580 sq.m), connected to main new office building on the development site, provision of link at first, second and third floor levels of no. 39 to new office development as well as restoration and renovation works;
- 7) Demolition and reconstruction of modern internal walls, floors and fixtures as well as modern external rear wall (and modern rear extension/link) in respect of no. 40 Harcourt Street (a protected structure). East and South facades of no. 40 Harcourt Street will be retained;
- 8) Replacement of existing roof of no. 40 Harcourt Street with a glazed roof;
- 9) Provision of a vehicular, pedestrian and cycle access from Charlotte Way;
- 10) The basement (c. 6,364 sq.m) will provide 92 no. car parking spaces, 9 no. motorcycle spaces and 600 no. cycle spaces and all ancillary areas (to include plant, storage, shower/changing facilities);
- 11) The development includes all associated site development works, hard and soft landscaping and all other ancillary works and landscaping and upgrades to Harcourt Street and Charlotte Way;

12) Provision of ESB substations on Charlotte Way and to the rear of no. 39 Harcourt Street.

The proposed development is intended as a redesigned scheme for the site - the comprehensive redevelopment of the site (excluding no. 39 Harcourt Street) previously permitted under DCC Ref. Ref. 2527/15 and DCC Reg. Ref. 3987/15 (An Bord Pleanála Ref. PL29S.246119).



**Area** Area 1 - South East  
**Application Number** 3147/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/10/2018  
**Applicant** Diarmuid and Bernadette O'Byrne  
**Location** 46, Belgrave Square West, Rathmines, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of demolition of existing single storey garage to the rear of the property facing onto Cambridge Road, Rathmines. The proposed development will face and be accessed from Cambridge Road and will be for a 99m<sup>2</sup>, 2 storey, 2 bedroom mews house, with a single car parking space to the front, a first floor terrace to the front and small garden to the rear with a pedestrian gate linking the new garden to the existing garden of No. 46 Belgrave Square West. The development will also consist of a new 2.2m high wall to be built behind existing historic stone wall on Cambridge Road, a new 2.1m high vehicular timber gate, a new separate connection to public sewer on Cambridge Road and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3305/18  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 15/10/2018  
**Applicant** Triode Newhill Managment Services Ltd.  
**Location** Eurospar Retail Unit, Corner of 1-3, Hanover Street East, & 19-20 Creighton Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** RETENTION: of 2 no. Air Vents to front and side facing Creighton Street.

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**Area** Area 1 - South East  
**Application Number** 3774/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/10/2018  
**Applicant** Sheelagh Conway  
**Location** Rear, 53, Strand Road, Sandymount, Dublin 4  
**Additional Information**

**Proposal:** Planning Permission is sought on a site to the rear of No. 53 Strand Road, Sandymount, Dublin 4 for development of a new flat roofed house (121.8 sq.m internal floor area) on two floors, including kitchen/dining and garage at ground floor, living room, bedroom and balcony (11.8 sq.m) at first floor, four rooflights, with all associated site development works. Access to the site is via a laneway off Gilford Avenue.

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**Area** Area 1 - South East  
**Application Number** 3778/18  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 17/10/2018

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**Applicant** Peshawar Ltd.  
**Location** 96, Moyne Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE; The development will consist of; change of use from 3 no. bedsits to a single residential unit. internal alterations and modifications to existing side elevation; Demolition of existing single storey side extension apartment and construction of new three storey side and rear extension comprising a one bedroom duplex apartment over first and second floor with private roof terrace at first floor and ground floor one bed apartment with private terrace; Construction of new single storey garden room home gym with new roof lights, associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** 3781/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/10/2018  
**Applicant** Michelle Ridge & Brian Smith  
**Location** 13, Charleston Avenue, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for the renovation and extension of existing residence at 13 Charleston Avenue, Ranelagh, Dublin 6, a Protected Structure (Reg. No. 1386) to include, re-pointing of front facade, completion of new under-stairs toilet, renovation and reconfiguration of existing first-floor bathroom & bedrooms, replacement of existing rooflight with two new larger rooflights, replacement of single-storey kitchen / out-house extension building at rear with new single-storey kitchen/dining/utility extension and all associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3784/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2018  
**Applicant** Cairn Homes Properties Limited  
**Location** Block C, Marianella, 75 Orwell Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Amendments to Block C previously permitted under Reg. Ref. 2186/09 / An Bord Pleanála Ref. PL29S.234927, as amended under Reg. Ref. 3443/17.

The proposed amendments comprise of the omission of a high level window pop up from the permitted Block C. The proposed omission will result in minor amendments to the north and west elevation of Block C and minor amendments to the roof profile to provide for an increased green roof area.

The omission of the window pop-up will reduce the height of the north western corner of Block C from 16.9m to 15.6m.

The overall permitted maximum height of Block C will not be effected.

The proposed omission of the window pop up will not effect the permitted floor area.

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**Area** Area 1 - South East  
**Application Number** 3786/18

**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2018  
**Applicant** Ronan Murphy  
**Location** 16 Auburn Avenue, Donnybrook, Dublin 4.

**Additional Information**

**Proposal:** Planning Permission for the development of side entrance porch; construction of 2-storey extension to side and rear; refurbishment of existing roof; new windows to side; new rooflights and associated site works - all to existing 2-storey detached dormer dwelling.

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**Area** Area 1 - South East  
**Application Number** 3792/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/10/2018  
**Applicant** The Provost Fellows, Foundation Scholars and the other members of Board of the  
**Location** 36, Fenian Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE; We, the Provost, Fellows, Foundation scholars, and the other members of Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin. The development will consist of; a new brass name sign plaque (420mm x 550mm) engraved and infilled colour located on the front elevation and metal poster cabinet (377mmx500mm) attached to the front railing.

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**Area** Area 1 - South East  
**Application Number** 3793/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2018  
**Applicant** Kieran Wallace and Andrew O'Leary joint receivers  
**Location** One Haddington Buildings(formerly known as 'Haddington House'), Haddington Road, and Percy Place, Dublin 4 D04X4C9

**Additional Information**

**Proposal:** The proposed development will consist of (1) proposed infill of existing central void at ground floor level only (datum level 8.160) with a single storey glass roof structure, to provide 115 square meters of gross office floor space. (2) Proposed removal of existing ground floor central void windows including brick spandrel panels and replace with full height internal office glazing to north/west, north/east & south/east elevations. To provide new wall to south/west elevation of proposed new structure to retain natural vertical ventilation from basement car park below. At One Haddington Buildings(formerly known as 'Haddington House'), Haddington Road, and Percy Place, Dublin 4 D04X4C9, on a site of 0.2014 hectares.

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**Area** Area 1 - South East  
**Application Number** 3794/18  
**Application Type** Permission  
**Decision** REFUSE PERMISSION

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**Decision Date** 18/10/2018  
**Applicant** Tanat Limited  
**Location** The site includes Tara House, 2-16, Tara Street,  
Dublin 2

**Additional Information**

**Proposal:** We Tanat Limited intend to apply for planning permission for development at a site of 0.2 ha bound by George's Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes Tara House, 2-16 Tara Street, Dublin 2. D02 W597 and existing Tara Street Station concourse accessed from George's Quay. Kennedy's Public House (The Workshop) at no. 10 George's Quay is contiguous but does not form part of the site or the application. No. 10 George's Quay (Licensed Premises) is a Protected Structure RPS 3175. The development consists of the following: Demolition of existing Tara House Office Building (1,417 sq. metres) and associated buildings at 2-16 Tara Street, Dublin 2, D02 W597. Construction of a new 22 storey landmark office and hotel development with a rooftop restaurant over 2 no. levels of basement accommodation with an overall gross floor area of c. 16,557 sq. metres and to include an upgraded public concourse serving Tara Street Station. The maximum height of the building is 88 metres above ground level. The accommodation comprises c. 4,349 sq.m gross floor area of hotel accommodation with a total of 107 no. of bedrooms, c. 9,670 sq.m gross floor area of office accommodation and c. 361 sq. metres gross floor area of restaurant accommodation. The new building will accommodate hotel accommodation in a podium element from the 1st to 4th floor. Office accommodation is provided in the higher element from the 5th to the 20th floor. A rooftop restaurant is provided at the 21st floor. At ground floor level, the hotel restaurant and entrance foyer and office entrance foyer are accommodated. The development also proposes 2 no. triple height structures to either side of the adjoining Kennedy's Public House. The development, however, proposes no physical works to the protected structure. These additional flanking structures accommodate cafe/restaurant/retail floor space of c. 74 sq. metres. The development also provided for the upgrade to the hard and soft landscaping of the existing public concourse to Tara Street Station entered from George's Quay as well as the replacement of the existing ticket booths with new ticket machines within the existing station concourse entrance area. A new public concourse and thoroughfare linking the existing station through to Tara Street is provided. Significant upgrade to the existing public realm proposed including public footpaths along George's Quay, Tara Street and Poolbeg Street. Surface bike parking is proposed along the new widened public footpath to Tara Street. Construction of two levels of basement beneath the site to serve the overall development and to accommodate 16 no. car parking spaces, 151 no. bicycle parking spaces, showers/lockers, plant, storage areas and other associated and related facilities. Vehicular access to the basement will be via a car lift proposed from Poolbeg Street. ESB substation and switchroom provided onto Poolbeg St. Outdoor terrace of c. 225 sq. m to be provided at 5th floor (6th storey) of the podium element of the building. A roof terrace is also provided on the southern elevation of the 18th floor (19th storey) and on the western elevation of the 21st floor (22nd storey) to serve the restaurant. The proposed development included all associated and ancillary works, including site development works and all hard and soft landscaping. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

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**Area** Area 1 - South East  
**Application Number** 3802/18  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 15/10/2018  
**Applicant** Commodum Developments Ltd.

**Location** 4, Eglinton Park, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission for the indefinite retention of:

- Dormer windows to attic to rear of existing 2 storey dwelling and planning permission for the following
- To convert part garage to bathroom and utility room at ground floor
- To demolish existing single storey garden shed to rear
- To construct a single storey extension to rear
- To make alterations to rear elevation including altered window sizes and locations and to reconstruct existing dormer window
- To make alterations to front elevation including removal of screen door to front porch with all associated site works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4022/18
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/10/2018
<b>Applicant</b>	Davy Property Holdings ULC
<b>Location</b>	14, Clarendon Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for development at 14 Clarendon Street, Dublin 2, a Protected Structure consisting of:

- 1) Refurbishment and conservation works and reordering of single unit dwelling at first and second floor of a three storey over basement building with new two storey rear extension with roof terrace & ancillary storage at basement level.
- 2) Change of use from shop use at ground and basement level to provide independent shop / cafe use with associated alterations and refurbishment and conservation works to reorder internal layout and levels.
- 3) Removal of flat roofed extension to rear.
- 4) Alterations and repair to facade fenestration and shopfront.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4134/18
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/10/2018
<b>Applicant</b>	PJ, Seamus and Michael Maher
<b>Location</b>	54, Pembroke Cottages, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Construction of new single storey extension to the rear of existing dwelling comprising of kitchen, utility room, bathroom and bedroom. Conversion of attic space c/w rear dormer comprising of bedroom and en-suite. Demolition of existing single storey rear extension and store.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4164/18
<b>Application Type</b>	Permission

**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/10/2018  
**Applicant** Michelle O'Connell  
**Location** 5, Orwell Bank, Orwell Park, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of a single storey extension to front of dwelling consisting of the enlargement of the front kitchen floor area (1.1m.sq.), modifications to ground floor front elevation incorporating the relocation of kitchen window into the centre of the kitchen front wall & replacement of existing timber panelling to underside of kitchen window with new brickwork finish.

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**Area** Area 1 - South East  
**Application Number** DSDZ3800/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/10/2018  
**Applicant** J.P. Morgan Bank (Ireland) Plc.  
**Location** Block A, Capital Dock, 79, Sir John Rogerson's Quay, Dublin 2

**Additional Information**

**Proposal:** Permission for the installation of a covered lightweight structure on the Roof Terrace at Block A, Capital Dock, 79 Sir John Rogerson's Quay, Dublin 2. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

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**Area** Area 1 - South East  
**Application Number** WEB1442/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2018  
**Applicant** Arthur Fitzpatrick  
**Location** Lakelands, 113 Templeogue Road (corner of Lakelands Park and Templeogue Road), Terenure, Dublin 6W

**Additional Information**

**Proposal:** The demolition of existing single storey boiler room, WC, utility room, breakfast room and bathroom, and the subsequent erection of a new single storey rear and side extension, ground and first floor internal modifications to existing layout, alterations to ground and first floor rear fenestration, replacement modification of existing windows and doors, widening of existing driveway entrance, new porch to front entrance, general restoration & decoration works, and all associated site works.

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## **Area 1 Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 2444/18  
**Appeal Type** Written Evidence  
**Applicant** Ivan & Maureen Russell-Hill  
**Location** 7-9, Blackberry Lane, Rathmines, Dublin 6

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**Additional Information**

Additional Information Received

**Proposal:** The development will consist of: Demolition of single storey storage sheds and WC; construction of 2 no. 2-storey terrace dwellings with rooflights; screened terrace at first floor level; small ground level bike store to side and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3068/18  
**Appeal Type** Written Evidence  
**Applicant** Francis & Claire O'Keeffe  
**Location** 16A, Price's Place, Ranelagh, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of the low perimeter wall around the site and the construction of a part single storey, part two storey, detached three-bedroom mews house accessed from Price's Place, consisting of two courtyards within dwelling, a 69.7 sq.m central garden, a rooflight over the single-storey living area and a single storey garage with off-street parking and cycle storage opening on to Mountpleasant Terrace; and all associated drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 3137/18  
**Appeal Type** Written Evidence  
**Applicant** The Park Avenue Partnership  
**Location** Rear and side garden of No. 11, Park Avenue, Sandymount, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** Development on a 0.4380 Ha site. The development will consist of: the removal of a number of garden/boundary structures to the south of the dwelling at No. 11 Park Avenue comprising a dilapidated greenhouse structure (3 sq.m), section of wall a gateway and provision of 9 No. three storey dwelling houses comprising 3 No. detached dwellings and 6 No. semidetached dwelling (ranging in size from 220 to 235 sq.m). The dwellings include terraces facing north, east and west. The development also includes the provision of a new vehicular and pedestrian access to Park Avenue; piers and access gates; car parking; boundary treatments; hard and soft landscaping; lighting; changes in level and all associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3588/18  
**Appeal Type** Written Evidence  
**Applicant** Sunny Quarter DAC  
**Location** Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north (south of One, Two and Three Park Place).

**Additional Information**

**Proposal:** Planning permission for development at a 0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north (south of One, Two and Three Park Place). The development consists of the following demolition and enabling works: (i) The demolition of the former Telephone Exchange building and vaulted foundations 10 and 11 adjacent to the former Harcourt Railway Station buildings. (ii) Excavation on site to provide for future basement, pile

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retaining wall to excavation and provision of ground bearing slab and perimeter hoarding to boundary. (iii) Temporary pedestrian route linking Hatch Street Upper to Harcourt Road and Adelaide Road. (iv) Temporary pedestrian route linking Hatch Street Upper to Harcourt Road and Adelaide Road. (v) All ancillary and associated site development, demolition works, site clearance, drainage and infrastructural works including poles for supporting overhead Luas lines.

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**Area** Area 1 - South East  
**Application Number** 3597/18  
**Appeal Type** Written Evidence  
**Applicant** Robin Maxwell and Patrick O'Flynn  
**Location** 100 and 101, Leinster Road, Rathmines, Dublin 6  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the removal of 2 no. pedestrian gates and partial removal of shared boundary fence to accommodate shared vehicular entrance from Leinster Road and off street car parking to both houses with amendments to landscape layouts as required.

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2673/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @19/10/2018  
**Applicant** Eamon Lewis  
**Location** 22, Portobello Road, Portobello, Dublin 8  
**Additional Information**

**Proposal:** RETENTION: PERMISSION: Planning Permission is sought for

- (i) retention of the as-built structure of the rear extension including:
  - (a) minor plan layout and dimensional modifications to that granted permission under planning reference: 3644/12,
  - (b) the rear roof slab element constructed with top of structural slab level at 10 mm below the overall building height granted permission under planning reference: 3644/152
- (ii) Completion of the buildings works including:
  - (c) provision of two obscure openable windows in the rear elevation to facilitate natural lighting and purge ventilation to the first floor W.C. room and en-suite,
  - (d) raising of the overall roof height of the rear extension by the order of 225 mm to that granted permission under planning reference: 3644/12 to facilitate external roof insulation and associated drainage falls and roof edge profiling,
  - (e) the provision of parapet upstands and associated raised glazing on the large roof light granted permission under planning reference: 3644/12 to protect against moisture ingress,
  - (f) modifications to the roof over the stairwell to the first-floor level and the first-floor landing, including provision of roof glazing over the landing at a level of approximately 250mm higher (on one side) than the stepped down roof granted permission under planning reference: 3644/12.
  - (g) changes to the levels of the first-floor landing and first floor external courtyard to protect against moisture ingress,



(h) all other associated fit-out and finishing works and landscaping necessary to complete the works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4535/17
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	15/10/2018
<b>Applicant</b>	KW Real Estate ICAV
<b>Location</b>	19-22, Kildare Street, and associated buildings to the rear of 17-22, Kildare Street, and associated buildings to the rear of 22 & 23, St. Stephens Green, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund XII intends to apply for Permission for development at this site (c. 0.195 hectares), at Nos. 19-22 Kildare Street (Protected Structures) and associated buildings to the rear of 17-22 Kildare Street and associated buildings to the rear of 22 & 23 St Stephens Green North, Dublin 2. All on lands generally bounded by The Department of Jobs, Enterprise and Innovation building (Protected Structure) to the north, Kildare Street to the east, the rear of buildings along Stephens Green North to the south, Stephen Court building of Stephens Green North to the west.

The proposed development comprises of: Works to the Protected Structures Nos. 19-22 Kildare Street (Gross floor area 1642m<sup>2</sup>) including; No. 19 - External works to include the removal of roof material and re-slate roof, repair or replacement of all flashings, repair and replacement of existing chimneys, removal of existing cementitious render and reinstatement of wiggged brickwork or re-rendering with lime base mortars, conservation and repair of existing stonework, brickwork, doors, front steps and railings, provision of new double hung sash window at ground floor level to replace existing window on east elevation and conservation and repair of historic windows, provision of necessary repairs to the basement area retaining walls and vaults to engineers details and the provision of external courtyard to the rear. Internal works to include alterations to facilitate modern office use through creation of new openings, structural repairs, conservation and repair of existing historic features and installation of building services;

No. 20 - External works to include: removal of roof material and re-slate roof, Repair or replacement of all flashings, repair/replacement of existing chimneys, repair/replacement of existing roof structure, removal of existing cementitious render and reinstatement of wiggged brickwork or re-rendering with lime base mortars, conservation and repair of existing stonework, brickwork, windows. Provision of necessary repairs to the basement area retaining walls etc. to engineers details, alteration of existing vehicular access on east elevation to provide glazed entrance, revolving door and single power assisted door and the removal of all paint and old repairs from carriageway entrance and clean as specified, removal of all ferrous metal armatures and provide stainless steel armatures as required. Internal work to include structural repairs and the repair/replacement of decayed floor, wall and stairs structures, retention, conservation and repair of existing features and reinstatement of these lost or removed and installation of building services;

No. 21 - external works to include: removal of roof material and re-slate roof, repair or replacement of all flashings, repair/replacement of existing chimneys, removal of existing cementitious render and reinstatement of wiggged brickwork or re-rendering with lime base mortars, conservation and repair of existing stonework, brickwork, windows, and front steps and railings. Replacement of existing glazed metal door with new historic pattern panelled timber door, existing projection to rear of staircase on west

elevation to be demolished and the full height bow staircase enclosure to be reinstated, provision of necessary repairs to the basement area retaining walls and vaults to engineer's details. Internal works to include alterations to facilitate modern office, structural repairs, conservation and repair of existing historic features and installation of building services;

No. 22 - External works to include; removal of roof material and re-slate roof, repair or replacement of all flashings, repair/replacement of existing chimneys, removal of existing cementitious render and reinstatement of wiggled brickwork or re-rendering with lime base mortars, conservation and repair of existing stonework, brickwork, windows, doors and front steps and railings. Removal of modern windows to the west elevation and reinstatement of historic pattern windows, provision of necessary repairs to the basement area retaining walls and vaults to engineer's details and the provision of external courtyard to the rear. Internal works to include alterations to facilitate modern office, structural repairs, conservation and repair of existing historic features and installation of building services; Construction of a new infill office development 7 No. storeys in height over basement, with a set back at the sixth-floor level (with plant storage at roof level) with a gross floor area of 8,119 m<sup>2</sup> including basement, plant and ESB substation; provision of a 3 No. storey glazed atrium linking to the rear of No. 20 and 21 Kildare Street;

Vehicular access to basement car park to serve new office development via a new signalised one way access ramp from School House Lane using existing vehicular access point; basement to incorporate 14 No. car parking spaces which include 1 No. disabled space and 2 No. electric car parking spaces, 84 No. bicycle spaces, 1 No. motorbike space, plus amenities for office use; Nos. 20 & 21 Kildare Street to be incorporated in to proposed new 7 No. storey office development to the rear, together with new pedestrian entrance incorporating glazed entrance, revolving door and single glazed door provided at existing vehicular entrance at ground floor level of No. 20 Kildare Street.

Nos. 19 and 22 Kildare Street are proposed as separate offices, each with independent access from Kildare Street; Demolition of one and two storey ancillary buildings to the rear of 17 - 22 Kildare Street and to the rear of 22 & 23 St Stephens Green North, with a total gross floor area of 2,258m<sup>2</sup> to be demolished; all associated and ancillary site development and landscape works. The total gross floor area (existing and new) of the proposed office development amounts to c. 9,761m<sup>2</sup>.

## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

42/18

(15/10/2018-19/10/2018)

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**Area** Area 1 - South East  
**Application Number** 0415/18  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Shortt Partnership  
**Location** 19/21, Fitzwilliam Street, Ringsend, Dublin 4  
**Registration Date** 15/10/2018  
**Additional Information**  
**Proposal:** SHEC: 3 no. apartments over shop unit in 4 storey building.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SECTION 5 EXEMPTIONS

42/18

(15/10/2018-19/10/2018)

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**Area** Area 1 - South East  
**Application Number** 0422/18  
**Application Type** Section 5  
**Applicant** Highgate Property Ltd  
**Location** 16, Cullenswood Park, Ranelagh, Dublin 6  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** EXPP: A structure has been constructed at 16 Cullenswood, Dublin 6, (Plan Ref: 2690/16) - hereafter referred to as the subject structure - which forms the eastern boundary of the rear gardens of the above development. The western wall of the subject structure is + 735mm longer than that consented under Plan Ref: 3040/15, to the detriment of our client's development. This material alteration is in addition to the + 535mm additional height of the subject structure, than that of the Planning & Development Acts 2000-2016, dated 27.10.17. The cumulative impact of the two factors above has a material impact upon the residential amenity, daylight & sunlight of Nos. 1-3 Cullenswood Place.

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**Area** Area 1 - South East  
**Application Number** 0424/18  
**Application Type** Section 5  
**Applicant** Vemada Ltd  
**Location** Adelaide Chambers, Peter Street, Dublin 8  
**Registration Date** 19/10/2018

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: External: Repair and repaint existing front entrance doors. Repair and repaint existing paintwork in the environs of the front entrance door that is visibly flaking. Remove redundant signage on gable wall to Whitefriar Street (non historic facade) and make good. Ground Floor: Repaint walls and ceilings. Replace current porcelain floor tile. Replace current carpet finish to stair. Replace current entrance matting. Replace current internal entrance lobby doors. Replace current wall and ceiling lights with energy efficient LED fittings. Replace/Repaint non original skirtings. Basement Floor: Remove non original partitions to create combined office suite. Replace suspended ceilings and floor finishes throughout common areas, newly refurbished office suites, Part M WC and kitchenette. Replace current porcelain floor tile to stair flight. Construct new partition in stair lobby area including new doors and between kitchenette and Part M WC. Refurbish WC areas including new floor, wall and ceiling finishes including lighting, cubicle system and ceramics. Replace current wall and ceiling lights with energy efficient LED fittings. Create 3 No. wall opes, one in Office Suite No. 1, one in Office Suite No. 2 and one to enlarged Part M WC. Repaint walls. Replace/Repaint non original skirtings. Repair leak and repaint walls and ceilings in rear access ramp area. Upper Floors: Replace current carpet finish to stair flights and landings. Replace current porcelain tiles to rear circulation area. Replace current wall and ceiling lights with energy efficient LED fittings. Repaint walls, ceilings and joinery. Replace/Repaint non original skirtings.

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**Area** Area 1 - South East  
**Application Number** 0425/18  
**Application Type** Section 5

**Applicant** Herbert House Owners Management Company  
**Location** Herbert House, 18-22, Pembroke Road, Dublin 4  
**Registration Date** 18/10/2018

**Additional Information**

**Proposal:** EXPP: Confirmation that the replacement of the existing painted timber up/down sash windows on the front elevation onto Pembroke Road with new UPVC up/down sash windows in an identical design is an exempted development.

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