



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

01/19

(02/01/2019-04/01/2019)

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)

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PLANNING INFORMATION SESSIONS

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

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

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

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	2004/19
Application Type	Permission
Applicant	MHS Restaurant Limited
Location	Eden, Sycamore Street, Dublin 2
Registration Date	02/01/2019

Additional Information

Proposal: The development will consist of (a) construction of single storey extension to corner of Sycamore Street and Meeting House Square, (b) construction of two storey extension to Meeting House Square with repositioned entrance and exits to Meeting House Square and (c) internal alterations to existing restaurant premises on ground floor and first floor of existing four storey mixed-use building.

Area	Area 1 - South East
Application Number	2006/19
Application Type	Permission
Applicant	Kostas Efthymiou
Location	2, South Circular Road, & 55 Heytesbury Street, Dublin 8
Registration Date	02/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at 'Altona', No.2 South Circular Road, & No.55 Heytesbury Street, Dublin 8 - D08 DR60 (Building is a Protected Structure). The development will consist of:

(A) Renovation of existing ground floor and basement areas within No.2 South Circular Road, and No.55 Heytesbury Street for use as a dentists surgery, in continuation of the existing medical use of these areas.

(B) Renovation of existing residential areas throughout, on basement, ground, first, second and attic storage area levels, for continued use as a single family home.

(C) Addition of a two-storey over ground floor, bathroom extension to the north side of existing house, containing 2no. new bathrooms.

(D) Removal of existing uPVC windows throughout and fitting of replacement historic replica windows.

(E) External works to existing external grassed area and external exposed basement areas/access, together with all associated site works.

Area	Area 1 - South East
Application Number	2007/19
Application Type	Permission
Applicant	Belinda Sullivan
Location	22, Garville Avenue, Rathgar, Dublin 6
Registration Date	02/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE; the development will consist of reinstate the property as a single family house from its current multi-occupant usage. The proposed works comprise of a 43.75 sq.m basement level extension to the rear; the provision of a ground floor terrace above the proposed extension with stairs to the garden; the opening up from the cill to floor below the original window to the rear of the study at ground floor level to provide a door to the terrace; the moving of the side wall to the scullery to widen the raising of the floor between the scullery and bathroom in the return; the provision of a new window to the scullery; the removal of 20th century partitions and reinstatement of original features and room layouts removed or modified during previous conversion works; the partial demolition of the previously altered rear wall and internal wall at basement level; the restoration of original features including the timber sash single glazed windows and the main front door, fanlight and sidelights at ground floor level; the widening of the basement level front door opening and the provision of a new door with side-lights, the demolition of a small outbuilding to the rear and all ancillary renovation and site works.

Area	Area 1 - South East
Application Number	2010/19
Application Type	Permission
Applicant	Crekav Trading GP Limited
Location	Highfield Grove, Oaklands Crescent Road and Saint Luke's Hospital service road together with the existing "Primrose Lodge" property at 28A Highfield Grove, all accessed off Highfield Road, Rathgar, Dublin 6
Registration Date	03/01/2019

Additional Information

Proposal: Planning permission for a residential development at this site of c. 0.69 hectares, incorporating former Highfield plant nursery located off Highfield Grove, Oaklands Crescent Road and Saint Luke's Hospital service road together with the existing "Primrose Lodge" property at 28A Highfield Grove, all accessed off Highfield Road, Rathgar, Dublin 6. The site is bounded by the rear gardens of St. Kevin's Park to the south, Highfield Grove and Four Oaks to the north, Sunbury Park to the east and Saint Luke's Hospital to the west. The development will consist of: the demolition and removal of the existing derelict glass greenhouses and related structures (c. 4450sqm) on site with the existing 1.5 storey, 3 bed dwelling at 28A Highfield Grove to be retained and included as part of the proposal; the partial demolition of existing site boundaries to provide for a new pedestrian access and entrance gate on the north-west boundary of the site within the curtilage of the property at 28A Highfield Grove (and the creation of new boundary to this property) with vehicular access maintained off Oaklands Crescent and Saint Luke's Hospital service road to the west; the construction of 14 no. new dwellings comprising: 2 no. Type A (3 storey, 4 bed) end of terrace dwellings, 2 no. Type B (3 storey, 4 bed) end of terrace dwellings, 4 no. Type B (3 storey, 4 bed) terraced dwellings, 2no. Type C (3 storey, 4 bed) detached dwellings, 2 no. Type E (3 storey, 4 bed) semi-detached dwellings, 1 no. Type F (3 storey, 4 bed) detached dwelling and 1 no. Type G (2 storey, 3 bed) detached dwelling, all with in curtilage car parking; provision of public open space (totalling c.509sqm); and, all other site development works and site services above and below the ground required to facilitate the proposed development including visitor car parking, bike parking, bin storage, incidental open space, boundary treatments, landscaping and surface water attenuation facilities required to facilitate the proposed development.

Area	Area 1 - South East
Application Number	2016/19
Application Type	Permission
Applicant	The Royal College of Surgeons in Ireland
Location	Block A Ardilaun Centre, St. Stephen's Green, Dublin 2, D02 AF59, No. 4, Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2
Registration Date	04/01/2019

Additional Information

Proposal: Permission for the development of an education and research building on a site of c. 0.3945 hectares comprising Block A Ardilaun Centre (also known as Nos. 112-114), St. Stephen's Green, Dublin 2, D02 AF59, No. 4, Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2. The development will consist of the demolition of Block A Ardilaun Centre (vacant office of varying heights from five to eight storeys over basement/lower ground floor) (7,904 sqm), No. 4 Proud's Lane (office) (three storeys) (265 sqm), an ESB substation and security hut to the rear of No. 26 York Street at Cuffe Lane (12 sqm and 11 sqm, respectively) and the podium and basement car park and associated ramp access vis Cuffe Lane serving No. 26 York Street and Ardilaun Centre (1,135 sqm), and the construction of a Third-Level Education building including research (laboratories), teaching, faculty, administration, staff and student services (including catering, recreation and welfare facilities), ancillary teaching and learning spaces, public engagement space and associated ancillary spaces, building infrastructure and support. The development will consist of the construction of a building of varying heights from five to eight storeys (including setbacks) (with roof top plant) of 10,339 sqm gross floor area (including roof top plant of 74 sqm) over lower ground floor (1,420 sqm) and basement (1,585 sqm) levels. The development will also include the provision of: a ground floor level entrance lobby to No. 26 York Street to its south elevation (12 sqm); a second floor level link connecting the new building to second floor level of No. 26 York Street; and an ESB substation and security hut to the rear of No. 26 York Street at Cuffe Lane (11 sqm and 9 sqm respectively). The development includes a cantilever at third and fourth floor levels to the east elevation, and terraces to the north elevation at third floor level, to the south elevation at third, fourth and fifth floor levels, and the east elevation at fifth floor level. The development will include: the reconfiguration of the existing vehicular ramp; the relocation of existing bicycle parking spaces (100 no.) for No. 26 York Street to lower ground floor level and the provision of an additional 96 No. bicycle parking spaces at this location; related elevational works; vehicular and bicycle access via Cuffe Lane and pedestrian access via St. Stephen's Green, Proud's lane and Cuffe Lane; changes in level; boundary treatments (and revisions to existing boundaries, where applicable) and access gates; balconies and terraces; associated lighting; the relocation of a 450mm combined public sewer from underneath the Ardilaun Centre car park and associated ramp to the proposed landscaped courtyard; associated site servicing (foul and surface water drainage and water supply) and related pipework and tanks; the provision of SUDs measures, including attenuation tanks and green roofs; disabled car parking; solar panels; waste management areas; all hard and soft landscaping (including tree and planting removal); boundary treatments; changes in level; and all other associated site excavation and site development works above and below ground.

Area	Area 1 - South East
Application Number	3869/18
Application Type	Permission
Applicant	The Electricity Supply Board (ESB)
Location	The existing ESB compound on South Lotts Road, Dublin 4
Registration Date	02/01/2019

Additional Information

Additional Information Received

Proposal: The development will consist of a new 38kv substation development comprising; (i) a single storey building (470sq.m floor area) over basement (330 sq.m floor area) with an overall height to apex of approx. 6 m; (ii) underground cabling and drainage; and (iii) ancillary site development works. Note the site will be accessed from the existing entrance to the ESB compound on South Lotts Road. A secondary access to the site is available from the laneway running from South Lotts Road to Sportsco, along the northern boundary of the site adjacent to Shelbourne Park Apartments.

**Area 1
DOMESTIC**

Area Area 1 - South East
Application Number 2005/19
Application Type Permission
Applicant Catherine & James Lavery
Location 20, Doris Street, Dublin 4, D04 ND90
Registration Date 02/01/2019

Additional Information

Proposal: Planning permission for demolition of existing single storey extension, construction of a part single and a part two storey extension, and an attic conversion with a dormer roof extension, all to the rear, and 2 light domes on the roof.

Area Area 1 - South East
Application Number 2008/19
Application Type Permission
Applicant Hurstgreen Ltd.
Location 179, Rathgar Road, Dublin 6, D06 EOC9
Registration Date 03/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development consists of new vehicular access to Rathgar Road, to include widening of existing pedestrian entrance, construction of 2 new gates, and the provision of 1 no. new car parking space and associated landscaping to front garden.

Area Area 1 - South East
Application Number 2009/19
Application Type Permission
Applicant Keith Farry
Location 53, Lombard Street West, Dublin 8
Registration Date 03/01/2019

Additional Information

Proposal: Permission is sought for (a) change of roof from pitched double ridge to pitched single ridge and associated increase in roof ridge height, (b) attic conversion to habitable space with flat roof dormer extension to rear of house, (c) construction of new flat roof single storey extension to rear of house, all to existing single storey end-of-terrace house.

Area Area 1 - South East
Application Number 2014/19
Application Type Permission
Applicant Dave Hunter & Gillian O'Leary
Location De Brooke House, 29, Chelmsford Road, Dublin 6
Registration Date 04/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE; Provision of additional accommodation within the roof valley by forming a slate-clad double pitch dormer and an access dormer to the side hip of the roof and associated internal works.

Area Area 1 - South East
Application Number 2017/19
Application Type Permission
Applicant Stephen Bennet
Location 11, Clyde Road, Dublin 4, D04 FY07
Registration Date 04/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for: Alterations to and extension of No. 11 Clyde Road, Dublin 4, D04 FY07, a protected structure, including the construction of a two-storey rear extension and a single-storey rear and side extension together with modifications to existing ground floor fenestration, interior alterations and external works.

Area Area 1 - South East
Application Number 2019/19
Application Type Permission
Applicant Cian & Kate O'Driscoll
Location 25, Castlewood Park, Rathmines, Dublin 6, D06 W2C7
Registration Date 04/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:

- A) The change of use from 5 bedsit units to a single family, two-storey private dwelling house.
 - B) The removal of the chimney and rear gable wall to the rear of the existing house and the single storey shed abutting the rear boundary in the back garden;
 - C) The construction of a new single storey extension to the rear of the existing house with associated roof light and canopy;
 - D) The removal of the existing rear reception room ground floor window for access to the proposed extension.
 - E) The relocation of the existing south facing return window to rear gable.
 - F) Refurbishment and repair of the existing windows and use of 'Slimlite' double glazed units in the original existing windows.
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G) A hidden roof light to hipped inside of the return roof at the rear of the house;

H) Provision of a WC under the stairs at ground floor.

I) Repointing and repairs to the existing brick work.

J) The renewal of electrical and plumbing services throughout the house.

K) All associated ancillary landscaping and site works.

Area	Area 1 - South East
Application Number	4158/18
Application Type	Permission
Applicant	Martin Garvey
Location	22, Havelock Square, Sandymount, Dublin 4
Registration Date	02/01/2019
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of the existing single storey extension to the rear of the terraced property and its replacement with a new two-storey pitched roof extension with roof lights and an infill single storey with rooflight. General reconfiguration of interior layout and re-render of front facade and all associated site works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0499/18
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	04/01/2019
Applicant	Maria Kelly
Location	22, Wellington Road, Dublin 4
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE: Fitting of substation rods and pattress plates to front elevation.

Area	Area 1 - South East
Application Number	3151/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/01/2019
Applicant	The Order of Discalced Carmelites
Location	Avila Carmelite Centre, Bloomfield Avenue, Donnybrook, Dublin 4
Additional Information	Additional Information Received

Proposal: The development will consist of amendments to the parking provision for the Centre to provide a

total of 55 no. spaces comprising the extension of the existing car park adjacent to the eastern boundary to provide an additional 5 no. spaces; the reconfiguration and redesign of the existing car park adjacent to the north western boundary to provide 10 no. spaces; and the provision of 8 no. new parking spaces adjacent to the south western elevation of the building; and additional landscaping and site development works required to facilitate the proposed development

Area Area 1 - South East
Application Number 3430/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 03/01/2019
Applicant Maximus Sos Limited
Location 3, George's Quay, Dublin 2
Additional Information Additional Information Received

Proposal: RETENTION & PERMISSION: Retention permission and permission for development at this 105 sq m site approximately, at the Offbeat Donut Co., Unit No. 3 George's Quay, Dublin 2, D02 VW82. The development consists of: a change of use from shop use to bakery (63 sq m) with ancillary cafe / shop use (42 sq m); 1 no. frameless faced illuminated panel sign (measuring 3.1 sq m, approximately) 1 no. projecting sign (measuring 0.3 sq m, approximately); and ancillary staff and storage areas; and will consist of a new ventilation system and ancillary site works.

Area Area 1 - South East
Application Number 3760/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/01/2019
Applicant Red Rock BPRKH Ltd.
Location 59, Bushy Park Road, Rathgar, Dublin 6
Additional Information Additional Information Received

Proposal: Planning Permission is sought by Red Rock BPRKH Ltd. for development at No. 59 Bushy Park Road, Rathgar, Dublin 6, comprising demolition of the existing dwelling and outbuildings and construction of 8 no. contemporary style dwellings, to consist of (i) 3 no. five-bedroom three-storey over basement terrace dwellings fronting Bushy Park Road. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south facing balcony at first floor level; (ii) 1 no. three-bedroom two-storey detached dwelling located in the middle of the site, to include a rear garden and 2 no. on-curtilage car parking spaces; and (iii) a terrace of 4 no. dwellings to the rear of the site, consisting of 1 no. four-bedroom two-storey over-basement dwelling; 2 no. four-bedroom three storey dwellings, and 1 no. five-bedroom three storey over-basement dwelling. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south-facing balcony at first floor level. The development also comprises (a) widening and upgrade of the existing vehicular entrance on Bushy Park Road and creation of an additional vehicular entrance on Bushy Park Road; (b) Removal of existing front boundary wall to Bushy Park Road and replacement with a new 900mm high wall; landscaping, boundary treatment, SuDS drainage and all other ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3806/17
Application Type Retention Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 03/01/2019
Applicant Claddagh Jewellers Limited
Location 2, Grafton Street, Dublin 2, D02 Y527

Additional Information

Proposal: RETENTION:PROTECTED STRUCTURE: (Included on the Dublin City Council's Record of Protected Structures): The development consists of: Material change of use from office (Banking) to retail shop (Jewellers), including advertisement signage at ground floor fascia elevations, all associated site and ancillary works at this address.

Area Area 1 - South East
Application Number 3857/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 03/01/2019
Applicant Secret Bar Ltd
Location 52-55, Drury Street, Dublin 2

Additional Information Additional Information Received

Proposal: RETENTION & PERMISSION; Change of use of 1.) (i) the second floor from ancillary restaurant facilities to multi-purpose space (private events, dining, product launches etc.) (184.7 sq.m) with re-configured toilets, and a new balcony to the rear (ii) the third floor from light industry (vacant) to ancillary restaurant facilities including full kitchen, goods storage & office, (184.5sq.m); (iii) the fourth floor from light industry (vacant) to licensed restaurant (159.4 sq.m) with a new covered terrace to the rear (24.1sq.m) and (v) the fifth floor from light industry (vacant) to ancilliary office space & staff facilities (162.5 sq.m):2.) Roof level extension (15.3 sq.m) to serve general plant area including lift shaft and staircore; 3.) Refuse / recycle area at ground floor level with new door at Drury Street. 4.) New toilets at first floor level replacing the existing kitchen; 5.) Retention of existing balcony at the rear at first floor level and permission to extend it to 16.2 sq.m in area; 6.) Retention of retractable canopy at the rear and permission to modify it to accommodate proposed balcony at second floor level; 7.) Retention of the illuminated original steel " Drury Buildings " sign (600mm high xc.9m) and new projecting steel framed engraved oak sign (900mm high x 600mm) on Drury Street elevation and all ancillary site development works at Drury Buildings.

Area Area 1 - South East
Application Number 3898/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/01/2019
Applicant Top-Up Hospitality Ltd.
Location 32, Camden Street Lower, Dublin 2

Additional Information Additional Information Received

Proposal: Permission for development at this site of c.0.012ha at no. 32 Camden Street Lower, Dublin 2, D02 P029. The application site comprises an existing (vacant) ground / lower ground / upper ground and rear 1st floor retail unit. The proposed development consists of the change of use from retail to licensed restaurant use, incorporating reconfiguration of the internal layout resulting in a reduction in total internal floor area

from 150.5 sq m to 144 sq m. The development provides for alterations to the front facade comprising the reconfiguration of fenestration (including signage), and the reduction in height of the existing shopfront from 4.9m to 4.25m. The proposed development will include all associated ancillary site development works.

Area Area 1 - South East
Application Number 4313/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/01/2019
Applicant Parliament Property Ltd.
Location 34/35, Wicklow Street, Dublin 2

Additional Information

Proposal: The development consists of forming two no. openings at ground floor level between no. 34 and 35 Wicklow Street and revision to floor level of no. 34 Wicklow Street to align with no. 35 Wicklow Street in order to connect the two buildings at ground level together with associated site works.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3547/18
Appeal Type Written Evidence
Applicant The John Scottus Education Trust
Location 60, Northumberland Road, Dublin 4
Additional Information Additional Information Received

Proposal: The development consists of a change of use from office to educational with proposed set down area to the rear of the property. This property is listed on the Record of Protected Structure (Ref. No. 5923).

Area Area 1 - South East
Application Number 3774/18
Appeal Type Written Evidence
Applicant Sheelagh Conway
Location Rear, 53, Strand Road, Sandymount, Dublin 4
Additional Information Additional Information Received

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.

Area Area 1 - South East
Application Number 4090/18
Appeal Type Written Evidence
Applicant Bartra Property Rathmines Limited
Location 3, Ardee Road, Rathmines, Dublin 6

Additional Information

Proposal: Permission for a Shared Living Residential Development at a 0.0796 Ha site at No. 3 Ardee Road, Rathmines, Dublin 6. The development will principally consist of the demolition of the existing part 1 No. to part 2 No. storey warehouse/office building (c. 764 sq.m) and the construction of part 5 to part 7 No. storey over basement shared living residential development comprising 105 No. bedspaces with circulation core, roof gardens and photovoltaic panels at roof level (3,581.70 sq.m). The development also consists of the provision of a communal kitchen/dining room at each floor level from ground floor to sixth floor level to serve the residents of each floor, communal resident amenity space at basement and ground floor levels including the provision of a gymnasium, launderette, cafe/lounge/reception area and resident function/cinema room; a roof garden at fifth floor level (101.3 sq.m) facing north, east and south, vegetable garden/landscaped amenity areas at roof level (101.2 sq.m); an 11 sq.m balcony facing west off the communal kitchen/dining spaces at each level from first to fourth floor level; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; plant; lighting; delivery bay; and all other associated site works above and below ground.

Area 1 Appeals Decided

None

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

01/19

(02/01/2019-04/01/2019)

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Area Area 1 - South East
Application Number 0546/18
Application Type Social Housing Exemption Certificate
Applicant Sean McShane
Location 25, Sundrive Park, Kimmage, Dublin 12
Registration Date 21/12/2018
Additional Information
Proposal: SHEC: Construction of an end of terrace house.

*****Amendment to Week 51/18*****

Area Area 1 - South East
Application Number 0552/18
Application Type Social Housing Exemption Certificate
Applicant The Leahy Trust
Location 22A, Palmerston Park, Dublin 6
Registration Date 21/12/2018
Additional Information
Proposal: SHEC: Demolition of existing single storey dwelling and construction of 3 no. 2 storey terraced houses with gardens and off street parking.

*****Amendment to Week 51/18*****
