



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**03/19**

(14/01/2019-18/01/2019)

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)**

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

### **Area 1 COMMERCIAL**

**Area** Area 1 - South East  
**Application Number** 2052/19  
**Application Type** Permission  
**Applicant** KKR Credit Advisors Ireland ULC  
**Location** 75, St. Stephen's Green, Dublin 2  
**Registration Date** 14/01/2019

**Additional Information**

**Proposal:** The development will consist of a change of use of 106 sqm of an existing inaccessible 2nd floor roof and a new 6 sqm access platform to provide 112 sqm accessible roof terrace to the rear creating an amenity space for the existing third floor commercial tenant and will consist of a glazed balustrade to the existing parapet, a canopy, lighting, soft and hard landscaping including planters and integrated seating.

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**Area** Area 1 - South East  
**Application Number** 2060/19  
**Application Type** Permission  
**Applicant** The Davy Platform ICAV  
**Location** Elmpark Green, Merrion Road, Dublin 4  
**Registration Date** 15/01/2019

**Additional Information**

**Proposal:** Planning Permission for amendments to the previously permitted development at Elmpark Green, Merrion Road, Dublin 4. The proposed amendments will consist of:

- . Revised location of permitted stair core pop-up to access the basement level within courtyard between Office Blocks B and C, the revised pop-up location is c. 8.7m to the west of the permitted pop-up location;
  - . Reconfigured car parking and cycle parking layout at basement level to take account of the new location of the stair core;
  - . The revised design will not result in an increase to floor area of the stair core;
  - The total number of permitted parking spaces will not change as a result of the reconfiguration;
  - Amendments to the landscaping of the courtyard area to take account of the revised stair core location.
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**Area** Area 1 - South East  
**Application Number** 2062/19  
**Application Type** Permission  
**Applicant** 1 Merrion Lands Limited  
**Location** Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4  
**Registration Date** 16/01/2019

**Additional Information**

**Proposal:** Planning permission for development at a site of c. 0.28ha. The site is located south of Merrion Road. The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 1 no. apartment block ranging in height from 3 storeys up to 6 storeys with a total of 42 no.-dwelling units comprising: 6 no. 1-bedroom apartments (ranging in size from c. 48.8sqm to c. 64.3sqm), 20 no. 2-bedroom

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apartments (ranging in size from 63.4sqm to c. 92.3sqm) and 6 no. 3-bedroom apartments (ranging in size from c. 98.9sqm to c. 119.5sqm) with associated north/south/east/west facing balconies/terraces. There will also be an external walkway on first to fifth floor levels on the western side of the building to provide access to the apartments to the rear. A communal open space area will be provided at ground and first floor level measuring c. 958sqm. The development will also include the provision of 29 car parking spaces. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2065/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Fibonacci Property ICAV
<b>Location</b>	Site of c. 1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4
<b>Registration Date</b>	16/01/2019

**Additional Information**

**Proposal:** Planning permission for amendments to the office development permitted under Reg. Ref: 2221/16 & ABP Ref.: PL 29S.2467/17 and subsequent amendments under Reg. Ref.: 4456/16, Reg. Ref.: 2500/17, Reg. Ref.: 2953/17 and Reg. Ref. 4358/18 at a site of c. 1.56 located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4. The proposed amendments consist of:

1. Provision of an additional storey (5th floor) to both Block 1 and 2 bringing the parapet level to a height of 24 metres;
2. Addition of a pedestrian link bridge between Block 1 and Block 2 at second floor level;
3. Replacement of permitted glass fin detail to elevations at fourth floor in lieu of double skin glazed facade to match the proposed 5th floor with associated glazing detail over parapets;
4. Relocation of internal glazed atria of Blocks 1 and 2 to provide two glazed atria on Blocks 1 and 2 connecting to the plaza with associated alterations to elevations and internal reconfigurations;
5. Addition of 2 no. two storey pedestrian link bridges between the permitted blocks and the existing blocks to the north at first and second floor levels;
6. Revised plants and associated screening to roof level;
7. Minor increase in footprint of sub-basement level;
8. All ancillary and associated site development and landscaping works.

The proposed amendments result in an overall Gross Floor Area increase of 3,740 sq.m to a total of 57,140 sq.m for the two blocks.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2044/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Cian and Kate O'Driscoll
<b>Location</b>	25, Castlewood Park, Rathmines, Dublin 6
<b>Registration Date</b>	11/01/2019

**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.
- 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.

**\*\*\*Amendment to Week 02/19\*\*\***

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4088/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Charlemont Regeneration DAC
<b>Location</b>	Tom Kelly Road/Charlemont Street, Dublin 2, D02 WF99
<b>Registration Date</b>	15/01/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning Permission for development at this site Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489 and No. 21 Richmond Street South, Dublin 2, D02 WF99. The development will consist of amendments to Block 5 which forms part of a previously permitted development under DCC Reg. Ref. 3742/10 (ABP ref. PL29S.238212), as subsequently amended by planning permission DCC Ref. 2286/12 (ABP Ref. PL.240620), DCC Ref.4443/16 and DCC Ref. 4152/17 including extension of the site to encompass lands at Gordon Place and No. 20 and No. 21 Richmond Street South. The proposed amendments to Block 5 will provide for a building with a total gross floor area of 8,830 sq.m. This is an increase of 1,315.5 sq.m from the permitted total gross floor area of 7,514.5 sq.m. The application also proposes amendments to the approved basement / sub basement serving blocks 1-5 for a total gross floor area of 21,549.4 sq.m. This is

an increase of 2,691.16 sq.m from the permitted total gross floor area of 18,858.69 sq.m. The application includes the following amendments to Block 5: - Amendments and alterations to the approved no. 57 units; - Amendments to the exterior of the approved Block 5 building; - An increase in the number of storeys from the approved no. 5 storeys to proposed no. 6 storeys, in line with adjacent permitted Block 4, resulting in an increase in the overall height of the building from 20m above ground floor level (as permitted) to 24.1m above ground floor level (as proposed) facilitating an additional 9 apartments, which comprises 7 no. 2 bed and 2 no. 3 bed units; - Demolition of No. 21 Richmond Street South; and - An extension of the approved block to the site at 21 and part of 20 Richmond Street South to provide for an additional 20 apartments, which comprises 5 no. 1 bed, 10 no. 2 bed and 5 no. 3 bed units. These changes will result in an overall development of 86 apartments. The proposed amendments to the basement / sub basement includes the following: - An increase in the overall footprint from the approved 15,463 sq.m to the proposed 16,885 sq.m, an increase of 1,422 sq.m; - An overall increase in parking by 32 no. spaces; - Alterations to the parking provision, including, redistribution of spaces assigned to approved and proposed development at Blocks 1-5; and - Provision of parking to proposed Block 7 development at 18-19 Richmond Street South. In addition, the development will consist of: - Ground floor retail of 276 sq.m; - Changes to the permitted access at Gordon Place to accommodate vehicular access; - Development of a substation to replace the existing substation at Gordon Place; Alterations and amendments to the approved plantroom; internal lift core; elevational changes; parapet height increase block 5 footprint change; and - Amendments to the approved public realm works and ancillary hard and soft landscaping. The proposed works are all within a site area of 16,885 sq.m = 1.6885 hectares.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2074/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Airbnb Ireland Unlimited Company
<b>Location</b>	Airbnb Warehouse, 6-8 Hanover Quay, Dublin 2 and The Reflector Building, 8 Hanover Quay, Dublin 2
<b>Registration Date</b>	18/01/2019

**Additional Information**

**Proposal:** Permission for development at Airbnb Warehouse, 6-8 Hanover Quay, Dublin 2 and The Reflector Building, 8 Hanover Quay, Dublin 2. The site is bound by Hanover Quay to the South, Benson St. to the West and Green St. to the North. The development consists of the following: 1. Creation of an opening between the eastern elevation of the existing Airbnb Warehouse and western elevation of the Reflector Building at ground floor level. 2. Insertion of new fire escape door to the front facade of the Reflector Building at ground floor level. 3. A new extract riser on the western elevation of the Reflector Building to parapet level. The proposed development includes all associated and ancillary works.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2053/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Orla Drumm
<b>Location</b>	5, Mount Drummond Square, Harold's Cross, Dublin 6
<b>Registration Date</b>	14/01/2019

**Additional Information**

**Proposal:** The development will consist of the removal of the front pedestrian entrance, wall and railing to create a new pedestrian and vehicular entrance with associated site works.

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**Area** Area 1 - South East  
**Application Number** 2057/19  
**Application Type** Permission  
**Applicant** Joe & Miriam Morrin  
**Location** 20, Millbrook Village, Milltown, Dublin, D06 Y097  
**Registration Date** 15/01/2019

**Additional Information**

**Proposal:** Planning Permission is sought for the demolition of the existing rear return (containing a toilet, lobby and store) and the construction of a 2-storey extension to the rear of the property, increase in size of the existing velux window to the front, a new velux window within the roof to the rear of the existing two-bedroom terrace property, the works will also include some internal refurbishment works, boarding out of the loft area and associated site works.

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**Area** Area 1 - South East  
**Application Number** 2064/19  
**Application Type** Permission  
**Applicant** Liam Church & Fionnuala Higgins  
**Location** 16, Wellington Road, Ballsbridge, Dublin 4  
**Registration Date** 16/01/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development to 16 Wellington Road, Ballsbridge, Dublin 4, D04 XY58 a protected structure. Alterations to include new French doors and windows to existing four storey return at garden and entrance levels, replacement and alterations to existing deck and external staircase to rear of property, new single door to understairs area of front steps, alterations to paved area to front, minor alterations to bathroom layout at basement level and study at entrance level, pointing of brick to front elevation, localised repair of granite garden wall and piers to Elgin Road and raising of same wall and piers by 600mm.

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**Area** Area 1 - South East  
**Application Number** 2068/19  
**Application Type** Permission  
**Applicant** David Keane & Alexandra Milenov  
**Location** 13, Chester Road, Ranelagh, Dublin 6  
**Registration Date** 17/01/2019

**Additional Information**

**Proposal:** Planning permission for the construction of an additional floor over the existing single storey extension to the rear of 13 Chester Road, a private dwelling and associated works. The works to include: alterations to the existing kitchen extension, the construction of an additional floor over the existing rear extension. New painted hardwood double glazed sliding sash windows to the front. Alterations to the internal layout of the house. The removal of 2 no. chimney breasts and chimney stacks to the rear and 3 no. new roof lights to the rear roof.

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**Area** Area 1 - South East  
**Application Number** 2070/19  
**Application Type** Retention Permission  
**Applicant** Aidan Williamson  
**Location** 45, Belgrave Square West, Dublin 6, D06 HV52  
**Registration Date** 17/01/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to return the existing 3 storey house, a protected structure (ref. 599), from its current use as multi-occupancy dwelling to its original use as a single family home, exempted development under Class 14 (E) of the Development Regulations, 2001. Works consisting of: a) Demolition of modern conservatory and the construction of a single storey flat-roofed extension to the rear involving the enlarging of existing window opening on lower ground floor, staircase access from upper ground floor rear return, two new openings and one new window to return, b) Repairs to entire building, removal of half landing partitions to rear return room and new opening to existing first floor bathroom, c) The replacement of the existing double-glazed aluminium windows with double glazed painted traditional sash windows, d) Demolition of single storey garage to rear garden, e) and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 2071/19  
**Application Type** Retention Permission  
**Applicant** Dr. Matt & Mrs. McHugh  
**Location** 71, Rathgar Road, Rathgar, Dublin 6  
**Registration Date** 18/01/2019

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Retention permission is requested for car protection canopy for vintage cars constructed on the site. This canopy was constructed after permitted works completed on site in 2016 (PL. Ref 4351/15).

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**Area** Area 1 - South East  
**Application Number** 2075/19  
**Application Type** Permission  
**Applicant** John & Sheila Gill  
**Location** 10, Oaklands Drive, Rathgar, Dublin 6, D06 T8F5  
**Registration Date** 18/01/2019

**Additional Information**

**Proposal:** The development will consist of: The removal of the existing garage and shed to the side of the existing two-storey house. The construction of a single storey extension to the rear and side of the house with associated roof light. The widening of the existing vehicular entrance to the front of the house. All associated ancillary, landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** 2079/19  
**Application Type** Retention Permission  
**Applicant** Thomas Rogers & Conor Stafford  
**Location** 76 Park Avenue, Sandymount, Dublin 4

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**Registration Date** 18/01/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to retain alterations to internal masonry wall between current kitchen & dining room all at 76 Park Avenue, Sandymount, Dublin 2 (a protected structure).

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**Area** Area 1 - South East

**Application Number** 4314/18

**Application Type** Permission

**Applicant** Michael Kevany

**Location** 6, Estate Avenue, Dublin 4

**Registration Date** 14/01/2019

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of demolition of existing single storey extensions and outbuilding; construction of new single storey extension with rooflights to the rear; alterations to internal layout and window/door openings on rear elevation; provision of rooflight to existing rear roof; replacement windows; all associated conservation, ancillary and site development works.

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**Area** Area 1 - South East

**Application Number** WEB1007/19

**Application Type** Permission

**Applicant** David & Tara Johnson

**Location** 198, Corrib Road, Terenure, Dublin 6w

**Registration Date** 14/01/2019

**Additional Information**

**Proposal:** Permission is sought to raise the pitch on the rear extension roof, also to change from a hip to a gable roof to the rear and construct a flat roof with no windows to one side with roof windows on the pitched roof to the other side of the rear extended roof at attic level for a non-habitable storage room and associated internal works in this mid terrace two storey house.

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**Area** Area 1 - South East

**Application Number** WEB1010/19

**Application Type** Permission

**Applicant** Nicola and Andrew Maree

**Location** 2, Claremont Park, Sandymount, Dublin 4

**Registration Date** 18/01/2019

**Additional Information**

**Proposal:** Minor modifications to the previously approved development (WEB1163/17) to include a rear dormer window with associated changes to the previously approved roof lights (two roof lights to the front and one to the side) and a revised design of the first floor window of the previously approved extension.

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**Area** Area 1 - South East

**Application Number** WEB1456/18

**Application Type** Permission

**Applicant** Jason Berry

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**Location** 16, Joy Street, Ringsend, Dublin 4  
**Registration Date** 17/01/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of the existing rear single storey extension to the rear and construction of two storey rear extension dormer window extension at attic level and two heritage rooflights to the front.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0532/18  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 18/01/2019  
**Applicant** Conor Power & Loraine Mulligan  
**Location** 5, Dartmouth Square, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of lightweight stud partition wall, doors & wardrobes dividing front reception room & removal of doors, glazing & lightweight stud partition wall fitted at base of stair, all at upper ground floor (entrance) level.

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**Area** Area 1 - South East  
**Application Number** 0537/18  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 18/01/2019  
**Applicant** Gavan Ryan  
**Location** 13, Grosvenor Square, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: - Repair/replace cast iron gutters and down pipes with cast iron elements to match

- Removal of external bars from rear windows
  - Removal of all modern services pipes which were installed when converted to bedsit accommodation
  - General redecoration
  - Repairs to the stair case, handrail and spindles
  - Completion of the basement refurbishment, including kitchen units, etc.
  - Completion of the installing of stud partition to form utility room and bathroom
  - Refurbishment of existing doors, frames, architraves, skirting boards, window shutters
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- Repairs to cracked walls, in some cases where the plaster was stripped back
- Repairs to external railings and gate
- Repairs to chimney stack
- Repairs to the valley gutters
- Repairs to loose/missing slates

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**Area** Area 1 - South East  
**Application Number** 0542/18  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 15/01/2019  
**Applicant** Maureen Rabbitt  
**Location** Side of 13, Beechwood Road, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** SHEC: Construction of one (1) two storey two bed dwelling

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**Area** Area 1 - South East  
**Application Number** 2626/18  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 15/01/2019  
**Applicant** Elm Park Golf & Sports Club  
**Location** Elm Park Golf And Sports Club, Nutley House, Nutley Lane, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** 24.2m<sup>2</sup> single storey, rigid steel frame, metal clad, open gable pitched roof structure, for use as a practice swing room.

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**Area** Area 1 - South East  
**Application Number** 2655/18  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 15/01/2019  
**Applicant** Ballybunion Capital Diversified Alternative Assets Platform PLC  
**Location** 19-22, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: Planning permission and retention permission at 19-22 Baggot Street Lower (Protected Structures), Dublin 2, D02 X658.

Planning permission for: 1. Creation of new opening in party wall between No. 19 and No. 20, and between No. 21 and No. 22, all at Ground Floor Level. 2. Removal of modern partitions on First Floor of No. 19 and on First, Second and Third Floor of No. 20, and

Retention Permission for: 1. Retention of glass lobby internally to the Ground Floor entrance of No. 21.

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**Area** Area 1 - South East  
**Application Number** 3500/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/01/2019  
**Applicant** BP Development Projects Limited  
**Location** Lands to the rear of 46-64, South Dock Street,  
Ringsend, Dublin 4, D04 C7F8

**Additional Information** Additional Information Received

**Proposal:** Planning Permission for development on a site of c. 0.18ha on lands to the rear of No. 46-64 South Dock Street, Ringsend, Dublin 4. The subject site is bounded to south by No.'s 46-64 South Dock Street, to the north by No.'s 1-23 Hastings Street, to the east by the rear of properties located at No.'s 82-104 South Lotts Road and to the west by properties located at No.'s 1-19 South Dock Place. The proposed development consists of the demolition of an existing industrial / warehouse unit (2,078 sq.m.) and construction of 12 no. residential units comprising of 3 no. 2 bed 2 storey units (97.6 sq.m.), 1 no. 2 bed 2 storey (84.2 sq.m.), 7 no. 3 bed 3 storey (131.5 sq.m.) units and 2 no. 3 bed 2 storey (104 sq.m.) units. The proposed development includes the provision of 12 no. car parking spaces, private open space to serve each unit, the provision of new internal road layout and footpath, revisions to existing access and egress, upgrading of existing boundary treatment on all boundaries, landscaping works, SUD's drainage, provision of PV panels at roof level to serve each unit, site lighting, ESB substation and all associated site development works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3725/18  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 15/01/2019  
**Applicant** O'Callaghan Collection  
**Location** Merrion Building (Morrissey's), Merrion Street Lower,  
Dublin 2, D02 X271

**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: The development will consist of: the demolition of the existing Merrion Building (Morrissey's) with a building height of 9.61m and a gross floor area (GFA) of c.362 sq.m and the construction of a new commercial development comprising a five-storey office building (setback at 3rd & 4th floor levels) with a maximum building height of 17.83m and a gross floor area (GFA) of c. 1,232 sq.m, all on a site of c. 544 sq.m. The application also includes proposals to retain the existing access off Merrion Street Lower to ensure continued access to adjoining properties, No.'s 1, 2-3, & 4 Merrion Square North. The proposed five-storey office development is comprised of the following: Ground floor level includes office accommodation (158sq.m) consisting of office floor space, entrance lobby, ancillary WC facilities, and circulation areas; First floor level includes office accommodation (312 sq.m) consisting of office floor space, WC facilities and circulation areas; Second floor level includes office accommodation (330sq.m) consisting of office floor space, meeting room, WC facilities and circulation areas; Third floor level includes office accommodation (239sq.m) consisting of office floor space, WC facilities and circulation areas; and Fourth floor level includes office accommodation (193sq.m) consisting of office floor space, WC facilities and

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circulation areas. The development also includes at ground floor level, an under-croft area to the rear for retention of existing access to adjoining properties, No.'s 1, 2-3, & 4 Merrion Square North and 3 No. car parking spaces, 20 no. cycle parking spaces, new ESB substation/switchroom and waste collection area. The development also includes, connections to drainage and water services, hard and soft landscaping and all ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** 4079/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/01/2019  
**Applicant** An Post  
**Location** An Post, 19-24, St. Andrew's Street, Dublin, D02 C966  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The development will consist of the removal of existing window to the front elevation, enlargement of the ope and insertion of new double doorset to match existing; installation of external ATM machine within existing front elevation adjacent to new double doors insertion.

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**Area** Area 1 - South East  
**Application Number** 4371/18  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 14/01/2019  
**Applicant** Jason Power  
**Location** No. 28, St. Kevin's Gardens, Dartry, Dublin 6  
**Additional Information**  
**Proposal:** Permission for development at No. 28 St. Kevin's Garden, Dartry, Dublin 6, consisting of a first-floor bedroom extension to side of house, new front door and fixed glazing at front of house, including removal of later addition lean-to roof and replacement with parapet-style roof in keeping with original building design, plus revised arrangement to widen gate-posts at vehicle entrance to front. The works are to include replacement of existing single-storey extension to rear, and replacement with new reduced single-storey extension to kitchen and dining areas, and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** 4373/18  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 15/01/2019  
**Applicant** Edward & Joyce Kelly  
**Location** 17, Anglesea Road, Dublin 4  
**Additional Information**  
**Proposal:** Variation to approved planning permission register reference 3792/17 to provide for an additional, single storey , one bedroom apartment to the rear of the house, being a reduced version of what was applied for, but disallowed by way of a condition attached to the said permission, and for associated minor alterations to the rear.

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**Area** Area 1 - South East  
**Application Number** 4377/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/01/2019  
**Applicant** Paul Munsanje  
**Location** Belmont House, 70 Belmont Avenue, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Belmont House, Belmont Avenue, Donnybrook, Dublin 4 (Protected Structure). The development will consist/consists of the demolition of the single storey side extensions and the part single, part two storey extension at the rear of the main house; the construction of a two storey extension to the side and a two storey extension at the rear of the main house. Works will also include internal alterations, new roof lights and all associated roof, site, drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 4380/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/01/2019  
**Applicant** Aedine Mc Gowan  
**Location** 7 Beach Drive, Sandymount , Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for attic conversion with dormer type window to rear for study , storage use, also wet room and 2 velux windows to front of roof for additional light and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4382/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/01/2019  
**Applicant** Barry Clark  
**Location** 19, Havelock Square, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4385/18  
**Application Type** Permission

**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/01/2019  
**Applicant** Mary O'Dohery  
**Location** 118 Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development to rear at 118 Leinster Road, Dublin 6 which is a Protected Structure. Development is for a single storey extension to the previous approved kitchen. (Reg. Ref. 2108/17).

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**Area** Area 1 - South East  
**Application Number** 4387/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/01/2019  
**Applicant** Grosam Properties Limited  
**Location** 41-46 South Great George's Street, and 52-53 Lower Stephen Street, Dublin 2

**Additional Information**

**Proposal:** Development at a site of c.0.106ha 41-46 South Great George's Street, and 51-53 Lower Stephen Street, Dublin 2. The site is bounded to the north by Wicklow Court, 38-40 South Great George's Street, to the south by Lower Stephen Street, to the east by Drury Street Car Park and to the west by South George's Street.

The development is for modification to the roof design as permitted under Reg. Ref. 2546/18 including associated alterations to the design of the permitted windows on the fourth Floor. The remainder of the development to be carried out in accordance with the development permitted under reg. ref. 2546/18.

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**Area** Area 1 - South East  
**Application Number** 4388/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/01/2019  
**Applicant** Friends First Life Assurance Company  
**Location** 55 and 54, William Street South, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for a development at 54 & 55 William Street South, Dublin 2, which are protected structures, in an Architectural Services Area. The development will consist of: 1. Modifications to a previously approved cafe/restaurant at basement, ground and first floor under planning Reg. Ref. 3925/14 and Reg. Ref. 3606/17 including extending cafe / restaurant into No. 54 by forming new opes through the party wall at each level. (2) Provision of new escape stair from the basement by forming new door ope to the existing covered laneway at No. 54. 3. Increasing the width of existing door ope to provide new escape at the rear of the ground floor. 4. New granite plinth and front railing at No. 54 to match No. 55. 5. New front awning. 6. New outdoor deck seating area with screen for the cafe. 7. New front door and window at No. 54 to match previously approved to No. 55. 8. Modifications to new basement accommodation stairs, removal of existing lightwell and provision of new escape stair at the rear of No. 54 opening to the existing alley. 9. Minor modifications to external rear terrace at No. 55 and provision of new restaurant terrace area at no. 54 over new flat roof construction to replace existing flat

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roof. 10. Provision of 3 no. 1-bedroom apartments at the front (of circa 54.7 sq.m) and 2 no. 2-bedroom apartments at rear (of circa 78.5 sq.m, accessed from No. 54 staircase, at the first, second and third floors of both buildings by forming a new door ope through the party wall within each apartment. 11. Removal of non-original internal stud walls and forming opes in existing internal lath and plaster walls. 12. Reconfigured access to the No. 54 staircase via new door ope formed in the laneway wall. 13. Lowered staircase entry floor level and alteration to level of existing alley way including new stone paving finish, to provide a covered loggia entrance with new metal screen gates at the street and rear. 14. Repair works to historic lime plaster ceilings and cornices and decoration throughout. 15. Strengthening and fire upgrade works to all floors in No. 54. 16. Fire upgrade works to existing doors throughout No. 54. 17. Installation of new mechanical, electrical and life safety system services throughout and including new basement drainage proposal over the combined site area of 376 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4389/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/01/2019
<b>Applicant</b>	Stuart & Helen Hickey
<b>Location</b>	88, Kenilworth Square, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site 88 Kenilworth Square, Rathgar, Dublin 6 (A Protected Structure). The development will consist of: (1) Demolition of existing non-original single storey side extension situated on the northern elevation of the main dwelling at upper ground floor level (entrance level) and construction of replacement two storey over lower ground floor level (garden level) contemporary style side extension on the northern elevation of the main dwelling with external balcony at entrance level and roof light over first floor, and, (2) Internal and external refurbishment, repairs and alterations to the existing two storey over lower ground floor level building to consist of the following: (i) at lower ground floor level: demolition of existing modern sheds to the side/north of main dwelling: removal and replacement of existing window under front steps with new doorway, replacement window in west elevation; new opes in north elevation to provide access to replacement side extension; window open in north elevation for gym; removal of non-original partitions in living room/kitchenette/bathroom and utility room; new internal partitions in kitchen/utility/wc and new opes between kitchen/utility; rebuilding portion of rubble garden party wall facing west; (ii) at upper ground floor level: renovation of existing ope to replacement side extension; (iii) at first floor level: removal of non-original WC and partitions on landing, removal of non-original fitted wardrobes and sinks in bedrooms, new ope in north elevation to provide access to replacement side (iv) general conservation works to windows, joinery and plasterwork. The proposal also includes landscaping works and all other ancillary and drainage works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4404/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/01/2019
<b>Applicant</b>	Michael O'Donovan & Deirde Cullen
<b>Location</b>	Ivanhoe, 23, Sandford Road, Ranelagh, Dublin 6

**Additional Information**



**Proposal:** Permission is sought for demolition of 2no. existing dormers and replacement with 2no new larger dormers, alterations to balcony size and new balustrade to existing balcony all to rear of roof, associated increase in second floor area (2.7sqm) and all associated internal and site works at a 3 Storey terraced house.

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**Area** Area 1 - South East  
**Application Number** 4406/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2019  
**Applicant** Grainne Cahir  
**Location** 14, Dunville Avenue, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for - demolition of existing single storey extension to rear, demolition of existing 2 storey extension to side, construction of new bay window on the ground floor to rear, construction of new 2 storey extension to side on the existing footprint, minor internal alterations & all associated site works at 14 Dunville Avenue, Ranelagh, Dublin 6, D06 NW 81 (Protected Structure - RPS Ref. 2410). Changes made from previous planning application (Ref 3077/18).

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**Area** Area 1 - South East  
**Application Number** 4411/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/01/2019  
**Applicant** Aidan & Sheila Brady  
**Location** 31, Chelmsford Avenue, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** The development consists of construction of a two storey rear extension, (26sq.m) to a private dwelling. The ground floor extension (16.6sq.m) will consist of a family/dining room area. The first floor extension (9.4sq.m) will consist of a master bedroom and a remodelled bathroom. 2 no. velux rooflights at the side elevation. Including in the works is a new terrace area, a relocated side access gate and associated site works.

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**Area** Area 1 - South East  
**Application Number** 4418/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/01/2019  
**Applicant** KW Real Estate ICAV  
**Location** The Shelbourne Hotel, (protected structure) Nos.  
27-34, St Stephen's Green and No. 12 Kildare Street,  
Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development, located at ground and 1st floor level at original building Nos. 32 & 33 is described as follows: New electrical/data sockets locations within the rooms of Adam Suite 1, Adam Suite 2 and Deirdre Suite 1 at first floor level. A new ceiling and cornice 1.5m below

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original cornice; and new dado rail, panelling, skirting and architraves to match existing historic profiles at Stairs 'A' Lobby space at first floor level. Modifications to the existing kitchen, bar/servery area, at first floor level, comprising: removal of modern ceiling and cornice, stud wall, and existing kitchen equipment, to provide a modern kitchen layout, equipment, and associated ventilation system. Alterations to this area include: a new stud wall with a panelled double door, suspended ceiling, panelled cupboard, marble worktop and overhead presses, replacement of modern wall linings with new wall surface finishes, and the covering in of existing historical dado and skirting and the removal of modern dado skirting, a new fire door and build up above to a modern door into the adjoining service corridor, covering up a historic window on the inside, installation of a new panelling on modern cover to FCU to match existing historical with marble top over. Alterations and remodelling to the existing fire escape stairwell 'C' adjoining Adam Suite 1 and Adam Suite 2, to include: at first floor level; a new stairwell landing comprising the removal of existing store space and associated features including; the removal of an existing historic door, modern stud wall and associated joinery surrounding the stairs and provision of a new balustrade guard rail, replacement of modern cornice and raised ceiling, a new stud wall to align with new panelled fire door and new wainscot moulding and skirting panelling, at half landing level, reconfiguration of 2 no. modern doors comprising; the retention and extension of existing wainscot moulding and skirting to form a single panel door, and a Jib door in lieu of an existing modern door, removal of modern timber moulding on stairs wall from first floor to ground floor level, change to decorative features at ground floor level, including: modern door surround to the Ambulant WC. This planning application for development adjoins a concurrent planning application under Dublin City Council Register Reference: 4114/18

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4421/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/01/2019
<b>Applicant</b>	IPUT Plc
<b>Location</b>	Wilton Park House, Gardner House, Cumberland Road, Dublin 2

#### **Additional Information**

**Proposal:** IPUT Plc intends for apply for a 10 year permission for development at lands at: A) Lands at Wilton Park House, Gardner House and Lad Lane Apartments, Cumberland Road and Wilton Place, Dublin 2 (bounded by Wilton Place to the southeast, Cumberland Road to the southwest and Lad Lane to the northwest ) ('Plot 1' [c.0.95] ha); B) Witon Park, Dublin 2 (bounded by Wilton Place to the northwest and northeast and Wilton Terrace to the south and southeast ('Plot 2' (c. 0.62 ha)); and C) Adjacent Public Roads. Indicative development, including resurfacing and traffic management works to adjacent public roads (including Lad Lane, Cumberland Road, Wilton Place and Wilton Terrace), ancillary to the main development at Plots 1 and 2 above and subject to agreement with Dublin City Council's Environment and Transportation Department ('Plot 3' [c 0.197 ha]). The proposed development includes the following elements: A) 'Plot 1': the demolition of the existing up to 7 storey structures (c.24,476m<sup>2</sup> and 256 car parking spaces) on this part of the site and the construction of a new up to 7 storey mixed-use office development over Lower Ground Floor (c.48,879m<sup>2</sup> office, c.1,258m<sup>2</sup> food and beverage/retail, c. 625m<sup>2</sup> food and beverage/retail, c. 625m<sup>2</sup> Leisure and c.94m<sup>2</sup> retail services) and 2 ancillary basement levels in three interlinking blocks (to be known as 'Two'. 'Three' and 'Four Wilton Park', respectively) arranged as follows: i) Two Wilton Park. Office, food and beverage and leisure use comprising of a gym (c. 470m<sup>2</sup>), cafe/food-hall/wine bar (c.229m<sup>2</sup>)) and offices (c.2,102m<sup>2</sup>) at Lower Ground Floor level; gym (c.155m<sup>2</sup>), speciality coffee shop (c.120m<sup>2</sup>), cafe/food-hall/wine bar (c.354m<sup>2</sup>) and offices (c.1,032m<sup>2</sup>) at Ground Floor Level; and c,13m<sup>2</sup> offices from First Floor level upwards; ii) Three Wilton Park. Office, food and beverage and facilities management use,

comprising of a restaurant (c.285m<sup>2</sup>) and offices (c.2.094m<sup>2</sup>) at Lower Ground Floor level; Retail Services (c.94m<sup>2</sup>), restaurant (c.270m<sup>2</sup>), and offices including facility management offices (c.1,468m<sup>2</sup>) at Ground Floor Level; and c.11,481m<sup>2</sup> offices from First Floor Level upwards; and iii) Four Wilton Park. Office use throughout (c.17,225m<sup>2</sup>). The development of Plot 1 will also involve the construction of a c. 1,174m<sup>2</sup> public square (between Two and Three Wilton Park, opening onto Wilton Place [west]); the creation of a new public route linking Lad Lane with the new square; c. 122 car parking spaces at basement level (accessed via a ramp opening onto Cumberland Road), c. 500 cycle spaces, plant, waste and ancillary areas at Basement Level; Rooftop plant, landscaping on rooftops and within the overall site area, roof gardens and terraces, external street furniture, lighting to landscaped areas and all other associated site excavation, safety hoardings and ancillary development and site works above and below ground. B) 'Plot 2': alterations to the existing layout and access arrangements of Wilton Park, including provision of a Pavilion/Tea Room (c. 74m<sup>2</sup>)) and ancillary plant enclosure, relocation and refurbishment of the existing fountain, reconfiguration of part of the park fencing, replacement of some hedging and trees with new planting, installation of new park furniture, the addition of new gated openings at the Cumberland Road/Wilton Place junction, the installation of timber children's play equipment, wayfinding lighting and all associated and ancillary development and site works above and below ground. C) 'Plot 3': The proposed development includes indicative environmental improvement works to the adjacent public streets, including Wilton Place, Wilton Terrace, Cumberland Road and Lad Lane. All indicative works affecting the public streets are subject to detailed agreement with the Environment and Transportation Department of Dublin City Council. The indicative works may include the reconfiguration of Wilton Place (west) to a one way traffic system (west to east - including removal of 15 on-street car parking spaces), reconfiguration of the Wilton Terrace/Cumberland Road/Wilton Place road junction, provision of pedestrian crossing areas, provision of loading bays (1 on Cumberland Road and 2 on Lad Lane - including removal of 3 car spaces on Cumberland Road and 3 on Lad Lane); removal of the existing office vehicular entry at the corner of Wilton Place (east & west) and relocation to Cumberland Road; all of the preceding to include all associated and ancillary development and site works above and below ground

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3370/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/01/2019
<b>Applicant</b>	Golden Brook Ltd & MHEC Ltd
<b>Location</b>	No. 15 - 18, Hanover Quay, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for a development at No. 15-18 Hanover Quay, adjoining Grand Canal Dock, Dublin 2, which is located in a Strategic Development Zone. The development involves the demolition and replacement of an existing 2 storey building (919sq.m in floor area), in use as a recording and rehearsal studio and storage at 15-18 Hanover Quay, Dublin 2. The new building (with a total floor area of 2,684sq.m), on the footprint of the existing building, will be a 3 storey over-basement structure, (four storeys in total), 14.4m in height, to be used as a U2 Visitor and Exhibition Space open to the public containing a re-construction of the band's original studio, various exhibit areas, reception, visitor WC', cafe, ancillary merchandising and auditorium. In addition, private administration, storage, archive, plant, staff accommodation and facilities (including 28 bicycle spaces) will also be provided over four levels. The upper floors of the building will cantilever over the adjoining Grand Canal Dock where a removable pontoon splayed in depth from zero metres up to a maximum of 10m is proposed. The basement will be protected from the quay wall by seacant piles. Other works will include associated drainage, attenuation tank and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1579/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/01/2019  
**Applicant** Jennifer Kearns  
**Location** 114, Harolds Cross Road, Dublin 6W

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of a rear shed and the construction of a new single storey extension with 4 no. rooflights, to the rear of the existing house, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1582/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 15/01/2019  
**Applicant** Ashlyn Hannon  
**Location** 17, Belmont Gardens, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of the retention of the widened front vehicular entrance and planning permission for new vehicular entrance gates and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1584/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2019  
**Applicant** Suzanne Mannering  
**Location** 20, Lavarna Grove, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The demolition of existing out buildings to the rear of existing dwelling house and the erection of a single story detached flat roof garden and storage room building to the rear of existing dwelling house at the end of the rear garden.

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**Area** Area 1 - South East  
**Application Number** WEB1589/18  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 17/01/2019  
**Applicant** Ronan & Karen Daly  
**Location** 1, Grosvenor Place, Rathmines, Dublin 6

**Additional Information**

**Proposal:** RETENTION: Retention for as built 3500mm wide sliding entrance vehicular gate with 1000mm

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setback for safe use of same, in lieu of previously approved 2600mm wide inward opening vehicular gate (Planning Application No WEB 1521/16)

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**Area** Area 1 - South East  
**Application Number** WEB1592/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2019  
**Applicant** Joan Rock  
**Location** 72, Ringsend Park, Ringsend, Dublin 4

**Additional Information**

**Proposal:** Demolition of existing single storey extension, and construction of new two storey extension to the rear of existing single storey mid-terrace cottage (with attic floor dormer roof extension to rear and raising of existing front roof slope), also provision of new roof-lights to front roof slope and roof-mounted photo-voltaic panels to rear dormer flat roof, together with associated drainage and site works.

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**Area** Area 1 - South East  
**Application Number** WEB1594/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/01/2019  
**Applicant** Elaine Quane  
**Location** 68, Grosvenor Road, Dublin 6

**Additional Information**

**Proposal:** Permission sought for development works to the existing dwelling house at 68 Grosvenor Road, Dublin 6, D06 YT29 to include:

- a) Demolition of the existing conservatory and kitchen extension and the construction of a single storey flat roof extension over proposed basement to the rear of the house.
  - b) Internal modifications, associated drainage and all site development works.
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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 2558/18  
**Appeal Type** Written Evidence  
**Applicant** Ronan Ryan & Sinead Healy  
**Location** 39, Leeson Street Upper, Donnybrook, Dublin 4, DO4 T9W9

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for

- Demolition of existing original three storey return and two storey modern extension to rear,

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- Construction of new three storey extension to the rear,
- Refurbishment of lower ground floor level including: replacement of existing contemporary staircase and construction of new stud partition in kitchen, removal of column and beams in kitchen area, construction of new stud partition separating family room and hall, widening of existing door opening at rear to 3400mm, associated electrical, plumbing and decorative works,
- Insertion of new shower room over main staircase accessed via new stairs from top landing with new window to rear elevation,
- Demolition of existing lean-to car port to rear and construction of shed/ car port at rear with roller shutters to lane and landscaping works to rear garden.

**Area** Area 1 - South East  
**Application Number** 4166/18  
**Appeal Type** Written Evidence  
**Applicant** JD Sports Fashion PLC  
**Location** 40, Upper Grafton Street, Dublin 2

**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.

**Area** Area 1 - South East  
**Application Number** 4170/18  
**Appeal Type** Written Evidence  
**Applicant** The Dolphin  
**Location** Nos. 22, 23 (incorporating 23A), and 24 Aungier Street (Protected Structures), and No. 40 Bow Lane East, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development for hotel accommodation, bar/restaurant and retail/cafe development on a site measuring 665 sq m. The development will form an operational addition to the permitted Hotel development on lands known as the rear of Nos. 19-22 Aungier Street; No. 40 Bow Lane East; Store A and Store B (also known as Unit 1 and Unit 2) Bow Lane East; No. 12 Bow Lane East; and No. 11 Bow Lane, Dublin 2 as granted permission under DCC Reg. Ref. 2651/08 (ABP Ref. PL29S.231043) as extended by DCC Reg. Ref. 2651/08x/1; DCC Reg. Ref. 3035/15; DCC Reg. Ref.2413/16 and DCC Reg. Ref. 3309/16), which is currently under construction. The development will consist of: the demolition of extensions to the rear of Nos. 22-24 Aungier Street (160sq m); and the provision of a new-build, part 1.5/part 2 storey over basement bar/restaurant to rear of No. 23 and 24 Aungier Street and No. 40 Bow Lane East comprising basement, ground and first floor (part mezzanine and part double-height space of ground floor) level accommodation (391 sq m) linking into proposed restaurant/bar floor area in Nos. 23 and 24 Aungier Street provided through a connection between No. 23 & 24 at ground floor level and the change of use of part of the ground floor of Nos. 23 Aungier Street and the basement and ground floor of Nos. 24 Aungier Street from retail/non-retail services/storage to bar/restaurant, providing an overall bar/restaurant measuring 700 sq m; the utilisation of the existing basement at No. 22 Aungier Street for hotel/bar/restaurant storage (73 sq m); the utilisation of the existing retail space at ground floor of No. 22 Aungier Street as retail or cafe (32 sq m) and access to the upper floor Hotel accommodation (16 sq m); the

provision of Hotel access at ground floor level of Nos. 23 and 24 Aungier Street to the proposed upper level accommodation (34 sq m); the change of use of No. 23 Aungier Street from retail to internal guest route for Hotel residents linking to the Hotel under construction (34 sq m); and the change of use of residential accommodation and vacant floorspace to 20 No. hotel suites/bedrooms from first to third floor levels of Nos. 22-24 Aungier Street, ranging in size from 15.8 sq m to 40.1 sq m. The development will also consist of: lowering the basement floor of No. 24 Aungier Street; the connection of the basement of No. 24 into the new build basement; refurbishment works to the Protected Structures including general internal and external associated works for the repair, maintenance, change of use and upgrading of the buildings; new and upgraded shopfronts for Nos. 22-24 Aungier Street; the provision of an external terrace for the proposed bar/restaurant; a bin store; plant; landscaping; signage; the provision of a new sliding gate at the end of the archway under No. 22 Aungier Street replacing a previous sliding gate; and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 4191/18  
**Appeal Type** Written Evidence  
**Applicant** Michael & Tina Moran  
**Location** 42, Morehampton Road, Donnybrook, Dublin 4, D04 T2V3

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1451/18  
**Appeal Type** Written Evidence  
**Applicant** Katie Guardianelli  
**Location** 24, Wilfield Park, Sandymount, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** Conversion of garage to habitable room and a first floor extension on the rear.

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**Area** Area 1 - South East  
**Application Number** WEB1548/18  
**Appeal Type** Written Evidence  
**Applicant** Dylan Cross  
**Location** 24, Clanbrassil Street Lower, Dublin 8

**Additional Information**

**Proposal:** The development will consist of the construction of a single storey extension, including a roof terrace at first floor level, to the rear of the existing terraced dwelling, and alterations to the internal layout of the existing dwelling.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1304/18
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	10/01/2019
<b>Applicant</b>	Muireann and Ciaran McAteer
<b>Location</b>	Stonelodge, Garville Drive, Rathgar, Dublin 6, D06 P589

### **Additional Information**

**Proposal:** The construction of a second floor extension consisting of an additional bedroom, a shower room and a store room making a three storey house from the existing two storey detached dwelling, the re-location of two bedrooms from the first floor and replace these two rooms with a sitting room at this level incorporating a bay window, a two storey side extension providing a new entrance, a single storey extension to the rear to incorporate a downstairs WC of the dwelling, all with associated elevation alterations and associated siteworks.

**\*\*\*Amendment to Week 02/19\*\*\***

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

<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	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

03/19

(14/01/2019-18/01/2019)

## 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0016/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Greg & Joan Murphy
<b>Location</b>	Site to the rear of 35 Terenure Road North, Dublin 6w
<b>Registration Date</b>	18/01/2019

**Additional Information**

**Proposal:** SHEC: A single dwelling detached dormer bungalow; with new boundary and dividing walls; with new laneway garden and bungalow entrances accessed via public laneways from Whitton Road and Alexandra Terrace; with associated siteworks, services, soakaways, lighting, landscaping, etc.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

03/19

(14/01/2019-18/01/2019)

## WEEKLY PLANNING LISTS

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(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.

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**Area** Area 1 - South East  
**Application Number** 0013/19  
**Application Type** Section 5  
**Applicant** Martin & Marian Judge  
**Location** 114, Terenure Road North, Terenure, Dublin 6w  
**Registration Date** 15/01/2019

**Additional Information**

**Proposal:** EXPP: Upper floor was residential up to 1991. In 1993 some internal alterations, partitions, new internal doors were inserted. Now wish to make further changes to remove some partitions and renovate to convert back to a two bed apartment/flat. This will involve putting in a kitchen, shower, moving internal partitions and replacing partitions to ensure two bedrooms are closed off. No external works.

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**Area** Area 1 - South East  
**Application Number** 0014/19  
**Application Type** Section 5  
**Applicant** Targeted Investment Opportunitites ICAV  
**Location** 95, Ranelagh Road, Dublin 6  
**Registration Date** 16/01/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal is to renew the roof covering and undertake localised repairs to the lead linings and flashings. Traditional materials, techniques and carpentry details will be used to retain the integrity of the historical detail and character of the building.

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**Area** Area 1 - South East  
**Application Number** 0015/19  
**Application Type** Section 5  
**Applicant** Tess Shaw  
**Location** 128E, Lower Kimmage Road, Harold's Cross, Dublin 6W  
**Registration Date** 17/01/2019

**Additional Information**

**Proposal:** EXPP: Replacement of side window due to breakage. Replacement window is same size as existing window and has same features: double glazed, fixed non-opening unit; obscured/tinted glass. For ease of ongoing maintenance the use of 6 sections of glass instead of a single piece of glass and use of pvc frame enables replacement of glass (if were to break in the future) from inside the property (128E) rather than needing access via neighbours property.

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