



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**15/19**

(08/04/2019-12/04/2019)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2097/19  
**Application Type** Permission  
**Applicant** Tim & Wendy O'Connor  
**Location** 1/2, Power's Court, Dublin 2  
**Registration Date** 09/04/2019  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at "Scruffy Murphy's", 1-2 Power's Court, Dublin D02EK50. The development shall consist of: Renovation of the existing Georgian facade and gable walls, with modification of the roof; partial demolition and extension of the structure behind this, to create a 4-storey building, with the top floor set back by 5 meters from the main (east facade) and by 2.5 meters from the south facade. The development shall retain Scruffy Murphy's pub with the existing entrances and create a boutique hotel with the entrance on the north facade and with 18 suites above. The development includes all ancillary site and development works.

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**Area** Area 1 - South East  
**Application Number** 2702/19  
**Application Type** Permission  
**Applicant** Vodafone Ireland Ltd  
**Location** The Molesworth Building, 10-11, Molesworth Street, (Formerly 10-14, Molesworth Street), The Frederick Buildings, South Frederick Street, and No's 35-37 Setanta Place, Dublin 2  
**Registration Date** 08/04/2019

**Additional Information**  
**Proposal:** Permission to erect 3 no. antenna and 2 no. microwave dishes together with associated equipment upon the rooftop.

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**Area** Area 1 - South East  
**Application Number** 2706/19  
**Application Type** Permission  
**Applicant** Bisvale Designated Activity Company  
**Location** 15-17, Sandymount Avenue, Dublin 4  
**Registration Date** 08/04/2019

**Additional Information**  
**Proposal:** Permission for development on a c. 875 sq.m. site, which is located at nos. 15-17 Sandymount Avenue, Dublin 4. The development will consist of: the demolition of the existing onsite dwellings and related outbuildings (measuring 355 sq.m., approximately); and the construction of an infill residential scheme comprising 3 to 5 storeys over basement level in a single residential block with roof-mounted solar panels (c. 2,318 sq.m. GFA). The third storey (partially) and fifth storey will be setback from Sandymount Avenue. The development will comprise 11 no. apartments including: 6 no. 2-bedroom units; 5 no. 3-bedroom units; private open space in the form of balconies/terraces (some with privacy screens) at each floor level (c. 208 sq.m. in total); communal amenity space in the form of ground level courtyard garden (c. 135 sq.m.); the creation of a new pedestrian entrance gate at Sandymount Avenue; piped infrastructure

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and ducting; ancillary apartment storage, sheltered surface cycle parking (10 no. spaces); storage room and plant room (at basement level); lightwells; lift shaft and stair core; hard and soft landscaping; changes in level; boundary treatments; drainage works; pedestrian footpaths and lighting; and all associated site development and excavation works above and below ground level. The development will utilise the existing basement car park associated with Shrewsbury Square (an adjoining residential development to the northeast and southeast) and the existing vehicular ramp for access and egress purposes. The development will also utilise some of the ancillary services associated with this development (Shrewsbury Square), including means of waste disposal and collection; and vehicular and pedestrian circulation areas.

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**Area** Area 1 - South East  
**Application Number** 2709/19  
**Application Type** Permission  
**Applicant** Health Service Executive  
**Location** Glenmalure Day Hospital, Milltown Road, Dublin 6  
**Registration Date** 09/04/2019  
**Additional Information**

**Proposal:** The development will consist of the provision of 9 Offices / Consulting Rooms, Waiting Area and toilets in a single storey building of 190.4 square metres.

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**Area** Area 1 - South East  
**Application Number** 2745/19  
**Application Type** Permission  
**Applicant** Solas Catering Ltd.  
**Location** 191, Rathmines Road Lower, Dublin 6  
**Registration Date** 12/04/2019  
**Additional Information**

**Proposal:** Permission is sought for the change of use from a retail shop to restaurant at 191, Rathmines Road Lower, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 2747/19  
**Application Type** Permission  
**Applicant** Brendan Gilmore  
**Location** Unit No. 7, Cherry House, Mespil Estate, Sussex Terrace, Ballsbridge, Dublin 4  
**Registration Date** 12/04/2019  
**Additional Information**

**Proposal:** Permission for change of use of existing ground floor storeroom at Unit No. 7 Cherry House, Mespil Estate, Sussex Terrace, Ballsbridge, Dublin 4, to use as a one bedroom apartment with a gross internal floor area of 52 sq.m and all internal works and services and minor works to alteration of the external elevation to provide a new door and screen and refurbishment and or replacement of existing windows, and which proposed apartment will avail of existing open space and amenity provisions and parking facilities serving the Cherry House apartments.

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**Area** Area 1 - South East  
**Application Number** 2749/19  
**Application Type** Permission  
**Applicant** David Lloyd Leisure Ltd.  
**Location** David Lloyd Dublin, Beech Hill Road, Clonskeagh,  
Dublin, D04 AF10  
**Registration Date** 12/04/2019

**Additional Information**

**Proposal:** Permission for the erection of a permanent Air Dome to cover two existing outdoor tennis courts. The Air Dome is constructed from a series of membranes manufactured from a translucent white polyester fabric located with PVC on both sides. The Air Dome will not exceed a height of 11m above the adjoining ground level of the club and it will cover an area of 2,070 sq.m (45m x 46m). The Air Dome will be illuminated internally.

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**Area** Area 1 - South East  
**Application Number** 2750/19  
**Application Type** Permission  
**Applicant** University College Dublin  
**Location** 85 & 86, Newman House, St. Stephens Green, Dublin 2  
**Registration Date** 12/04/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Newman House, Numbers 85 and 86 St. Stephen's Green, Dublin 2, D02 XY43. Works to Protected Structures outlined in this application comprise amendments to and an overall reduction in scope of works as outlined in previously approved planning application Ref. 2295/16. The application seeks permission for the following amendments to previously approved works; Lower Ground Floor: Reconfiguration of new accommodation block below the Aula Maxima to allow for retention of existing cellar. Reduction in area of previously approved ancillary lobby space. Omission of previously approved ope, omission of steps and relocation of ramp between cafe and shop areas. Changes to approved stair connecting Lower Ground Floor Lobby to Ground Floor Entrance Hall. Reduction in floor level within adjacent cleaner store to historic level. Ground Floor: Reconfiguration of stair and relocation of door ope in Aula Maxima. Omission of previously approved double height glazed bay window to south of Aula Maxima. Reconfiguration of raised platform in briefing area. Retention of existing entrance lobby and existing kitchenette in No. 86. Omission of previously proposed WC in No. 86. Second Floor: Retention of existing partitions above the Aula Maxima. Omission of previously proposed WC's in No. 85. Retention of existing staircase in No. 85. Landscaping: Omission of steps and stepped seating area connecting lower courtyard and garden level, with associated reconfiguration of steps to connect lower courtyard to terrace level. Reconfiguration of ramp connecting lower courtyard to upper courtyard level. Addition of new ramp connecting upper courtyard to laneway level. Amendments to previously approved proposed works have led to an overall reduction in gross floor area of new proposed development - from 533m<sup>2</sup> to 509m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 2753/19  
**Application Type** Permission  
**Applicant** Leeson Close Properties Limited  
**Location** 30, Fitzwilliam Place, Dublin 2  
**Registration Date** 12/04/2019

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for external remedial works. The works will involve structural repairs to the rear facade to include localised dismantling and rebuilding of the rear parapet, pinning and stitching of window heads and comprehensive repointing of the brick facade using lime-based mortars.

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**Area** Area 1 - South East  
**Application Number** 3766/18  
**Application Type** Permission  
**Applicant** Trustees of Mountpleasant LTC  
**Location** Mountpleasant LTC, Mountpleasant Square, Ranelagh, Dublin 6  
**Registration Date** 11/04/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the following - Relocation of existing vehicle and pedestrian entrance of the club from its current position to a new position closer to the south eastern corner of Mountpleasant Square; The re-arrangement of car parking bays within the club grounds and the construction of an extension of 265 sq.m containing two additional squash courts and an accessible toilet, all built attached to the western gable of the existing club house building and all associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4501/18  
**Application Type** Permission  
**Applicant** Mr Roy Turner  
**Location** 25, Lower Mount Pleasant Avenue and Corner of Richmond Hill, Dublin 6  
**Registration Date** 12/04/2019  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 4628/18  
**Application Type** Permission  
**Applicant** Slievécourt DAC  
**Location** Site bounded by, Harcourt Road, Charlemont Street & Richmond Street South (including 2,3, 4,5,6,7&8 Charlemont Street, Dublin 2

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**Registration Date** 11/04/2019

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for development at c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west including, 2, 3, 4, 5, 6, 7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b and 7a Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development. The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353). The development consists of the following:

- (i) The provision of a part 7, part 8 and part 9 storey with set backs at various levels over two level basement office development (26,350 sq.m GFA offices; 6,904 sq. GFA basements) with retail/cafe/restaunt units (381 sq.m GFA);
- (ii) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA);
- (iii) Change of use of 5 and 6 Charlemont Street to cafe and ancillary use (134 sq.m and 163 sq.m GFA respectively);
- (iv) Conservation works to 5, 6, 7 and 8, Charlemont Street including removal of non original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application;
- (v) The proposal includes accessible terraces to all elevations;
- (vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South;
- (vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8, Charlemont Street (5,195 sq.m GFA demolitions overall);
- (viii) New pedestrian and plaza area to rear of 5,6,7 and 8, Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;
- (ix) Retail/Cafe/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5, Charlemont Street (84 sq.m GFA);
- (x) Vehicular access to the basement is provided from Richmond Street South;
- (xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A, Richmond Street South, to include public art feature;

- (xii) The provision of 130 no. car parking spaces and 310 bicycle parking spaces at the proposed basement levels with associated facilities;
- (xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area;
- (xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provisions of plant at basement and roof levels including photovoltaic panels;
- (xv) The overall development consists of a total 34,526 sq.m GFA.

**Area** Area 1 - South East  
**Application Number** 4735/18  
**Application Type** Permission  
**Applicant** Rivergate Property Harold's Cross Limited  
**Location** 126-128, Harold's Cross Road, Dublin 6W  
**Registration Date** 10/04/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: Demolition of existing buildings and structures on site, with the exception of the front facade of no. 126 Harold's Cross Road; Construction of an infill residential development of 34 no. apartments with associated balconies/terraces comprising 18 no. 2 bedroom units, 11 no. 1 bedroom units and 5 no. studio units in 2 no. blocks (Block 1 & Block 2). Block 1 comprises a 5 storey (4 storey plus set-back penthouse level) over basement building to the west (rest) of the accommodating 31 no. units (17 no. 2 bedroom units, 10 no. 1 bedroom units and 4 no. studio units); Block 2 comprises a 2-3 storey over basement building to the east of the site (fronting onto Harold's Cross Road) accommodating 4 no. units (1 no. 2 bed unit, 1 no. 1 bed unit and 1 no. studio unit). Basement level to accommodate 30 no. car parking spaces, bicycle parking, refuse store and plant; Landscaped courtyard at ground floor podium level; Vehicular access from Harold's Cross Road, via 2 no. mechanised car lifts located in Block 2; All ancillary site development works, boundary treatment works and services.

**Area** Area 1 - South East  
**Application Number** 4753/18  
**Application Type** Permission  
**Applicant** Katherine McLoughlin  
**Location** 11, Kenilworth Square North, Dublin 6  
**Registration Date** 10/04/2019  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for works to 11 Kenilworth Square North, Protected Structure (RPS No. 4107) as listed in the Dublin City Development Plan 2016-2022. The proposed development consists of the conversion of three apartments into a single family dwelling (with integral 'granny flat' at ground floor level) as well as the following proposed works: Construction of a suspended, flat-roofed, timber-framed extension (16.5sq.m) at first floor level on west side of house, accommodating kitchen, pantry, outside terrace and staircase to rear garden; Internal alterations and renovations including removal of non-original partitions and suspended ceilings throughout; Formation of new door openings and blocking-up existing openings at ground, first and second floor levels; Insertion of new bathroom and kitchen facilities at ground, first and second floor levels; Removal of metal bars and replacement of ground floor rear bedroom window to comply with TGD Part B; Renewal of mechanical and electrical services



throughout; General conservations and associated repairs including refurbishment of existing sash windows; Sundry repairs and renewals not impacting on the special interest of the protected structure - to facilitate the development outlined above.

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**Area** Area 1 - South East  
**Application Number** DSDZ2728/19  
**Application Type** Retention Permission  
**Applicant** Boojum Hanover Quay Limited  
**Location** Boojum Restaurant, Units H1 and H5 South Dock House, Hanover Quay (at the corner of Hanover Quay and of Asgard Road), Grand Canal Dock, Dublin 2  
**Registration Date** 10/04/2019

**Additional Information**

**Proposal:** RETENTION: Retention permission for development at Boojum Restaurant, Units H1 and H5 South Dock House, Hanover Quay (at the corner of Hanover Quay and Asgard Road), Grand Canal Dock, Dublin 2.

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

The development consists of the retention of the ancillary takeaway element of the existing Boojum restaurant having regard to Condition No. 8 of DD 184 (approved under Section 25 of the Dublin Docklands Development Authority Act, 1997) and retention of the internally illuminated signage panel measuring 1200mm x 800mm located on the front (southern) facade of the restaurant.

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**Area** Area 1 - South East  
**Application Number** WEB1205/19  
**Application Type** Permission  
**Applicant** Creative Space Services Ltd  
**Location** 27, Lower Mount Street, Dublin 2, D02 FC43  
**Registration Date** 11/04/2019

**Additional Information**

**Proposal:** The Development will Consist/Consists of Modifications to elevation treatment and modifications to railings.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2148/19  
**Application Type** Permission  
**Applicant** Angela Gough & Myles Clarke  
**Location** 3, Northbrook Road, Ranelagh, Dublin 6  
**Registration Date** 09/04/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the refurbishment of No. 3 Northbrook Road,

Ranelagh, Dublin 6, D08 WP71 (a Protected Structure) to include internal alterations; revisions to the rear facade, refurbishment of existing sash windows and repointing of the front brick facade.

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**Area** Area 1 - South East  
**Application Number** 2708/19  
**Application Type** Permission  
**Applicant** Kevin Gleeson & Ciaran Johnston  
**Location** 60, Lombard Street West, Dublin 8  
**Registration Date** 09/04/2019

**Additional Information**

**Proposal:** Permission for demolition of existing single and two storey extensions to rear and construction of new single and two storey extensions to rear; reinstating railings to front elevation; relocating pedestrian gate to laneway and all associated drainage works.

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**Area** Area 1 - South East  
**Application Number** 2714/19  
**Application Type** Permission  
**Applicant** Taffina Flood  
**Location** 1, Belgrave Place, Rathmines, Dublin 6  
**Registration Date** 09/04/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at No. 1 Belgrave Place, Rathmines, Dublin 6, consisting of a ground floor extension to side of house, including glazed roof and new structural opening to original side wall of house. The house is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 2720/19  
**Application Type** Permission  
**Applicant** Joe Brennan & Sheila Galvin  
**Location** 42, Northumberland Road, Dublin 4  
**Registration Date** 10/04/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Modifications to previously approved extension and alterations under planning ref: 4247/18. The modifications consist of an enlarged single storey extension to rear of dwelling at basement floor level and the provision of a WC in former utility room area under front stair flight; the provision of a fire rated glazed screen under the existing main stairs and alteration of the half-stair flight in ground floor entrance hall.

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**Area** Area 1 - South East  
**Application Number** 2721/19  
**Application Type** Permission  
**Applicant** Caren Crowley  
**Location** 18, Wesley Road, Rathgar, Dublin 6  
**Registration Date** 10/04/2019

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### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of demolition of the existing internal wall between the kitchen and external store; part demolition of existing internal walls between the kitchen, dining and living room; part demolition of external walls to the rear for new doors, window and extension; the construction of a single storey extension to the rear; insulation of external walls internally at ground and first floor level; and all associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** 2727/19  
**Application Type** Retention Permission  
**Applicant** Stephen Reilly  
**Location** 30, Beech Hill Crescent, Donnybrook, Dublin, D04 N7F8  
**Registration Date** 10/04/2019

### **Additional Information**

**Proposal:** RETENTION: Development will consist of the retention of the vehicular access to front garden including removal of front wall and gate. Planning permission is also being sought to reinstate the front wall and piers to match the original construction with the incorporation of a gateway 3 metres wide with all associated works to include drainage and landscaping.

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**Area** Area 1 - South East  
**Application Number** 2740/19  
**Application Type** Permission  
**Applicant** Shane & Bernadette Gogarty  
**Location** 213, Llandaff Terrace, Merrion Road, Dublin 4, D04 W8K8  
**Registration Date** 12/04/2019

### **Additional Information**

**Proposal:** The development will consist of: A single storey flat roof extension to rear of existing dwelling with associated roof lights and all associated ancillary site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 2743/19  
**Application Type** Permission  
**Applicant** Steven Cochrane & Fiona O'Regan  
**Location** 96, Orwell Road, Rathgar, Dublin 6  
**Registration Date** 12/04/2019

### **Additional Information**

**Proposal:** Planning permission is sought for alterations and additions to an existing 2-storey detached dwelling, comprising the construction of a new single storey extension with pitched roof to rear, and the construction of a new first floor extension above an existing single storey flat-roofed extension to the rear, together with revisions to existing window openings to front, side and rear elevations, new Velux rooflights to the roof, and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2748/19  
**Application Type** Permission  
**Applicant** Grainne O'Hogan  
**Location** 15 Macken Street, Dublin 2  
**Registration Date** 12/04/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a single storey 12sqm extension to the rear of the dwelling, refurbishment of the windows on the front and back facades, reinstatement of fanlight above front door and cast iron rainwater goods and general internal alterations.

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**Area** Area 1 - South East  
**Application Number** WEB1191/19  
**Application Type** Retention Permission  
**Applicant** John & Trish Cantwell  
**Location** 25, Richelieu Park, Dublin 4, D04 X5Y9  
**Registration Date** 08/04/2019

**Additional Information**

**Proposal:** RETENTION: 01) Retention of existing porch to front of house, 02) Retention of existing side garage conversion and extension, 03) Proposed demolition and reconstruction of existing boundary wall to rear of house, 04) Reconfigured ope for sliding door to rear of house, (05) An enlarged window to side of house and (06) All associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1198/19  
**Application Type** Permission  
**Applicant** C.A.S. Limited  
**Location** 6, South Dock Street, Ballsbridge, Dublin 4, D04 W132  
**Registration Date** 10/04/2019

**Additional Information**

**Proposal:** Permission sought for development of existing single-storey house consisting of (a) construction of single-storey flat roof extension to rear (b) 2 No. velux type rooflights to front (c) replacement of front windows with sliding sash type windows and new front door (d) 2 No. velux type rooflights to rear (e) relocation of gas meter box to front (f) associated internal alterations, drainage and external works.

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**Area** Area 1 - South East  
**Application Number** WEB1208/19  
**Application Type** Permission  
**Applicant** Jimmy and Eva Costello  
**Location** 34, Seafort Avenue, Sandymount Avenue, Dublin 4, D04 K5Y2  
**Registration Date** 12/04/2019

**Additional Information**

**Proposal:** The construction of a single storey extension to the rear, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2688/19  
**Application Type** Permission  
**Applicant** David Andrew  
**Location** 5, Cambridge Avenue, Ringsend, Dublin 4  
**Registration Date** 04/04/2019

**Additional Information**

**Proposal:** Planning permission is sought for the construction of two storey domestic residential extension (34sq.m.) incorporating existing extension to rear (east).

**\*\*\*Amendment to Week 14/19\*\*\***

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0155/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/04/2019  
**Applicant** James Phillips  
**Location** Rear of 89, Strand Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** SHEC: The construction of a two bedroom, two storey mews house with associated site works and off-street car parking space to the rear.

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**Area** Area 1 - South East  
**Application Number** 2246/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/04/2019  
**Applicant** John Gillespie, David Bateman & Carmel Lowe  
**Location** Rear of 1 Upper Rathmines Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the separation of existing restaurant - cafe at ground floor level into two independent units including the creation of a new entrance and shopfront along Rathgar Road. Also, the incorporation of existing external terraces at ground and first floor levels into both retail and office use respectively with these spaces being roofed over also, increasing the floor area by 23m<sup>2</sup> at ground floor and 33m<sup>2</sup> at first floor levels. The proposed works further include elevational amendments along the Rathgar Road frontage including the installation of external windows and doors, stone cladding, etc.

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**Area** Area 1 - South East  
**Application Number** 2255/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION

**Decision Date** 09/04/2019  
**Applicant** AHG Properties  
**Location** Property known as 2 Lad Lane, Dublin 2, to the rear of  
2 Fitzwilliam Street East, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for modifications to the property known as 2 Lad Lane, to the rear of No. 2 Fitzwilliam Square East, Dublin 2, a Protected Structure. These modifications include the insertion of a new pedestrian entrance into the boundary wall on the property known as No. 2 Lad Lane, internal modifications and changes to existing windows in the existing mews dwelling.

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**Area** Area 1 - South East  
**Application Number** 2257/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2019  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 1, Cecilia Street, Dublin 2

**Additional Information**

**Proposal:** Development will consist of the installation of an ATM machine to the existing shop front to the south elevation.

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**Area** Area 1 - South East  
**Application Number** 2261/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2019  
**Applicant** Greg Mutton & Sarah Byrne  
**Location** 57A & 57B, Leeson Park, Dublin 6

**Additional Information**

**Proposal:** Permission sought for development consisting of: (a) Combining the existing semidetached townhouses into one private residence; (b) Pitch roofed extension at first floor, visible from front elevation, of 11.4 sq.m. in area; (c) Ground floor porch extension visible from front elevation of 3.8 sq.m. in area; (d) Pitch-roofed ground floor extension to rear of 17.8 sq.m. in area; (e) Removal of existing former gate pillars; (f) Provision of external insulation with new brick facing to both existing and proposed elevations, front, side and rear; (f) Change in roof profile, to include extension in eight of part of ridge level by 800mm; (g) Provision of 5 no. velux rooflights; (h) Related site development and external works.

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**Area** Area 1 - South East  
**Application Number** 2262/19  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 09/04/2019  
**Applicant** Rachel Stanton & Fergal Keavey  
**Location** 39, Belgrave Square, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for bathroom extension (7.3m<sup>2</sup>) at first floor level

return including the removal of rear wall to existing bathroom. Removal of part existing internal wall to kitchen on ground floor level. New 1280x2150mm door set to replace existing window to play space at rear, new timber partition to sitting area, removal of existing partition to W.C. under entrance stairs at front, all on basement level. Installation of tanking to walls and floors of entire basement.

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**Area** Area 1 - South East  
**Application Number** 2272/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2019  
**Applicant** John & Graziella Schuster  
**Location** 14, Healthfield Road, Terenure, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: Conversion of the existing attic roof space including the construction of a flat roof dormer and window to the rear, 2 no. rooflights to the rear and all associated internal works.

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**Area** Area 1 - South East  
**Application Number** 2275/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2019  
**Applicant** Jason Power  
**Location** 28, St. Kevin's Gardens, Dartry, Dublin 6

**Additional Information**

**Proposal:** Planning permission for changes to the previous planning application part-granted ref. 4371/18, consisting of revisions to the previous design in accordance with Condition 2 of said grant, including revised front elevation retaining existing lean-to porch roof and revised first floor plan, indicating set-back by 1100 mm of proposed first floor extension to side, so as not to unduly affect the existing modelling of the front elevation.

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**Area** Area 1 - South East  
**Application Number** 2282/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2019  
**Applicant** Davy Target Investments ICAV  
**Location** 43-49, Mespil Road, Dublin 4

**Additional Information**

**Proposal:** The proposed development will consist of external and internal amendments to a previously permitted development under DCC Ref. Ref. 2256/17. Internal alterations comprise the provision of an additional 7 no. bicycle storage spaces at basement level. No changes are proposed to the layout or number of permitted car parking spaces at basement level. External alterations include the removal of existing rooftop plant (at sixth floor level) and previously permitted green roof and the provision of a new sixth floor roof extension to provide an additional 670 sq.m (GFA) of office floor space. The proposed roof extension is set back from the front and sides of the building to provide a wrap-around north-east and west

facings roof terrace at sixth floor level with associated balustrading. Provision of rooftop plant room which is part screened and part enclosed above the proposed 6th floor extension together with green roof. The proposed changes at 6th floor level and above will result in associated changes to the previously permitted elevations. In the interest of clarity, the proposed amendments would result in overall increase of the previously permitted office floor space from an approved 5,344 sq.m (GFA) to 6,014 sq.m (GFA) - an increase of 670 sq.m (GFA) together with an increase in bicycle storage provision from 54 to 61 spaces.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2283/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	11/04/2019
<b>Applicant</b>	Hazelbrook Catering Ltd.
<b>Location</b>	2, Wexford Street, on the corner of Cuffe Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION: Retention permission for signage elevations including shopfront signage, projecting signage and awning, all at this site at no. 2 Wexford Street, on the corner of Cuffe Street, Dublin 2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2286/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/04/2019
<b>Applicant</b>	Aisling Costello & Graham Law
<b>Location</b>	35, Highfield Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of the existing rear two-storey extension, the construction of a new rear single-storey extension - to accommodate a new kitchen and breakfast room - and the refurbishment of the existing house and return. Internal alterations at ground level will provide a bedroom and shower room to the front with a family room and utility area to the back and will include a new insulated floor, the reinstatement of a stairs to hall level and new patio doors from the back room replacing the existing sash window. Other internal alterations will include the insertion of a WC in the return at hall level, the upgrading of the existing bathroom in the return above and a new ensuite at first floor level with a new opening off the back bedroom. Internal refurbishment works will include structural repairs, new mechanical & electrical work, new plumbing, the application of breathable insulation and thermal plaster in selected areas, refurbishment/replacement of shutters and window surrounds, repairs to original fabric and redecoration throughout. External work on the existing house and return will include repairs to the main entrance steps, selective repair work to all facades, the refurbishment/replacement of external windows and doors and the installation of solar panels on the roof. Other external work will include the installation of new vehicle gates to the front garden, within the existing opening, a new bin/bike store, the refurbishment of the existing railings and minor landscaping works. Work to the back garden will include new paving, steps and planters to the existing lower patio area, 2m tall timber screening along the eastern boundary wall, a new shed to replace the existing and repair work to boundary walls. The application also includes for new drainage and associate site works.



**Area** Area 1 - South East  
**Application Number** 2315/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2019  
**Applicant** Kieran Foley & Tina Keane  
**Location** 83C, Kenilworth Square East, Dublin 6

**Additional Information**

**Proposal:** Permission for the construction of single storey extensions to front and rear, alteration to external steps to front, new rooflight to existing roof and all associated site works at 83C Kenilworth Square, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 2318/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2019  
**Applicant** Ciara Lyster  
**Location** 1, Cowper Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of first floor extension over existing rear extension with zinc cladding, windows and set back at 2.2 metres from neighbouring boundary.

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**Area** Area 1 - South East  
**Application Number** 2377/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/04/2019  
**Applicant** Grantham Cafe  
**Location** Rear of 58, Camden Street Lower with access from Pleasants Place, Dublin 8

**Additional Information**

**Proposal:** The development consists of the change of use from workshop to coffee roasters. The development a total of 74sqm will include a production & packaging area to the rear, stores rooms and ancillary services. There is no proposed works to the external envelope with the exception of repair and maintenance.

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**Area** Area 1 - South East  
**Application Number** 2635/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2019  
**Applicant** Anne Parsons  
**Location** 7, Seapoint Terrace, Strand Street, Irishtown, Dublin

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**Additional Information**

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**Proposal:** Planning permission for the conversion and change of use of existing 2-storey over basement unit to new yoga facility together with maintaining existing residential use to top floor and the replacement and change of use of existing single-storey builders material storage sheds to the rear (north) with new single-storey yoga studio structure and courtyard garden accessed by new single-storey extension to the side (east) of existing main structure to give a total new build area of 254sqm. All with associated services.

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**Area** Area 1 - South East  
**Application Number** 3504/13/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 08/04/2019  
**Applicant** Naoise Rush  
**Location** 6, Gilford Court, Sandymount, Dublin 4  
**Additional Information**

**Proposal:** EXT. OF DUR.: The development will consist of the extension of the existing dwelling on the ground floor to the front of the property by the addition of a bay window and the addition of 2 no. bedroom windows on the first floor to the rear of the property.

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**Area** Area 1 - South East  
**Application Number** 3701/18  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 10/04/2019  
**Applicant** Karl Bennett  
**Location** Greenside House, 45-47 Cuffe Street, Dublin 2  
**Additional Information** Clarification of Add. Information Recd.

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

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**Area** Area 1 - South East  
**Application Number** 4677/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2019  
**Applicant** Kieran Lucid  
**Location** 18, Vavasour Square, Bath Avenue, Sandymount, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the partial demolition of the existing rear pitched roof to existing dwelling and the erection of first floor extension over existing previously approved ground floor extension (register reference 2514/16) to the rear and side of existing dwelling, internal refurbishment and modifications to the existing dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1065/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/04/2019  
**Applicant** Gonzaga College  
**Location** Gonzaga College, Sandford Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** For development at this site, Gonzaga College, Sandford Road, Dublin 6, D06 KF95. The construction will consist of the installation of a new 3g artificial turf pitch capable of accommodating full size rugby and football over the site on an existing natural grass pitch within the playing fields at Gonzaga College. The development will comprise of a new 3g pitch, ball stop fencing system up to 5m in height, 6/8 columns floodlighting system up to 18m in height, spectator hardstanding with 1.2m fencing and new 3m wide hardstanding access from existing car park accommodating maintenance vehicles.

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**Area** Area 1 - South East  
**Application Number** WEB1084/19  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 09/04/2019  
**Applicant** Dr Pauline Staunton  
**Location** 27, Sydney Parade Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The construction of a new detached three bedroom, three storey family house with a single storey rear return including solar panels to the main roof, the house will be set back from the existing building line and include shared vehicular access from the main road and shared access to the rear including new boundary wall and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1182/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2019  
**Applicant** C.A.S. Limited  
**Location** 6, South Dock Street, Ringsend, Dublin 4, D04 W132

**Additional Information**

**Proposal:** Permission sought for development of existing single-storey house consisting of (a) construction of single-storey flat roof extension to rear (b) 2 No. velux type rooflights to front (c) replacement of front windows with sliding sash type windows and new front door (d) 2 No. velux type rooflights to rear (e) relocation of gas meter box to front (f) associated internal alterations, drainage and external works.

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**Area** Area 1 - South East  
**Application Number** WEB1187/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2019

**Applicant** Martin Donohoe  
**Location** 43, Clareville Road, Harold's Cross, Dublin 6W

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1190/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2019  
**Applicant** Creative Space Services Ltd  
**Location** 27, Lower Mount Street, Dublin 2, D02 FC43

**Additional Information**

**Proposal:** The development will consist/consists of modifications to elevation treatment and modifications to railings.

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**Area** Area 1 - South East  
**Application Number** WEB1253/13/X1  
**Application Type** Extension of Duration of Permission  
**Decision** ADDITIONAL INFORMATION (EXT. OF PERM)  
**Decision Date** 08/04/2019  
**Applicant** Gemma Kavanagh  
**Location** 108, Philomena Terrace, Stella Gardens, Irishtown, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DUR.: The development will consist of demolition of a rear single storey structure and construction of a new rear single storey extension, comprising of flat roofed ground floor structure and dormer extension to rear of existing roof with 2 roof lights to front.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0001/19  
**Appeal Type** Written Evidence  
**Applicant** Peter Burke  
**Location** Crossfit 353, Shaws Lane, Bath Avenue, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** EXPP: Whether the current use of the property constitutes a change of use from the use permitted under Reg. Ref. 0900/98 and whether such a change of use constitutes a material change of use or is considered exempted development within the meaning of the Planning and Development Act, 200 (as amended).

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**Area** Area 1 - South East  
**Application Number** 2071/19  
**Appeal Type** Written Evidence  
**Applicant** Dr. Matt & Mrs. McHugh  
**Location** 71, Rathgar Road, Rathgar, Dublin 6  
**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** 2144/19  
**Appeal Type** Written Evidence  
**Applicant** Sarah Ryan  
**Location** Site at Rear of 1, Church Avenue, Rathmines, Dublin 6  
**Additional Information**

**Proposal:** Planning permission is sought for a two storey 3 bed mews house with off street car space and ancillary site works on site at rear of No. 1 Church Avenue, Rathmines, D6, entered off Castlewood Park, Rathmines, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 4223/18  
**Appeal Type** Written Evidence  
**Applicant** Luxor Investments Limited  
**Location** Site at Chancery Lane and Ship Street Great, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** Luxor Investments Limited seek planning permission for a mixed-use development including office and commercial uses on a site which extends to 3,848 sq.m at Chancery Lane and Ship Street Great, Dublin 8.

The site is bounded by the Chief State Solicitors Office building to the north, Ship Street Great to the east, to the south by the existing Radisson Hotel and commercial buildings; and to the west by Chancery Lane.

The application site forms part of a larger landholding which includes land immediately adjacent to the proposed site which is currently under construction under DCC Reg. Ref. 2962/16; ABP Ref. PL29S.247816, as amended by DCC Reg. Ref. 3235/18. The development will consist of:

1. Amendments to the previously granted permission DCC Reg. Ref. 4280/16; ABP Reg. Ref. PL29S.248136, including a change of use from residential to office use; and alterations to the commercial development including office and convention centre uses, with a total gross floor area of 21,654 sq.m.
2. A new pedestrian street running west to east between Chancery Lane and Ship Street Great and the creation of a heritage open space at Le Pole Square which will be open to the public during designated hours.

3. A convention centre over two storeys with associated back up servicing, break-out spaces, and pre-conference facilities of 4,092 sq.m. The main conference hall which extends to 762 sq.m is supported by a pre-conference lobby which extends to 936 sq.m including circulation, reception, bar area, cloaks, toilet facilities, kitchens and storage spaces. The upper floor of the convention centre comprises of meeting rooms and break-out spaces of 770 sq.m area and includes circulation, toilet facilities and reception area.
4. An exhibition gallery which extends to 146 sq.m accessed from Le Pole Square.
5. A café/ retail unit extending to 150 sq.m at ground floor level with dual access from the proposed pedestrian link off Chancery Lane.
6. A café of 39 sq.m located on Ship Street Great.
7. An office development of 12,849 sq.m over 7 floors accessed from Ship Street Great.
8. A double basement of 4,711 sq.m is proposed to accommodate the provision of boiler/ ancillary plant facilities; kitchen preparation area/ office and storage, staff changing room; 50 parking bays, 170 cycle racks; cyclist shower room, and refuse storage. Vehicular access is proposed via a ramped entrance from Ship Street Great. Cyclist access is proposed via a dedicated lift from Ship Street Great, 18 cycle racks will be provided in the proposed Le Pole Square on upper ground floor.
9. The provision of an ESB substation accessed from Chancery Lane and all other associate ancillary works.
10. All associated site development, servicing and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4456/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Mr. & Mrs. James Molohan
<b>Location</b>	15, Maxwell Road, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning Permission for the demolition of the existing two storey house and single storey shed and the construction of a new two storey and part single storey dwelling including 2 no. flat glazed rooflights to living room and landing, new vehicular access, gates and boundary wall off York Road, off street car parking for 1 car, raised boundaries along Maxwell Road and associated site works on this extended site at 15 Maxwell Road, Dublin 6.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1024/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Christopher and Karen Dennis
<b>Location</b>	2, Orwell Bank, Orwell Park, Rathgar, Dublin 6
<b>Additional Information</b>	

**Proposal:** Conversion of existing attic space to 28m<sup>2</sup> habitable space. Works to consist of alterations of existing roof from hipped roof to gable roof, the addition of 1 dormer window to front elevation, 1 dormer window to rear elevation, 1 window to west elevation, and minor internal alterations.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2373/17
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@11/04/2019
<b>Applicant</b>	Grand Parade Property Trading Co. DAC
<b>Location</b>	2, Grand Parade, Dublin 6, D06 CX34.
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** PROTECTED STRUCTURE The application site has an area of c. 0.576 hectares and contains the former Carroll's Building which is a Protected Structure (RPS Ref.: 3280) and a number of outbuildings. The application site is located to the north of No. 19A and 19-25 Dartmouth Road, Dublin 6, D06 CV44. Development will consist of refurbishment and alterations to the existing 8 storey Carroll's Building (a protected structure RPS Ref. 3280), to include refurbishment of original features and removal of later building fabric, including a single storey rear extension. The proposed alterations include a change of use from office to cafe / restaurant at basement and ground floor level and a gallery / multi-purpose space at first floor level. External alterations to the protected structure include replacement glazing, the reinstatement of the original undercroft, alterations to the existing plant area at roof level and landscaping to the curtilage of the existing Protected Structure. Demolition of 3 no. existing warehouse / light industrial building to the south of the Protected Structure and other ancillary structures on the site . Provision of a new part 3, part 4, part 5 and part 6 storey, over two levels of basement, new office building to the south of and setback from the Carroll's Building. The proposed office building is connected to the Carroll's Building by a 6 storey glazed atrium and an 8 storey link which provides for new shared circulation / lobby and a services core. A roof terrace is provided at fourth and fifth floor level. The proposed office extension has a total GFA of 10,658 sq.m including basement floorspace. Vehicular access to the office building and basement car park will be from Grand Parade and a secondary controlled vehicular access will be provided from Dartmouth Road. The development includes 30 no. car parking spaces, 126 no. bicycle spaces, changing facilities and plant area, including electrical rooms, substation and swichrooms at basement level - 1. A plant room is also provided at basement level -2. 9 no. surface level car parking spaces are provided. The total floorspace, including existing retained and proposed new floorspace, including basement area, to be provided on site is 15,647 sq.m GFA. The development includes all associated site development works, hard and soft landscaping and all other ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2388/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	10/04/2019
<b>Applicant</b>	Sunny Quarter DAC
<b>Location</b>	0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north (south of One, Two and Three Park Place).
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development consists of the following:

- (i) The provision of a nine storey including two set back storeys (over basement) commercial development

with 18,464 sq.m. gross floor area of office space;

(ii) The provision of a new pedestrian link from Harcourt Road through to the existing plaza area west of One Park Place, providing for access through to Hatch Street Upper from Harcourt Road;

(iii) The provision of two retail/restaurant/cafe units at ground floor to Harcourt Road and Adelaide Road with a GFA of 640 sq.m. (including mezzanine level);

(iv) The provision of a single storey basement level of 2,648 sq.m. GFA which would link to the existing basement servicing One, Two and Three Park Place. Vehicular access to the basement is proposed via the existing ramp to Hatch Street Upper at Two and Three Park Place;

(v) The provision of 48 no. car parking spaces and 193 bicycle parking spaces at the proposed basement level with associated facilities;

(vi) The proposed development involves the demolition of the former Telephone Exchange building and vaulted foundations 10 and 11 adjacent to the former Harcourt Railway Station buildings;

(vii) Public realm upgrades to Harcourt Road and Adelaide Road linking through to the plaza area west of One Park Place;

(viii) All ancillary and associated site development, demolition works, site clearance, infrastructural works, provision of plant at basement and roof levels including photovoltaic panels.

(ix) The overall development consists of a total 21,906 sq.m. GFA.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2656/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	11/04/2019
<b>Applicant</b>	Brondsway Limited
<b>Location</b>	Lands at Camden Court Hotel, Camden Street Upper & Charlottes Way, Dublin 2
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** The development will consist of the part extension of the Camden Court Hotel by 2 additional floors to make a total of 8 stories within the existing spine block to the rear (c.906sqm), the further extension of the hotel with an additional 8 storey block (c2,706sqm) within the existing courtyard to the rear (including replacement rooftop plant), all external finishes of glass and powder coated aluminium. The proposed development will comprise 71 additional bedrooms (to provide a total of 322 bedrooms), 4 conference rooms, one lift and ancillary accommodation totalling c.3,612sqm. The development will include new plant at roof level; modifications to the existing basement layout, the reduction in hotel car parking provision from 79 to 58 at ground and basement level and all associated site development including demolition works and site excavation works above and below ground. 30 existing car parking spaces for adjoining uses will be maintained at basement level to give a total number of 88 car parking spaces at this level.

The development will also include public realm upgrades to the pedestrian route from Charlotte Way through the subject site including resurfacing works and planting .



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**Area** Area 1 - South East  
**Application Number** 2874/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/04/2019  
**Applicant** The Board of Management  
**Location** Loreto College,, 53-55 St. Stephen's Green,, Dublin 2.  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission is sought by the Board of Management for the development of a part 2-storey/part 3-storey General Purpose Hall and associated ancillary accommodation, replacement all-weather surface and flood lighting, re-configuration of existing staff car-park and all associated site development works on lands (4582m<sup>2</sup>, 0.46ha) front Quinn's Lane and Laverty Court at the rear of Loreto College, 53-55 St. Stephen's Green, Dublin 2 (Protected Structure). The development comprises: 1. The demolition of the single-storey ancillary teaching facility and careful taking down of part of the wall which forms the boundary to Quinn's Lane to facilitate construction of a new building. The material from the boundary wall is to be used in the construction of a new wall (2.5-3.5m high) to replace the boundary currently provided by the ancillary building. (ii) Removal of the existing all weather surface pitch, 1 no. metal-clad shed and 1 no. metal-clad shed and 1 no. tree. (iii) Construction of a part 2-storey/part 3-storey General Purpose Hall including ground level entrance lobby, kitchenette, toilets, practice rooms, small stores and a large store directly accessible from Quinn's Lane, first floor practice rooms, changing rooms and toilets and second floor lobby/ exhibition area and toilets, total area 1.391.88m<sup>2</sup>. (iv) External works to include re-configured all-weather surface and car-park: all-weather surface to be enclosed by 2m high plastic-coated wire mesh fencing and floodlit from 6 no. 8m high poles, existing car-park to be re-surfaced and white lined to provide for 32 staff parking spaces (including 2 disabled spaces), 2 no. gated fire exits (single and double) discharging to Quinn's Lane, hard and soft landscaping and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3137/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 08/04/2019  
**Applicant** The Park Avenue Partnership  
**Location** Rear and side garden of No. 11, Park Avenue, Sandymount, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Development on a 0.4380 Ha site. The development will consist of: the removal of a number of garden/boundary structures to the south of the dwelling at No. 11 Park Avenue comprising a dilapidated greenhouse structure (3 sq.m), section of wall a gateway and provision of 9 No. three storey dwelling houses comprising 3 No. detached dwellings and 6 No. semidetached dwelling (ranging in size from 220 to 235 sq.m). The dwellings include terraces facing north, east and west. The development also includes the provision of a new vehicular and pedestrian access to Park Avenue; piers and access gates; car parking; boundary treatments; hard and soft landscaping; lighting; changes in level and all associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3998/18

**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @10/04/2019  
**Applicant** Bryan Murphy  
**Location** 12, Pembroke Row, Dublin 2

**Additional Information**

**Proposal:** Planning Permission for development at 12 Pembroke Row, Dublin 2, D02 W652. The proposed development will comprise of demolition of existing light-industrial warehouse building and construction of a 99m2 Art Gallery and 937m2 Aparthotel to include an Art Gallery and reception area/lobby, storage and ancillary rooms at ground floor level and 28 flexible Aparthotel units (ranging in size from 17.6m2 to 38.6m2) on the upper 5 floors (6 storeys in total). Permission is also sought for all associated site development works, services provision, bin stores, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** 4016/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/04/2019  
**Applicant** Josephine Leonard  
**Location** 28, Chelmsford Avenue, Dublin 6, D06 HV52

**Additional Information**

**Proposal:** RETENTION: Planning Retention for the single storey flat roof dog grooming premises to rear, accessed from rear lane way and advertisement 4.3m2 to south east side elevation and 1.4m2.

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**Area** Area 1 - South East  
**Application Number** 4076/18  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @09/04/2019  
**Applicant** Bryan & Sharon Yourell Lawlor  
**Location** 60, Kenilworth Square South, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 60 Kenilworth Square South, Rathgar, Dublin 6, D06 V9H7 ( a Protected Structure, RPS Ref. 4154). The development will consist of alterations to and the widening of the gate in the existing railings to the front garden to provide vehicular access and 1 no. car parking space, installation of a charging point for an electric vehicle, together with landscaping and associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4133/18  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 11/04/2019  
**Applicant** Peter Shortt, Patricia Shortt & Kate Shortt T/A Shortt Family  
Partnership  
**Location** 19, 21 Fitzwilliam Street, and to the rear of 4/6  
Thorncastle Street, Ringsend, Dublin 4

**Additional Information**

**Proposal:** A) Demolition of single storey building.

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B) New 4-storey building consisting of 1 no. retail/ commercial/ office unit at ground floor level and 3 no. 2 bedroom apartments at first, second & third floor levels. Roof garden level with stairs access & bin storage.

C) All associated site development works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4166/18
<b>Appeal Decision</b>	AMEND CONDITIONS
<b>Appeal Decision Date</b>	@08/04/2019
<b>Applicant</b>	JD Sports Fashion PLC
<b>Location</b>	40, Upper Grafton Street, Dublin 2
<b>Additional Information</b>	

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2513/18
<b>Appeal Decision</b>	AMEND CONDITIONS
<b>Appeal Decision Date</b>	@05/04/2019
<b>Applicant</b>	Mink Fusion Ltd.
<b>Location</b>	St. Andrews Former Tourism Centre and annex buildings, (Protected Structures), Suffolk Street/ St. Andrews Street, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of a change of use from tourism information office, restaurant and annex exhibition hall to licensed food hall, dining, cultural space and annex banqueting hall, all to be operated under single management.

The development will also include three new extension structures of contemporary design attached to the buildings to house necessary plant, storage and waste management services separate from historical fabric. Internal later partitions and non-original additions will be removed.

The 19th Century front railings and the existing access arrangements are to be retained. The car parking use will be removed from the outside area and will be replaced by a mix of hard and soft landscaping with new movable seating.

Signage is proposed, two totem signs of Corten steel, 3 banner signs, and one (already existing) steel framed sign.

Other external works will include, a link canopy structure, site drainage and all associated site development works. The total floor area of the buildings is 2,213 sq.m. on a site of 2,696 sq.m.

**\*\*\*Amendment to Week 14/19\*\*\***

## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

15/19

(08/04/2019-12/04/2019)

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**Area** Area 1 - South East  
**Application Number** 0170/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Folio Homes Ltd.  
**Location** Vacant site at Le Vere Terrace (future No. 14), Rear of 4, Armstrong Street, Harold's Cross, Dublin 6  
**Registration Date** 11/04/2019

**Additional Information**

**Proposal:** SHEC: The development will consist of the demolition of an existing garden wall with gate; the construction of a new part two storey, part single storey dwelling with pitched roof to two storey section, including 2no. roof lights to rear and dormer window to front; parapet flat roof to single storey to rear and all ancillary site works.

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