



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**23/19**

(04/06/2019-07/06/2019)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2211/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Rowena Salmon & Trevor Branigan
<b>Location</b>	101, Strand Road, Sandymount, Dublin 4
<b>Registration Date</b>	06/06/2019
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** The proposed development will consist of the construction of a new two storey detached dwelling to contain living, kitchen, dining, WC and garage at ground floor level and 4 no. bedrooms, ensuites and study at first floor level, partial demolition of existing garage, with substantial retention of existing garage facade to street, to provide new access lane to the side of the existing dwelling and access to off street parking for existing and proposed dwelling. Widening of existing vehicular entrance (and move pillar) by 250mm. Provision of new gates and garden walls to the side and rear to subdivide the site and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2424/19
<b>Application Type</b>	Permission
<b>Applicant</b>	The Pembroke Road Partnership
<b>Location</b>	St. Mary's Home, Pembroke Park and 28A, Clyde Lane, Dublin 4
<b>Registration Date</b>	07/06/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission at this site of c. 0.34 hectares. The proposed development will consist of:

- 1) Demolition of non-original extensions to St. Mary's Home and ancillary structures on site;
- 2) Alterations to and change of use of the existing St. Mary's Home (nursing home) building to residential use, including internal and external alterations, elevational alterations, provision of terraces at second floor level and balconies at first floor level, to provide 9 no. residential units;
- 3) Construction of new 2, 3 and 4 storey structures to the north and east of the existing St. Mary's Home, including balconies and private open space, to provide 15 no. residential units;
- 4) The proposed development will provide a total of 24 no. residential apartment units comprising of 3 no. 1 bed apartments, 16 No 2 bed apartments and 5 no. 3 bed apartments;
- 5) Provision of a basement level to accommodate car parking (25 no. spaces, including car stacker system), bin storage areas, plant, and service cores;
- 6) 2 no. accessible parking spaces are provided at ground floor level, along with cycle parking (46 no. spaces);
- 7) The development includes all associated site development works, solar panels at roof level, bin store, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park,

pedestrian access from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.

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**Area** Area 1 - South East  
**Application Number** 3034/13/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Cluid Housing Association  
**Location** Bethany House, Junction of Park Avenue & Gilford Road, Sandyford, Dublin 4  
**Registration Date** 05/06/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXT. OF DUR.: The Development will consist of the demolition of the existing 38 no. unit sheltered housing development and associated buildings on the site: the construction of a new part single, part two and part three storey sheltered housing facility of 38. no single person sheltered accommodation units. 1 no. care managers unit ( 1 no. bedroom) 1 no. guest bedroom ( 1 no. bedroom) management office, multi purpose space, kitchen and store and laundry; 12 no. surface car parking spaces ( including 1 no. disabled space); and bin storage area; the construction of 8 no. houses comprising 1 no. 3 bedroom and two storey detached house and 7 no. 3 bedroom two storey townhouses with attic bedrooms and formation of 2 no. vehicle access points onto Park Avenue; wall and railing boundary along the Park Avenue frontage and all other site development works above and below ground required to facilitate the development including a landscaped internal courtyard to the sheltered housing development.

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**Area** Area 1 - South East  
**Application Number** 3147/14/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Grainne Flynn  
**Location** 9, Old Mount Pleasant, Ranelagh, Dublin 6  
**Registration Date** 06/06/2019  
**Additional Information**  
**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: Construction of 1 no. pair of 2 bedroom semi-detached mews dwellings within the curtilage of Protected Structures Nos. 8 & 9 Old Mountpleasant, Ranelagh, Dublin 6 with access from Oxford Lane, rear of Nos. 8 & 9 Old Mountpleasant.

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**Area** Area 1 - South East  
**Application Number** 3162/19  
**Application Type** Permission  
**Applicant** Leinster Branch IRFU  
**Location** Energia Park, Donnybrook, Dublin, 4  
**Registration Date** 04/06/2019  
**Additional Information**  
**Proposal:** The development will consist of the erection of 3 no internally illuminated, aluminium fret cut fascia "Energia Park" stadium branding signs comprising: 1 no. stadium branding sign (6m length x 1.2m height) fronting onto Donnybrook Road elevation, affixed to the existing steel frame over the eastern turnstile entrance, adjacent to the Old Wesley Rugby Football Club Pavillion; 1 no. gable-end sign (6m length x 3.4m height) to be installed on the north-western gable end of the Donnybrook Road Stand and 1

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no. gable-end sign (6m length x 3.4m height) to be installed on the south-eastern gable end of the Donnybrook Road Stand, within the Stadium ground.

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**Area** Area 1 - South East  
**Application Number** 3164/19  
**Application Type** Permission  
**Applicant** Sandra Doone  
**Location** 1-4 Merchant's Arch/15 Temple Bar, Dublin 2  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** The development consists of the demolition of the existing 2 storey over basement building, currently in use for retail with ancillary storage and the construction of a new 4 storey over ground floor and basement building (six storeys in all). The ground floor and basement will be in retail use while the upper floors will be in use as boutique hotel. Part of the ground floor will provide a reception for the proposed hotel on the upper floors. An ATM is proposed at ground floor facing into Temple Bar Square.

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**Area** Area 1 - South East  
**Application Number** 3180/19  
**Application Type** Permission  
**Applicant** IDA Ireland  
**Location** Three Park Place, Hatch Street Upper, Dublin 2  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** Permission for the erection of 1 no. high level sign 2M wide x 1.35M high on the east elevation; 1no. street level tenant signage board made up of individual signs totalling 2.065M wide x 0.54M high over the entrance door on the north elevation; and 3no. flagpoles 5.4M high on the level 8 terrace to the north elevation.

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**Area** Area 1 - South East  
**Application Number** 3182/19  
**Application Type** Permission  
**Applicant** Development Ocht Limited  
**Location** Unit 3, 14-18, Aston Quay, Dublin 2  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the permanent use of the unit as a restaurant incorporating hot food takeaway. The use was permitted on a temporary basis under planning Reg. Ref. 3188/12. (An Bord Pleanala Ref. PL 29S.241330).

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**Area** Area 1 - South East  
**Application Number** 3184/19  
**Application Type** Permission  
**Applicant** Ciaran and Krisia O'Neill  
**Location** 60, Leinster Road, Rathmines, Dublin 6, D06 Y5N7

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**Registration Date** 06/06/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for construction of a 2-bed 81sqm apartment over a 1-bed 64sqm apartment in the rear garden of No. 60 Leinster Road, a Protected Structure. Two-storey development includes a screened first floor terrace, a rooflight and 2 no. car parking and cycle spaces with access to Grosvenor Lane. Works also include the retention and repair works to historic stone works on boundary walls and all associated site works.

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**Area** Area 1 - South East

**Application Number** 3191/19

**Application Type** Permission

**Applicant** Hermitage Estates Ltd.

**Location** 1-3, Sandford Road, on the corner of Colliers Ave.,  
Ranelagh, Dublin 6

**Registration Date** 06/06/2019

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing roof and associated 3rd floor office accommodation within the roof space, and the construction of a new stepped back 3rd floor of office accommodation, with roof terrace fronting onto Sandford Road.

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**Area** Area 1 - South East

**Application Number** 3193/19

**Application Type** Permission

**Applicant** Crestland Limited

**Location** Unit 1 KCR Estate, Ravensdale Park, Kimmage, Dublin 12

**Registration Date** 06/06/2019

**Additional Information**

**Proposal:** The development will consist of:- Demolition of existing 2-storey office building and boundary wall; Construction of a 4-storey residential building to accommodate 12 no. apartments comprising 7 no. 1-bedroom units, 3 no. 2-bedroom units and 2 no. 3-bedroom units; - Provision of balconies at first, second and third floor levels, landscaped open space, 7 no. car parking spaces, bicycle parking, new boundary treatments and all associated site works and services.

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**Area** Area 1 - South East

**Application Number** 3201/19

**Application Type** Permission

**Applicant** Hilfiger Stores Ireland Limited

**Location** 13-14, Grafton Street, Dublin 2

**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** Permission to change the use of part third floor of Tommy Hilfiger from storage and office use to exclusively office use. Floor area of proposed change is 79m<sup>2</sup>.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3208/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Ciaran, Niall and Damien Tansey
<b>Location</b>	4, Herbert Street, Dublin 2
<b>Registration Date</b>	07/06/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of demolition of a modern single storey flat roof extension to the rear of existing return at ground floor garden level, essential internal and external repairs and maintenance work, minor material alterations and new refurbishment works to an existing 4 storey over basement and 3 storeys over basement rear return office building.

External works to include:

- Removal of an external water tank on second floor rear flat roof return.
- Removal and replacement of second floor flat roof on rear return.
- Existing parapets and valleys to be re-pointed and relined with appropriated materials.
- Roof slates to be replaced where required and roof access to be refurbished.
- Removal of later modern window interventions and replacement with appropriate style 'like for like' windows in the front lower ground floor return.
- Provision of wall vent openings for room ventilation to front and rear elevations.
- Upgrade of rainwater goods in appropriate style.
- Local brick repairs to the front and rear elevations including pointing repairs.
- Repairs to existing windows and lintels to front and rear.
- Opening and blocking up walls under the footpath store.
- Repairs to existing railings and window guards to front and rear elevations.
- Removal of redundant services/cables on the front and rear elevations.
- Proposed application to include for new external glazed/steel staircase from upper ground floor front footpath on Herbert Street to lower ground basement area to include opening of railings to provide for a replica gate, to match the railings.
- Proposed hard and soft landscaping to rear garden areas including the provision of a screen fence separating the mews property at the rear.
- Proposed air conditioning unit in the rear lower ground floor courtyard.
- Removal of non-original hard landscaping and provision of new landscaping.

- Provision of new guarding rails to existing rear retaining wall at steps.
- New replacement business wall plaque at front entrance. Internal works to include: Replacement and upgrading of all existing services, including plumbing, electrics, lighting, heating, radiators, ventilation fire alarm and fire escape signs.
- Floor strengthening where required.
- Removal and upgrading of toilets on 2nd floor return and lower ground floor.
- Provision of new disabled toilet and coffee area to upper ground floor with adjustment of later stud walls.
- Removal of later picture rails in all principle rooms.
- Removal of later open string staircase to lower ground floor and replacement with 'like for like' traditional staircase.
- Removal of later dividing studwork to the front room on the second floor.
- Removal of lower ground floor later concrete floor and replacement with an insulated concrete floor complete with underfloor heating.
- Removal and replacement of later plaster board ceilings in the lower ground floor.
- Removal of all later furniture fittings including kitchen and cupboards.
- Provision of new insulated stud walls and panelling to the front entrance hall upper ground floor, where walls have been removed.
- Removal and replacement glazed lobby door at entrance hall, upper ground floor and later floor tiles.
- Provision for sound proofing party walls and floors and between offices on party walls.
- Refurbishment of all original fireplaces and removal of all non-original fire surrounds.
- New internal desk layout and fitted furniture and services.
- New floor finishes and complete redecoration.
- Upgrading of existing internal doors to provide required fire resistance.
- General internal improvement works and other minor associated alterations at 4 Herbert Street.



**Area** Area 1 - South East  
**Application Number** 3711/18  
**Application Type** Permission  
**Applicant** Dublin Port Company  
**Location** Lands at Berth 47A, adjacent to Pigeon House Road, Dublin 4, north of the Ringsend Wastewater Treatment Works.

**Registration Date** 06/06/2019

**Additional Information** Additional Information Received

**Proposal:** Permission is sought for development that will consist of: construction of a bridge to span the existing cooling water outfall channel, adjacent to Pigeon House Road; construction of a new junction opposite the entrance to the Ecocem Ireland Plant; hard surfacing; site drainage and outfall; the use of lands for the storage of port-related maintenance and service equipment, construction project materials, contractor's site compound and project cargo; amendments to boundaries; and all associated services and site development works.

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**Area** Area 1 - South East  
**Application Number** 4156/18  
**Application Type** Permission  
**Applicant** Noel Comerford  
**Location** 13A, Herbert Lane, Dublin 2  
**Registration Date** 07/06/2019

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of existing 68sqm 2-storey mews terraced house and boundary wall fronting onto Herbert Lane. Construction of 1 no. 135 sqm 2-storey, 3 bed, terraced mews house with a single parking garage and 3 no. skylights. New vehicular and pedestrian entrance to replace existing accessed off Herbert Lane and associated works and landscaping.

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**Area** Area 1 - South East  
**Application Number** DSDZ3183/19  
**Application Type** Permission  
**Applicant** Cardiff Lane GP3 Limited  
**Location** The (former) An Post Depot, Cardiff Lane and Hanover Street East, Dublin 2(which is now known as 'Ropemaker Place')  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission and retention permission for development at The (former) An Post Depot, Cardiff Lane and Hanover Street East, Dublin 2 (which is now known as 'Ropemaker Place'). The application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme Area. The development consists of modifications to the mixed-use scheme permitted under Reg. Ref. DSDZ2457/16 (the 'parent permission') and subsequently amended by Reg. Refs. DSDZ2041/17 and DSDZ3639/17. The permitted development provides for demolition of existing structures and construction of a 5-6 storey plus set back (over basement) commercial, retail and residential development (56 no. residential units) in 2 no. mixed-use blocks. Planning permission is sought for the following modifications to the permitted scheme: omission of roof level PV panels on the eastern commercial block; and increase in commercial car parking provision (from 24 no. to 26 no.) and reduction in

motorbike parking (from 6 no. to 4 no.) within the shared basement (lower ground) level. Retention permission is sought for the following (as constructed) modifications: The modifications to the shared basement (lower ground) consist of:- Alteration of permitted lower ground level which includes increase in overall size, modifications to basement perimeter and revision to, and reconfiguration of, the internal structure and layout (incl. Plant, cores, flood protection, waste storage, parking and office amenities); and utilisation of permitted sub-podium void space to provide for increased office amenity/support floorspace and attenuation tank. The modifications to the eastern commercial block consist of:- Reconfiguration of internal core arrangements at all levels; reduction in size of café area at ground floor; and increase in the width of glazing modules on central atrium at roof level and on external elevations at all levels. The modifications to the western (primarily residential) block consist of:- Provision of increased setback to vehicular access ramp, revision to courtyard landscape arrangements (incl. minor reduction in courtyard size from 778sqm as permitted to 720sqm) and repositioning of door to commercial unit 2 on the southern elevation, all at ground floor level; introduction of ventilation plant, grille and fin on the east elevation at ground floor level resulting in reduction in size of commercial unit 2; provision of automatic opening vents at roof level; and minor revisions to glazing, opes, solid panel arrangements and façade materials at all levels on all external and internal elevations. The modifications result in an increase in the size of the lower ground level (from c.4,423sqm as permitted to c.4,589sqm); a net increase in the gross office floor area in the eastern commercial block (c.22,854sqm as permitted to c.23,577sqm) excluding the basement (lower ground level); and a net reduction in retail/non-retail floor area across both blocks (from c.1100sqm as permitted to c.1024sqm). The development also involves minor modifications to the permitted public realm, ground levels, landscaping, surface parking arrangements and to ancillary site works and services necessary to facilitate construction and operation.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1335/19
<b>Application Type</b>	Permission
<b>Applicant</b>	DriveGlade
<b>Location</b>	331/333, Kimmage Road Lower, Terenure, Dublin 6w
<b>Registration Date</b>	04/06/2019

**Additional Information**

**Proposal:** We, DriveGlade, intend to apply for permission for development at 331/333 Kimmage Road Lower, Terenure, Dublin 6W. The development will consist of the building of 2 No. 1 Bed Apartments on top of the existing structure. The total number of apartments will be increased from 5 apartments to a total of 7 apartments. The building will be increased from a 2 storey building to a 3 storey building. Development will also include proposed 2 No. car spaces to the rear.

## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2078/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Pat Scully
<b>Location</b>	25, Nutley Road, Dublin 4
<b>Registration Date</b>	04/06/2019

**Additional Information**

**Proposal:** EXT. OF DURATION: Demolition of existing single storey extension & attic dormer to rear & the

construction of a new single storey extension to side and rear; conversion of garage to bedroom and new bay window to front & new dormer to rear: also to include widening of existing entry gate piers & all site and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 2611/19  
**Application Type** Permission  
**Applicant** Anne Marie Godfrey  
**Location** 3, Kingsland Parade, Portobello, Dublin 8  
**Registration Date** 07/06/2019  
**Additional Information** Additional Information Received  
**Proposal:** Permission is sought to reinstate and enlarge the two storey, pitched roof, rear return, at 3 Kingsland Parade, Portobello, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** 3163/19  
**Application Type** Permission  
**Applicant** Aelred & Maud Doyle  
**Location** 10, Leeson Park Avenue, Dublin 6  
**Registration Date** 04/06/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of the following works: removal of c.1990's 21sqm two storey extension to rear; erection of new 40sqm two storey extension to side and rear incl. new opening in rear wall of upper ground floor; alterations to lower ground floor layout; new door ope to bedroom on lower ground floor; renovation works to main house incl. restoration of sash windows; landscaping works to front and rear garden; new gate in railings to front; new platform for bin store to front garden and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3165/19  
**Application Type** Permission  
**Applicant** Ned Dennehy  
**Location** 7, Seafort Gardens, Sandymount, Dublin 4  
**Registration Date** 04/06/2019  
**Additional Information**  
**Proposal:** Permission sought to replace existing rear extension with larger ground floor extension to rear and side, to replace front porch with glass porch, new roof light over stairwell on front roof slope, detached shed/recreation room in rear of garden and to widen existing footpath dishing to existing vehicular access with connection to all services and associated site works at 7 Seafort Gardens, Sandymount, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3175/19  
**Application Type** Permission  
**Applicant** Claire and Niall Savage

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**Location** 43, Rathgar Avenue, Rathgar, Dublin 6  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** Permission is sought for the removal of the existing two-storey extension to the rear of the house and the construction of a new two-storey extension in its place. The proposed works include the re-slating of the existing roof, 2 new roof lights to the rear and all associated landscaping, drainage and site works.

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**Area** Area 1 - South East  
**Application Number** 3179/19  
**Application Type** Retention Permission  
**Applicant** Gary Corrigan  
**Location** 10, Bayview, Pembroke Street, Irishtown, Dublin 4, D04 W4A0  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** RETENTION: The development consists of retention of amendments to permitted scheme under Reg. Ref: 4380/17 which granted permission for renovation and extension works to the first floor element of a two storey flat roofed extension to rear of terraced house. The amendments comprise of an additional single storey extension of circa 11.8 sq.m. gross to the south of, and connected to, the existing two storey extension, amendments to rooflights, and amendments to the southern elevation comprising amendments to location and size of windows, and all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3202/19  
**Application Type** Permission  
**Applicant** Colm Moran  
**Location** 2, Brookvale, Brookvale Road, Donnybrook, Dublin 4  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for a single storey flat roof extension rear of existing dwelling, addition of shed to rear garden and the proposed widening of the existing entrance gates to front of dwelling, along with all associated site works and the retention of 2no. rooflights to rear of main roof of dwelling.

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**Area** Area 1 - South East  
**Application Number** 3204/19  
**Application Type** Permission  
**Applicant** Kevin & Rena McGowan  
**Location** 58, Oaklands Park, Dublin 4  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** The development consists of the addition of a roof window to the front roof surface.

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**Area** Area 1 - South East  
**Application Number** 3205/19  
**Application Type** Permission  
**Applicant** Ken Fennell Receiver  
**Location** Site located at No. 129, Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** Ken Fennell Receiver over Certain Assets of Con and Pamela Creedon (In Receivership) intend to apply for permission for development at this site: 129 Tritonville Road, Sandymount, Dublin 4. The development consists of: New vehicular entrance in existing front wall and railings and the provision of parking space in front garden.

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**Area** Area 1 - South East  
**Application Number** 3206/19  
**Application Type** Permission  
**Applicant** Alison Coleman  
**Location** 43, Marlborough Road, Donnybrook, Dublin 4  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: replacement of existing pitched roof with a new flat roof on the existing single storey extension to the rear of the house including two new flat roof lights in the replacement roof, replacement of windows and doors at lower ground floor level to the rear of the house, alterations to the existing internal layout of the lower ground floor including new door openings and the removal of some existing internal walls.

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**Area** Area 1 - South East  
**Application Number** WEB1337/19  
**Application Type** Permission  
**Applicant** Gary Mullen  
**Location** 13, O'connell Gardens, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a two-storey extension to the side of the existing house, the construction of a porch to the front of the house, extending the length of the existing garden wall and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1339/19  
**Application Type** Permission  
**Applicant** Gary Mullen  
**Location** 13, O'connell Gardens, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a two-storey extension to the side of the existing house, the construction of a porch to the front of the house, extending the length of the existing garden wall and all associated site and drainage works.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0210/19
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	06/06/2019
<b>Applicant</b>	Copse Management CLG
<b>Location</b>	Mespil Estate, Sussex Road, Dublin 4
<b>Additional Information</b>	

**Proposal:** EXPP: The proposed development will consist of: (a) The resurfacing of the existing roads, car parking and footpaths.

- (b) Upgrading of lampposts and street furniture.
  - (c) Upgrades to all hard and soft landscaping.
  - (d) Erection of new way finding signage.
  - (e) Replacement of the drainage water meters.
  - (f) Addition of two number E-Charging Points.
  - (g) Supply of bike stands into the existing on site storage units.
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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0213/19
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	07/06/2019
<b>Applicant</b>	Marine Terminals Ltd.
<b>Location</b>	MTL Container Terminal, Peel Ports Group Limited, Pigeon House Road, Ringsend, Dublin 4
<b>Additional Information</b>	

**Proposal:** EXPP: Installation of 2 no. reefer (refrigerated container) access gantries within the footprint of existing container stacks at the Peel Ports Container terminal on the south bank of Dublin Port. Gantries required to provide pedestrian access to containers stacked 3 no. high.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0214/19
<b>Application Type</b>	Section 5

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**Decision** Grant Exemption Certificate  
**Decision Date** 07/06/2019  
**Applicant** Marine Terminals Ltd.  
**Location** MTL Container Terminal, Peel Ports Group Limited,  
Pigeon House Road, Ringsend, Dublin 4

**Additional Information**

**Proposal:** EXPP: Removal/demolition of 1no. derelict prefabricated structure (approx. 40 years old). Structure dimensions 9m x 30m ground floor, 4.5 x30m first floor. Removal/demolition of 1no derelict prefabricated structure (3.3m x 12.2m) and replacement with new building which complies with existing health and safety legislation (size of replacement building approximately 6.6m x 12.2m)

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**Area** Area 1 - South East  
**Application Number** 2230/19  
**Application Type** Permission  
**Decision** REVISED DRAWINGS ARTICLE 35  
**Decision Date** 06/06/2019  
**Applicant** Eircom Ltd. (trading as "Eir")  
**Location** 5-6, Dame Court and part of 2-4 Dame Court (the Hely Building), Dublin 2

**Additional Information**

A.I Article 35 Received

**Proposal:** Permission at No. 5-6 Dame Court and part of No. 2-4 Dame Court (Hely Building), Dublin 2 for development. The proposed development comprises a change of use of 2.321 sqm (GFA) from Telephone Exchange to office use at part ground floor level and all upper levels (first to fifth floor levels) together with the complete refurbishment of the building, including internal and external alterations. Proposed internal alterations include: (a) the removal and rearrangement of partitions throughout the building at part ground to fifth floor level to provide revised internal floor layouts, including revised office entrance / lobby / reception, lift / stair and services core, staff facilities (shower and changing rooms) and ancillary cafeteria and breakout spaces; (b) formation of a new stairway access from ground floor of No. 5-6 Dame Court to the basement of No. 2-4 Dame Court (Hely Building) and revised layout to basement below the Hely building together with the relocation of the existing ground floor link to the Hely building; (c) blocking of existing interlinking doorways at first to fourth floor level between No. 5-6 Dame Court and No. 2-4 Dame Court (Hely Building). Proposed external alterations include: (a) the provision of a new pedestrian / cycle gate adjoining the existing Eir car park entrance off St. Andrew's Lane; (b) provision of 50 no. sheltered bicycle storage spaces and a new external fire escape to the rear of No. 5-6 Dame Court; (c) provision of new office entrance off Dame Court and the comprehensive refurbishment of the building at No. 5-6 Dame Court through revised elevational design and treatment of all elevations; (d) provision of additional / new rooftop plant at fifth floor level together with the removal of existing plant screen and the provision of new plant screen to perimeter of roof at fifth floor level; and (e) provision of new drainage infrastructure (including sub-surface attenuation tank to rear park and sub-surface rainwater harvest tank and greywater recycling system along Dame Court) together with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2721/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/06/2019  
**Applicant** Caren Crowley

**Location** 18, Wesley Road, Rathgar, Dublin 6

**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** 2740/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Shane & Bernadette Gogarty  
**Location** 213, Llandaff Terrace, Merrion Road, Dublin 4, D04 W8K8

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Steven Cochrane & Fiona O'Regan  
**Location** 96, Orwell Road, Rathgar, Dublin 6

**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** 2745/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Solas Catering Ltd.  
**Location** 191, Rathmines Road Lower, Dublin 6

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Brendan Gilmore  
**Location** Unit No. 7, Cherry House, Mespil Estate, Sussex Terrace, Ballsbridge, Dublin 4

**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** 2748/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Grainne O'Hogan  
**Location** 15 Macken Street, Dublin 2

**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** 2749/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** David Lloyd Leisure Ltd.  
**Location** David Lloyd Dublin, Beech Hill Road, Clonskeagh, Dublin, D04 AF10

**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

**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** University College Dublin  
**Location** 85 & 86, Newman House, St. Stephens Green, Dublin 2

**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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2755/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/06/2019
<b>Applicant</b>	Dumbbell Fitness Ltd.
<b>Location</b>	Ground Floor, 2 Hyde Court, Townsend Street, Dublin 2

**Additional Information**

**Proposal:** Planning permission to amend the previously approved opening hours (Condition 2 of Reg Ref 4393/17) to Monday to Friday 06.00 am - 10.00 pm, Saturday and Sunday 08.00 am - 4.00 pm subject to implementation of acoustic mitigation measures within the approved training studio also known as F45 Townsend Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2770/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	07/06/2019
<b>Applicant</b>	Michael Foley
<b>Location</b>	18, Windsor Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention Planning Permission for the existing single storey living room extension of 12.7 square metres and the single storey garden shed extension of 10.4 square metres, all to the rear of the existing dwelling and including associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2801/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/06/2019
<b>Applicant</b>	Aine O'Loughlin
<b>Location</b>	11, Rostrevor Road, Rathgar, Dublin 6 (D06 T0A4)

**Additional Information**

**Proposal:** The development will consist of: the conversion of most of the garage at the side of the house into habitable space including the replacement of most of the flat roof of the garage with a pitched roof and its extension at the rear as well as the removal of a shed and all associated site works. Minor alterations to the rear elevation of the house are also proposed.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2960/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2019
<b>Applicant</b>	St. Clare's GP3 Ltd.
<b>Location</b>	Former St. Clare's Convent and Nos. 115-119, Harolds Cross Road, Harolds Cross, Dublin 6

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for an amendment to previously permitted development Reg. Ref: 2186/15 (An Bord Pleanala Ref: PL 29S.245164) that is currently under construction on a site of c.1.7 ha at the former St. Clare's Convent and Nos. 115-119, Harold's Cross Road, Harold's cross, Dublin 6. The application site includes a Protected Structure RPS Ref: No. 3583. The proposed amendments consist of changes to Blocks E, F and G to provide for 28 no. additional apartments: - Block E shall include an additional floor atop part of the permitted five storey building (E1), to include 7 no. apartments (1 no. 1 bed, 4 no. 2 bed and 2 no. 3 bed units) and minor enlargement of stairwell in Block E; - Block F shall include 1 no. additional 1 bed apartment to replace set back at third floor level; the fourth floor shall be reconfigured and enlarged to provide for 8 no. apartments in lieu of 5 no. apartments - 7 no. 2 bed and 1 no. three bed. A setback additional fifth floor will provide for 5 no. 2 bed additional apartments; - Block G shall include an additional floor atop permitted five storey building, to include 12 no. apartments (2 no. 1 bed, 8 no. 2 bed and 2 no. 3 bed units). Balconies will be provided on all external elevations. Access to the setback areas at penthouse level will be for maintenance only. 57 no. additional bicycle spaces and waste storage for the additional apartments shall be provided in the permitted basement. There will be no additional car parking spaces provided. The proposed development includes all associated engineering and ancillary works. The proposed development will increase the total number of permitted residential units from 220 to 248. The proposed increase in floor area is 2,785 sq.m. The total gross floor area is 25,366 sq.m. The proposed amendments will result in an overall increase of 28 no. additional units, increasing the total number of units permitted under Reg. Ref. 2186/15 (An Bord Pleanala Ref: PL 29S.245164) and as amended by Reg. Ref. 2825/17 (An Bord Pleanala Ref. 300031-17). Reg. Ref. 3781/17 (An Bord Pleanala Ref. 301600-18). Reg. Ref. 4040/17 (An Bord Pleanala Ref. 301835-18) and Reg. Ref. 4544/17 from 220 no. 248 no. units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3041/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2019
<b>Applicant</b>	Christopher and Veronica Ashe
<b>Location</b>	Site to the rear of 1A Winton Avenue, Rathgar, Dublin 6, accessed off Winton Mews, off Winton Avenue

#### **Additional Information**

**Proposal:** The proposal is for the construction of 2 apartments (1 no. 1-bed, 1 no. 2-bed) in a part single storey, part two storey detached structure. Ground floor is 82sqm including secure bicycle storage for 4 no. bicycles, first floor is 70sqm including a 17sqm roof garden. The proposal also consists of a new gate for pedestrian and bicycle access, construction of a new garden wall between the site and the garden of 1A Winton Avenue, and associated site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 3047/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**Applicant** Padraig Cronin  
**Location** Northcote, 17, Temple Gardens, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for development consisting of proposed extension, refurbishment and repair of existing house. Works will include repairs as required to windows, facades and roof, all boundaries and all other associated conservation works; removal of non-original front doors, removal of non-original single storey out buildings to west side and of pitched roof over existing single storey annex to west side of dwelling; new side gate to eastern side; 4 new conservation roof lights to rear of existing roof; provision of new part single/part two storey extension to rear/side including removal of small rear return to accommodate extension; internal modifications to existing layout including at ground level, reconfiguration to form utility and WC, new opening between living and dining room and new doors in non-original window openings; at first floor level, reconfiguration of non-original extended area to form new ensuite and dressing room area to master bed, new ensuite to front west bedroom. and refitting of new bathroom to replace existing ensuite; at attic level, conversion of existing plant room to bathroom.

External works will include revised parking layout to front, widening of existing gates to 3.6m and alterations to existing railings, together with new hard landscaping and planting beds. The rear garden will be landscaped with the provision of a terrace, removal of existing sheds to south west corner, green house to the east and provision of a replacement single storey detached plant room/store along the eastern garden boundary.

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**Area** Area 1 - South East  
**Application Number** 3054/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**Applicant** Rachel and Peter Hanahoe  
**Location** 1, Simmonscourt Castle, Simmonscourt Road, Dublin 4,  
D04 H1W7

**Additional Information**

**Proposal:** Permission is sought for the demolition of an existing bungalow and replacement with a new two storey dwelling house with associated site works and 2 no. off street car parking spaces.

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**Area** Area 1 - South East  
**Application Number** 3067/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**Applicant** Naomi Linehan

**Location** 8, Grosvenor Square, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of an ensuite bathroom at first floor in an existing room and associated works.

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**Area** Area 1 - South East  
**Application Number** 3070/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**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** 3075/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**Applicant** Brogan Group UK Ltd  
**Location** 40, Harrington Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of the retention of amendments to the fenestration arrangement to the rear elevation at ground, first, second and third floor level of the four storey return permitted under Reg. Ref. 2460/11 to the rear of the main house (a protected structure). The four storey dwelling will remain sub-divided into four no. apartments (1 no. 2 bed unit; 2 no. 1 bed plus study units; and 1 no. 1 bed unit) as permitted under Reg. Ref. 2460/11. The development will also consist of the construction of a new three storey 2 bedroom mews dwelling to the rear of the site and bounding Grantham Place that will include a single integrated off-street car parking space as well as all ancillary and site development works associated with the development, including a revised garden arrangement for the main house to serve the apartments.

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**Area** Area 1 - South East  
**Application Number** 3099/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/06/2019  
**Applicant** Specialist Holiday Group Ireland  
**Location** 16, Exchequer Street, Dublin, D02 NX68  
**Additional Information**

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**Proposal:** PROTECTED STRUCTURE: Planning permission for the erection of new shopfront signage on the retained existing fascia of the above retail unit forming part of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 4099/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Grattan Smith & Emma-Jane Lennon  
**Location** 44, Belgrave Square West, Rathmines, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the demolition of the rear garden wall and vehicular access gate, the construction of a 2 storey 2-bedroom single detached mews dwelling, within the curtilage of a Protected Structure, incorporating a car space within the site accessed from Cambridge Road with a terrace to first floor level to the front. The ground floor to be partially sunken below ground level with access to private open space to the rear and associated site works at 44 Belgrave Square West (fronting onto Cambridge Road), Rathmines, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 4148/18  
**Application Type** Retention Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 05/06/2019  
**Applicant** George Maloney (Receiver)  
**Location** 71, Radcliff Hall, Radcliff Hall Residential Development, St. John's Road East, Sandymount, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention of single storey 1 no. bedroom detached mews dwelling of 33m2 and associated landscaping on lands to the courtyard and adjacent to the existing Radcliff Hall Residential Development, St. John's Road East, Sandymount, Dublin 4

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**Area** Area 1 - South East  
**Application Number** 4503/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Chopped Grafton Limited  
**Location** 109, Grafton Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** Permission is sought comprising: (i) alterations to previously approved newsagent, convenience and off-licence retail space (Reg. Ref. 5948/06) to provide a new mixed retail unit comprising high-quality kitchenware, clothing, crockery, culinary books and associated accessories with an ancillary gourmet salad bar / delicatessen (Freshly Chopped - The Healthy Food Company) for the sale of gourmet fresh salads, sandwiches and soups; and, (ii) permission for new shopfront and fascia level signage; and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4540/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2019  
**Applicant** Ronan & Amy O'Dowd  
**Location** 79, Strand Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of partial demolition of existing rear return, new single and two storey domestic extension to rear, enlargement of existing vehicular access to Strand Road and all associated works.

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**Area** Area 1 - South East  
**Application Number** DSDZ2728/19  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 04/06/2019  
**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  
**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** DSDZ4219/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Google Ireland Limited  
**Location** Google Docks, Barrow Street, Grand Canal Dock, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Planning Permission for change of use to the ground floor retail unit totalling 85 sq.m to office use and associated alterations to the facade at ground level.



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

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**Area** Area 1 - South East  
**Application Number** WEB1198/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/06/2019  
**Applicant** C.A.S. Limited  
**Location** 6, South Dock Street, Ballsbridge, 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** WEB1208/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Jimmy and Eva Costello  
**Location** 34, Seafort Avenue, Sandymount Avenue, Dublin 4, D04 K5Y2

**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** WEB1329/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/06/2019  
**Applicant** Creative Space Services Ltd  
**Location** 27, Mount Street Lower, Dublin 2

**Additional Information**

**Proposal:** Provision of additional fifth floor office accommodation of 128m sq. with associated roof plant. Provision of steel balcony detail and secondary fire escape stairwell to Verschoyle Place elevation and provision of New 4m sq. ESB Networks Metering Room to Basement Level at Lower Mount Street

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**Area** Area 1 - South East  
**Application Number** WEB1337/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/06/2019

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**Applicant** Gary Mullen  
**Location** 13, O'connell Gardens, Bath Avenue, Sandymount, Dublin  
4

**Additional Information**

**Proposal:** The development will consist of the construction of a two-storey extension to the side of the existing house, the construction of a porch to the front of the house, extending the length of the existing garden wall and all associated site and drainage works.

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**Area 1  
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3766/18  
**Appeal Type** Written Evidence  
**Applicant** Trustees of Mountpleasant LTC  
**Location** Mountpleasant LTC, Mountpleasant Square, Ranelagh,  
Dublin 6

**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  
**Appeal Type** Written Evidence  
**Applicant** Mr Roy Turner  
**Location** 25, Lower Mount Pleasant Avenue and Corner of Richmond  
Hill, Dublin 6

**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 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3461/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	06/06/2019
<b>Applicant</b>	Simplicity Developments Limited
<b>Location</b>	46, Eastmoreland Lane,(to the rear of No. 46 Baggot Street Upper a protected structure) Ballsbridge, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development comprises the demolition of the existing WC and shed along the south-western boundary of the site measuring 11.6sq m, the demolition of the existing brick boundary wall and gate along Eastmoreland Lane (north-eastern elevation) and the provision of a 4 no. storey office development with a set-back top floor measuring 473 sq m incorporating a terrace at third floor level on the front (north-east) and rear (south-west) elevations, a yard at ground floor level at the rear (south-western elevation) and an area of open space for cycle-parking onto Eastmoreland Lane (north-eastern elevation); and all associated site works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4155/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@06/06/2019
<b>Applicant</b>	Irish Life Assurance plc
<b>Location</b>	Hume House, Pembroke Road, Ballsbridge, Dublin 4
<b>Additional Information</b>	Additional Information Received

**Proposal:** Development at a 0.35 hectare (approx.) site. The proposal relates to an office development of c. 21,929 sq.m gross floor area in a part 7 no. part 8 no. storey building over 2 no. basement levels. The proposed development will consist of:

1. Demolition of the existing commercial office development at Hume House (c. 9,110 sq.m gross floor area).
2. The construction of an office development of c. 21,929 sq.m gross floor area in a part 7 no., part 8 no. storey building over lower ground floor (basement level -1) fronting onto Pembroke Road, and basement level -2 (c. 3,282 sq.m gross floor area), with screened plant area at roof level;
3. The provision of approximately 1,281 sq.m of external landscaped amenity space provided by a combination of sunken gardens and courtyard at lower ground floor level (basement level -1), terrace at first floor level at the northern boundary, 2 no. terraces at the southern boundary at sixth floor level and roof terrace fronting onto Pembroke Road at seventh floor level.
4. The provision of 72 no. car parking spaces, including 4 no. disabled parking spaces and 5 no. motorcycle spaces at basement level -2 with plant room and waste storage facilities, accessed by vehicular ramp from Shelbourne Lane to the rear;
5. The provision of 187 no. bicycle parking spaces, 26 no. shower and changing cubicles, including 2 no.

accessible cubicles, plant room and ancillary facilities at basement level -1;

6. The provision of a pedestrian entrance to the building from Pembroke Road with vehicular and cyclist access and egress taken from the rear of the building at Shelbourne Lane;

7. The provision of screened plant, photovoltaic panels and green roof at roof level;

8. Provision of ESB substation and switch rooms at entrance to basement level -1;

9. All other access, drainage, services and utilities infrastructure and site development works.

The proposed development is intended as a replacement of the scheme approved under DCC Reg. Ref. 2895/15 (ABP Ref. PL29S.245342). This permission has not been implemented.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4351/18
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	30/05/2019
<b>Applicant</b>	Andrea Free
<b>Location</b>	31, Orwell Road & Washerwomans Lane, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Development at this site, area of approximately 0.0694 hectares. The proposal consists of; the demolition of a 4 bedroom, 2 storey derelict house (total floor area of 192m<sup>2</sup>) and the construction of 5 residential units consisting of 2 no. 4 bedroom three storey semi-detached houses facing Orwell Road with terrace balconies to the front at second floor level (houses 1&2 only) and 3 no. 3 bedroom three storey terrace houses accessed from Washerwoman's Lane with balconies to the rear at first floor level (houses 3,4&5 only).

The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwoman's Lane to include 5 car parking spaces, 5 bicycle spaces and all associated landscaping and infrastructural works.

**\*\*\*Amendment to Week 22/19\*\*\***

## 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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**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

23/19

(04/06/2019-07/06/2019)

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**Area** Area 1 - South East  
**Application Number** 0249/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** John McGee ESO  
**Location** Rear of 24 Chelmsford Road, Chelmsford Avenue,  
Ranelagh, Dublin 6  
**Registration Date** 04/06/2019  
**Additional Information**  
**Proposal:** SHEC: 2 storey, two bedroom house together with associated site works and new brick boundary wall.

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**Area** Area 1 - South East  
**Application Number** 0250/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brogan Group UK Ltd  
**Location** Rear of No. 40 Harrington Street, Dublin 2 (off  
Grantham Place)  
**Registration Date** 04/06/2019  
**Additional Information**  
**Proposal:** SHEC: New three storey 2 bedroom mews dwelling to the rear of the site.

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**Area** Area 1 - South East  
**Application Number** 0254/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Lina Vaicekauskiene  
**Location** 27, Kildonan Road, Dublin 11  
**Registration Date** 07/06/2019  
**Additional Information**  
**Proposal:** SHEC: End of terrace house.

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**Area** Area 1 - South East  
**Application Number** 0261/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Crestland Ltd  
**Location** Unit 1, KCR Estate, Ravensdale Park, Kimmage, Dublin  
12  
**Registration Date** 06/06/2019  
**Additional Information**  
**Proposal:** SHEC: The development will consist of:- Demolition of existing 2-storey office building and boundary wall; Construction of a 4-storey residential building to accommodate 12 no. apartments comprising 7 no. 1-bedroom units, 3 no. 2-bedroom units and 2 no. 3-bedroom units; - Provision of balconies at first, second and third floor levels, landscaped open space, 7 no. car parking spaces, bicycle parking, new boundary treatments and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 0262/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Ciaran O'Neill  
**Location** Grosvenor Lane, to the rear of, 60, Leinster Road,  
Dublin 6  
**Registration Date** 06/06/2019  
**Additional Information**  
**Proposal:** SHEC: The construction of two dwellings over two storeys in the rear garden of No. 60 Leinster Road, Rathmines, Dublin 6, a Protected Structure.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

23/19

(04/06/2019-07/06/2019)

## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0247/19  
**Application Type** Section 5  
**Applicant** Fr. Gerard Deighan, PP  
**Location** Parocial House, St. Kevin's Church, 58, Heytesbury Street, Dublin 8  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The scope of the works is summarised in brief herewith:

- a) Localised spliced repairs to roof timbers as found to be necessary after opening up of the roof covering.
- b) Reconfiguration of the redundant lift headspace within the valley in order to reinstate the original roof profile.
- c) Reslating of the roof, re-using all good salvaged slates on the two main elevations and using new matching natural slates on the inner slopes and the two remaining outer slopes.
- d) Renewal of flashings and all associated valleys, soakers, chimneys etc. in copper.
- e) Raking out of cementitious mortar, repointing and haunching of the chimneystacks using a lime mortar mix, one part NHL3.5 to two parts well graded washed sharp sand.
- f) Repair and redecoration of all existing rainwater goods, replacement if necessary using cast aluminium elements to match the existing.
- g) Replacement of existing fibre-glass insulation with hygroscopic wood fibre insulation, laid on the ceiling, between the joists.
- h) Renewal and containment of the electrical wiring within the attic space to ECTI & RECI standards and regulations.
- i) Renew and insulate plumbing to the attic water tanks

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**Area** Area 1 - South East  
**Application Number** 0255/19  
**Application Type** Section 5  
**Applicant** Martin Brady  
**Location** 22 Charleston Road, Ranelagh, Dublin 6  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed to replace the front windows with painted hardwood sliding sash windows to match existing windows. The windows will match the original glazing pattern of the building.

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**Area** Area 1 - South East  
**Application Number** 0256/19  
**Application Type** Section 5  
**Applicant** Martin Brady  
**Location** 21 Charleston Road, Ranelagh, Dublin 6  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed to replace the front windows with painted hardwood sliding sash windows to match the original windows. The windows will match the original glazing pattern of the building.

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**Area** Area 1 - South East  
**Application Number** 0257/19  
**Application Type** Section 5  
**Applicant** Anthony MacHugh  
**Location** 16A, D'Olier House, D'Olier Street, Dublin 2  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Scope of works: the above mentioned project involves the internal refurbishment of an existing restaurant. There are to be no works to the external structure and no structural alterations or new additions which would impact on the protected structure. The refurbishment includes: (a) removing a non-structural and non-original partition wall on the ground floor to create an open kitchen. (b) redecoration throughout including replacing tiling to walls in the existing kitchen area and replacing tiling in the basement toilets. (c) removing the bar and relocating a small dispense bar to the kitchen area. (d) replacing fixed seating. (e) removing ceiling hung bottle racks and ceiling hung light fixtures and introducing new lighting which will be fixed and cabled from lightweight frames fixed to the floor. Existing tension cables running between the perimeter walls to be retained.

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**Area** Area 1 - South East  
**Application Number** 0263/19  
**Application Type** Section 5  
**Applicant** Price's Pharmacy Ltd  
**Location** 26, Clare Street, Dublin 2  
**Registration Date** 07/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed change of colour and fascia signage at 26 Clare Street, Dublin 2, a protected structure.

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**Area** Area 1 - South East  
**Application Number** 0264/19  
**Application Type** Section 5  
**Applicant** Jessica Heery  
**Location** 5, Belgrave Square East, Rathmines, Dublin 6  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of concrete render on gable end of house and apply lime to repair water ingress.

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