



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**28/19**

(08/07/2019-12/07/2019)

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** 2238/19  
**Application Type** Permission  
**Applicant** The Moldovan Retail Store Ltd.  
**Location** Moldova Shop, 135, Rathmines Road Lower, Dublin 6  
**Registration Date** 10/07/2019  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for part off-licence use in the existing retail unit.

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**Area** Area 1 - South East  
**Application Number** 2497/19  
**Application Type** Permission  
**Applicant** ELM Capital Assets Ltd.  
**Location** Lansdowne Wood, Lansdowne Road, Dublin 4  
**Registration Date** 10/07/2019  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the provision of a new additional setback fifth floor (sixth storey) to accommodate 1 no. 3-bed penthouse apartment (GFA 194 sq.m) with two roof terraces; internal alterations to the central stairwell and lift to provide access to the fifth floor penthouse apartment; roofing over existing eastern terrace; and all ancillary and associated works. The proposed development would increase the height of the existing building; from a maximum height of 15.65m/19.4mOD (lift core 17.48m/21.23mOD) to 18.225m/21.975mOD (lift core 18.975m/22.725mOD).

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**Area** Area 1 - South East  
**Application Number** 2793/14/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Ciaran O'Loan  
**Location** 276, Merrion Road, Ballsbridge, Dublin 4, D04 W7P3  
**Registration Date** 11/07/2019  
**Additional Information**  
**Proposal:** EXT. OF DUR.: The proposed development, on the vacant site of a previously demolished (circa 1945) railway cottage along the DART line, will consist of the construction of a new 63 sq.m single storey two-bedroom house. Site work will include the removal of rubble from the demolished cottage and the making of connections to the existing public sewer and drainage system. The finished floor level of the proposed new dwelling will be approximately 600mm below the ground level of the existing pedestrian right of way access. The development incorporates a central rooflight, a non-trafficable sedum green roof, an entrance courtyard with bicycle parking, a patio garden at the rear and sundry other minor works.

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**Area** Area 1 - South East  
**Application Number** 2833/19  
**Application Type** Permission  
**Applicant** Carly Agencies Limited  
**Location** 2, Anne Street South, Dublin 2, D02 KR65

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**Registration Date** 10/07/2019  
**Additional Information** Additional Information Received  
**Proposal:** The proposed development will consist of alterations and remodelling of the shop front at ground and first floor of existing building, including new signage.

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**Area** Area 1 - South East  
**Application Number** 3440/19  
**Application Type** Permission  
**Applicant** KKR Credit Advisors Ireland ULC  
**Location** 75, St. Stephen's Green, Dublin 2  
**Registration Date** 08/07/2019  
**Additional Information**

**Proposal:** The development will consist of a change of use from 106 sqm of an existing inaccessible 2nd floor roof to rear of 75 St. Stephen's Green to a roof terrace creating an amenity space for the existing third floor commercial tenant and will consist of a glazed balustrade to the existing parapet, a canopy, lighting, soft and hard landscaping including planters and integrated seating with stepped access and balustrading from the existing third floor office space.

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**Area** Area 1 - South East  
**Application Number** 3446/19  
**Application Type** Permission  
**Applicant** Ireland Israel JV Fund Limited  
**Location** 69-73, Harold's Cross Road, Harold's Cross, Dublin 6W  
**Registration Date** 09/07/2019  
**Additional Information**

**Proposal:** Permission for development , comprising the provision of a Build to Rent shared living accommodation scheme consisting of 60 no. bed spaces and associated shared, communal and service/utility areas. The existing part single storey part three storey commercial (2 no. units at ground floor) and residential (8 no. units at first and second floor) building will be converted/renovated and partially demolished (to the rear) and extended (to the rear and above, up to four storey height), with existing elevations altered. The proposal includes external landscaped areas, demolition of external store/outbuildings, provision of cycle parking, connections to services, and all associated and ancillary works and development.

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**Area** Area 1 - South East  
**Application Number** 3447/19  
**Application Type** Retention Permission  
**Applicant** Osteria Lucia  
**Location** Osteria Lucio, The Malting Tower, Grand Canal Quay, Clanwilliam Terrace, Dublin 2  
**Registration Date** 09/07/2019  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Retention permission for development at "Osteria Lucio", The Malting Tower, Grand Canal Quay, Clanwilliam Terrace, Dublin 2. The property fronts onto Clanwilliam Terrace to the west and is south of Grand Canal Quay Railway Bridge which is a protected structure (RPS Ref: 883/3276). The development consists of the following: Retention (for 2 years) of

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outdoor seating area structure (c. 23.2sq.m) comprising aluminium and glass enclosure with retractable roof (c. 2.9 metres height, c. 1.74 metres width and c. 11.1 metres length). A small area of the site falls within the North Lotts and Canal Dock Strategic Development Zone Planning Scheme area, however the majority of the site is outside of the SDZ Planning Scheme Area. The specific development, the subject of this retention application is located outside the SDZ Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** 3451/19  
**Application Type** Permission  
**Applicant** John Rogers  
**Location** 29, Molesworth Street, Dublin 2  
**Registration Date** 10/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development at this site: No. 29 Molesworth Street, Dublin 2. The development will consist of change of use from residential use at third floor level and gallery use at ground, first and second floor, to office use at ground, first, second and third floor level. The proposed works will consist of: - Dismantling and removal of a portion of existing modern metal fire escape stairs to rear of house. - Restoration of existing roofs, including insulation and replacement of roof covering and gutters. - Cleaning and repointing of front and rear elevation. - Repairs and upgrading of floor structures for fire and structural loadings. - Repairs to existing walls for fire and structural loadings, where applicable. - Restoration of existing external doors and windows throughout. - Renovation and refurbishment of ground, mezzanine, first, second and third floor. - Replacement of mechanical and electrical services.

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**Area** Area 1 - South East  
**Application Number** 3453/19  
**Application Type** Permission  
**Applicant** Michael Gilbert  
**Location** Site in the rear garden of 25 Lower Baggot Street, Dublin 2 which is a protected structure and with access off Fitzwilliam Lane, Dublin 2  
**Registration Date** 10/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The construction of a three storey mews style dwelling in the rear garden and within the curtilage of this protected structure which is No 25 Lower Baggot Street, Dublin 2 with vehicle access off Fitzwilliam Lane, Dublin 2. This will involve the removal of old steelwork and the very careful repairs to adjoining existing random rubble stonework walls including a reduction in height to the boundary wall.

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**Area** Area 1 - South East  
**Application Number** 3454/19  
**Application Type** Permission  
**Applicant** Specialist Holiday Group Ireland  
**Location** 16, Exchequer Street, Dublin, D02 NX68  
**Registration Date** 10/07/2019

**Additional Information**

**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** 3459/19  
**Application Type** Permission  
**Applicant** Silverwood Developments Ltd  
**Location** 52-57, South Great Georges Street, Dublin 2  
**Registration Date** 10/07/2019

**Additional Information**

**Proposal:** The development will consist of: (a) change of use of the lower ground floor level of the former Dunnes Home Unit from retail storage/staff welfare to a fitness training studio/gym with associated changing facilities including gym entrance/lobby at ground floor level (493 sqm); (b) elevation signage and (c) ancillary site works/services.

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**Area** Area 1 - South East  
**Application Number** 3466/19  
**Application Type** Permission  
**Applicant** Paul Slevin  
**Location** site at Rugby Villas, (to rear of 24 Mountpleasant Avenue Upper), Dublin 6  
**Registration Date** 11/07/2019

**Additional Information**

**Proposal:** Planning permission for demolition of existing 25 sq.m. garage store and erection of a two storey (73 sq.m.) dwelling and associated works.

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**Area** Area 1 - South East  
**Application Number** 3468/19  
**Application Type** Permission  
**Applicant** Mary F. Murphy  
**Location** 43, Avenue Road (rear of 43, Bloomfield Avenue), South Circular Road, Dublin 8  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** The development will consist of

(a) the removal of the boundary wall along Avenue Road, and

(b) the construction of a 3 storey terrace, comprising 3 no. mews, fronting onto Avenue Road: 2 no. mews to comprise kitchen/dining/living area, toilet bin and bicycle storage, and rear courtyard at ground floor level; 1 no. bedroom, bathroom, study, storage, utility room, open balcony at first floor level; 1 no. ensuite bedroom, with open balcony and terrace at second floor level. 1 no. mews to comprise 1 no. bedroom, study, storage, utility, bathroom, toilet, bin/bike storage, new boundary garden wall at ground floor level; kitchen/dining/living room, external deck and terrace at first floor level; 1 no. ensuite bedroom with open terrace at second floor level.

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**Area** Area 1 - South East  
**Application Number** 3472/19  
**Application Type** Retention Permission  
**Applicant** John & Declan Dunning  
**Location** 406, Clonard Road, Kimmage, Dublin 12  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** RETENTION: Permission sought for retention of the existing change of use of a ground floor grocery shop to residential use to form one 2 storey, 3 bedroom end of terrace dwelling. The proposed development includes the demolition of the existing motor repair workshops at side and rear.

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**Area** Area 1 - South East  
**Application Number** 3478/19  
**Application Type** Permission  
**Applicant** Top Up Hospitality Limited  
**Location** 32, Camden Street Lower, Dublin 2  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** Permission to amend a previously approved ground floor street elevation on the site of no.32 Camden Street Lower, Dublin 02 on behalf of Top Up Hospitality Limited. The proposed new shopfront design is an amendment to the existing approved planning application ref.3898/18 and includes minor adjustments to the fenestration configuration, building height, materiality and signage details.

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**Area** Area 1 - South East  
**Application Number** 3481/19  
**Application Type** Permission  
**Applicant** Jerry Huysmans  
**Location** 41, Rowan House, Mespil Estate, Sussex Road, Dublin 4  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** Permission is sought for change of use from residential apartment use to short term letting.

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**Area** Area 1 - South East  
**Application Number** 3482/19  
**Application Type** Permission  
**Applicant** Jerry Huysmans  
**Location** 26, Dexter Terrace, Northbrook Road, Ranelagh, Dublin 6  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** Permission is sought for change of use from residential apartment use to short term letting.

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**Area** Area 1 - South East  
**Application Number** 3483/19  
**Application Type** Permission  
**Applicant** Jerry Huysmans  
**Location** 49, Cherry House, Mespil Estate, Sussex Road, Dublin 4  
**Registration Date** 12/07/2019  
**Additional Information**  
**Proposal:** Permission is sought for change of use from residential apartment use to short term letting.

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**Area** Area 1 - South East  
**Application Number** 3489/19  
**Application Type** Permission  
**Applicant** Uniball Bars Limited  
**Location** Shaws Lane, Off Bath Avenue, Dublin 4  
**Registration Date** 12/07/2019  
**Additional Information**  
**Proposal:** Permission to extend and renovate an existing warehouse and ancillary office space (828sqm) to provide for an increase in floor area at first floor level of 207sqm and the provision of second floor ancillary accommodation (333sqm), all on a site of 0.0849 Ha at Shaw's Lane, Off Bath Avenue, Dublin 4. The proposal will also include the provision of staff welfare facilities, revised treatment to all elevations and roof terraces at second floor level. Permission will include all associated site works including the provision of hard and soft landscaping, boundary treatments, foul & surface water drains & attenuation on site with connections to existing services and provision of a water mains on site with connection to the existing water mains.

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**Area** Area 1 - South East  
**Application Number** 4763/18  
**Application Type** Permission  
**Applicant** KW Real Estate ICAV  
**Location** The Shelbourne Hotel, 27-34, Saint Stephen's Green, and No. 12 Kildare Street, Dublin 2  
**Registration Date** 08/07/2019  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund VII intends to apply for permission for development at this site. The proposed development is for modifications and alterations to the hotel's existing main entrance onto St. Stephen's Green comprising:

(i) the removal of existing revolving doors with fanlight and replacement with a new hinged double entrance door with fanlight and internal timber surrounds encasing an air curtain over the new entrance door;

(ii) removal of modern curved step and its replacement with a new larger step in front of new entrance door; and

(iii) the addition of brass handrails around the existing cast iron columns either side of the main entrance area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3796/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Savills
<b>Location</b>	Bolands Mills, Ringsend Road and Barrow Street, Grand Canal Dock, Dublin 4
<b>Registration Date</b>	12/07/2019

**Additional Information**

**Proposal:** EXT OF DURATION: PROTECTED STRUCTURE: We Versus Ltd. (In Receivership), Abbono Ltd. (In Receivership), Beckton Properties Ltd. (In Receivership) & Candourity Ltd. (In Receivership) (each acting by the Joint Receivers Mark Reynolds & Glenn Crann), Savills, 33 Molesworth Street, Dublin 2.

Intend to apply for Planning Permission

For development at a site of 1.056 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street (Car Park) at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Rd., to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock.

The site accommodates 4 protected structures including; Block B referred to as 1 Ringsend Road (RPS 7377); Block D comprising no's 33 and 34 Barrow Street (RPS 483, 484); two storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (RPS 485). These will be refurbished and incorporated into the overall development. There will be internal and external interventions to all protected structures.

The development consists of:

A mixed use scheme with a gross floor area above ground of some 36,759 sq. m. (comprising office (28,762 sq. m.), residential (42 no. units including 31 no. 2 bed units and 11 no. 3 bed units; 6,050 sq. m.), restaurant/cafe (1,184 sq. m.), retail (214 sq. m.) and cultural and exhibition (549 sq. m.) uses; provision of incidental parking, storage, plant and related uses at basement area of 11,477 sq.m. (overall gross floor area of scheme is some 48,236 sq. m.). The development includes 2 no. new build office buildings; 1 no. new build residential building; the restoration of existing Blocks A, B, C, D and the redevelopment of the Factory Building. The proposed development includes the demolition of structures on the site, including the former silo structures (Blocks E, F and G) as well as blocks H, J, K and L.

The detailed description of the development is set out below:

1. Building A (2 storeys) located at the junction of Ringsend Rd. and Barrow St. will be retained and restored for retail (to include off licence use)/restaurant/cafe use. Interventions to include: reinstatement of roof and window opes; new windows to be installed to match original on north and south facades; new entrance door to Ringsend Rd. facade and new doors to be installed in existing opes in south facade.

2. Building B (comprising B1 - B5) (RPS 7377) (5 - 8 storeys) located on Ringsend Rd. will be retained and restored for office use. Restaurant/cafe/retail use to be provided at ground floor of B4 to B5. Interventions to include: reinstatement of timber roof trusses and roofs, with lantern roof to B5 (a later addition) to be removed; new windows to be installed on all facades to match original; window opes at ground floor north facade to be modified; new entrances to be provided on north and south elevations; removal of section of first floor to provide atrium; floors to be reinstated at original levels other than the removal of second floor in B3/B4 and the lowering of the existing ground floor in B4/B5; new metal roof . enclosure to B3; removal of plant enclosure at roof level over B3, projecting canopy and associated ducts / equipment over former truck loading area on Ringsend Rd. and metal roof cowels to ducts over B4 & B5.

3. Building C (6 storeys) fronting the Dock will be retained and restored for restaurant/cafe/retail use at ground floor and residential above to include 9 no. 3 bed units and 1 no. 2 bed unit. Interventions to include: replacement of later metal roof with natural slate roof; insertion of new floors; addition of new window opes on the W, N and S facades; enlargement of window opes on west facade to facilitate living spaces; addition of balconies to west elevation.

4. Building D (RPS 483, 484) (2 storeys plus basement) located on Barrow Street will be retained and restored for retail/cafe/ restaurant use. New glass and copper wrap around extension to existing building. Interventions to include: refurbishment/repair of roof and windows; addition of glazed rooflight at rear wall; restoration of floors at original levels; internal fabric refurbishment; repair of steps and railings and front area to Barrow Street.

5. Factory Building (RPS 485 two-storey brick gables): It is proposed to partially demolish the rear of the Factory Building and reconstruct the east gables in a line that generally aligns with the footprint of the adjoining Block C. The dockside gables will be restored. The Factory Building will accommodate cultural/exhibition use. Interventions include: section of side walls to be removed; existing stone gabled east facade to be disassembled and reconstructed in its new position, including realignment of arched openings and windows and formation of new door; new viewing window to be formed in south facade; new rooflight; existing balcony on the waterfront facade to be replaced with new balcony and second matching balcony to be installed on western gable.

6. Development to include all other associated internal and external works to Blocks A, B, C, D and the Factory Building.

7. New Office Building 1 is a 5 storey building fronting Barrow Street increasing to a maximum height of 14 storeys to accommodate (max. building height 53.65 m.) office accommodation and ancillary facilities including reception, meeting rooms and staff restaurant. Enclosed plant area at level 13. Roof terraces to be provided at floor levels 5, 11 and 12.

8. New Office Building 2 is a 5 storey building fronting Barrow Street increasing to a maximum height of 13 storeys (max. building height 49.85 m.) to accommodate office accommodation and ancillary facilities including reception, meeting rooms, plant and staff restaurant. Roof terraces to be provided at floor levels 5 and 11.

9. New Residential Building 3 is a 15 storey building (max. building height 47.8 m.) accommodating reception and plant at ground floor, gym at first floor and 30 no. 2 bed units and 2 no. 3 bed units above. A semi enclosed roof terrace is provided at 14th floor. Balconies on E, W, S elevations.

10. Three new pedestrian routes from Barrow Street (two of which also provide for service and emergency vehicle access/egress). New civic waterfront square adjacent to the Dock. A bridge link along the dock is proposed connecting the square to Mc Mahon Bridge, Ringsend Rd. Second open space to the south of the Factory Building. Development to include all hard and soft landscaping, lighting and planting. 2no. new mooring points for vessels, along the Grand Canal Dock - East Quay Wall.

11. Three levels of basement area are to be provided under Buildings 1, 2 and 3 to accommodate 136 no. car parking spaces, 350 no. of bicycle spaces and ancillary locker and shower facilities and plant. Basement to include lifts and stair cores.

12. Development to include new replacement basement vehicular access/egress ramp from Barrow Street. This is the main exit and entrance to the basement car park. Closure of existing basement ramp located adjacent to Mason Hayes Curran building (South Bank House). The new ramp will provide for continued vehicle access/egress to the existing South Bank House car park which adjoins the subject site to the immediate south.

13. Development to include demolition of existing ESB substation located adjacent to the Warehouse and Dock and new additional internal substations, all site development and ancillary works.

An EIS will be submitted to the Planning Authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1394/19
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	On the eastern side of the footpath at the junction of, Rathmines Road Upper and Rathmines Road Lower, Dublin 6 in front of, No. 302 Rathmines Road Lower, Dublin 6
<b>Registration Date</b>	09/07/2019
<b>Additional Information</b>	<b>Proposal:</b> The development will consist of the replacement of a double-sided Metropanel with single-sided digital Metropanel advertising display with a vinyl back (containing public advertising) including all associated site works and services. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1415/19
<b>Application Type</b>	Permission
<b>Applicant</b>	National Transport Authority
<b>Location</b>	Bus Stop Nos. 317, 318, 319 on the Public Footpath in front of Nos. 16-18 and Ballast House, Westmoreland Street, Dublin 2 (western side of the street)
<b>Registration Date</b>	12/07/2019
<b>Additional Information</b>	<b>Proposal:</b> The development will consist of the installation of two 3-bay, 4.350m long x 2.160m wide x 2.870m high stainless steel and glass bespoke bus shelters each with 1 no. 86 inch double sided digital advertising display including all associated site works and services.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2195/14/X1
<b>Application Type</b>	Extension of Duration of Permission

**Applicant** Olan Callanan  
**Location** 56, Heytesbury Lane, Ballsbridge, Dublin 4  
**Registration Date** 09/07/2019

**Additional Information**

**Proposal:** EXT. OF DUR.: The development will consist of demolition of the existing porch and the construction of a new two storey flat roofed extension to the rear, a single storey flat roofed extension to the front, remodelling the front boundary wall to Heytesbury Lane to allow for a new vehicular and pedestrian entrance and associated landscape and site development works.

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**Area** Area 1 - South East  
**Application Number** 3445/19  
**Application Type** Permission  
**Applicant** Luke Murphy and Elinor Lyon  
**Location** 79, Ringsend Road, Ringsend, Dublin 4, D04X070  
**Registration Date** 09/07/2019

**Additional Information**

**Proposal:** The development will consist of 1. Creation of new vehicular and pedestrian access exiting onto Ringsend Road, Dublin 4. 2. All structural and associated site works to be implemented.

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**Area** Area 1 - South East  
**Application Number** 3448/19  
**Application Type** Permission  
**Applicant** John Healy & Sarah Hughes  
**Location** 24, Heytesbury Street, Dublin 8  
**Registration Date** 09/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 24 Heytesbury Street, Dublin 8, a Protected Structure. The development will consist of repairs to the historic fabric generally, re-slating the existing main house and return, a new roof light to the rear hip slope of the main roof, removal of the brick effect render from the front facade, internal alterations to the existing historic property, new electrics and new plumbing throughout, demolition of the existing rear conservatory extension, demolition of existing shed in rear garden, construction of a new single storey extension to the rear, a new bin/bike store to the front garden and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3456/19  
**Application Type** Permission  
**Applicant** Joan & Michael Kelly  
**Location** 49, Fortesque Lane, Rathmines, Dublin 6, i.e. at the rear of 49 Lower Mountpleasant Avenue, Rathmines, Dublin 6  
**Registration Date** 10/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development, within the curtilage of a property listed in the Record of Protected Structures, will consist of the removal of the garden shed, the rear gate/timber fence and part of the masonry wall, the creation of a covered set back entrance onto Fortesque Lane complete with roller

shutter and garden gate, the construction of a two storey building comprising a car port, a garden room and an entrance lobby at ground floor level and a home office at first floor level. The existing boundary wall between Nos. 48 & 49 Fortesque Lane will be removed within the footprint of the proposed development and will be replaced by a new boundary wall. The roof will comprise a selected metal clad curved section and a flat section. The external walls will comprise selected brickwork and cladding.

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**Area** Area 1 - South East  
**Application Number** 3465/19  
**Application Type** Permission  
**Applicant** Larry Crowley & Caraiosa Kelly  
**Location** 29, Albany Road, Ranelagh, Dublin 6  
**Registration Date** 11/07/2019

**Additional Information**

**Proposal:** Planning permission is being sought for the partial demolition of existing single storey extension and construction of two storey extension to side (west) and single storey extensions to rear (south) and side (west) with proposed extension area of 67sq.m.

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**Area** Area 1 - South East  
**Application Number** 3477/19  
**Application Type** Retention Permission  
**Applicant** Catherine Moran  
**Location** 33, Beech Hill Crescent, Donnybrook, Dublin 4  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** RETENTION: the development consists of retention of existing opening in front boundary wall for vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 3479/19  
**Application Type** Permission  
**Applicant** Derek Tinsley  
**Location** 76, Devenish Road, Kimmage, Dublin 12  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** The development will consist/consists of: planning permission is sought for a 2 storey extension to rear for bedroom use, enlargement of kitchen to rear, and additional internal changes and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3480/19  
**Application Type** Permission  
**Applicant** Edward and Sandra O'Connor  
**Location** 141, Oliver Plunkett Avenue, Stella Gardens, Irishtown, Dublin 4

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**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** The development will consist/consists of: Planning permission is sought for first floor bedroom extension to rear over kitchen extension. Attic conversion with dormer window to rear for playroom use and all associated site works.

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**Area** Area 1 - South East

**Application Number** 4377/18

**Application Type** Permission

**Applicant** Paul Munsanje

**Location** Belmont House, 70 Belmont Avenue, Donnybrook, Dublin 4

**Registration Date** 12/07/2019

**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East

**Application Number** WEB1401/19

**Application Type** Retention Permission

**Applicant** Emma Harney

**Location** 117A, Strand Road, Sandymount, Dublin 4

**Registration Date** 10/07/2019

**Additional Information**

**Proposal:** Permission is sought for retention and completion of a permanent open car port to provide parking and storage to the rear .

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**Area** Area 1 - South East

**Application Number** WEB1416/19

**Application Type** Permission

**Applicant** Aidan Brady

**Location** 17, Newbridge Avenue, Sandymount, Dublin 4, D04 N7E

**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** Permission is sought for 1. a new vehicular entrance (3m wide) and off street parking to the front of the house and all associated site works.

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**Area** Area 1 - South East

**Application Number** WEB1417/19

**Application Type** Permission

**Applicant** John O'Connor

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**Location** 65, Terenure Road North, Terenure, Dublin 6w  
**Registration Date** 12/07/2019

**Additional Information**

**Proposal:** Permission is sought for demolition of existing single storey flat roof extension, construction of a flat-roof single storey extension, alterations to existing internal layout to provide a 2no. bedroom dwelling in place of the existing 3no. bedroom dwelling, provision of 1no. roof light to the rear of the existing pitched roof, alterations to existing pitched roof and provision of a new pedestrian entrance off Eagle Hill Avenue all to the rear

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0183/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 08/07/2019  
**Applicant** Ronan Baxter  
**Location** 123 St. Stephen's Green, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Necessary repairs & maintenance inc. roof repairs/recovering, window refurbishment, cast iron rainwater goods repairs/replacement, wrought iron balconies - refurbishment.

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**Area** Area 1 - South East  
**Application Number** 0271/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 08/07/2019  
**Applicant** Frances Flannery  
**Location** 2, Grafton Street, Floor 3, Dublin 2  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: A grant for planning was received but wish to make minor changes to the interior. No structural changes. All works are in line with agreed conservation of ceiling etc.

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**Area** Area 1 - South East  
**Application Number** 0276/19  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 11/07/2019  
**Applicant** Peter McVerry Trust  
**Location** 107 & 109, Haddington Road, Dublin 4  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: To improve the premises by carrying out essential refurbishment works, repairs and electrical upgrades to the premises.

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**Area** Area 1 - South East  
**Application Number** 0293/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 12/07/2019  
**Applicant** Cillian Clarke & Ed McKane  
**Location** 50, Dartmouth Square, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Removal of non-original ground floor fire lobby door.

2. Reintroduction of door and wall to front reception room.
3. Reopening connection between ground floor receptions rooms.
4. Upgrading of storage heaters.
5. Removal of internal wall in return to form family bathrooms (ground and first).
6. Removal of florescent light fittings and reinstate of pendent lighting.
7. Removal of bathroom and not original partition in basement.
8. Upgrading existing boiler and cylinder.

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**Area** Area 1 - South East  
**Application Number** 0303/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 10/07/2019  
**Applicant** Pdraig & Ciara Corrigan  
**Location** 122, Rathfarnham Road, Terenure, Dublin 6w  
**Additional Information**

**Proposal:** SHEC: Alterations to the existing dwelling house, demolition of the existing single storey detached garage and construction of a new three storey detached dwelling to the south side of the existing dwelling house and associated site development works including construction of a retaining wall. The alterations to the existing dwelling will include blocking up of 4no. windows to the south elevation, removal of cast concrete stepped access to the front and side of the dwelling, works to Rathfarnham Road boundary wall to widen the existing vehicular entrance and to create a new vehicular entrance and driveway, and construction of new stepped access to the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 0305/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 10/07/2019

**Applicant** Susan Gough  
**Location** Side of 7, Larkfield Gardens, Harold's Cross, Dublin 6W

**Additional Information**

**Proposal:** SHEC: Small detached 2-storey dwelling.

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**Area** Area 1 - South East  
**Application Number** 0311/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 10/07/2019  
**Applicant** Galen Bales  
**Location** Site to the rear of, 2, Swanville Place, Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC: Proposed 2-storey small detached dwelling.

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**Area** Area 1 - South East  
**Application Number** 2399/19  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 11/07/2019  
**Applicant** Anthony & Margaret Childs  
**Location** Site to Rear of 15 Leeson Street Upper, accessed off Warner's Lane, Dublin D04 E6H6

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site to rear of 15 Upper Leeson Street (a protected structure) accessed off Warner's Lane, D04 E6H6 for: Construction of a new three storey (the top floor in the attic level) mews house (164m<sup>2</sup>) with 2 no. enclosed carports to Warner Lane with open terrace over (32m<sup>2</sup>) screened with opaque glass and planting.

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**Area** Area 1 - South East  
**Application Number** 2974/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2019  
**Applicant** Susan and Paul Lynch  
**Location** No. 7, Gilford Drive, Dublin 4, D04 W270

**Additional Information**

**Proposal:** Permission for extension and alterations to existing two-storey semi-detached residence to include:- demolition of existing single storey extensions to side and rear, construction of new two-storey extension to side and single storey extension to rear incorporating an independent living unit at ground floor level, alterations and additions to elevations, internal alterations, connections to existing public foul and surface water drainage , and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 2981/19  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 08/07/2019  
**Applicant** Lorien Enterprises Ltd  
**Location** 14/15, Parliament Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of fan units to Crane Lane elevation and 2 no. awnings to East Essex Street and 2 no. new projecting signs, new fascia lettering and associated redecoration to both East Essex Street and Parliament Street.

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**Area** Area 1 - South East  
**Application Number** 2984/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/07/2019  
**Applicant** Fiona McHugh  
**Location** 41, Grosvenor Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of (A) Demolition of: (i) External front facade to side extension of the property at ground, first and second floor level, (ii) limited sections of internal walls. (B) Construction of: (i) two storey over half basement flat roof extension to the side of existing property, (ii) Architrave surround to front door to be reinstated, (iii) Enlargement of two number existing openings to the rear of property at first and second floor level, (iv) Refurbishment and renovation of existing property inclusive of all associated landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** 2989/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/07/2019  
**Applicant** Jamaica Coffee Co. Ltd  
**Location** Il Caffee Di Napoli, 11-14, Fenian Street, Dublin 2

**Additional Information**

**Proposal:** The proposed development seeks to amend condition 4 of the existing planning permission (DCC Ref. No. 0619/01), (Condition 2 of An Bord Pleanala permission ref. PL29S.124979) which refers to permitted opening hours. Jamaica Coffee Company Ltd wishes to amend the opening hours from 07.30 - 19.00hrs Monday to Friday incl. & 8.30 - 19.00hrs Saturday & Sunday to the following: 07.30 - 22.00hrs Monday to Friday incl., 15.00 - 22.00hrs on Saturday & 11.00 - 17.00 on Sunday.

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**Area** Area 1 - South East  
**Application Number** 2991/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/07/2019

**Applicant** Stewart Kenny  
**Location** 16, Saint Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for: 1. Alterations to the existing single storey extension to the rear which will include: a) Partial demolition of existing single storey extension (approx. 10m<sup>2</sup>) to provide for a new external courtyard to rear of existing house, b) Proposed single storey flat roof extension to the rear, c) Proposed new flat roof with parapet and associated rooflight to replace the pitched roof to the existing extension (to match the roof over the proposed new extension), d) Modification to rear elevation of existing extension, e) Interior alterations, boundary wall treatments and associated site development works. 2. Proposed new external wall with 2 no. windows to side rear at ground floor to face new courtyard and modification to existing door ope to rear living room to provide new window. 3. Alterations to previously approved planning permission (Ref. 4568/18) comprising of alternative internal alterations to existing house at No. 16 St. Mary's Road, Ballsbridge, Dublin 4 which is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 2993/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2019  
**Applicant** James Ryan  
**Location** 13-14, Dame Court, Dublin 2

**Additional Information**

**Proposal:** Permission for change of use of the first, second and third floors at No 13 and 14 Dame Court, Dublin 2, from Nightclub to Boutique Hotel, having total of 14 bedrooms; to include for removal of a 20sqm lightweight structure to the rear at first floor; the provision of 3 no. balconies serving bedrooms to the rear; the provision of a lift serving all floors and associated works; the lowering of the basement and ground floors (both in restaurant use) by 1030mm enabling existing two entrance points to have level universal/disabled access; the reinstatement of a 1.1m wide brick opening to the southern entrance to be similar to the northern entrance and the provision of new front windows and doors at ground level and a new painted sign on the existing fascia and three no. traditional retractable canopies. The existing uses as restaurant on basement and ground floors and rooftop bar and terrace at fourth floor level will be retained.

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**Area** Area 1 - South East  
**Application Number** 2995/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/07/2019  
**Applicant** Cathy O'Brien  
**Location** Orchard Lane, Ranelagh, Dublin 6. (Rear of No. 60 Ranelagh Road)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Orchard Lane, Ranelagh Road, Dublin 6. No. 60 Ranelagh Road is a Protected Structure. The development will consist of the demolition of a shed and the construction of one 3-bedroom, 2 storey mews dwelling, with a first-floor terrace facing onto Orchard Lane and a ground floor level rear garden/terrace backing onto the rear garden of No. 60 Ranelagh

Road, on all lands opening onto Orchard Lane to the rear of No. 60 Ranelagh Road, Dublin 6, and all associated ancillary works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 2996/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2019  
**Applicant** The Board of St. Patrick's Cathedral  
**Location** St. Patrick's Cathedral, St. Patrick's Close, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Board of St. Patrick's Cathedral intend to apply for a 10-year Planning Permission for development, conservation and repair works to 22 no. gravestones, formerly from St. Peter's Church, Aungier Street, Dublin and now in the grounds of the Cathedral. The works are to include repair and refixing against the boundary wall in the north east corner of the Cathedral curtilage.

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**Area** Area 1 - South East  
**Application Number** 2999/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 09/07/2019  
**Applicant** Alija Kramberger  
**Location** 52, Cowper Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** RETENTION: Retention Permission for alterations to previously approved planning permission Ref 2498/18. Alterations include a minor shape change of the rear single storey extension and increase of its footprint by 5.4m<sup>2</sup>, some elevational changes to the rear single storey extension, omission of rear brise soleil, changes to roof elevation of rear single storey extension incl. 1 additional rooflight. New boundary walls and side passage gates with brick arch above on the eastern and western side of the house.

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**Area** Area 1 - South East  
**Application Number** 3000/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/07/2019  
**Applicant** Jacqueline McDonnell  
**Location** 24, Beech Hill Drive, Donnybrook, Dublin 4, D04 Y199

**Additional Information**

**Proposal:** Planning permission to demolish the existing garage and outbuildings and construct a new dwelling (2 storey plus attic room with 2 no. Velux roof windows to front) attached to the side of the existing house. Including the following alterations to the existing dwelling: new front door with sidelight; new window to front at first floor and new Velux roof window to rear. A new vehicle pavement crossing and new vehicle access from Beech Hill Drive will be formed through the front boundary wall with 1 no. new vehicle parking space for the existing house.

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**Area** Area 1 - South East  
**Application Number** 3004/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Board of Management, Harolds Cross National School  
**Location** Harolds Cross National School, Clareville Road, Dublin 6W

**Additional Information**

**Proposal:** Permission for the construction of a single-storey thatched-roof timber structure, (built in the traditional hiberno-norse method) for use as an educational structure , with total floor area of approx. 36sqm & associated site works.

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**Area** Area 1 - South East  
**Application Number** 3016/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Derek Murtagh  
**Location** No. 3, Kevin Street Lower, Dublin 8, D08 TNH3

**Additional Information**

**Proposal:** Permission for change of use of the existing ground floor unit from retail to cafe, with internal layout amendments, including ventilation ducting to the exterior at roof level with associated site works.

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**Area** Area 1 - South East  
**Application Number** 3019/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Carnahan Investments Limited  
**Location** 268, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** The development involves a change of use of the ground floor (80 sq.m. in floor area) from retail use, last used as a cafe, to use as a cafe for on-site consumption, takeout beverages and retail sales for Butlers Chocolates and the replacement of the existing shopfront with anew shop front, erection of signage and a canopy.

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**Area** Area 1 - South East  
**Application Number** 3024/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 09/07/2019  
**Applicant** John Sandler & Patricia Harrington  
**Location** Elm House, 17, Milltown Road, Dublin 6, D06 W9K4

**Additional Information**

**Proposal:** RETENTION: Retention permission is sought for (i) retention of replacement vehicular entrance

gate, new pedestrian entrance gate (approximately 1.95 metres in height) and associated blockwork piers (approximately 2.35 metres in height) with stone capping and pebbledash rendered finish to match existing front boundary wall; and (ii) new pebbledash rendered wall (approximately 2 metres in height) to match existing front boundary wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3025/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	10/07/2019
<b>Applicant</b>	Aidan & Eimer Grimes
<b>Location</b>	2, Shelbourne Place, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** RETENTION: permission for a 3.0sq.m extension to front of house, and a new window in the east elevation, both at ground floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3026/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	11/07/2019
<b>Applicant</b>	Garvagh Homes Ltd.
<b>Location</b>	Classic Cinema Site, at Harolds Cross Road, Dublin 6W

**Additional Information**

**Proposal:** The development involves the demolition of the remaining buildings on site, the construction of a mixed-use development of retail (177sq.m), offices (199sq.m) and 91 dwelling units (4 studios, 29 one bed units and 58 two bed units) over an underground car parking area for 93 cars, plant areas and bin storage facilities.

The form of development provides for three blocks of development above the underground car park. The front block next to the street (5 storeys in height) will contain retail use and an ESB substation at ground level, offices at first floor level and 29 dwelling units in the remainder of the block. The central block (5 storeys in height) will have 32 dwellings units. The space between the blocks will contain landscaped communal open space and bike stores for the residents.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3029/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/07/2019
<b>Applicant</b>	Frank & Maeve O'Dea
<b>Location</b>	6A, Church Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission is sought for modifications to previously permitted permission Dublin City Council Reg. Ref. 2056/17. The proposed development will comprise of modifications to the front elevation

and window configuration. In addition, the proposed addition of a 3rd floor that would see the adding of a study area (11sq.m), WC (3sq.m), Roof Garden (13sq.m), Landing Area (2.6sq.m).

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**Area** Area 1 - South East  
**Application Number** 3030/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/07/2019  
**Applicant** RP Ranelagh Properties Ltd. & Zara Kenny  
**Location** 35, Mountpleasant Square, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site 35 Mountpleasant Square (Protected Structure). Mountpleasant Avenue Upper, Ranelagh, Dublin 6 consisting of a proposed single storey above ground rear extension of 31m<sup>2</sup> to basement and ground floor incorporated into the main house living accommodation with internal alterations to allow connectivity with proposed new extension with reduction of floor level in basement to provide adequate head height for habitable rooms which may require some underpinning of walls with demolition of a non-original single storey W.C. rear extension with demolition of original single-storey return along southern boundary (10.5m<sup>2</sup> in total) with reinstatement of boundary wall along laneway on southern boundary with alterations to existing rear boundary wall with associated site works.

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**Area** Area 1 - South East  
**Application Number** 3031/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Kathleen Garrett  
**Location** 55 Waterloo Lane, Dublin 4, (to the rear of No 55 Waterloo Road, Dublin 4, a Protected Structure)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for the demolition of a mid-twentieth century detached single storey garage; the construction of a three bedroom, two-storey townhouse c. 167 sqm with 3 Velux rooflights to front slope, with one car-parking space, bin and bicycle storage, and a new eastern boundary dividing fence 1.8m high, a below ground rainwater attenuation tank and a new pedestrian gate to lane.

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**Area** Area 1 - South East  
**Application Number** 3035/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 11/07/2019  
**Applicant** Mark Foster  
**Location** 12A, Joy Street, Ringsend, Dublin 4

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention of attic conversion with rear dormer and for alterations to rear dormer, including reduction of height of dormer below ridge line at 12A Joy Street, Ringsend, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3036/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/07/2019
<b>Applicant</b>	WeWork (42 Charlemont Street Tenant Limited)
<b>Location</b>	Charlemont Exchange, Junction of Charlemont Place and Charlemont Street, Dublin 2, D02 VN88

#### **Additional Information**

**Proposal:** Planning permission for the erection of signage at Charlemont Exchange located at the junction of Charlemont Street and Charlemont Place, Dublin 2, D02 VN88. The development will consist of:  
Erection of signage along the south-western elevation consisting of:

- 1 no. WeWork facade sign comprising of built up illuminated lettering in aluminium back painted colour located between the 4th and 5th floor.
  
- 1 no. WeWork wall mounted engraved brass plaque comprising of brushed brass, etched and engraved.
  
- 1 no. WeWork illuminated projecting double sided signage comprising of aluminium painted black panelling with white lettering.

Erection of signage along the south eastern elevation consisting of:

- 1 no. WeWork over door sign comprising of built up suspended rimless illuminated lettering in aluminium back painted colour.
  
- 1 no. WeWork facade sign comprising of built up illuminated lettering in aluminium back painted colour located between the 4th and 5th floor.
  
- 1 No. WeWork illuminated projecting double sided sign comprising of aluminium painted black panelling with white lettering.

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**Area** Area 1 - South East  
**Application Number** 3040/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2019  
**Applicant** Peter Doyle  
**Location** 14, Rostrevor Road, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** Permission to widen existing front vehicular site entrance.

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**Area** Area 1 - South East  
**Application Number** 3043/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/07/2019  
**Applicant** Patrick Garvey  
**Location** 1A, Ormond Road, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** The development will consist of the change of use from light industrial to residential of an existing single storey building of 133 square metres, including minor works to the existing building and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3097/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/07/2019  
**Applicant** Railway Union Sports Club  
**Location** Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** The development will consist of amendments to previously granted permission reg ref 3129/17 consisting of the following: Reduction in area of single story pavilion granted under reg ref 3129/17 from 353.5m<sup>2</sup> to 302.1m<sup>2</sup>, (reduction in area of Community room by 3m<sup>2</sup> and training room by 10.8m<sup>2</sup>), addition of access door west elevation and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3339/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/07/2019  
**Applicant** Garvagh Homes Ltd.  
**Location** ESB depot site at Parnell Avenue, Harold's Cross, Dublin 6

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### Additional Information

**Proposal:** The development consists of the demolition of the remaining buildings on site, the construction of a 55 unit residential development (6 studios, 8 one-bed units and 41 two-bed units) over an underground car parking area for 57 cars. The basement includes plantrooms, bike spaces (82) and waste storage facilities. The form of development consists of two blocks of development, both 4-storeys with a step down to 3-storeys. Block A contains 33 units and Block B with 22 units, a landscaped communal open space (400 sq.m) between the blocks and visitor car and bike spaces at surface level. The existing entrance will be modified to facilitate the extending of the footpath on Parnell Avenue to give access to the site. An ESB substation and switch room will be located on the ground floor of Block B.

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**Area** Area 1 - South East  
**Application Number** 3350/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/07/2019  
**Applicant** Catherine Moran  
**Location** 33, Beech Hill Crescent, Donnybrook, Dublin 4

### Additional Information

**Proposal:** The development will consist of alterations to existing footpath and kerb to front of site to allow for new off street parking within existing front garden.

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**Area** Area 1 - South East  
**Application Number** 3383/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/07/2019  
**Applicant** Deirdre McTigue and Steven Mcnamee  
**Location** 3, Gulistan Cottages, Rathmines, Dublin 6

### Additional Information

**Proposal:** The development will consist/consists of: planning permission is sought for attic conversion with dormer projection to rear consisting of new bedroom new internal alterations on ground floor consisting of wet-room and new lounge, and all associated site works

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**Area** Area 1 - South East  
**Application Number** 3391/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/07/2019  
**Applicant** Leinster Branch IRFU  
**Location** Leinster Branch IRFU, Donnybrook Road, Donnybrook, Dublin 4

### Additional Information

**Proposal:** RETENTION: permission for a single storey plantroom of 14m<sup>2</sup> which is servicing the new training facilities of Leinster Branch IRFU. The plantroom is located to the rear of the new training facilities overlooking the existing playing fields at Leinster Branch IRFU, Donnybrook Road, Donnybrook, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 4220/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/07/2019  
**Applicant** Vivian Healy  
**Location** 21, Beach Road, Sandymount, Dublin 4  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Construct detached single storey dwelling in rear garden & widen existing front vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** 4733/18  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 08/07/2019  
**Applicant** 1 Merrion Land Limited  
**Location** The Gowan Motors Site, 143, Merrion Road, Dublin 4  
**Additional Information** A.I Article 35 Received  
**Proposal:** Permission for development at a site of c. 0.2212ha located at The Gowan Motors Site, 143 Merrion Road, Dublin 4. The site is located south of Merrion Road and west of Herbert Avenue on a prominent corner site. The development will consist of the following: The demolition of the existing 2 no. car showroom buildings c. 1,069 sq.m; Construction of 1 no. apartment block up to 8 storeys above basement with a total of 66 no. dwelling units comprising: 19 no. 1-bedroom apartments (ranging in size from c. 50.2 sq.m - c. 71sq.m), 28 no. 2-bedroom apartments (ranging in size from c. 81.4 sq.m - c. 90.3 sq.m) and 19 no. 3-bedroom apartments (ranging in size from c. 100 sq.m - c. 122 sq.m). All units have a terrace/balcony facing north/south/east/west. Total residential gross floor area c. 6,829 sq.m; The provision of a retail unit at ground floor c. 136.4 sq.m; All associated site development works, services provision, 40 no. car parking spaces (39 no. in the basement and 1 no. surface level set down), 68 no. cycle parking (at basement and surface level), bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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**Area** Area 1 - South East  
**Application Number** WEB1284/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2019  
**Applicant** Jennifer Sheahan  
**Location** 35, Gulistan Cottages, Rathmines, Dublin, D06 Y3F6  
**Additional Information**  
**Proposal:** Planning permission for development works to a single family mid terrace dwelling. The proposed works are to consist of the demolition of the existing rear extension, renovation of the existing single storey terrace dwelling to incorporate an additional mezzanine level with a dormer window to the rear roof, a new single storey extension with flat roof to the rear, together with associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1298/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Mary Jane Brady  
**Location** 14, Wilfield Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of providing new landscaped off-street parking by the removal of a 3.1m wide section of the existing front boundary railing and concrete plinth, and provision of new bi-folding gates to new vehicular entrance, all to the front

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**Area** Area 1 - South East  
**Application Number** WEB1300/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/07/2019  
**Applicant** Frank Cronin  
**Location** 56, Ramleh Park, Milltown, Dublin 6

**Additional Information**

**Proposal:** The development will consist of single storey extension of semi-detached dwelling to the rear of the existing dwelling with sedum flat roof, and associated landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB1302/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/07/2019  
**Applicant** joe kelly  
**Location** 43, Tritonville Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Creation of vehicular access to the front and provision of off street parking for one vehicle and ancillary related works

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**Area** Area 1 - South East  
**Application Number** WEB1401/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/07/2019  
**Applicant** Emma Harney  
**Location** 117A, Strand Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for retention and completion of a permanent open car port to provide parking and storage to the rear .

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2094/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	College of Psychiatrists of Ireland
<b>Location</b>	5, Herbert Street, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission is being sought for external repairs and alterations including replacement of non-original windows and doors and internal alterations at 5 Herbert Street, Dublin 2, and associated landscape works and change of use of mews building (5 Herbert Lane) from a mechanics garage to office use, external and internal alterations including insertion of rooflights and raising the roof and wall to Herbert Lane and provision of a mezzanine floor.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2857/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Atlas GP Limited
<b>Location</b>	Apartments 7, 14, and 21 of The Brokerage, Townsend Street, Dublin 2

### **Additional Information**

**Proposal:** The development consists of the change of use of the three units to tenant amenity rooms. Proposed works relate to internal remodelling and fit out only.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2062/19
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	09/07/2019
<b>Applicant</b>	1 Merrion Lands Limited
<b>Location</b>	Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4

### **Additional Information**

**Proposal:** Planning permission for development at a site of c. 0.28ha. The site is located south of Merrion Road. The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 1 no. apartment block ranging in height from 3 storeys up to 6 storeys with a total of 42 no.-dwelling units comprising: 6 no. 1-bedroom apartments (ranging in size from c. 48.8sqm to c. 64.3sqm), 30 no. 2-bedroom apartments (ranging in size from 63.4sqm to c. 92.3sqm) and 6 no. 3-bedroom apartments (ranging in size from c. 98.9sqm to c. 119.5sqm) with associated north/south/east/west facing balconies/terraces. There will also be an external walkway on first to fifth floor levels on the western side of the building to provide access to the apartments to the rear. A communal open space area will be provided at ground and first

floor level measuring c. 958sqm. The development will also include the provision of 29 car parking spaces. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3500/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	12/07/2019
<b>Applicant</b>	BP Development Projects Limited
<b>Location</b>	Lands to the rear of 46-64, South Dock Street, Ringsend, Dublin 4, D04 C7F8

**Additional Information** Additional Information Received

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4421/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	10/07/2019
<b>Applicant</b>	IPUT Plc
<b>Location</b>	Wilton Park House, Gardner House, Cumberland Road, Dublin 2

**Additional Information**

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

follows: i) Two Wilton Park. Office, food and beverage and leisure use comprising of a gym (c. 470m<sup>2</sup>), cafe/food-hall/wine bar (c.229m<sup>2</sup>) and offices (c.2,102m<sup>2</sup>) at Lower Ground Floor level; gym (c.155m<sup>2</sup>), speciality coffee shop (c.120m<sup>2</sup>), cafe/food-hall/wine bar (c.354m<sup>2</sup>) and offices (c.1,032m<sup>2</sup>) at Ground Floor Level; and c.1,13m<sup>2</sup> offices from First Floor level upwards; ii) Three Wilton Park. Office, food and beverage and facilities management use, comprising of a restaurant (c.285m<sup>2</sup>) and offices (c.2,094m<sup>2</sup>) at Lower Ground Floor level; Retail Services (c.94m<sup>2</sup>), restaurant (c.270m<sup>2</sup>), and offices including facility management offices (c.1,468m<sup>2</sup>) at Ground Floor Level; and c.11,481m<sup>2</sup> offices from First Floor Level upwards; and iii) Four Wilton Park. Office use throughout (c.17,225m<sup>2</sup>). The development of Plot 1 will also involve the construction of a c. 1,174m<sup>2</sup> public square (between Two and Three Wilton Park, opening onto Wilton Place [west]); the creation of a new public route linking Lad Lane with the new square; c. 122 car parking spaces at basement level (accessed via a ramp opening onto Cumberland Road), c. 500 cycle spaces, plant, waste and ancillary areas at Basement Level; Rooftop plant, landscaping on rooftops and within the overall site area, roof gardens and terraces, external street furniture, lighting to landscaped areas and all other associated site excavation, safety hoardings and ancillary development and site works above and below ground. B) 'Plot 2': alterations to the existing layout and access arrangements of Wilton Park, including provision of a Pavilion/Tea Room (c. 74m<sup>2</sup>) and ancillary plant enclosure, relocation and refurbishment of the existing fountain, reconfiguration of part of the park fencing, replacement of some hedging and trees with new planting, installation of new park furniture, the addition of new gated openings at the Cumberland Road/Wilton Place junction, the installation of timber children's play equipment, wayfinding lighting and all associated and ancillary development and site works above and below ground. C) 'Plot 3': The proposed development includes indicative environmental improvement works to the adjacent public streets, including Wilton Place, Wilton Terrace, Cumberland Road and Lad Lane. All indicative works affecting the public streets are subject to detailed agreement with the Environment and Transportation Department of Dublin City Council. The indicative works may include the reconfiguration of Wilton Place (west) to a one way traffic system (west to east - including removal of 15 on-street car parking spaces), reconfiguration of the Wilton Terrace/Cumberland Road/Wilton Place road junction, provision of pedestrian crossing areas, provision of loading bays (1 on Cumberland Road and 2 on Lad Lane - including removal of 3 car spaces on Cumberland Road and 3 on Lad Lane); removal of the existing office vehicular entry at the corner of Wilton Place (east & west) and relocation to Cumberland Road; all of the preceding to include all associated and ancillary development and site works above and below ground

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4650/18
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	08/07/2019
<b>Applicant</b>	Capital Estate Management Ltd.
<b>Location</b>	6, 7, 8 and 9, College Street & 28, 29-30 & 31 Fleet Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on this site (0.0634ha) within the existing interlinked 4-storey over basement properties at 6, 7, 8 and 9 College Street, 28, 29-30 and 31 Fleet Street, Dublin 2 (premises comprising The Irish Yeast Co., Barbers Room and Times Hostel buildings on College Street, Bowes public house and adjoining vacant unit on Fleet Street and Doyles public house on the corner of College Street and Fleet Street). 6, 7 and 8 College Street and 28, 29-30 and 31 Fleet Street are all Protected Structures. The proposed development comprises demolition of existing two-storey return to the rear of 6 College Street and 29-30 Fleet Street and change of use and extension of the ground, first, second and third floors of 6 College Street and modifications to of part of the permitted licensed cafe/bar (Reg. Ref. 3397/15) at ground floor and basement levels of 29-30 Fleet Street to provide for an extension of



the public house use at ground floor and basement levels at 31 Fleet Street and an extension of the first, second and third floor levels of the hostel use accessed from 8 College Street (Times Hostel). The development will consist of the following: Basement Level: - Reconfiguration and alternatives to existing internal doors, walls and stairs and provision of partitions to facilitate installation of toilet facilities and associated stairs access within 29-30 Fleet Street to serve the adjoining Bowes public house at 31 Fleet Street. The residual basement area of 29-30 Fleet Street will remain within the demise of Doyle's public house. Ground Floor Level: - Reconfiguration and alterations to existing doors, walls and partitions to provide for an extension of existing public house at 31 Fleet Street into the adjoining 6 College Street and 29-30 Fleet Street to accommodate additional bar and accessible toilet areas and provision of stairs access to the basement level of 29-30 Fleet Street. First, Second and Third Floor Levels: - Reconfiguration and alterations to existing doors, walls and partitions within 6 College Street and 31 Fleet Street and extension into the existing internal courtyard area and to the rear of 31 Fleet Street to provide 9 no. hostel dormitories (3 per floor) accessed from the existing first, second and third floor hostel accommodation within 31 Fleet Street. The proposed development will result in an increase in the gross floor area of the Bowes public house from 142sq.m to 336sq.m, an increase in the gross floor area of the Times Hostel premises from 1016sq.m to 1214sqm, a decrease in the gross floor area of the permitted cafe/bar at ground floor level within 29-30 Fleet Street from 78sq.m to 68sq.m and a decrease in the gross floor area of Doyle's public house from 812sq,n to 743sq.m. Permission is also sought for cleaning and refurbishment of the existing building facade, shopfront and signage to 6 College Street and all associated site and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4694/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@09/07/2019
<b>Applicant</b>	Frontier Property Investment
<b>Location</b>	201/203, Rathmines Road Lower, Dublin 6
<b>Additional Information</b>	

**Proposal:** Planning permission is sought at Nos. 201 and 203 Rathmines Road Lower, Dublin 6. The development will consist of (i) demolition of Nos. 201 and 203 Rathmines Road Lower (excluding front south-facing facade) including single-storey outbuildings and sheds to rear of the site; (ii) construction of a three-storey over entrance floor level mixed use building consisting of the following elements: (a) proposed cafe/restaurant at ground floor level, with associated ancillary facilities and service area at lower ground floor level and upper ground floor level; (b) 1 no. short stay residential studio with rear balcony (4.4 sq.m) and 1 no. two bedroom short stay residential apartment served by private courtyard space (9.1 sq.m) at 1st floor level; and, (c) 1 no. three bedroom short stay residential apartment with rear balcony (9 sq.m) at 2nd floor level; (iii) new signage; and, (iv) all ancillary works, including SuDS drainage and landscaping necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1688/18
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	12/07/2019
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	on the public footpath, on the Western side of Dawson Street, Dublin 2, in front of No.51, Dawson Street

**Additional Information**

**Proposal:** The installation of double sided digital Metropanel advertising display including all associated site works and service. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m. The precise location of the unit is marked by a red x on the pavement.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2706/19
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	03-Jul-2019
<b>Applicant</b>	Bisvale Designated Activity Company
<b>Location</b>	15-17, Sandymount Avenue, Dublin 4

**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 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.

**\*\*\*Amendment to Week 27/19\*\*\***

## 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

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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

28/19

(08/07/2019-12/07/2019)

## WEEKLY PLANNING LISTS

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 1 - South East  
**Application Number** 0329/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Pauline & Ronan O'Connell  
**Location** 39, St. Kevin's Park, Dartry, Dublin 6  
**Registration Date** 10/07/2019  
**Additional Information**  
**Proposal:** SHEC: Construction of a two-storey detached three bedroom house with pitched roof and rooflight and associated landscaping works to side of No. 39 St. Kevin's Park.

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**Area** Area 1 - South East  
**Application Number** 0331/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Neill Hughes  
**Location** 24, Fitzwilliam Lane, Dublin 2  
**Registration Date** 11/07/2019  
**Additional Information**  
**Proposal:** SHEC: Demolition of an existing two storey (74sqm) dwelling house and its replacement with a new three storey over part basement courtyard house..

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**Area** Area 1 - South East  
**Application Number** 0332/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Paul Slevin  
**Location** Rear of 24 Mountpleasant Avenue Upper (accessed from Rugby Villas), Dublin 6  
**Registration Date** 11/07/2019  
**Additional Information**  
**Proposal:** SHEC: Erection of one new two storey dwelling unit

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**Area** Area 1 - South East  
**Application Number** 0334/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Valerie + Reginald Plunkett  
**Location** Rear 351, Harolds Cross Road, Dublin 6  
**Registration Date** 12/07/2019  
**Additional Information**  
**Proposal:** SHEC: Demolition of existing car garage and construction of a new single storey dwelling

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# Dublin City Council

## SECTION 5 EXEMPTIONS

28/19

(08/07/2019-12/07/2019)

## WEEKLY PLANNING LISTS

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



**Area** Area 1 - South East  
**Application Number** 0324/19  
**Application Type** Section 5  
**Applicant** October Management Limited  
**Location** 16, St. Stephen's Green, Dublin 2  
**Registration Date** 08/07/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Provision of slimline double glazing in new timber sashes to replace existing modern sashes in existing sash frames along with restoration of the original glazing bar/fenestration arrangement where altered on ground and first floor windows, front and rear.

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**Area** Area 1 - South East  
**Application Number** 0333/19  
**Application Type** Section 5  
**Applicant** Braddock Estates Ltd.  
**Location** 23, Leeson Street Upper, Dublin 2  
**Registration Date** 11/07/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: clean and paint railings front and back, decorate doors and windows, interior decoration throughout, local parapet/valley flashings repairs, paint previously painted external walls, replace sanitary ware + finishes and kitchen fittings including floor and wall tiling

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