



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

29/19

(15/07/2019-19/07/2019)

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 2399/19
Application Type Permission
Applicant Anthony & Margaret Childs
Location Site to Rear of 15 Leeson Street Upper, accessed off Warner's Lane, Dublin D04 E6H6
Registration Date 19/07/2019
Additional Information A.I Article 35 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 (164m²) with 2 no. enclosed carports to Warner Lane with open terrace over (32m²) screened with opaque glass and planting.

Area Area 1 - South East
Application Number 2473/19
Application Type Permission
Applicant PZ Digital Ltd.
Location 2, Wexford Street, Dublin 2
Registration Date 18/07/2019
Additional Information Additional Information Received
Proposal: Planning permission for the replacement of a 6.4m x 6.4m conventional advertising poster (including 150mm wide frame all round) and with overhead lights, with a 6.5m x 6.5m digital advertising display unit (with 200mm wide frame all round) without overhead lights, both having an overall height of 10.95m off the ground, on the side (north) elevation of No. 2 Wexford Street, Dublin 2, on the corner with Cuffe Street, Dublin 2.

Area Area 1 - South East
Application Number 2566/19
Application Type Permission
Applicant TRN Developments Ltd.
Location 122, Terenure Road North, Terenure, Dublin 6W, D6W P585
Registration Date 17/07/2019
Additional Information Additional Information Received
Proposal: Planning permission is sought for revisions to previously approved planning permission - (PL.Ref: 3180/15). Revisions include, ground floor layout with additional 21sqm retail floor space, first floor layout to have 1 no. 3 bed 119sqm apartment with balcony to front & revised first floor terrace to rear with revisions to front and rear elevations.

Area Area 1 - South East
Application Number 2809/19
Application Type Permission
Applicant Thomas A Menton

Location Site to the rear of 38 and 40, Rathdown Park,
Terenure, Dublin 6W

Registration Date 18/07/2019

Additional Information Additional Information Received

Proposal: Planning permission for development consisting of a new 2 storey 2 bedroom detached dwelling with new vehicular entrance and driveway.

Area Area 1 - South East

Application Number 2818/19

Application Type Permission

Applicant The Pembroke Road Partnership

Location 28A, Clyde Lane, Dublin 4

Registration Date 18/07/2019

Additional Information Additional Information Received

Proposal: The proposed development will consist of the change of use of 28A Clyde Lane from residential to ancillary educational use associated with St. Conleth's College. The change of use will include associated alterations to the building, including the closing up of windows and doorway in the southern facade, the provision of a doorway and windows to the western facade, and the provision of a window to the eastern facade. The development also includes landscaping, and all associated ancillary works.

Area Area 1 - South East

Application Number 3491/19

Application Type Permission

Applicant HubSpot Ireland Ltd.

Location Nos. 1, 2, 3, 4, 5 & 6, Sir John Rogerson's Quay, Nos.
21 & 22 Windmill Lane & No. 17 Creighton Street (also
known as 16-25 Creighton Street), Dublin 2

Registration Date 15/07/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at Nos. 1, 2, 3, 4, 5 & 6 Sir John Rogerson's Quay, Nos. 21 and 22 Windmill Lane and No. 17 Creighton Street (also known as 16-25 Creighton Street), Dublin 2. The site includes protected structures at No. 4 (RPS Ref: 7544) and No. 5 (RPS Ref: 7545) and the facade of No. 2 (RPS Ref: 7543) Sir John Rogerson's Quay. The development will consist of the installation of four new signs comprising an internally illuminated acrylic sign at high level on the Creighton Street facade, a house name sign made of stainless steel letters front fixed to metal panels at low level at the corner of Sir John Rogerson's Quay and Creighton Street, a logo sculpture within the entrance courtyard and a back-lit brushed stainless steel sign mounted at high level on the East facade of the entrance courtyard.

Area Area 1 - South East

Application Number 3492/19

Application Type Permission

Applicant Permanent TSB Plc

Location 105a, Leeson Street Lower, Dublin 2

Registration Date 15/07/2019

Additional Information

Proposal: PERMISSION & RETENTION: a) retention of rearrangement of permitted shopfront incorporating relocation of permitted ATM (Plan Ref No 1627/96) and removal of entrance doors and b) installation of two digital screens behind the existing shopfront glazing.

Area Area 1 - South East
Application Number 3497/19
Application Type Permission
Applicant Basil Whelan
Location 95, Ringsend Road, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: RETENTION & PERMISSION: Retention permission sought for change of use from shop to restaurant, including associated alterations, signage & shop front, at ground level and retention of 2 twenty-foot shipping containers (6.1m x 2.44m each) in place of original sheds, rear store / staff room, wcs, open seating area with canopy, bin store at front corner. Permission sought for relocation and replacement of chimney flue removal of painted timber panels to front boundary and replacement with boundary treatment with flower boxes, alterations to the internal layout including repositioning of internal stairs and new access door to Ringsend Road for dwelling and associated works.

Area Area 1 - South East
Application Number 3501/19
Application Type Retention Permission
Applicant Sisu Izakaya
Location UNIT 4, Drury Hall, Stephen Street Lower, Dublin 2
Registration Date 16/07/2019

Additional Information

Proposal: RETENTION: the retention of the change of use from a shop to restaurant.

Area Area 1 - South East
Application Number 3502/19
Application Type Permission
Applicant Copper Bridge C2015 ICAV
Location The Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: Permission for development at a site (c.1.73ha) at the Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4 bounded generally by Lansdowne Road to the north, Lansdowne Place development (currently under construction) to the east, Pembroke Road to the west and One Ballsbridge to the south, at Ballsbridge, Dublin 4. The development will consist of a scheme of residential, hotel, retail, non-retail services, licenced restaurants, bars, cafes and ancillary uses above and below ground (81,024.7sq.m gross floor area), comprising: The demolition of structures on site (excluding the primarily retained external posts, plinths and railings around the site perimeter to the public road)(approximately 35,500sq.m); The construction of 7 no. buildings (Blocks 1, 2, 8, 9, 10, 11 primarily residential and inter-linked; Block 12 primarily hotel) over a 2 level basement, comprising: 313 no. residential units (42,794.8 sq.m including arcaded walkways); a 152 no. bedroom hotel (8,185sq.m, including leisure/spa facility, conference facilities,

and restaurant and bar facilities above and below ground floor level); an anchor retail unit (2,444.2 sq.m gross); licenced restaurants, cafes and bars (1,540.3sq.m, 7 no. in total); 7 no. retail (including an off-licence)/commercial/non-retail service units (1,399.9sq.m, to accommodate Use Class 1 and 2 uses such as retail, professional/financial services); and ancillary plant, circulation and landscaped areas. The basement levels will accommodate 636 no. car spaces, 32 no. motorcycle spaces and 458 no. bicycle spaces together with circulation, storage and services areas (24,351sq.m). 76 no. bicycle spaces are also provided at surface level within the proposed public realm. Vehicular access to the development (including to basement) is provided from Pembroke Road. A pedestrian entrance, together with a vehicular entrance to cater for residents' drop-off facility and emergency access is provided from Lansdowne Road. The basement connects at L-1 and L-2 with the already constructed basement under the adjoining Lansdowne Place development which is separately accessed at present from both Shelbourne Road and Lansdowne Road. The residential units are accommodated in Blocks 1, 2, 8, 9, 10, 11 (313 no. residential units comprising: 33 no. 1-bed apartments; 249 no. 2-bed apartments; 4no. 2-bed apartments with study; 6 no. 2-bed duplex apartments; 12 no. 3-bed apartments; 2 no. 3-bed apartments with study; 5 no. 3-bed duplex apartments; 2 no. 4-bed apartments): (Blocks 1, 2 and 11 are over a Lower Ground Floor level to accommodate duplex units.) Block 1 has a shoulder level of 8 storeys stepping up to 9 storeys and contains a licenced restaurant/café use at ground floor level with residential use over (21 no. apartments); Block 2 has a shoulder level of 8 storeys stepping up to 9 storeys and is in residential use (24 no. apartments); Blocks 8-11 are centred around the feature courtyard gardens over the ground floor anchor retail unit; Blocks 8, 9 and 10 have a shoulder height of 8 storeys stepping up to 9 storeys (stepping from 7 to 8 storeys within the courtyard) with a feature 13 storey landmark element at the corner of Block 8; Blocks 8, 9 and 10 contain retail/non-retail service/licenced restaurant/café/bar uses at ground floor level with residential uses over (Block 8 -70 no. apartments; Block 9 - 42 no. apartments; Block 10 - 46 no. apartments); Block 11 has a shoulder height of 9 storeys stepping up to 10 storeys (stepping from 8 storeys to 9 storeys within the courtyard) and contains retail/non-retail service/licenced restaurant/café/bar and residential uses at ground floor level with residential uses over (110 no. apartments); Block 12 has an overall height of 10 storeys and contains the 152 no. bedroom hotel with associated facilities including a licenced restaurant/bar at 9th floor level and retail/non-retail service, licenced restaurant/café/bar uses at ground floor level, together with conference and leisure facilities at Basement Level -1. The development will also consist of: vehicular connections at Basement Levels -1 and -2 to adjoining basement of previously permitted mixed-use scheme (under construction) at 'Lansdowne Place' - Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18; the provision of private, semi-private, and public open spaces, and external circulation areas in the form of winter-gardens, balconies, garden areas including a raised courtyard green, roof terraces, a public plaza, and covered and open pedestrian streets and paths; all hard and soft landscaping including boundary treatments (including alterations to parts of the external posts, plinths and railings), changes in level; substations; plant; and all other associated site excavation and site development works above and below ground. Works to the external pavement will consist of new paving, lay-bus, set-down and taxi facilities.

Area	Area 1 - South East
Application Number	3513/19
Application Type	Permission
Applicant	Garvagh Homes Ltd
Location	ESB Depot at Parnell Avenue, Dublin 12
Registration Date	16/07/2019
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.

Area Area 1 - South East
Application Number 3514/19
Application Type Permission
Applicant Maurice Regan
Location No. 4, 6, 8, 10 Elgin Road, and 4, 6, 8 Pembroke Lane, Ballsbridge, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development Reg. Ref. 3973/18 for development at No's 4, 6, 8 and 10 Elgin Road and 4, 6 and 8 Pembroke Lane, Ballsbridge, Dublin 4. The subject site includes 4 no. protected structures, RPS No. 2498 (4 Elgin Road), RPS No. 2500 (6 Elgin Road), RPS No. 2501 (8 Elgin Road) and RPS No.2503 (10 Elgin Road). The proposed amendments comprise of the following: - Provision of 3 no. new vehicular off street entrance points to serve units 4, 6 and 8 no. Elgin Road respectively; - Replacement of boundary treatment to No. 10 Elgin Road with original salvaged fabric from 4, 6 and 8; - Refurbishment and repair of existing boundary treatment; - Revised landscaping to front gardens. - Provision of 3 no. off street car parking space to serve 4, 6 and 8. - All other ancillary site development works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3519/19
Application Type Permission
Applicant Carnivan Bay Property Limited
Location 48, Rathmines Road Lower, Dublin 6, D06 A244
Registration Date 17/07/2019

Additional Information

Proposal: Planning permission is sought for alterations to previously approved development (Reg. Ref 2325/18) which consisted of internal and external alterations to the existing three-storey over basement building with part-three, part-four storey rear return (former presbytery accommodation associated with the Mary Immaculate Refuge of Sinners Church) to facilitate a change of use from institutional accommodation to 6 no. one bedroom residential apartments. The proposed development in this application relates only to the lower ground floor level of the existing building and consists of the following: (i) change of use of lower ground floor level storage unit as approved under Reg. Ref. 2325/18 to 1 no. one-bedroom apartment (62 sq.m): (ii) modification of openings to 2 no. windows on the southern elevation at lower ground floor level and alteration of cill height to 1.6 metres above finished floor level; (iii) installation of 2 no. new window openings to serve the proposed kitchen at lower ground floor level; and iv) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3520/19
Application Type Permission
Applicant Hermitage Construction & Development Ltd.
Location 27-28, Mount Pleasant Avenue Lower, Rathmines, Dublin
6
Registration Date 17/07/2019

Additional Information

Proposal: Planning permission for a) The construction of a new duplex apartment at the back including all associated new doors, fenestration and roof terrace. This is an addition to the proposal in application number 4690/18, decision number P2643 dated and approved on the 22/02/2019. b) On completion, the total development will consist of the previously granted 1 no. 2 bed flat at second floor level, 2 no. one bedroom flats at first floor level, 1 no. 2 bedroom flat at third floor level and the new duplex 1 bed apartment at the rear on first and second floors, the licenced premises on the ground floor to be retained.

Area Area 1 - South East
Application Number 3533/19
Application Type Permission
Applicant Insomnia Coffee Company
Location Unit 4, Harcourt Hall, Charlotte Way, Saint Kevin's,
D02 VX20, Dublin 2
Registration Date 18/07/2019

Additional Information

Proposal: The development will consist of the change of use to the ground floor unit from a coffee shop to restaurant use, installation 1 no. backlit fascia sign to the front elevation and all associated site works.

Area Area 1 - South East
Application Number 3537/19
Application Type Permission
Applicant Insomnia Coffee Company
Location 77, Morehampton Road, Dublin 4
Registration Date 18/07/2019

Additional Information

Proposal: The development will consist of (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone and (c) all associated site works.

Area Area 1 - South East
Application Number 3543/19
Application Type Permission
Applicant Irish Life Assurance plc
Location 74-75, Baggot Street Lower, Dublin 2
Registration Date 19/07/2019

Additional Information

Proposal: Planning permission for development at 74-75 Baggot Street Lower, Dublin 2. The site is bounded by Baggot Street Lower to the east and Wilton Terrace (and beyond it, the Grand Canal) to the south. The

proposed development seeks to amend a permission granted under Reg. Ref. 4166/16 (ABP 29S.248884), and includes an overall increase over the permitted gross floorspace of c. 495 sq m (from c.6,331 to c.6,826 sq.m). There will be no increase in the permitted height of five storeys (c.21.9m). The development proposes widening the footprint of the permitted building by c.1.5 metres northwards along part of its northern elevation (with associated elevational changes); changes to the permitted atrium space at the main entrance (with associated elevational changes); replacing the permitted vehicle access ramp to the basement level -2 car park (access via Pembroke Row) with two car lifts and an increase of 3 car spaces (from 11 to 14) and 36 bicycle spaces (from 44 to 80) with associated improvements to shower/changing facilities (relocated from basement level -2 to -1). The proposed amendments also include an increase in basement plant provision (to improve environmental ratings to nZeb compliant), conversion to 'office/ancillary office' use of c.585 sq.m of space at Basement -1 (previously permitted as 'staff facilities'), relocating/rearranging internal cores to improve internal floor layout, minor adjustments to floor-to-floor heights, widening of lightwells (to enhance light and amenity at basement level-01) and all associated works, including landscaping, above and below ground.

Area Area 1 - South East
Application Number 3544/19
Application Type Permission
Applicant St Agnes Property Limited
Location Lands to the rear of St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, within the sheltered housing development currently under construction
Registration Date 19/07/2019

Additional Information

Proposal: The development will consist of:- Construction of 2 no. infill residential buildings of 3-4 storeys in height, each accommodating 11 no. 1-bedroom independent living units (total 22 units) with associated balconies.- Associated site works and services.

Area Area 1 - South East
Application Number 3549/19
Application Type Permission
Applicant Strandmount Limited
Location Charlemont Place, Dublin 2
Registration Date 19/07/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a 0.1024 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development will consist of: a 36 No. bedroom part one to part six storey (over a part double basement) aparthotel (1,762 sq m over 660 sq m at basement level); 9 No. ancillary basement car parking spaces; vehicular access to the basement car park via the existing ramp to the west; pedestrian access via the existing laneway at the south-east of the site; a screened roof terrace (facing all directions) at fourth floor level; bicycle parking; hard and soft landscaping including a green wall; loading bay; boundary treatments; plant and all associated development works above and below ground.

Area Area 1 - South East
Application Number 4626/18
Application Type Permission
Applicant The Leahy Trust
Location 22A Palmerston Park and Richmond Avenue South, Dublin
6
Registration Date 17/07/2019

Additional Information Additional Information Received

Proposal: Planning permission for the demolition of an existing single storey dwelling and outhouses and construction of 3 No. terraced, two storey, four bed houses with attics, including 3 no. roof lights to House 1, 5 no. rooflights to Houses 2 and 3 and PV panels to each house. The development shall provide 6 no. cycle spaces and includes associated service connections, site works and landscaping. Vehicular and pedestrian access will comprise new entrances to each house from Richmond Avenue with a shared pedestrian gate onto Palmerston Park in the position of the current main gate.

Area Area 1 - South East
Application Number DSDZ3545/19
Application Type Permission
Applicant Cardiff Lane GP3 Limited
Location The (former) An Post Depot, Cardiff Lane and Hanover
Street East, Dublin 2 (which is now known as
'Ropemaker Place')
Registration Date 19/07/2019

Additional Information

Proposal: The application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. The development consists of modifications to the mixed-use scheme permitted under Reg. Ref. DSDZ2457/16 (the 'parent permission') and subsequently amended by Reg. Refs. DSDZ2041/17 and DSDZ3639/17. The permitted development provides for demolition of existing structures and construction of a 5-6 storey plus set back (over basement) commercial, retail and residential development (56 no. residential units) in 2 no. mixed-use blocks. Planning permission is sought for the following modifications to the permitted commercial block (Block 04): Addition of external building lighting to all elevations at all levels; Minor modifications to the positioning of permitted vertical fins on the east and south-east elevations at 1st to 4th floor levels to accommodate the proposed facade lighting; Provision of additional lighting within the ground floor / surface level public realm / podium landscaping / external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium landscaping/external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium at ground floor level below all external elevations; Square uplighters recessed within grill in between permitted vertical fins on the east and south-east elevations at 1st and 3rd floor levels; Recessed linear uplighters mounted within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector semi-recessed within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector ssemi-recessed within grill on the east and south-east elevations at 5th floor level; Surface mounted cylindrical downlighters to be located on the south elevation within the 1st floor level canopy above the podium landscaping/public realm; Surface and recessed wall lighting to the ground floor northern courtyard and on all elevations to the 5th and 6th floor level external terraces; Emergency lighting

above all external fire exist doors on all elevations at ground, 5th and 6th floor levels; and, Landscape strip lighting integrated within planters on the external terraces at 5th and 6th floor levels.

Area Area 1 - South East
Application Number WEB1425/19
Application Type Permission
Applicant Ciaran O'Loan
Location 274, Merrion Road, Ballsbridge, Dublin 4
Registration Date 17/07/2019

Additional Information

Proposal: The application is for a revised design to replace previously permitted planning application 2793/14. The revisions include alterations to elevations, additional floor area and an additional storey.

Area Area 1 - South East
Application Number WEB1426/19
Application Type Permission
Applicant Suzanne Teevan
Location 8, Greenfield Crescent, Donnybrook, Dublin 4 D04 N7C1
Registration Date 17/07/2019

Additional Information

Proposal: The development will consist of (i) demolition of existing two-storey, four-bedroom, detached dormer bungalow and ancillary outbuildings, (ii) construction of a replacement part-single, part two-storey pitched-roof, four-bedroom, detached dwelling with green roof over single storey element, (iii) reconfiguration of existing vehicular entrance to provide new 3.485m wide gateway, (iv) provision of landscaping and tree-planting and, (v) all ancillary and engineering works necessary to facilitate the development including SuDS drainage.

Area Area 1 - South East
Application Number WEB1430/19
Application Type Permission
Applicant Euronet 360 Finance Ltd. (Irish Branch)
Location 17-20, Sycamore Street, Temple Street, Dublin 2
Registration Date 18/07/2019

Additional Information

Proposal: The development will consist of the installation of an ATM machine to the existing shop front to the West elevation

Area Area 1 - South East
Application Number WEB1434/19
Application Type Permission
Applicant Pauline and Ronan O'Connell
Location 39, St. Kevin's Park, Dartry, Dublin 6
Registration Date 19/07/2019

Additional Information

Proposal: 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, Dublin 6, with access via existing western gates.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2887/19
Application Type Permission
Applicant Joe Brennan & Sheila Galvin
Location 42, Northumberland Road, Dublin 4
Registration Date 15/07/2019
Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: The development consists of: Modifications to previously approved extension and alterations under planning ref: 4247/18. The modifications consist of an enlarged single storey extension to rear of dwelling at basement floor level and alterations to the basement layout including: the relocation of kitchen/ding area to rear of dwelling, modification of the front entrance/store area at this level to create a lobby and WC/bathroom, an amended stairs layout & omission of previously proposed glazed enclosure, provision of pantry. The modifications also include the provision of a fire rated glazed screen under the existing main stairs and alteration of the half-stair flight in ground floor entrance hall.

Area Area 1 - South East
Application Number 3496/19
Application Type Permission
Applicant Christine Molloy
Location 10, Merton Drive, Dublin 6
Registration Date 16/07/2019
Additional Information

Proposal: Planning permission is sought at 10 Merton Drive, Dublin 6 D06VY97 for an attic level dormer roof extension to the rear of the existing dwelling house with amendments to elevations to include upgrade of windows and external insulation.

Area Area 1 - South East
Application Number 3503/19
Application Type Permission
Applicant Aghoco 1215 Limited
Location 5, Elgin Road, Ballsbridge, Dublin 4
Registration Date 16/07/2019
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the creation of two tripartite sash windows to the front elevation serving a bedroom at basement level. The property is a protected structure.

Area Area 1 - South East
Application Number 3508/19
Application Type Permission
Applicant James Dalton and Alwyn Lyes
Location 7, Derry Park, Crumlin, Dublin 12
Registration Date 16/07/2019

Additional Information

Proposal: The development will consist of: 1. Removal of the existing front entrance porch. 2. Removal of the existing single storey side and rear extension. 3. Proposed new front boundary treatment and new vehicular access existing onto Derry Park, Dublin 12. 4. Construction of a new flat roof entrance porch. 5. Construction of a two storey side extension with a tiled pitched roof to consist of a kitchen, utility and WC at ground floor and a bedroom and bathroom at first floor. 6. Construction of single storey flat roof rear extension to consist of a dining room. 7. General internal remodelling at both floors to suit the proposed layouts. 8. All structural, drainage and associated site works to be implemented.

Area Area 1 - South East
Application Number 3511/19
Application Type Permission
Applicant Pdraig Cronin
Location 75, Palmerston Road, Dublin 6
Registration Date 16/07/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for development consisting of cleaning, repair and repointing brickwork to front elevation and chimneys of the existing house.

Area Area 1 - South East
Application Number 3518/19
Application Type Permission
Applicant Michael Walsh
Location 10, Beechwood Avenue Lower, Ranelagh, Dublin 6
Registration Date 17/07/2019

Additional Information

Proposal: The planning application involves the demolition of existing single storey extension to the rear of the semi-detached residential property to be replaced by the construction of a new two storey rear extension, internal alterations and all associated site works.

Area Area 1 - South East
Application Number 3526/19
Application Type Permission
Applicant Declan McLaughlin
Location 17, South Circular Road, Dublin 8
Registration Date 17/07/2019

Additional Information

Proposal: Planning permission to demolish and rebuild the existing two storey return and single storey extension to the rear of no. 17 South Circular Road, Dublin 8 and build a new replacement rear extension to be in part, single storey and in part two/three storey.

Area Area 1 - South East
Application Number 3547/19
Application Type Permission
Applicant Molly Burke
Location 9 Prince of Wales Terrace, Ballsbridge, Dublin D04XW65
Registration Date 19/07/2019

Additional Information

Proposal: PROTECTED STRUCTURE: permission is sought for demolition of single storey extension, 1st and 2nd floor rear extensions. Provision of 3 storey extension comprising of ground floor and 2 storey over extensions to rear of existing 2 storey terraced house, provision of en-suite shower rooms within existing bedrooms at 1st and 2nd floor. Replacement of main roof finish with natural slates. Removal of rough cast render to front elevation and associated repairs to brickwork, replacement of 2nd floor front windows & associated upgrading and ancillary works at 9 Prince of Wales Terrace, Ballsbridge, Dublin D04XW65, No 9 is recorded as a protected structure.

Area Area 1 - South East
Application Number WEB1419/19
Application Type Retention Permission
Applicant Emma Harney
Location 117A, Strand Road, Sandymount, Dublin 4 D04 F977
Registration Date 15/07/2019

Additional Information

Proposal: Permission is sought for retention and completion of a permanent open car port to provide parking and storage to the rear of 117A Strand Road, Sandymount, Dublin, DO4 F9T7.

Area Area 1 - South East
Application Number WEB1421/19
Application Type Permission
Applicant William Carter
Location 109, Mount Tallant Avenue, Terenure, Dublin 6w
Registration Date 15/07/2019

Additional Information

Proposal: Construction of a driveway to replace a pedestrian entrance and vehicular dishing of the kerb

Area Area 1 - South East
Application Number WEB1424/19
Application Type Permission
Applicant Leo Cullen & Dairine Kennedy
Location 77, Strand Road, Sandymount, Dublin 4, D04
Registration Date 16/07/2019

Additional Information

Proposal: Construction of a new room at attic level located in the valley between the front and back roofs. The new attic room will have a glazed roof over the line of the existing ridge tiles. Internal development and refurbishment works. The development will include all associated drainage and site development works.

Area Area 1 - South East
Application Number WEB1428/19
Application Type Permission
Applicant Avril and Gordon Ryan
Location 36, Fortfield Terrace, Rathmines, Dublin 6, D06 FP84
Registration Date 17/07/2019

Additional Information

Proposal: Avril and Gordon Ryan are applying for permission for development at 36 Fortfield Terrace, Rathmines, Dublin 6. The development will consist of demolition of existing two storey extension to the rear, construction of part-single, part-two storey extension with rooflights, localised alterations to layout of existing house, all associated ancillary, landscaping and site development works.

Area Area 1 - South East
Application Number WEB1436/19
Application Type Permission
Applicant Ciaran O'Loan
Location 274, Merrion Road, Ballsbridge, Dublin 4
Registration Date 19/07/2019

Additional Information

Proposal: The application is for a revised design to replace previously permitted planning application 2793/14. The revisions include alterations to elevations, additional floor area and an additional storey.

Area Area 1 - South East
Application Number 3437/19
Application Type Permission
Applicant Jo-Ann Nolan
Location 32, Wexford Street, Dublin 2
Registration Date 05/07/2019

Additional Information

Proposal: Permission for development at this site 32 Wexford Street, Dublin 2. The development will consist of permission for extension of 3 no. existing studio apartments to the rear of the building at 1st, 2nd and 3rd floors and all associated site works.

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

Area 1 Decisions

Area Area 1 - South East
Application Number 0290/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 15/07/2019
Applicant Eircom Ltd

Location Leitrim House, 67/68 Stephen Street Upper, Dublin 8

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Opening up of four areas of non-original cementitious mortar at rear elevation. No. 3 said areas are at points where the corroding fire escape bears into the elevation, these points include a strut, a plate and a handrail. The fourth site is just over the concealed flat arch at second floor. At this point, render will be removed and brickwork will be removed and reinstated following inspection.

Area Area 1 - South East
Application Number 0295/19
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2019
Applicant Cindoor Ltd.
Location 16A, D'Olier Chambers, D'Olier Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The refurbishment includes: - Removing a non-structural and non-original partition wall on the ground floor to create an open kitchen

- Redecoration throughout including replacing tiling to walls in the existing kitchen area and replacing tiling in the basement toilets
 - Removing the bar and relocating a small dispense bar to the kitchen area
 - Replacing fixed seating
 - Removing ceiling hung bottle racks and ceiling hung light fixtures and introducing new lighting which will be fixed and cabled from lightweight frames fixed to the floor. Existing tension cables running between the perimeter walls to be retained.
-

Area Area 1 - South East
Application Number 0296/19
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2019
Applicant Engineers Ireland
Location 22, Clyde Road, Ballsbridge, Dublin 4

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Roof Repairs - 1. Remove hip and ridge tile clean set aside for reuse 68lm

2. Remove existing single slate salvage where possible clean and stack for reuse expected salvage 20 to 30% 20m²
 3. Remove batten de-nail rafters dispose of site prepare rafter for reuse
 4. Clean out attic space 140m²
-

5. Strip out all lead valley check for rot 20lm
6. Apply new Tyvek breather membrane and 2x1 treated batton fixed with galv nail 320m2
7. Remove refill existing roof lights 3 no 1sum
8. Fit new copper flashing on membrane to centre valley and rear gutter valley 20lm
9. Re-flash three number chimneys with new code 5 lead 3
10. Fit new salvaged blue bangor with existing slate fixed with 2 copper nails 320m2
11. Refit existing salvaged clay ridge and new salvaged where necessary with .5NHL sand mix 70lm
12. Double course at eaves 94lm
13. Lead flashing to abutments and valleys 36lm
14. Repair replace gutters, downpipes inc. bond outlet fixture etc. 69lm
15. Take down rebuild repoint chimney where necessary new flaunching.

Area	Area 1 - South East
Application Number	0328/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	19/07/2019
Applicant	Suzanne Teevan
Location	8, Greenfield Crescent, Donnybrook, Dublin 4

Additional Information

Proposal: SHEC: (i) demolition of existing two-storey, four-bedroom, detached dormer bungalow and ancillary outbuildings; (ii) construction of a replacement part-single part two-storey, four-bedroom, detached dwelling with extensive green roof and 2 no. roof lights; (iii) front boundary treatment works; and, (iv) all ancillary works necessary to facilitate the development including SuDS drainage and landscaping

Area	Area 1 - South East
Application Number	0329/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	19/07/2019
Applicant	Pauline & Ronan O'Connell
Location	39, St. Kevin's Park, Dartry, Dublin 6

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.

Area Area 1 - South East
Application Number 0331/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 19/07/2019
Applicant Neill Hughes
Location 24, Fitzwilliam Lane, Dublin 2

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..

Area Area 1 - South East
Application Number 2016/19
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 18/07/2019
Applicant The Royal College of Surgeons in Ireland
Location Block A Ardilaun Centre, St. Stephen's Green, Dublin 2, D02 AF59, No. 4, Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2

Additional Information

Proposal: Permission for the development of an education and research building on a site of c. 0.3945 hectares comprising Block A Ardilaun Centre (also known as Nos. 112-114), St. Stephen's Green, Dublin 2, D02 AF59, No. 4, Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2. The development will consist of the demolition of Block A Ardilaun Centre (vacant office of varying heights from five to eight storeys over basement/lower ground floor) (7,904 sqm), No. 4 Proud's Lane (office) (three storeys) (265 sqm), an ESB substation and security hut to the rear of No. 26 York Street at Cuffe Lane (12 sqm and 11 sqm, respectively) and the podium and basement car park and associated ramp access vis Cuffe Lane serving No. 26 York Street and Ardilaun Centre (1,135 sqm), and the construction of a Third-Level Education building including research (laboratories), teaching, faculty, administration, staff and student services (including catering, recreation and welfare facilities), ancillary teaching and learning spaces, public engagement space and associated ancillary spaces, building infrastructure and support. The development will consist of the construction of a building of varying heights from five to eight storeys (including setbacks) (with roof top plant) of 10,339 sqm gross floor area (including roof top plant of 74 sqm) over lower ground floor (1,420 sqm) and basement (1,585 sqm) levels. The development will also include the provision of: a ground floor level entrance lobby to No. 26 York Street to its south elevation (12 sqm); a second floor level link connecting the new building to second floor level of No. 26 York Street; and an ESB substation and security hut to the rear of No. 26 York Street at Cuffe Lane (11 sqm and 9 sqm respectively). The development includes a cantilever at third and fourth floor levels to the east elevation, and terraces to the north elevation at third floor level, to the south elevation at third, fourth and fifth floor levels, and the east elevation at fifth floor level. The development will include: the reconfiguration of the existing vehicular ramp; the relocation of existing bicycle parking spaces (100 no.) for No. 26 York Street to lower ground floor level and the provision of an additional 96 No. bicycle parking spaces at this location; related elevational works; vehicular and bicycle access via Cuffe Lane and pedestrian access via St. Stephen's Green, Proud's lane and Cuffe Lane; changes

in level; boundary treatments (and revisions to existing boundaries, where applicable) and access gates; balconies and terraces; associated lighting; the relocation of a 450mm combined public sewer from underneath the Ardilaun Centre car park and associated ramp to the proposed landscaped courtyard; associated site servicing (foul and surface water drainage and water supply) and related pipework and tanks; the provision of SUDs measures, including attenuation tanks and green roofs; disabled car parking; solar panels; waste management areas; all hard and soft landscaping (including tree and planting removal); boundary treatments; changes in level; and all other associated site excavation and site development works above and below ground.

Area	Area 1 - South East
Application Number	2518/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2019
Applicant	Ulster Bank Ireland DAC
Location	Ulster Bank, 30-33 College Green and 3-4 Suffolk Street fronting onto Church Lane, Dublin 2, D02 DD76
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: Permission for development at a c. 0.124 ha site at Ulster Bank, 30-33 College Green and 3-4 Suffolk Street fronting onto Church Lane, Dublin 2, D02 DD76 (A Protected Structure, RPS Ref. 1995).

The proposed development will consist of the internal refurbishment and fitout of the existing building across 5 no. floors including the retail bank and atrium space at ground floor level. The proposed fitout includes the removal of internal partition walls and the provision of new reconfigured partition walls at ground through fourth floor levels, changing the public access to the existing College Green entrance only, a new underfloor heating system under the atrium floor and the provision of new ventilation, data cabling, power distribution and accessible toilets.

The proposed scheme includes the replacement of existing plant and services at roof level with new plant on both the College Green and Suffolk Street roofs, removal of a ventilation duct to the rear of the College Green building, replacement of existing louvres at 5th floor level with new louvres to match existing, the provision of a new extract duct to the rear of the Suffolk Street roof and the replacement of an existing rooflight over the stairwell to the south of the building with a double glazed rooflight to match existing. The existing single-glazed atrium roof will be replaced with a new double-glazed, single pitched atrium roof with ventilation and smoke vents, and a total height lower than existing.

Works at second floor roof level to the rear of the College Green building comprise the removal of all existing plant, the replacement of an existing rooflight with a lightweight roof and the provision of 5 no. new condenser units.

Area	Area 1 - South East
Application Number	2681/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2019
Applicant	Gordon Chase

Location 2, Ormeau Street, Dublin 4
Additional Information Additional Information Received

Proposal: Planning permission is sought for the conversion of the existing attic space to include 1no. dormer to front and one to back, change in roof profile and increasing ridge height, alterations to side wall opening and all associated internal and site works at 2 storey semi-detached house.

Area Area 1 - South East
Application Number 3055/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2019
Applicant David & Mary O'Donnell
Location Hadleigh, 42e Palmerston Road, Rathmines, Dublin 6 D06 E6T2 (a protected structure)

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of the demolition of the existing single storey conservatory and extension to rear and provision of new replacement single storey extension to rear and east of existing return building incorporating new dining/family area with new glazed link connection to existing house with enlarged opening to proposed new kitchen area at lower ground floor area of existing house. Works will also include the provision of new north facing bay window to kitchen and reconfiguration of layout at lower ground floor to provide new bootroom and pantry area together with a revised side entrance. Works at ground floor level will include the provision of a new link staircase down to the kitchen and all upgrading works to include replacement fireplaces to all 3 reception rooms. Works at first floor return include the provision of new laundry and reconfiguration of rear windows to return bedroom. At first floor level, an extended master bedroom suite will include a new ensuite bathroom and dressing room within existing rear facing rooms. A new ensuite will be created within bedroom 2 with family bathroom opening centrally off the main landing. The second-floor return level will be subdivided to provide 2 no. Bedrooms, shower room and store room. All existing windows will be upgraded, non-original windows replaced with traditional style sash double glazed joinery and a thorough renewal of mechanical and electrical services are proposed throughout the house. External walls will be drylined internally at return levels and first floor level. All external brick is to be repointed. Roof is to be repaired and re-slatted with appropriate materials. External works will include removal of non-original brick pier and gates to existing front vehicular entrance, provision of matching wrought iron automated gates and matching railing to existing front vehicular entrance, new single storey plant room to rear and revised drainage encompassing all associated site works.

Area Area 1 - South East
Application Number 3056/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2019
Applicant Jennifer Gilmore
Location Sunningwell, 7, Temple Gardens, Rathmines, Dublin 6, D06 K7W9

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development consisting of extensions and renovation of an existing house. Works will include the demolition of existing non original part 2 storey part

single storey extension to the west side and rear of the existing house. Provision of a new replacement part 2 storey/part single storey extension to the west and rear north side of the existing house incorporating new entrance hall, reception wc, kitchen/dining/family area, ancillary utility room, link stairs to existing house through a new enlarged replacement bay window to the rear of the dining room. A new family bathroom will be built at first floor level. A new single storey replacement garage store will be built to the east side with a single storey detached plant room. External works will include new drainage works, new landscaping to front and rear gardens and repair works to all boundaries including widening of existing front vehicular access gate to 3.6m and alterations to existing railings. Services to be provided will include geothermal wells or an air to water heat pump serving underfloor heating to entire ground floor of existing and extended house. Permission is sought for replacement slim light double glazing to all existing windows, internal drylining insulation to all walls of existing house, repointing of all brickwork, reslating/repairs to roof and chimney repairs.

Area	Area 1 - South East
Application Number	3057/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2019
Applicant	Keith & Yvonne Falkiner
Location	35, Cashel Avenue, Crumlin, Dublin 12

Additional Information

Proposal: Permission to construct dormer type window to rear of main roof for attic studio use.

Area	Area 1 - South East
Application Number	3068/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/07/2019
Applicant	Alasta Co Ownership
Location	site of c. 0.1629ha on lands at the former Alasta Motors site, at Bath Avenue Place near the junction at South Lotts Road, Ringsend, Dublin 4, D04 DH94.

Additional Information

Proposal: Planning permission for development on a site of c. 0.1629ha on lands at the former Alasta Motors site, at Bath Avenue Place near the junction at South Lotts Road, Ringsend, Dublin 4, D04 DH94. The application site also includes a portion of Bath Avenue Place and the pedestrianised island opposite the Alasta Motors site. The proposed development will consist of: the partial demolition and change of use of the existing building to shop and; the extension of the remaining structure to provide for a shop with ancillary licensed area (not to exceed 10% of the retail area). The proposed shop will have a gross floor area of 888 sqm and a net retail area of 626 sqm; the relocation of 2 no. on street car parking spaces to the south along Bath Avenue Place; landscaped area to existing pedestrianised island opposite the Alasta Motors site and; all associated signage, landscaping, bicycle parking, roof plant and site development works to support the proposed development.

Area	Area 1 - South East
Application Number	3076/19

Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/07/2019
Applicant Fallon & Byrne Ltd.
Location Fallon & Byrne, 11-17, Exchequer Street, Dublin 2

Additional Information

Proposal: The development will consist of: a ground floor extension of 158sqm to the existing shop, with associated changes to access and delivery area to the rear; a 92m extension of the existing restaurant first floor opening on to a roof terrace of 127 sq.m with associated new fire escape stair to rear; a new 19 sq.m prep kitchen and a roof terrace of 79sq.m second floor level and minor revisions to ancillary services, storage and circulation areas.

Area Area 1 - South East
Application Number 3080/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/07/2019
Applicant Goldrun Properties Ltd.
Location Corner of Sandwith Street and Boyne Street, Dublin 2

Additional Information

Proposal: Planning permission to demolish the existing 397sqm single-storey industrial building and construction of 28 apartments in a seven-storey apartment building containing 22 no. two-bedroom units and 6 no. one-bedroom unit with private balconies facing west and south over ground floor containing entrance, bike storage, refuse storage, private garden and commercial office/gym, all with associated works.

Area Area 1 - South East
Application Number 3083/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2019
Applicant John McGee
Location 24, Chelmsford Road, Corner Chelmsford Avenue, Ranelagh, Dublin 6

Additional Information

Proposal: Permission is sought for proposed 2 storey two bedroom house together with associated site works and new brick boundary wall on site to the rear of property.

Area Area 1 - South East
Application Number 3084/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2019
Applicant Ciaran & Krisia O'Neill
Location 60, Leinster Road, Rathmines, Dublin 6, D06 Y5N7

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for refurbishment of a Protected Structure, reverting from two individual units to a single family dwelling. Works include; Basement, alteration to internal walls to create a living space plus widening the door to the rear garden and replacing non-original timber double doors with new, construction of an en-suite in the return bedroom and forming a new window in place of the existing non-original door in this room; Ground Floor, conversion of an existing kitchen in the return to a study and adding a WC; First Floor, construction of an en-suite and walk-in-wardrobe to the master bedroom and, refurbishment and alteration of the existing bathroom to restore the legible proportion of the rear bedroom.

Area Area 1 - South East
Application Number 3090/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/07/2019
Applicant Patricia Byron and Robert Duffy
Location 30, Serpentine Road, Dublin 4
Additional Information

Proposal: RETENTION: the development will consist of retention of alterations to an existing house including a single storey extension to the front.

Area Area 1 - South East
Application Number 3094/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2019
Applicant Elizabeth Halpenny & Damien Barnaville
Location 1, Oakfield Place, Dublin 8, D08 A8XV which is located at the corner of Oakfield Place and Lombard Street West, Dublin 8

Additional Information

Proposal: Planning permission for: the proposed refurbishment of existing house including new slates to roof and refurbishment work to facades, demolition of existing single storey extension to side of house and construction of a new part two-storey, part single-storey extension to side of house and new first floor extension to rear of existing house and all associated landscaping.

Area Area 1 - South East
Application Number 3098/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/07/2019
Applicant Fitzwilliam Square Suites Limited
Location 29 & 30, Fitzwilliam Square, Dublin 2
Additional Information

Proposal: Planning permission is sought at Nos. 29 & 30 Fitzwilliam Square, Dublin 2, D02 RF20 (Protected Structures RPS Ref. 2924 and 2825) for minor alterations to previously approved development (Reg. Ref. 3346/15) which permitted a change of use from language school to office use, refurbishment and

modifications to all levels and the construction of 1 no. 3-storey over basement mews house to the rear of Nos. 29 & 30 Fitzwilliam Square. The proposed development in this application relates only to the 2 no. four-storey over basement Georgian buildings at Nos. 29 & 30 Fitzwilliam Square and will consist of the following: (i) demolition of non-original single storey extension to the rear of No. 29 Fitzwilliam Square; (ii) provision of new external courtyard and planted area to the rear of No. 29 Fitzwilliam Square and alterations to existing outdoor area at No. 30 Fitzwilliam Square; (iii) removal of non-original internal partitions over multiple levels of Nos. 29 & 30 Fitzwilliam Square; (iv) provision of new internal partition walls and doors over all levels; (v) blocking up of existing internal accessways between Nos. 29 & 30 Fitzwilliam Square at basement, first, second and third floor levels; (vi) 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at basement levels and 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at lower ground floor level; (vii) provision of 1 no. window at ground floor level and replacement of non-original window to the rear of No. 29 Fitzwilliam Square with timber framed window to match existing; (viii) existing one over one single glazing to original sashes at first floor level of No. 30 Fitzwilliam Square to be replaced to match existing; (ix) structural repair works, including the repair of the existing structure to dormers at roof level; strengthening of the existing suspended timber floors, repair of external brickwork and fire protection measures (including fire upgrading to existing suspended timber floor throughout); (x) weather proofing of entrance steps; (xi) repointing of front facade brickworks; (xii) refurbishment of existing historic fabric, including natural slate roofing, windows, ironwork, plasterwork, fireplaces and staircases; (xiii) existing drainage to be fully refurbished, including new pipework and new cast iron rainwater goods as required; and (xiv) all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	3100/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/07/2019
Applicant	The Fleet Street Hotel Limited
Location	The Fleet Street Hotel, Fleet Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the change of use of existing ancillary accommodation to 7 no. additional bedrooms all at First Floor level, resulting in an overall increase in the total number of bedrooms in the existing hotel from 93 to 100. This application will not affect the existing permission for 11 additional bedrooms (Reg. Ref. 2149/17). The proposed works comprise of internal alterations to the existing layouts with minor elevational modifications to non-original windows facing internal roofed areas. The proposed development consists of development to a Protected Structure in accordance with the Dublin City Council Record of Protected Structures (RPS Reference Nos. 2920 and 8537). The development is located within a Conservation Area and an Architectural Conservation Area.

Area	Area 1 - South East
Application Number	3106/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/07/2019
Applicant	FBD Insurance Plc
Location	Unit 2, Bridge House, Baggot Street Bridge at its junction with Mespil Road, Dublin 4 Ireland

Additional Information

Proposal: Change of use of Unit 2 as granted under PA Reference: 3218/16 from retail to office.

Area Area 1 - South East
Application Number 3112/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/07/2019
Applicant RGRE Embassy Limited
Location 32, Burlington Road, & the mews property at 32 Burlington Road and 96 Waterloo Lane, Dublin 4

Additional Information

Proposal: Planning permission on a site located at No. 32 Burlington Road, Dublin 4, D04 N2X8 and the mews property at No. 32 Burlington Road and 96 Waterloo Lane, Dublin 4, D04 FY02. The proposed development consists of the following: (i) Change of use of No. 32 to live-work use (544 sq.m) including an office element to part of the lower ground floor and the entire ground floor. The remainder of the building will comprise the residential element: (ii) All associated and ancillary works, including minor internal amendments.

Area Area 1 - South East
Application Number 3420/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/07/2019
Applicant National Oil Reserves Agency (NORA)
Location Poolbeg Tank Farm, Pigeon House Road, Ringsend, Dublin 4

Additional Information

Proposal: The development will consist of 1.) Construction of a single storey ESB Substation & Switchroom, 2.) All associated site works. This planning permission is sought as part of the parent Planning Permission Ref 0048/16 previously granted on the site. The development works will result in the site being upgraded to UPPER TIER under the SEVESO regulations.

Area Area 1 - South East
Application Number 3422/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/07/2019
Applicant Greybirch Limited
Location Nos. 5,6 & 7, Georges Quay, Nos. 1A, 1, 3, 5, 7, 9, 11, 13 & 15 Tara Street & No. 11 Poolbeg Street, Dublin 2

Additional Information

Proposal: The proposed development consists of the demolition of existing structures at the following addresses: Nos. 5, 6 & 7 Georges Quay, Nos. 1A, 1, 3, 5, 7, 9, 11, 13 and 15 Tara Street and No. 11 Poolbeg Street and the construction of a mixed-use development ranging in height from three to eight storeys,

including rooftop plant. The total gross floor area above ground of this building will be circa 4740 square metres and the gross floor area including basement is 5284 square metres. The site area is 0.0799 Ha. The ground floor includes a hotel reception/bar/restaurant totalling 150 square metres, a co-working reception and cafe totalling 163 square metres and a cafe/restaurant/retail unit totalling 74 square metres. The first floor comprises a co-working office space with circa 490 square metres of nett office space. The second to seventh floor levels inclusive comprise of hotel use with a total of 116 hotel bedrooms. A breakfast room / bar associated with the hotel is located on the sixth floor opening onto a roof terrace. Three private roof terraces will be provided to hotel bedrooms: one located at fourth floor to the north elevation and two to the south elevation located at third and sixth floors. One basement level, floor area 540 square metres provides ancillary uses to the hotel and retail uses of the building, including plant bicycle storage, staff amenities and a commercial kitchen. The gross floor area including basement is 5,284 square metres. The proposed development also includes for provision of hotel/retail/cafe/restaurant signage, associated site servicing (foul and surface water drainage, water supply and electricity supply) and all other associated site excavation and site development works above and below ground. The site is bounded by George's Quay to the north, Poolbeg Street to the south and Tara Street to the east. All located at the following addresses: Nos. 5, 6 & 7 Georges Quay, Nos. 1A, 1, 3, 5, 7, 9, 11, 13 and 15 Tara Street and No. 11 Poolbeg Street, Dublin 1.

Area	Area 1 - South East
Application Number	3431/19
Application Type	Outline Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/07/2019
Applicant	Niamh Harrington
Location	110, Leinster Road, Rathmines, Dublin, 6.

Additional Information

Proposal: PROTECTED STRUCTURE: Outline planning permission is being sought for site at rear of 110 Leinster Road, Rathmines, Dublin 6 (a protected structure) for 2 storey mews house with associated walls, gates, off street parking, garden areas subject to new access, utility and waste connections through rear laneway.

Area	Area 1 - South East
Application Number	3434/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/07/2019
Applicant	Fibre Optics Signs and Lighting Ltd
Location	Arthur Maynes Public House, 48-48A, Donnybrook Road, Donnybrook, Dublin 4

Additional Information

Proposal: Permission for a replacement of existing static type light box advertising sign (3.250m high by 6.140m wide) on the gable of 48/48A Donnybrook Road (wall of Arthur Maynes Public House) Donnybrook, Dublin 4, with a new 3m x 6m LED display static advertising sign. The LED displays shall carry a series of static advertisements (6 per minute). If granted the permission would be on the basis of the decommissioning of a similar outdoor sign elsewhere in the functional area of Dublin City Council in line with the outdoor advertising policy of Dublin City Council.

Area	Area 1 - South East
Application Number	3446/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/07/2019
Applicant	Ireland Israel JV Fund Limited
Location	69-73, Harold's Cross Road, Harold's Cross, Dublin 6W

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.

Area	Area 1 - South East
Application Number	3453/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/07/2019
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

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.

Area	Area 1 - South East
Application Number	3454/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/07/2019
Applicant	Specialist Holiday Group Ireland
Location	16, Exchequer Street, Dublin, D02 NX68

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.

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

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.

Area Area 1 - South East
Application Number 4156/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2019
Applicant Noel Comerford
Location 13A, Herbert Lane, Dublin 2

Additional Information

A.I Article 35 Received

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

Area Area 1 - South East
Application Number 4295/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2019
Applicant Hughes & Liddy
Location 10, Harcourt Street, extending to 10 and 11 Montague Lane,, Dublin 2

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission consequent on the grant of permission (Ref. No. 2942/16) at the site of a Protected Structure at 10 Harcourt Street, extending to 10 and 11 Montague Lane, Dublin 2. The proposed amendments will consist of : internal modifications to the basement and ground floor layout of the development approved under Dublin City Council Reg. Ref. no. 2942/16, to include the removal of the no. 3 car parking spaces & associated car lift and replacement with office accommodation. Minor alterations to the rear elevation to Montague Lane are proposed to facilitate the development.

Area Area 1 - South East
Application Number 4411/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/07/2019

Applicant Aidan & Sheila Brady
Location 31, Chelmsford Avenue, Ranelagh, Dublin 6
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 4725/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/07/2019
Applicant Education Board of the Presbytery of Dublin and Munster
Location Christ Church Rathgar, Rathgar Road, Dublin 6
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The Education Board of the Presbytery of Dublin and Munster make application for a ten year planning permission for development at this site: Christ Church Rathgar, Rathgar Road, Dublin 6. D06 CF63. This is a protected structure RPS Ref. 7082. The development will consist/consists of: Internal and external alterations and conservation work to Christ Church Rathgar. External works consist of the removal of the retaining wall to north side of church (facing Rathgar Road) to allow for a new ramp from lower ground to higher ground level with glass guardrail and stainless steel handrail with light. Removal of three flights of granite steps. All granite steps to be reset in proposed flights of steps and terraces in the proposed community garden. Removal of defective flat roof to plant room to allow for new granite pavers and glass guardrail. New hardwood external doors and new structural lintels and refurbishment of plant room. New heating boiler and electrical system to be installed. The removal of tarmacadam to allow for granite setts laid in grass. Reconfiguration of parking to create drop off zones, accessible parking and electrical outlets for cars and bicycle stands with stainless steel pump for users of church and community hall. The laying out of a new community garden with granite access and terraced steps facing an interactive space. A paved area for temporary fete or community stands. The laying out of a reflective garden to south side of Church (facing Highfield Road). New external lighting and landscaping. Internal works to church interior consists of the removal of the defective decommissioned heating system with sections previously removed. Removal of sections of timber wainscoting in the nave (original has been previously extensively removed and reinstated) to allow for flat panel radiators. Removal of defective wiring and lighting to allow for new lighting and wiring. Formation of new opening between narthex (entrance lobby) and nave to allow for new glass door. Removal of existing lift. New accessible lift, removal of partitions to allow for new child W.C., and accessible W.C in Narthex. New glass screen beneath first floor balcony for parent and child room and relocation of seven pews to church hall. Removal of timber guardrail to chancel to relocate to side walls of chancel and relocation of 10 pews to allow for the existing raised dais in chancel to be extended to columns in transept with ramp access. Repainting of interior. Timber landing and glass guardrail on chancel stairs to accommodate change in level. Internal works to church hall, vestry area, and east entrance hall consisting of alterations to toilets to provide new accessible toilet and toilet reconfiguration. Demolish 20th C partition and relocate meals on wheels kitchen and widen existing exterior door to allow for new steel double glazed doors to accessible entrance lobby to church hall accessed by the new ramp. Removal of timber stage to allow for accessible doors from lobby to church hall. The new accessible lift provides access from church hall lobby to Narthex. New fire rated ceiling and new tiled floor with underfloor heating to church hall. New panelling to interior walls. Construction of new

committee room and new community kitchen. Removal of one original window at south elevation LHW4 to allow for new metal double glazed doors to community garden. Conservation of stained glass windows and replacement of storm glazing. Remedial and conservation works to the roof and spire. Works to the Tennant Hall comprising of reconfiguration of ground floor to allow for relocation of kitchen for meals on wheels to existing storage area. Reconfiguration of toilets, storage area, and demolition of flat roof extension to rear (7sqm). New flat roof extension to rear (9sqm). New hardwood double glazed timber window to south elevation. New photovoltaic panels to be fitted on the roof to boost new heating system. Demolition of rear yard wall to lodge, granite to be salvaged and used in construction of walls to be extended lodge garden. New scout timber building with grass roof (26m²) with new scout garden. New drainage works and essential fire safety works in compliance with fire certification area of site 4,446 square metres (0.4446ha).

Area Area 1 - South East
Application Number 4729/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/07/2019
Applicant Briargate Developments Harold's Cross Limited
Location 280-288, Harold's Cross Road, Harold's Cross, Dublin
6W

Additional Information Additional Information Received

Proposal: The development will consist of:- Demolition of all buildings on site including the 3 storey public house and single storey retail units; Construction of a 3-6 storey over basement mixed use building to accommodate a ground floor retail unit (c. 339m²) fronting Harold's Cross Road and 74 no. apartments at ground to fifth floors with associated balconies, comprising 5 no. studios, 29 no. 1-bed, 31 no. 2-bed and 9 no. 3-bed units; Ramped vehicular access from Harold's Cross Road; Basement level accommodating 35 no. car parking space, bicycle parking, refuse stores and plant rooms; Landscaping, boundary treatments, retail signage, bicycle parking and all associated site works and services.

Area Area 1 - South East
Application Number DSDZ2310/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2019
Applicant KW Real Estate ICAV
Location Capital Dock, Sir John Rogerson's Quay, Dublin 2
Additional Information Additional Information Received

Proposal: KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund VIII intend to apply for permission for development at a site (c.0.25 hectares), at Capital Dock, Sir John Rogerson's Quay, Dublin 2 and otherwise bounded generally by permitted development under Dublin City Council Reg. Ref. DSDZ2546/15 (as amended) to the east, south, west and Sir John Rogerson's Quay to the north. Permission is sought for a proposed change of use of ground level 'cafe/restaurant' unit (c. 513 sq m) in Block E to 'public house, with ancillary restaurant use' and, in addition, external seating areas (c. 154 sq m) with associated screening to the south and east of Block E. Block E remains otherwise as permitted under Reg. Ref. DSDZ2546/15 and as proposed under concurrent planning application Reg. Ref. DSDZ2121/19. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area Area 1 - South East
Application Number DSDZ3065/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2019
Applicant LogMeln Ireland Limited
Location 8, Hanover Quay, Dublin 2

Additional Information

Proposal: The development will consist of (i) permission for 1 no. high level sign composed of aluminium material with white internally illuminated pan which will appear 'milk white' in darkness when lights turned on and 'slate blue' in daylight when turned off, (2.19 sq.m in area, 20.15m above street level) on south (front) elevation; (ii) 1 no. above doorway sign composed of aluminium with illuminated pan which will appear 'milk white' in darkness and 'slate blue' in daylight located at ground floor level above on the south (front) elevation to the eastern permitted pedestrian access, (0.87 sq.m in area, 6.0m above street level) and all ancillary works necessary to facilitate the development. The application relates to development within a Strategic Development Zone.

Area Area 1 - South East
Application Number WEB1306/19
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 16/07/2019
Applicant Donna McGrath
Location 34, Pembroke Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for a new porch and toilet to the front and planning retention permission for two-storey over basement mews house, as built at 34 Pembroke Lane, Dublin 4

Area Area 1 - South East
Application Number WEB1313/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/07/2019
Applicant Pamela Cox
Location 22, Beech Hill Drive, Dublin 4

Additional Information

Proposal: Demolition of existing garage, workshop, W.C., study and boiler house and for the construction of a two storey three bedroom detached house with attic conversion and dormer roof at the rear, roof windows and solar panels at the front, widen existing vehicular entrance for proposed dwelling, proposed new vehicular entrance for existing dwelling and all ancillary works.

Area Area 1 - South East
Application Number WEB1416/19
Application Type Permission

Decision APPLICATION DECLARED INVALID
Decision Date 18/07/2019
Applicant Aidan Brady
Location 17, Newbridge Avenue, Sandymount, Dublin 4, D04 N7E

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.

Area Area 1 - South East
Application Number WEB1421/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/07/2019
Applicant William Carter
Location 109, Mount Tallant Avenue, Terenure, Dublin 6w

Additional Information

Proposal: Construction of a driveway to replace a pedestrian entrance and vehicular dishing of the kerb

Area Area 1 - South East
Application Number WEB1425/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/07/2019
Applicant Ciaran O'Loan
Location 274, Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: The application is for a revised design to replace previously permitted planning application 2793/14. The revisions include alterations to elevations, additional floor area and an additional storey.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2808/19
Appeal Type Written Evidence
Applicant Bartra Development Co. Ltd.
Location "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2

Additional Information

Proposal: Permission for development at this site (0.37ha) known as "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2. (Lands bound by Clanwilliam Square to the south, Grand Canal Quay to the east, the Dublin - Rosslare mainline railway to the north and Macken Villas and Macken Street to the west). The development will consist of construction of a 10 storey over basement office development with setbacks at 5th and 7th floor levels an external terrace areas at 5th, 6th and 7th floor levels with a gross floor area of 19,856sq.m. The proposed accommodation will consist of office (designed for single or multiple tenancies) and ancillary uses with associated lift and stair cores with pedestrian, cycle and

vehicular access from Grand Canal Quay. The development of the site will be facilitated by removal of the existing fill material within the site to create a new ground level fronting Grand Canal Quay and modifications to the existing eastern boundary wall to Grand Canal Quay (currently c.45m in length) involving demolition of c.15.8m of the wall and the creation of openings within the remaining c.29.2m to provide visual and physical access to the proposed office accommodation behind. The proposed ground floor accommodation comprises office reception and foyer areas fronting Grand Canal Quay with office and ancillary accommodation to the rear. A proposed landscaped access route separates the proposed office block from the existing boundary wall with Clanwilliam Square to the south which is to be structurally secured and retained. This route provides access to the rear (western end) of the block which accommodates ancillary accommodation including bicycle parking (199no. spaces), bin storage, plant rooms, staff facilities and an ESB substation. A car lift provides access to the basement accommodation incorporating 25no. car parking spaces and ancillary plant and storage rooms. Above ground floor level accommodation includes a mezzanine floor level with office and additional ancillary plant and storage rooms and 8 levels of office accommodation above. Permission is also sought for hard and soft landscaping within the site, external lighting, screened plant area at 8th floor level and all ancillary site and development works. The existing Macken Street entrance will be maintained to facilitate continued access by Iarnod Eireann/CIE to the existing signalling building which will be retained on site adjacent to the proposed office building.

Area Area 1 - South East
Application Number 2810/19
Appeal Type Written Evidence
Applicant Jim Flynn
Location Rear Gardens of 62 & 63 Leinster Road, Rathmines, Dublin 6.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission at this site in the rear gardens of 62 and 63 Leinster Road, Rathmines, Dublin 6, Protected Structures, for development consisting of the construction of 2 No. 2 bed 2 storey and single storey mews houses with integrated garages and vehicular access from Grosvenor Lane including a gated archway allowing vehicular access to the rear of 62 and 63 and all with ancillary site works.

Area Area 1 - South East
Application Number 2825/19
Appeal Type Written Evidence
Applicant Deirdre O'Mahony & Tomas O'Dubhda
Location 26 Malone Gardens, Bath Avenue, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of a single storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

Area Area 1 - South East
Application Number 2834/19
Appeal Type Written Evidence
Applicant Tom Walsh & Freda O'Donnell
Location 172, Corrib Road, Terenure, Dublin 6W

Additional Information

Proposal: Development to consist of demolition of flat roof shed (2m.sq), adjustment to gate at shared passage and construction of two-storey extension to rear consisting of ground-floor kitchen-dining-living room extension (32m.sq) with flat roof and roof-light plus first-floor bedroom (12m.sq) with flat roof, plus widening of vehicular access gateway to existing off street parking for one car plus landscaping and all associated works.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2144/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@19/07/2019
Applicant	Sarah Ryan
Location	Site at Rear of 1, Church Avenue, Rathmines, Dublin 6

Additional Information

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

Area	Area 1 - South East
Application Number	4061/18
Appeal Decision	SPLIT DECISION
Appeal Decision Date	@16/07/2019
Applicant	Laura Bradshaw
Location	81, Park Avenue, Sandymount, Dublin 4
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning Permission is sought for development of 81 Park Avenue, Sandymount, Dublin 4 - A Protected Structure. The development will consist of alterations and refurbishment of the exterior and interior of the existing dwelling to include the following: Removal of non-original structures on site including rear extensions, side extension, fuel shed, garage and rear garden shed: Provision of new single-storey extension of 167sqm to side and rear at garden level, to include part basement of 108sqm under; Removal and reconstruction of non-original dormer extension; Modifications to some internal walls and door openings, including provision of small extension of 4sqm to the side to accommodate an en-suite bathroom at first floor level, local rationalisation of some internal floor levels including modifications to window opens to rear facade; Refurbishment of all existing timber windows, to include for replacement slimlite double glazing; Cleaning and localised repair of brickwork to front elevation; Provision of new out-building to accommodate garage, WC and plant room; General repair, upgrade and refurbishment of the existing fabric including repairs to the existing windows, facades and roof fabric including valleys and rainwater goods; Landscaping works to front garden and rear gardens including locally repairing and raising the random coursed granite boundary wall between No. 79 and 81 and all ancillary and associated site works.

Area	Area 1 - South East
Application Number	4456/18

Appeal Decision GRANT PERMISSION
Appeal Decision Date @16/07/2019
Applicant Mr. & Mrs. James Molohan
Location 15, Maxwell Road, Dublin 6
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 4658/18
Appeal Decision APPEAL WITHDRAWN
Appeal Decision Date @17/07/2019
Applicant Knockanore Properties UC
Location 20 Merrion Road,, Ballsbridge,, Dublin 4.
Additional Information Additional Information Received

Proposal: Planning Permission is sought for the demolition of the existing two storey office and restaurant building (2,368m²) and the erection of a part 4, part 6 storey (over two storeys of basement) building with a GFA of 10,395m², comprising office (net area 5,481m²) and restaurant (net area 455m²) use, parking, substation and ancillary accommodation and works. The building takes the form of two distinct blocks (a north and south block) which are linked by a central stair and lift core. The south block, fronting Merrion Road, extends to a height of 17.075m. The north block extends to a height of 25.1m. The development comprises the following: at Basement Level -2: 9 car parking spaces, services and plant; at Basement Level -1: 26 car parking spaces, secondary offices, restaurant back of house, general storage and cycle parking / facilities; at ground floor level: at entrance lobby, office space and restaurant space; at first, second, and third floors: office space and ancillary facilities; at fourth floor: office space and a roof terrace (on the southern side of the proposed building); at fifth floor office space and ancillary facilities; at roof level above the north block: photovoltaic panels are proposed. Vehicular and cycle access to the basement is proposed from Ballsbridge Park via the existing access. The entrances to the office space are from Ballsbridge Park and Merrion Road. The entrance to the proposed restaurant is to the south off Merrion Road. the adjoining building at 32 Merrion Road is a Protected Structure. Landscaping is proposed around the site incorporating seating areas both in public areas and in association with the restaurant. 1 disabled parking space and 2 drop off spaces are proposed at ground level. An ESB substation is proposed to the north-west corner of the site near the entrance. And all associated works.

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

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

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

29/19

(15/07/2019-19/07/2019)

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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 0328/19
Application Type Social Housing Exemption Certificate
Applicant Suzanne Teevan
Location 8, Greenfield Crescent, Donnybrook, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: SHEC: (i) demolition of existing two-storey, four-bedroom, detached dormer bungalow and ancillary outbuildings; (ii) construction of a replacement part-single part two-storey, four-bedroom, detached dwelling with extensive green roof and 2 no. roof lights; (iii) front boundary treatment works; and, (iv) all ancillary works necessary to facilitate the development including SuDS drainage and landscaping

Area Area 1 - South East
Application Number 0339/19
Application Type Social Housing Exemption Certificate
Applicant United Parish of Rathmines with Harold's Cross
Location The Rectory, Purser Gardens, Rathmines, Dublin 6
Registration Date 19/07/2019

Additional Information

Proposal: SHEC: demolition of existing Rectory and construction of new 3 storey Rectory, 3 storey Curate's House, 3 storey townhouse and 6 apartments consisting of 3no. ground floor 1 bed units and 3no. 3 storey 3bed duplex units.



Dublin City Council

SECTION 5 EXEMPTIONS

29/19

(15/07/2019-19/07/2019)

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 0335/19
Application Type Section 5
Applicant Sean Murphy
Location 3, Ailesbury Road, Ballsbridge, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1) like-for-like repairs to lead-flashed gutter valley of m-profile roof. 2) removal of non-original monocouche render from rear elevation + elevations of return. 3) removal of UPVC sash windows from rear elevation and return. 4) provision of new one-over-one timber sash windows to rear elevation + return.

Area Area 1 - South East
Application Number 0336/19
Application Type Section 5
Applicant Lindy Farmer
Location 3, Fairview Avenue, Ringsend, Dublin 4
Registration Date 16/07/2019

Additional Information

Proposal: EXPP: small extension of 5 sqm to the rear of the property.

Area Area 1 - South East
Application Number 0337/19
Application Type Section 5
Applicant Stephens Green Hibernian Club
Location Stephens Green Hibernian Club, No. 9 St. Stephen's Green, Dublin 2
Registration Date 17/07/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: proposed works outlined as follows- (a) selected localised opening up works at second floor level to examine condition of lath and plaster ceilings at first floor level (b) Conservation of existing lath and plaster ceilings at first floor level (small and large reading room, and private members room) primarily by means of installation of a ceiling restraint (tie) system from above, and localised crack repairs from below. In isolated areas a washer restraint system may be used from below as a last resort, where access is unavailable from above. Works will include the lifting of floor finishes/ floor boards at second floor level to facilitate access in the relevant areas. (c) carrying out a structural survey whilst floor voids are opened up at second floor level (d) installation of a localised water leak detection system within floor voids of existing ensembles at second floor level (first floor level floor void) (e) redecoration of ceilings and reinstatement of all finishes upon completion

Area Area 1 - South East
Application Number 0340/19
Application Type Section 5
Applicant Catherine Curtin
Location 36, Orwell Woods, Rathgar, Dublin 6
Registration Date 19/07/2019

Additional Information

Proposal: EXPP: internal alterations in 2013 included bricking up of rear facing kitchen window to accommodate kitchen units house sale agreed and solicitor seeking confirmation that alterations did not need planning permission
