



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**41/18**

(08/10/2018-12/10/2018)

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** 2513/18  
**Application Type** Permission  
**Applicant** Mink Fusion Ltd.  
**Location** St. Andrews Former Tourism Centre and annex buildings,  
(Protected Structures), Suffolk Street/ St. Andrews  
Street, Dublin 2  
**Registration Date** 10/10/2018  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The development will consist of a change of use from tourism information office, restaurant and annex exhibition hall to licensed food hall, dining, cultural space and annex banqueting hall, all to be operated under single management.

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

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

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

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

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**Area** Area 1 - South East  
**Application Number** 3485/18  
**Application Type** Permission  
**Applicant** Esprit Investmenrts Ltd  
**Location** Jones Engineering House, 83 Pembroke Road,  
Ballsbridge, Dublin 4  
**Registration Date** 10/10/2018  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of 1) change of use from car showroom to office use at ground and first floors, second floor to remain as office use. 2) Relocation of existing main entrance on the north-east elevation 6.5m to the south 3) Provide new stepped and ramped access to new main entrance 4) Adjust existing fire exit and form new stepped access with enlarged landing on north -east elevation.

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**Area** Area 1 - South East  
**Application Number** 4122/18  
**Application Type** Permission  
**Applicant** The Dolphin  
**Location** site to the rear of, 19-22, Aungier Street (protected  
Structures), And Bounded By Aungier Street, The  
Unnamed Lane Adjacent To, Glovers Court, Bow Lane

**Registration Date****Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Dolphin intend to apply for permission for development to amend a previously permitted 7 No. storey over 2 No. basement level hotel development (DCC Reg. Ref. 2651/08 (ABP Ref. PL29S.231043) as extended by DCC Reg. Ref. 2651/08x1; DCC Reg. Ref. 3035/15; DCC Reg. Ref. 2413/16 and DCC Reg. Ref 3309/16) currently under construction on this site of 0.238 ha approx. (the original site being 0.19 ha) comprising lands at the rear of Nos. 19-22 Aungier Street; No. 40 Bow Lane East; Store A and Store B (also known as Unit 1 and Unit 2), Bow Lane East; No. 12 Bow Lane East; No. 11 Bow Lane East; and the single storey rear addition to No. 22 Aungier Street (a Protected Structure). (Including the former Eircodes D02 AX59; D02 H771; D02 AY81; D02 V126; D02 YE24, now principally identified as Eircode D02 AY81 and part of D02 V973). The site is principally bounded by Nos. 19-21 Aungier Street and part of No. 22 Aungier Street to the west, Bow Lane East to the north and east and the unnamed lane adjacent to Glovers Court (which is an extension to Bow Lane East) to the south, Dublin 2. (Nos. 20-22 Aungier Street are designated Protected Structures (RPS Nos. 299, 300 and 301 respectively). The extant planning permissions permit inter alia the demolition of structures (with the exception of one gable wall, which is to be retained); the development of a 7 No. storey over 2 No. basement levels hotel building; a retail unit (55 sq.m at Ground Floor Level) and ancillary retail storage (50 sq.m at Basement Level -1) and Funeral Home ancillary area (59 sq.m at Basement Level -1); 30 No. car parking spaces, a vehicle wash area and cycle parking spaces at basement level -1 for Funeral Home, Retail and Hotel use, accessed via an existing archway to Aungier street; vehicular set down area on Bow Lane East; service yard accessed from Bow Lane East; plant/ancillary areas and all associated works). The development will consist of the demolition of 3 sq.m 1 storey extension at the rear of No. 22 Aungier Street, alter an existing doorway to create a window ope, block a doorway, render the Ground Floor Level rear wall, and provide replacement vehicular gate and associated infrastructure all at the rear of No. 22 Aungier Street. The development will also consist of the overall decrease in floor area of 90 sq.m (from 11,253 sq.m to 11,163 sq.m, including increase in area at Basement Level -2 (from 828 sq.m to 852 sq.m); reduction in area at Basement Level - 1 accommodation (from 445 sq.m to 438 sq.m); reduction in area at Ground Floor Level (including the omission of a standalone 1 storey pavilion building of 92 sq.m) from 1,509 sq.m to 1,402 sq.m). The maximum height of the hotel remains unchanged (c. 24.05 sq.m). The development will also consist of revision to the internal layout: increase in car parking from 30 No. spaces to 42 No. spaces (through the provision of 13 No. car stackers) and provision of a disabled set down space at Basement Level -1; the reduction in area of ancillary funeral home staff accommodation (from 59 sq.m to 35 sq.m) at Basement Level -1; reconfiguration of retail unit at Ground Floor Level and Basement Level -1 (overall area unchanged, 105 sq.m); relocation of the hotel gym (from First Floor level to Basement Level -1), the provision of 2 No. hotel rooms at First Floor Level in lieu of the relocated hotel gym, provision of a back of house hotel office in lieu of a hotel room at Fourth Floor Level and amalgamation of 2 no. hotel rooms at Sixth Floor Level to create a hotel suite (total number of hotel rooms remains unchanged at 300 No.); revisions to internal hotel layout. The development will also consist of external amendments: provision of 3 no. illuminated hotel (signs (2 No. on southern elevation at Fourth Floor Levels and Sixth Floor level (3.7 sq.m and 5.3 sq.m, respectively) and 1 No. illuminated sign at Ground Floor level above the main entrance (1.1 sq.m); provision of roof plant and roof plant screening at Fifth Floor Level and Roof Level; increase in height of lift overruns and alterations to height of certain roof parapets; modifications to roof of permitted open walkway at Sixth Floor Level; amendment to external materials; amendments to a number of permitted windows; provision of additional windows (Fifth Floor Level at the southern and Ground Floor Level at the western elevations); omission of doors (Ground Floor Level at southern elevation) and provision of additional doors (at Fifth Floor Level at north-eastern elevation for maintenance purposes, Ground Floor Level at southern elevation, (First Floor Level to atrium); provision of rooflight at First Floor Level and relocation of attenuation tank. The development will also include all other ancillary works above and below ground and for associated hard and soft landscaping.

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**Area** Area 1 - South East  
**Application Number** 4123/18  
**Application Type** Permission  
**Applicant** Avoca Handweavers Shops Ltd.  
**Location** Unit 4, Block 3, Building 1, Shelbourne Road,  
Ballsbridge, Dublin 4  
**Registration Date** 08/10/2018

**Additional Information**

**Proposal:** The development will consist of change of use from existing retail use at ground floor (previously granted under planning permission ref. no. 4798/07) to proposed licensed retail food hall and restaurant use.

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**Area** Area 1 - South East  
**Application Number** 4124/18  
**Application Type** Permission  
**Applicant** Avoca Handweavers Shops Ltd.  
**Location** Unit 4, Block 3, Building 1, Shelbourne Road,  
Ballsbridge, Dublin 4  
**Registration Date** 08/10/2018

**Additional Information**

**Proposal:** The development will consist of proposed new illuminated signage, 1 no. retractable awning, and 1 no. flagpole, all to the east elevation fronting onto Shelbourne Road.

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**Area** Area 1 - South East  
**Application Number** 4131/18  
**Application Type** Permission  
**Applicant** Cathal O'Neill  
**Location** 33, Pembroke Road, Dublin 4  
**Registration Date** 09/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission at 33 Pembroke Road, Dublin 4 (a Protected Structure) for the assembly of a demountable free-standing timber garden shed, in the rear garden, 4m x 3m with 2.5m high ridge, for the storage of domestic goods/garden tools/bicycles associated only with 2 no. existing residential apartments.

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**Area** Area 1 - South East  
**Application Number** 4133/18  
**Application Type** Permission  
**Applicant** Peter Shortt, Patricia Shortt & Kate Shortt T/A Shortt Family  
Partnership  
**Location** 19, 21 Fitzwilliam Street, and to the rear of 4/6  
Thorncastle Street, Ringsend, Dublin 4  
**Registration Date** 09/10/2018

**Additional Information**

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

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

C) All associated site development works

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**Area** Area 1 - South East

**Application Number** 4139/18

**Application Type** Permission

**Applicant** Gas Networks Ireland

**Location** Radisson Blu Hotel District Regulator Installation,  
Junction of Golden Lane/ Whitefriar Street, Dublin 8

**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** Permission to install a new steel 0.5 x 1.42 m x 1.80 (LxWxH) approx. natural gas district regulating Installation (DRI) enclosure complete with a 3 m high 'lamp post' style relief vent stack with all ancillary services and associated site works.

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**Area** Area 1 - South East

**Application Number** 4140/18

**Application Type** Permission

**Applicant** Offbeat Donuts Co.

**Location** 5, Westmoreland Street, Dublin 2

**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this 54 sq.m site. The development will consist of: the demolition of non-original mezzanine floor (44 sq.m approx.) within the ground level storey of an existing 2-storey (1 storey over basement) premises, the change of use from retail to café on ground floor (45 sq.m approx.), alterations to existing shopfront at the front entrance (Westmoreland Street) to include new shopfront glazing and illuminated signage, and all development works above and below ground.

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**Area** Area 1 - South East

**Application Number** 4143/18

**Application Type** Permission

**Applicant** Cairn Homes Properties Ltd.

**Location** Greenfield, Lands off Greenfield Park, Donnybrook,  
Dublin 4

**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** Planning permission is sought for alterations to previously approved development Reg. Ref. 4459/16 (An Bord Pleanála Ref. PL29S.248443) and Reg. Ref. 3256/18, comprising the following: (i) minor extension of the living room and bedrooms of both apartments at penthouse level of Blocks 1 to 5 (inclusive); (ii) omission of parts of the penthouse level terrace of Blocks 2 to 5 (inclusive); and (iii) all ancillary works necessary to facilitate the development. Part of the previously approved Block 1 lies within

the Dun Laoghaire-Rathdown County Council administrative area, alterations to which are subject to a concurrent planning application to Dun Laoghaire-Rathdown County Council.

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**Area** Area 1 - South East  
**Application Number** 4145/18  
**Application Type** Permission  
**Applicant** Irish Life Assurance plc  
**Location** 24-26, City Quay, Dublin 2  
**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** Development at a site of c. 0.21 ha. The proposed development will consist of amendments and extensions to screened open air rooftop plant area (above permitted 5th floor level) permitted under Reg. Ref. 2998/17 to comprise:

a) the construction of an additional c. 112 sq.m of screened open air plant area between the permitted roof stairwell and permitted screened open air plant area and the reconfiguration of existing plant with c. 2.65 m screening to match the permitted screening (above parapet level); and

b) the construction of an additional c. 100 sq.m of screened open air plant area to the south and west of the permitted screened open air plant area to the south and west of the permitted screened open air plant area to accommodate additional plant (to include ventilation, Air Handling Units and ducting plant) with c. 1.25 m - c. 2.65 m screening to match permitted screening (above parapet level). The total area of permanent screened open air roof plant area with increase from c. 295 sq.m (permitted) to c. 507 sq.m. There will be no increase in permitted building height or gross floor area.

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**Area** Area 1 - South East  
**Application Number** 4148/18  
**Application Type** Retention Permission  
**Applicant** George Maloney (Receiver)  
**Location** 71, Radcliff Hall, Radcliff Hall Residential  
Development, St. John's Road East, Sandymount, Dublin  
4  
**Registration Date** 11/10/2018

**Additional Information**

**Proposal:** RETENTION: Retention of single storey 1 no. bedroom detached mews dwelling of 33m<sup>2</sup> and associated landscaping on lands to the courtyard and adjacent to the existing Radcliff Hall Residential Development, St. John's Road East, Sandymount, Dublin 4

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**Area** Area 1 - South East  
**Application Number** 4155/18  
**Application Type** Permission  
**Applicant** Irish Life Assurance plc  
**Location** Hume House, Pembroke Road, Ballsbridge, Dublin 4  
**Registration Date** 11/10/2018

**Additional Information**

**Proposal:** Development at a 0.35 hectare (approx.) site. The proposal relates to an office development of c.

21,929 sq.m gross floor area in a part 7 no. part 8 no. storey building over 2 no. basement levels. The proposed development will consist of:

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

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4156/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Noel Comerford
<b>Location</b>	13A, Herbert Lane, Dublin 2
<b>Registration Date</b>	11/10/2018

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ4154/18



**Application Type** Permission  
**Applicant** KW Real Estate ICAV for KW Irish Real Estate Fund XIII  
**Location** Lock Keepers Cottage, Britain Quay, Dublin 2  
**Registration Date** 11/10/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE; Permission for development at a site (c.0.02 hectares) at Lock Keepers Cottage (Protected Structure) Britain Quay, Dublin 2 Generally bounded to the west by permitted development at Nos. 10-12 Hanover Quay and No. 2 Green Street East (Reg. Ref. DSDZ3856/17) to the north by the permitted 'Capital Dock' development (reg. ref. DSDZ2546/15, as amended) (under construction), Hanover Quay to the south, and ' Three Locks' at Britain Quay to the east. The proposed development comprises: Conservation, alteration, repair, refurbishment, extension and changer of use of the existing Lock Keepers Cottage (c.72sq.m)

Work to include repointing and repair of existing brickwork; reinstatement of rainwater guttering; slate roof; timber door; replacement of existing timber framed windows with aluminium framed windows and reinstatement of cills; demolition of part of 2 no. existing chimney stacks to reduce their height by 0.93m; demolition of all internal walls within existing cottage; creation of 2no. new door openings to replace existing window opes on existing southern elevation of cottage; and, demolition of existing eastern garden boundary wall.

Provision of W/C, 2 no. internal storage spaces and new internal walls within the existing building. Addition of a single storey glazed extension and associated glazed link section to southern elevation of cottage at ground floor level (c.31sq.m), amounting to a total floor space (existing and proposed) of c.103 sq.m. For use as a cultural facility, including internal and external exhibition spaces, landscaping and all associated and ancillary site development works.

This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area.

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**Area** Area 1 - South East  
**Application Number** DSDZ4159/18  
**Application Type** Permission  
**Applicant** KW Real Estate ICAV  
**Location** Capital Dock, Sir John Rogerson's Quay, Dublin 2  
**Registration Date** 12/10/2018

**Additional Information**

**Proposal:** KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund VIII intends to apply for Permission for development at a site (c.0.22 ha), 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. The proposed development comprises a change of use and associated modest reconfiguration of a permitted ground floor 'retail' unit (c.83.4 sq m) to 'cafe/restaurant' unit (c.117 sq m). Associated minor design changes to internal floor plan and plant configuration, and localised adjustment to ESB substation and switch room doors on external western facade at ground floor level. The Block F building otherwise as previously permitted under DCC Reg. Ref. DSDZ2546/15. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3700/18  
**Application Type** Permission  
**Applicant** Olivia Joyce  
**Location** 2, Irishtown Road, Dublin 4, D04X6V4  
**Registration Date** 12/10/2018  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at 2 Irishtown Road at the corner of the Square and Fairview Avenue, Dublin 4, D04X6V4. The development will consist of a ground floor renovation and first floor rear extension for a self contained separate residence/dwelling (Granny flat) with a two storey rear extension for a new stairs. The ground floor will be divided to incorporate a new living/dining/kitchen area. The new first floor level will consist of 1 bedroom with en-suite and storage, an en-suite off the existing rear bedroom to the main house. The roofs to the extension to be a tiled pitched and flat roof with 4 no. rooflights. Site access to development will be off the Square and Fairview Avenue Road.

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**Area** Area 1 - South East  
**Application Number** 4107/18  
**Application Type** Permission  
**Applicant** Eva Gil & Paddy O'Gorman  
**Location** 30, Ranelagh Road, Ranelagh, Dublin 6  
**Registration Date** 09/10/2018  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: (A) 11 msq extension to rear of house, (B) Alteration to ground floor of return and (C) miscellaneous internal modifications. (D) Removal of non-original single storey extension to rear. (E) Modifications to door and window openings. (F) Restoration of original glazing bars to windows and (G) Replacement roof access hatch with glazed rooflight.

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**Area** Area 1 - South East  
**Application Number** 4116/18  
**Application Type** Permission  
**Applicant** John Quinn  
**Location** Elgin Lodge, Clyde Lane, Dublin 4  
**Registration Date** 08/10/2018  
**Additional Information**

**Proposal:** Planning permission is being sought for the conversion of existing attic space at 2nd floor level, with 3 new velux roof lights to the new stairwell to same, all to the front elevation, together with the construction of a new single storey sunroom extension to the rear at ground floor level, at existing 2-storey detached townhouse.

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**Area** Area 1 - South East  
**Application Number** 4134/18  
**Application Type** Permission  
**Applicant** PJ, Seamus and Michael Maher

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**Location** 54, Pembroke Cottages, Donnybrook, Dublin 4

**Registration Date** 09/10/2018

**Additional Information**

**Proposal:** Construction of new single storey extension to the rear of existing dwelling comprising of kitchen, utility room, bathroom and bedroom. Conversion of attic space c/w rear dormer comprising of bedroom and en-suite. Demolition of existing single storey rear extension and store.

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**Area** Area 1 - South East

**Application Number** 4144/18

**Application Type** Permission

**Applicant** John Cantwell

**Location** 4, Larkfield Park, Dublin 6W, D6W TP84

**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** Permission is sought for new two storey extension to side of existing two storey semi-detached house.

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**Area** Area 1 - South East

**Application Number** 4147/18

**Application Type** Retention Permission

**Applicant** Catriona Duggan

**Location** 56, Oaklands Park, Dublin 4

**Registration Date** 10/10/2018

**Additional Information**

**Proposal:** RETENTION: The development consists of an attic conversion with new velux roof windows to the front and rear roof surfaces, including removal of two window openings at first floor level in the side elevation of the rear return.

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**Area** Area 1 - South East

**Application Number** 4158/18

**Application Type** Permission

**Applicant** Martin Garvey

**Location** 22, Havelock Square, Sandymount, Dublin 4

**Registration Date** 12/10/2018

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey extension to the rear of the terraced property and its replacement with a new two-storey pitched roof extension with roof lights and an infill single storey with rooflight. General reconfiguration of interior layout and re-render of front facade and all associated site works

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**Area** Area 1 - South East

**Application Number** WEB1511/18

**Application Type** Permission

**Applicant** Rod Mulcahy

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**Location** 18, Gilford Road, Sandymount, Dublin, D04 WK79

**Registration Date** 08/10/2018

**Additional Information**

**Proposal:** The development will consist of a two storey extension to the rear and a single storey extension to the side of 18 Gilford Road and all associated site works.

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**Area** Area 1 - South East

**Application Number** WEB1514/18

**Application Type** Permission

**Applicant** Padraig Bracken and Caitriona Depaor

**Location** 14, Beaver Row, Donnybrook, Dublin 4, D04 N2H3

**Registration Date** 09/10/2018

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing rear extension to the dwelling house and erection of a new, single storey rear extension and installation of 2 no. Velux type rooflights to existing rear facing pitched roof.

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## Area 1 LAWs

**Area** Area 1 - South East

**Application Number** 4157/18

**Application Type** LAW

**Applicant** Dublin City Council

**Location** The Depot Building & Compound at Eamonn Ceannt Park,  
Rutland Grove, Crumlin, Dublin 12

**Registration Date** 12/10/2018

**Additional Information**

**Proposal:** LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Pursuant to the requirements of the above, notice is hereby given of the upgrade of the existing single storey Eamonn Ceannt Park Depot Building with the construction of a new single storey extension along the eastern boundary onto Rutland Grove and the construction of a new single storey extension along the southern boundary backing onto the other side of Rutland Grove; The extension of the northern Rutland Grove boundary wall up to Eamonn Ceannt Park entrance with new pedestrian gate to the proposed relocated Recycling Centre; the construction of new relocated vehicular entrance gateway onto Rutland Grove; general layout changes to the depot compound yards; at Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 12th October 2018 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 09.00hrs to 16.30 hrs.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing,

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to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30 hrs on Tuesday 27th November 2018.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0315/18
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	08/10/2018
<b>Applicant</b>	AMB Trading House Limited
<b>Location</b>	Ely Wine Bar, 22, Ely Place, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: Internal works at basement level as part of general refurbishment programme.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0375/18
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	08/10/2018
<b>Applicant</b>	Nicola Foley
<b>Location</b>	3, Alma Court, Ranelagh, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Replacement of current front door with composite door and side panel (in keeping with current front door colour). Construction of a partition wall in the garage to create a small utility room containing the washing machine and dryer. Construction of a small bathroom in the garage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0379/18
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	09/10/2018
<b>Applicant</b>	Robert Mullard
<b>Location</b>	29, Pembroke Gardens, Ballsbridge, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Installation of an external 1.4m diameter spiral staircase with wrought iron handrail and spindles (painted white), and landing platform with matching guarding and handrails; providing access from first floor to garden through existing glazed sliding door.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0384/18
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert

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**Decision Date** 09/10/2018  
**Applicant** Brian O'Cathain & Liz Nilsson  
**Location** Site to the rear of 15 Church Gardens, Rathmines,  
Dublin 6

**Additional Information**

**Proposal:** SHEC: Will consist of the construction of a two-bedroom courtyard dwelling, part two storey over basement with first floor south facing terrace, part single storey with a single storey artist studio, provision for car parking to the front and associated site works.

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**Area** Area 1 - South East  
**Application Number** 0396/18  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/10/2018  
**Applicant** Allen & Elizabeth Smith  
**Location** Rear 44, Belgrave Square (onto Cambridge Road),  
Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC: PROTECTED STRUCTURE: Planning permission is sought for the construction of a single mews dwelling to the rear of No. 44 Belgrave Square West, Rathmines, Dublin 6, a Protected Structure. The proposed development will face onto Cambridge Road and will consist of the demolition of the rear garden wall and gate, the construction of a 2 storey 2-bedroom dwelling with the ground floor to be partially sunken below ground level at the rear with access private open space and associated site works. The proposed development will incorporate a car space with bi-folding gate accessed from Cambridge Road and a terrace above to the front.

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**Area** Area 1 - South East  
**Application Number** 0401/18  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/10/2018  
**Applicant** Sean Murphy & Patrick O'Reilly  
**Location** Unit 22, Greenmount Industrial Estate, Greenmount  
Avenue, Fronting onto Greenmount Court, Harold's  
Cross, Dublin 12

**Additional Information**

**Proposal:** SHEC: 3 no. two storey with partial third storey three bedroom townhouses and 1 no. enterprise.

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**Area** Area 1 - South East  
**Application Number** 0402/18  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/10/2018  
**Applicant** Maurice Regan  
**Location** 8, Pembroke Lane, Ballsbridge, Dublin 4

**Additional Information**

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**Proposal:** SHEC: A change of use from commercial to residential on sites 6 & 8 and to clean out the existing mews buildings on site 4 & 6 Pembroke Lane. To remove internal floors, stairs and roof to 4 & 6, which is to be raised on reinstatement, some of which are in an advance state of decay. To demolish the existing modern meeting room on site No 08 along with ancillary modern accommodation which is constructed behind the exiting building on site 6.

To construct the following - 3 No. 3 bedroom "Mews" Townhouses, each being two storey over rear basement, to provide living accommodation and off street parking. Units 4 & 6 will incorporate the existing refurbished coach buildings. All with the associated site development works to 4, 6 & 8 Pembroke Lane, Ballsbridge, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0404/18
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	09/10/2018
<b>Applicant</b>	Dawson Buildings Ltd.
<b>Location</b>	52, 52A & 53, Clanbrassil Street Lower, & 108 South Circular Road, Dublin 8

**Additional Information**

**Proposal:** SHEC: The construction of a 5 storey, end of terrace, mixed-use building to provide a retail unit to ground floor & basement accessed from Clanbrassil Street; a total of 11 no. apartment units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0407/18
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	09/10/2018
<b>Applicant</b>	Clare Campbell
<b>Location</b>	1A, St. Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** SHEC: PROTECTED STRUCTURE: The development will consist of:

1. Demolition of existing 2 storey structure at 1A St. Mary's Road.
2. Construction of a new 2 bed dwelling (178.4sqm) including basement (48sqm) & lift.
3. All connections to public services & associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2373/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/10/2018

**Applicant** Peter Shanley & Kate Kennedy  
**Location** 29, Castlewood Avenue, Rathmines, Dublin 6, at the junction with Castlewood Park (a Protected Structure).

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for relocation of existing pedestrian gate & provision of new vehicular entrance at Castlewood Park, construction of a single storey rear basement & garden level extension (circa 44sqm), demolition of existing rear single storey garage with access from and facing Castlewood Park and its replacement with a single storey home office / gym garden building (circa 36sqm) ancillary to the main house, reinstatement of front basement sliding sash window, new internal modifications comprising relocation of doorways, new partitions, new opening in main rear wall at rear basement and 2 no. stairs connecting basement to garden level, openings in south and west of rear return at garden level connecting to new extension, modifications to first floor return to include replacement of kitchen & w.c. with new shower room and bedroom and new bathroom and ensuite at first floor level with 3 no. rooflights, solar panels to valley / rear south main roof, repair and renewal works to roofs, rendered walls, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2611/18  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 12/10/2018  
**Applicant** Hoofddorp Limited  
**Location** 17 & 17A, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the refurbishment and internal reconfiguration of the building in order to provide 9 no. apartment units within the 3 floors above ground floor level. The site extends to approximately 286 sq.m and is currently in mixed use, comprising 2 no. commercial units at ground floor level and 7 no. residential units on the upper 3 floors. The refurbishment will involve minor alterations to the interior and exterior of 2 no. protected structures: 17 Baggot Street Lower - RPS Ref. No. 340 and 17A Baggot Street Lower RPS Ref. No. 341. This will include removal of non-original partition walls and minor construction, repairs to joinery, plasterwork, floor boards and external masonry etc. Works will include upgraded access to the building at ground floor level and internal reconfigurations to ensure compliance with building and fire safety regulations.

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**Area** Area 1 - South East  
**Application Number** 2785/18  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 08/10/2018  
**Applicant** Ceanna Walsh  
**Location** 121, Strand Road, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** RETENTION & PERMISSION: The development will consist of: Revisions to the previously granted three-storey return extension (file reg. ref. 4250/16) to the rear of 121 Strand Road comprising: a) The revision of the fenestration and cladding to the previously granted extension. b) Retention and revision, of a setback, dormer room at the 2nd floor/roof level of the previously granted three-storey return. c) The



demolition and rebuilding of the previously retained elements of the rear return along with all associated structural and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3164/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/10/2018
<b>Applicant</b>	BP Development Projects Limited
<b>Location</b>	site of c. 0.0849ha. at Emerald Cottages, Dublin 4, D04 R2C1

**Additional Information** Additional Information Received

**Proposal:** The subject site is bound by the rail line to the north, No. 30-38 Grand Canal Street to the south, rear of properties fronting South Lotts Road to the east and Emerald Cottages to the west. The proposed development consists of the demolition of an existing part single, part two-storey industrial building (817 sq.m.) and the construction of 5 no. three storey residential terraced houses. The proposed development includes the provision of 1 no. car parking space per unit provided in a car port at ground floor level of each unit, the provision of new internal road layout and footpath, landscaping works, SUD's drainage, provision of PV panels at roof level to serve each unit, site lighting and all associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3373/18
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	08/10/2018
<b>Applicant</b>	The Electricity Supply Board
<b>Location</b>	Lands to the north of South Bank Road, Ringsend, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of a c. 30 MW capacity battery storage facility within a secured compound on a 1.06 Ha site and will, subject to detailed design, commercial and technical considerations, include: (a) up to 12 No. battery storage units [each typically comprising: a containerised battery (c.12.2m x 2.5m x 3.2m), HVAC (c.2.7m x 2.7m), inverter (c.3m x 3m) and transformer (c.3.3m x 3.3m)] (b) a 279sq.m. single-storey control building; (c) ancillary electrical plant including 2 no. transformers, var support unit and cable sealing ends (d) a c.15.6m high lightning mast; (e) a 2.6m high palisade boundary fence and new access gates at the two existing vehicular entrances from South Bank Road, and on the northern boundary where access will be via the existing Dublin Bay Power Station; (f) ancillary site works including the installation of site services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3435/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/10/2018
<b>Applicant</b>	Colm Carvill

**Location** 12, Wexford Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** Permission for the development will consist of the removal of existing demountable steel terrace screens with window sections and existing fabric awning on the corner of Wexford Street and Protestant Row, (associated with granted application ref. ref. no. 3786/11 & ABP PL 29S,240324) and replacement with proposed all-weather enclosed canopy/terrace system with in-built retractable awning. All with associated site works.

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**Area** Area 1 - South East  
**Application Number** 3482/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/10/2018  
**Applicant** Colin & Melissa O'Donohoe  
**Location** 46, Sandford Road, Ranelagh, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for alterations to the existing dwelling house, comprising repair of existing timber sash windows, internal changes to basement accommodation including relocation of sanitary accommodation, new internal stud walls & an increase by 9 square metres of the existing single storey basement extension including provision of a new skylight. New bathroom to ground and first floor rear return, removal of existing bathroom on the second floor return to be replaced with a bedroom. A new dormer roof structure to the rear of the roof serving an existing attic rooflights to the front & rear of the roof.

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**Area** Area 1 - South East  
**Application Number** 3724/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** The Royal Bank of Scotland  
**Location** 130, Baggot Street Lower, Dublin 2  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of internal refurbishment and redecoration of the ground floor, including new flooring, finishes and marketing, replacement of suspending ceiling tiles, and the removal of 3 no. counter positions and installation of an automation wall to house 1 no. ATM machine and 1 no. Automatic Deposit Unit. The property is a protected structure, RPS ref. 428.

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**Area** Area 1 - South East  
**Application Number** 3725/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/10/2018  
**Applicant** O'Callaghan Collection  
**Location** Merrion Building (Morrissey's), Merrion Street Lower, Dublin 2, D02 X271

**Additional Information**

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**Proposal:** PERMISSION & RETENTION: The development will consist of: the demolition of the existing Merrion Building (Morrissey's) with a building height of 9.61m and a gross floor area (GFA) of c.362 sq.m and the construction of a new commercial development comprising a five-storey office building (setback at 3rd & 4th floor levels) with a maximum building height of 17.83m and a gross floor area (GFA) of c. 1,232 sq.m, all on a site of c. 544 sq.m. The application also includes proposals to retain the existing access off Merrion Street Lower to ensure continued access to adjoining properties, No.'s 1, 2-3, & 4 Merrion Square North. The proposed five-storey office development is comprised of the following: Ground floor level includes office accommodation (158sq.m) consisting of office floor space, entrance lobby, ancillary WC facilities, and circulation areas; First floor level includes office accommodation (312 sq.m) consisting of office floor space, WC facilities and circulation areas; Second floor level includes office accommodation (330sq.m) consisting of office floor space, meeting room, WC facilities and circulation areas; Third floor level includes office accommodation (239sq.m) consisting of office floor space, WC facilities and circulation areas; and Fourth floor level includes office accommodation (193sq.m) consisting of office floor space, WC facilities and circulation areas. The development also includes at ground floor level, an under-croft area to the rear for retention of existing access to adjoining properties, No.'s 1, 2-3, & 4 Merrion Square North and 3 No. car parking spaces, 20 no. cycle parking spaces, new ESB substation/switchroom and waste collection area. The development also includes, connections to drainage and water services, hard and soft landscaping and all ancillary site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3730/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/10/2018
<b>Applicant</b>	Balark Trading GP Ltd.
<b>Location</b>	Charlemont Exchange, Junction of Charlemont Place and Charlemont Street, Dublin 2, D02 VN88

#### **Additional Information**

**Proposal:** Planning Permission at this 0.43 ha site, previously amended under Reg. Ref. 2260/17 and Reg. Ref. 3971/17. The proposed development will consist of the following:

- Provision of 2 no. additional storeys (c. 1,052 sq.m) to Block D (located in the north of the site) increasing the height of Block D from 5 no. storeys to 7 no. storeys over basement with a building height of c. 26.3m, resulting in a part 6 no. part 7 no. storey building comprising of Blocks A, B, C and D at Charlemont Exchange;
- Extension to ground, first and forth floor levels to align with the main building facade;
- Amendments to the basement to provide for plant area of c. 424 sq.m;
- Reduction in car parking spaces from 108 no. to 94 no. and increase in number of bicycle parking spaces from 112 no. to 164 no. bicycle parking spaces at basement level;
- Provision of new screened plant area at roof level c. 128 sq.m;
- Provision of ESB substation at ground floor level;
- Provision of 1 no. totem sign located at the entrance to Block A and B and 1 no. totem sign located at the entrance to Block C and D;

- Alterations to the building facades, including new entrance doors and opes, increased use of brick material and clouding of certain fenestration;
- Minor amendments to Block C to facilitate the extension of Block D and to ensure consistent finishes with the extended Block D;
- Minor amendments to the fourth floor plan to facilitate the additional floors;
- Minor internal alterations, engineering works to support the structure, and all associated site works and site services necessary to facilitate the development.

The total gross office floor space will increase from c. 12,681 sq.m to c. 13,825 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3733/18
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	10/10/2018
<b>Applicant</b>	Neil Cronin
<b>Location</b>	149, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE; The development will consist of the removal of the existing single storey rear extension and construction of a new single storey rear extension as well as upgrading and internal works to the property that include a new bathroom at first floor level and all associated ancillary works to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3735/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/10/2018
<b>Applicant</b>	Charlemont Regeneration DAC
<b>Location</b>	Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489

**Additional Information**

**Proposal:** The development will consist of amendments to Block 1 which forms part of a previously permitted development under DCC Reg. Ref. 3742/10 (ABP ref. PL29S.238212) as subsequently amended by planning permission DCC Ref. 2286/12 (ABP ref. PL.240620), DCC Ref. 4443/16 and DCC Ref. 4152/17. The proposed amendments to Block 1 will provide for a building with total gross floor area of 18,110 sq.m, an increase of 3,087 sq.m on the approved area of 15,023 sq.m, accommodated across eight (no.) floors (sub-basement, basement, ground, 1st, 2nd, 3rd, 4th, 5th) with an overall height of 24.8m across six floors (above ground level), comprising c.17,064 sq.m of office space incorporating a double height link bridge (58 sq.m), a cafe (c.324 sq.m), retail (c.680 sq.m) and ESB substation (42 sq.m). In addition, the proposed amendments include the following: A change of use of 41 no. residential units to office use, incorporating 4,707 sq.m of approved floor space; An extension of the approved building footprint (over 8 no. floors from sub basement to 5th floor) to provide an additional 3,087 sq.m in floor space; A uniform height of 24.8m to Block 1 to accommodate the proposed number of office floors (6no. above ground level) as approved for residential

use (6 no. above ground level) to provide the necessary floor to ceiling height for office use from the currently approved height of 24.05m of 1A (commercial) and 21.45m of 1B (residential); and alterations to the elevations, approved plant room, internal lift core, public realm works and ancillary hard and soft landscaping are proposed on a site area of 1.54 hectares.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3743/18
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/10/2018
<b>Applicant</b>	Sombrique Limited
<b>Location</b>	46 Drury Street,, Dublin 2.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this property at 46 Drury Street (a protected structure), Dublin 2. The development will consist of amendments and modifications to the permission granted under Reg. Ref. 2354/15 that facilitated the change of use to a licensed restaurant and performance venue that will consist of the change of use to a licensed restaurant at ground and first floor with ancillary performance area at first floor only, above extended basement and reduced ancillary second floor (383sqm) that will be facilitated by internal changes to the permitted floor areas and layout on all floors that will include: - Integration of ground and first floor to create licensed restaurant with ancillary performance area; - Extension of basement by 47sqm; Reduction in second floor level from 114sqm to 51sqm to provide for ancillary space only at this level; - New stairwell connecting all floors to rear plus new emergency exit to laneway to side; and - Removal of metal frame and door and replacement with new double wooden door to front.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3749/18
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	11/10/2018
<b>Applicant</b>	Matt the Thresher Limited
<b>Location</b>	31-32, Pembroke Street Lower, Dublin 2, 128 Baggot Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for the following at No. 31 and No. 32 Pembroke Street Lower, Dublin 2 and the rear of 128 Baggot Street (No. 32 being a protected structure, Dublin City Council RPS No. 6648): Refurbishment of existing accommodation to the basement level to provide relocated kitchen facilities with associated stores, staff areas and services with minimal alterations to the existing fabric. A new internal staircase accessing the ground level from the basement with associated fire walls and lobbies. Minimal internal modifications to ground floor level, providing a new feature staircase for first floor access. Modification, re-ordering and extension of existing kitchen and storage area to provide additional dining and ancillary accommodation including accessible W/C with a new two-storey structure incorporating new shop front and signage located on Pembroke Lane. Alterations to first floor level at No. 31 & 32 to accommodate extended Restaurant/Bar facilities with external roof garden and new part glazed

roof. Minor extension to the second floor of No. 31 to accommodate additional customer toilets together with upgraded fire escape provisions and all associated site works at 31-32 Pembroke Street Lower.

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**Area** Area 1 - South East  
**Application Number** 3758/18  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 12/10/2018  
**Applicant** Luo Luo  
**Location** 100, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** RETENTION: The development will consist of retaining the security roller shutters installed to the front of the store to act as a security deterrent at night. The shutter is to be sited just out front of the display windows and doors in front of our shop.

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**Area** Area 1 - South East  
**Application Number** 3760/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/10/2018  
**Applicant** Red Rock BPRKH Ltd.  
**Location** 59, Bushy Park Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Planning Permission is sought by Red Rock BPRKH Ltd. for development at No. 59 Bushy Park Road, Rathgar, Dublin 6, comprising demolition of the existing dwelling and outbuildings and construction of 8 no. contemporary style dwellings, to consist of (i) 3 no. five-bedroom three-storey over basement terrace dwellings fronting Bushy Park Road. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south facing balcony at first floor level; (ii) 1 no. three-bedroom two-storey detached dwelling located in the middle of the site, to include a rear garden and 2 no. on-curtilage car parking spaces; and (iii) a terrace of 4 no. dwellings to the rear of the site, consisting of 1 no. four-bedroom two-storey over-basement dwelling; 2 no. four-bedroom three storey dwellings, and 1 no. five-bedroom three storey over-basement dwelling. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south-facing balcony at first floor level. The development also comprises (a) widening and upgrade of the existing vehicular entrance on Bushy Park Road and creation of an additional vehicular entrance on Bushy Park Road; (b) Removal of existing front boundary wall to Bushy Park Road and replacement with a new 900mm high wall; landscaping, boundary treatment, SuDS drainage and all other ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3764/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/10/2018  
**Applicant** Strandmount Limited  
**Location** Charlemont Place, Dublin 2

**Additional Information**

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**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 'Peters 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 43 No. bedroom part two to part seven storey (over a part double basement) aparthotel (2,743 sq m); 10 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 north, east and west) at fourth floor level; bicycle parking; hard and soft landscaping; loading bay; boundary treatments; plant; and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3766/18
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/10/2018
<b>Applicant</b>	Trustees of Mountpleasant LTC
<b>Location</b>	Mountpleasant LTC, Mountpleasant Square, Ranelagh, Dublin 6

#### **Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3775/18
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/10/2018
<b>Applicant</b>	Orla Mitton
<b>Location</b>	9, Elgin Road, Ballsbridge, Dublin 4

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at No. 9 Elgin Road, Ballsbridge, Dublin 4, a Protected Structure. The development will consist of the following: internally at lower ground floor level, remove the standing section of stone wall immediately below front entrance steps. Externally to front, provide a new bicycle store, planter, granite steps to the lower ground floor entrance and bin store. On footpath outside entrance gates, to improve access, relocate an existing tree, widen dished section of kerb and relay footpath to fall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4075/18
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/10/2018

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**Applicant** Clare Campbell  
**Location** 1A, Saint Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1. Demolition of existing 2 storey structure & boundary walls at 1A Saint Mary's Road. 2. Construction of a new 2 storey 2 bed dwelling (178.4sqm) including basement (48 sqm) & lift. 3 Construction of new boundary walls & access gates. 4. All connections to public services & associated works.

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**Area** Area 1 - South East  
**Application Number** 4103/18  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/10/2018  
**Applicant** Catriona Duggan  
**Location** 56, Oaklands Park, Dublin 4

**Additional Information**

**Proposal:** RETENTION PERMISSION: The development consists of an attic conversion with new velux roof windows to the front and rear roof surfaces, including removal of two window openings at first floor level in the side elevation of the rear return.

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**Area** Area 1 - South East  
**Application Number** WEB1416/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 782, in front of 17/19, Baggot Street Upper, (southern side of street), Dublin 4

**Additional Information**

**Proposal:** The replacement of the existing 3-bay, 5.315m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86 inch double sided digital advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1417/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 752, located in front of Craft Cleaners & City of Dublin Royal Hospital, 12-14/18, Baggot Street Upper, (northern side of street), Dublin 4

**Additional Information**

**Proposal:** The replacement of the existing 6-bay, 9.293m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter including disused telephone kiosk with walkthrough & 2 no. static 6 sheet illuminated



advertising displays with a 4-bay, 6.495m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86 inch double sided digital advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1418/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 906, in front of 57, Leeson Street Upper, (south-west side of street), Dublin 4

**Additional Information**

**Proposal:** The replacement (and relocation to rear of footpath) of the existing 3-bay, 5.315m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter and 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter and 1 no. 86 inch digital advertising display and 1 no. static 6 sheet illuminated advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1420/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 479, in front of the Merrion Shopping Centre, (south-west side of road), Merrion Road, Dublin 4

**Additional Information**

**Proposal:** The replacement (and relocation c.3m South East) of the existing 4-bay, 6.641m long x 1.904m wide x 2.506m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 4-bay, 6.5m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with 1 no. 86 inch digital advertising display and 1 no. static 6 sheet illuminated advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1421/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 417, in front of Premier Suites Plus, 50/56, Merrion Road, (northern side of road), Dublin 4

**Additional Information**

**Proposal:** The replacement of the existing 4-bay, 6.641m long x 1.904m wide x 2.506m high stainless steel and glass bus shelter including a walkthrough and 2 no. static 6 sheet illuminated advertising displays with a

4-bay, 6.5m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter and 1 no. 86 inch double sided digital advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1423/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 781, in front of Saint Martins House,  
Waterloo Road, (western side of road), Dublin 4

**Additional Information**

**Proposal:** The replacement (and relocation c.3m south) of the existing 4-bay, 6.641m long x 1.904m wide x 2.506m high stainless steel and glass bus shelter including 1 no. static 6 sheet illuminated advertising display and 1 no. scrolling illuminated advertising display with a 4-bay, 6.5m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86 inch digital advertising display and 1 no. static 6 sheet illuminated advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1424/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** Jane & Kevin McHugh  
**Location** 2, Rathdown Crescent, Terenure, Dublin 6W

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of existing single storey extension and the construction of a new enlarged single storey extension to rear, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1425/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 7579, in front of Digges Street Flats &  
Cuffe Street Flats, Redmonds Hill, Dublin 2

**Additional Information**

**Proposal:** The replacement of the existing 3-bay, 5.315m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter and 1 no. 86 inch double sided digital advertising display with all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1432/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 08/10/2018  
**Applicant** Patrick & Paula Walsh  
**Location** 41, Malone Gardens, Sandymount, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The retention is for an existing two storey extension to the rear of the property (circa 27m<sup>2</sup>). We would also like to apply for a single storey structure (circa 17m<sup>2</sup>) to the rear of the property with a pitched roof and Velux windows. Internal modifications, and all ancillary site development works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0320/18  
**Appeal Type** Written Evidence  
**Applicant** NOTTUB Limited  
**Location** The Button Factory, Curved Street, Temple Bar, Dublin  
2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: A declaration is sought in respect of the following; Whether the use of the existing 50m<sup>2</sup> auditorium bar within The Button Factory, under provision of a "7 day publicans licence" instead of the existing "publicans licence (ordinary) theatre" type of licence that will continue to apply to the rest of the 1,200m<sup>2</sup> building is or is not development and if it is development, whether it is exempted development.

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**Area** Area 1 - South East  
**Application Number** 3513/18  
**Appeal Type** Written Evidence  
**Applicant** Dale Vision Limited  
**Location** 7/8, Mount Street Lower, Dublin 2

**Additional Information**

**Proposal:** Demolition of the existing building , in the use as a licensed premises with roof garden and night club, while retaining part of the Victorian shop front and the construction of a 5 storey over basement with setback top floor building (seven stories in total).

The new building (with a total floor area of 2936 sq.m) will be used as a boutique hotel containing a reception area with bar at ground floor, a total of 52 guest bedrooms on levels 1-4 a roof-top licensed restaurant and a basement containing a function room, meeting room, staff facilities, storage and plant rooms. The proposed development will also contain services and all other ancillary works to service the hotel.

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**Area** Area 1 - South East  
**Application Number** 3515/18  
**Appeal Type** Written Evidence  
**Applicant** Diarmaid & Jenny Tierney  
**Location** 18, Larkfield Park, Kimmage, Dublin 6w

**Additional Information**

**Proposal:** Alterations and two storey extension to side and single/two storey extension to rear together with widening vehicular access and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3534/18  
**Appeal Type** Written Evidence  
**Applicant** Caroline Sweeney  
**Location** 110, Corrib Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** PERMISSION : The development will consist of proposed extension to existing dwelling to include new ground floor sun room to rear of dwelling, extended hall to front of dwelling, proposed first floor extension to rear of dwelling, lightweight lean to roof to covered yard and all associated site works.

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2516/18  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @08/10/2018  
**Applicant** Hugh Mulcahy  
**Location** 2A, Durham Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Planning Permission for the subdivision of the existing site and the construction of a detached three storey house on the side garden of the existing house together with the provision of a new vehicular entrance to serve the existing house; also alterations to the existing house including removal of the existing side patio door and the replacement of an existing front window by a new patio door and all other necessary associated site and development works.

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**Area** Area 1 - South East  
**Application Number** 2649/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 11/10/2018  
**Applicant** Rua Brew Pub Ltd  
**Location** 2, Chatham Row, (1st Floor), 3 Chatham Row & 32 Clarendon Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: 1. Internal alterations to provide link at Ground and 1st Floors of 32 Clarendon St and 3 Chatham, to provide an enlarged restaurant/public house premises. 2. Change of use

of 2 and 3 Chatham Row from restaurant use to Public House/Restaurant use. 3. Alterations to Ground Floor windows and doors to 3 Chatham Row. 4. All associated works.

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**Area** Area 1 - South East  
**Application Number** 3496/17  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/10/2018  
**Applicant** Louis Burke and Emer O'Shaughnessy  
**Location** 52, Moyne Road, Ranelagh, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for internal modifications, refurbishment and extensions to 52 Moyne road, Ranelagh, Dublin 6 which is a Protected Structure. The internal modifications include the removal of the chimney stack to the kitchen area, the rearrangement of the partition layout at both ground & first floor level and the relocation of the stair flight to the high level bathroom. The refurbishment will include new roof slates, a new conservation standard replacement roof light and new lead to the valley. The conservatory and single storey extension to the rear is to be demolished to facilitate the construction of a new 50sq.m. single storey kitchen & breakfast room extension and a 10.5sq.m. Bathroom extension over accessed from the staircase half landing between ground and first floor level. The proposals also include the removal of the existing shed structures to the rear to facilitate the construction of a new 30sq.m. single storey garage/store accessed from the service laneway.

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**Area** Area 1 - South East  
**Application Number** 4141/17  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @09/10/2018  
**Applicant** Farmer Browns Eatery Ltd.  
**Location** Ground Floor 25A, Bath Avenue, Dublin 4  
**Additional Information**

**Proposal:** Change of use from Butcher shop/ Retail to Café / Restaurant with proposed new opening hours of Monday to Sunday 10am to 9pm.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

41/18

(08/10/2018-12/10/2018)

## WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0413/18  
**Application Type** Social Housing Exemption Certificate  
**Applicant** George Maloney  
**Location** 71, Radcliff Hall, St. John's Road East, Sandymount,  
Dublin 4  
**Registration Date** 11/10/2018  
**Additional Information**  
**Proposal:** SHEC: RETENTION: Retention of 1 bed 33m2 single storey mews.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

41/18

(08/10/2018-12/10/2018)

## 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 0414/18  
Application Type Section 5  
Applicant Michael Herbert  
Location 16, Westmoreland Street, Dublin 2  
Registration Date 11/10/2018

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Refurbishment of existing KFC decorations, furniture & fittings with replacement lighting where allowed.

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