



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

07/20

(10/02/2020-14/02/2020)

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.

Area 1 COMMERCIAL

Area Area 1 - South East
Application Number 2239/20
Application Type Permission
Applicant Tesco Ireland Limited
Location The Tesco Supermarket, 80-82, Sandymount Road and Marine Drive, Sandymount, Dublin 4
Registration Date 10/02/2020

Additional Information

Proposal: The development will consist of the following: 1) the replacement of 2 no. existing signs on the front elevation with individually mounted internally illuminated letters (sign 1: 940mm x 3,690mm; sign 2: 600mm x 2,350mm), 2) the provision of a new illuminated information signage panel of 750mm x 1,500mm adjacent to the store entrance, 3) the provision of a new 1,125mm x 3,500mm sign on the side elevation, 4) the provision of a new shopfront consisting of an aluminium glazing system with bi parting doors and a new internal roller shutter to replace the existing external roller shutter, 5) other minor elevational changes including the replacement of the existing cladding and roof soffit with white PVC and 6) all ancillary site services and site development works.

Area Area 1 - South East
Application Number 2240/20
Application Type Permission
Applicant Wayfinding and Sign Solutions
Location The Royal College of Surgeons in Ireland, 123 St. Stephens Green, Dublin, D02 YN77
Registration Date 11/02/2020

Additional Information

Proposal: Permission for one - stainless steel wire tension system - for holding a mesh banner. Area size - 9125mm x 6280mm.

Area Area 1 - South East
Application Number 2246/20
Application Type Permission
Applicant Clonvara Developments Limited
Location 47 - 48, Chelmsford Road, Ranelagh, Dublin 6
Registration Date 11/02/2020

Additional Information

Proposal: Planning Permission for development at this site. The site has access to the rear service lane connecting with Westmoreland Park. The development will consist of the construction of a 3-storey residential development on the existing derelict site. It will include 6 one-bedroom apartments with two apartments at each level accessed from a stairs and lift core. It will include 1 No. car parking space to the rear and 9. No cycle spaces to the front. The main pedestrian entrance will be from Chelmsford Road with vehicular and pedestrian access to the rear service lane from Westmoreland Park. The development will include balconies & private open spaces to the front and rear at ground, first and second floor levels. Also included will be a green roof, roof lights, a lift shaft over-run and a roof access hatch for maintenance - all

at roof level. The front and rear will be landscaped with low level walls, railings planting and box hedges. The development will include all associated drainage, ancillary site works, bin store and services.

Area Area 1 - South East
Application Number 2250/20
Application Type Permission
Applicant Stephen Tracey
Location 1, Bangor Drive, Dublin 12
Registration Date 12/02/2020

Additional Information

Proposal: Permission is sought for a new build residential 3 storey apartment block with 2no apartments encompassing 1no. ground floor apartment with 1no. double bedroom and 1no. upper floor apartment covering the top 2 floors. The upper floor apartment is proposed to have 3no bedrooms in total, 2no. double bedrooms on the first floor & 1no. single bedroom on the upper (second) floor. The upper floor apartment is proposed to have a terraced area to the front elevation. The existing Flemings Florist shop is to be demolished along with 2no. sheds not visible from the road. Works to include all necessary drainage as shown on the plans.

Area Area 1 - South East
Application Number 2254/20
Application Type Permission
Applicant Tullington Limited
Location Nos. 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin 4
Registration Date 13/02/2020

Additional Information

Proposal: Permission for development at a site of 0.0514 ha (514 sq m). The proposed development involves the removal of roof level plant equipment to the structure at No. 2 Haddington Road and the provision of a 2 no. storey vertical extension (629 sq m) increasing the height from 4 no. storeys over basement to 6 no. storeys over basement to provide additional office accommodation (491 sq m) and ancillary uses (138 sq m). The development also includes the recladding of the existing structure at No. 2 Haddington Road and associated elevational changes modifications to window opes; internal modifications; plant; sedum roof; and all other ancillary works above and below ground. There are no works proposed to No. 1 Haddington Road which forms part of the subject site.

Area Area 1 - South East
Application Number 2257/20
Application Type Permission
Applicant Wanderers F.C. Rugby Club
Location 65a, Merrion Road, Ballsbridge, Dublin 4
Registration Date 13/02/2020

Additional Information

Proposal: The development will consist of: (a) The demolition of the existing clubhouse building and ancillary structures;
(b) The construction of a new 2 storey clubhouse building comprising 6 no. changing rooms, 2 no. referee rooms, treatment room, kit and store rooms, multi-purpose room, bar, kitchen, storage and toilets

at ground floor level, and gymnasium, changing rooms, physiotherapy suite, bar/lounge, kitchen, offices, storage, toilets, staff accommodation and plant room at first floor level;

(c) Alterations to existing car parking provision on site reducing spaces by 10 no. from 197 no. to 187 no. (inclusive of 9 no. disabled spaces);

(d) The provision of cycle stands for 48 no. bicycles, 7 no. motorcycle parking spaces and 2 no. coach parking spaces;

(e) The construction of a single storey ESB substation and switchroom building and a bin store enclosure along the eastern boundary;

(f) Installation of signage on the southern elevation of the new clubhouse building; and

(g) Associated site development and external works including paving and landscaping, improvements to the access to the site from Merrion Road - resurfacing, the provision of a footpath and security gates, replacement of existing lights to access and parking areas, foul and surface water drainage including a subterranean attenuation tank and the provision of two enclosed areas for the storage of ground maintenance equipment, one in the northern corner and one in the south east corner of the site.

Area	Area 1 - South East
Application Number	2270/20
Application Type	Permission
Applicant	Diageo Ireland
Location	Guinness Medical Centre Building, James's Street, Dublin 8
Registration Date	14/02/2020

Additional Information

Proposal: Permission for proposed change of use to Pharmacy from existing Primary Care/Medical Centre use for a proportion of the ground floor (approximately 167m²) within the existing Guinness Medical Centre Building, James's Street, Dublin 8.

Area	Area 1 - South East
Application Number	2275/20
Application Type	Permission
Applicant	Aviva Life & Pensions Ireland Designated Activity Company
Location	18, Leeson Street Lower, Dublin, 2
Registration Date	14/02/2020

Additional Information

Proposal: Planning permission for alterations to a previously granted planning permission (Ref. No. 4097/19) for development at this site c. 812 sq m at 18 Leeson Street Lower, Dublin 2 (also known as Ossory House, Leeson Street Lower, Dublin 2) for the reconfiguration and extension above the rear (west part) of the existing office development at 2nd and 3rd floor level resulting in overall office floorspace increase of c. 449 sqm approximately, and associated site development works. The development will consist of revisions to internal layout, comprising the removal and repositioning of internal stud partition walls, removal of existing atrium; a revised reception space/layout at upper ground floor level with a new platform lift and visitor seating arrangement; green roof; solar collector panels; roof skylights; extension of existing stairwell from existing 1st floor to 3rd floor level; the removal of existing disabled access ramp at north (front) elevation and installation of a disabled access platform lift and removal/alterations to a section of railings at front of building and associated works; minor elevational changes. The development will also include changes to existing car and cycle parking areas; new shower, locker, drying room at basement level, and the omission of 7 no. existing car parking spaces (resulting in a total car parking

provision of 14 no.spaces), and provision of 13 no. additional basement cycle parking spaces (resulting in a total cycle parking provision of 23 no.spaces); site development works above and below ground; attenuation; physical changes to existing permitted rooftop plant (including new rooftop ope for maintenance and repair purposes); piped infrastructure and ducting; and all associated site excavation and development works above and below ground. Vehicular access and egress to the purposed basement level will continue to be from Convent Place.

Area Area 1 - South East
Application Number 2286/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland) Ltd
Location Gourmet Burger Kitchen, 14 South William Street at Junction & 1 Castle Market Dublin D02 K857
Registration Date 11/02/2020
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:

- (i) Minor repair and improvement works to frame of shopfront at ground floor level
- (ii) New shopfront signage comprising 2 x replacement fascia level sign
- (iii) All ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2287/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland) Ltd
Location Gourmet Burger Kitchen, Temple Bar, Dublin D02 KA02
Registration Date 11/02/2020
Additional Information

Proposal: The development will consist of:

- (i) Minor repair and improvement works to frame of shopfront at ground floor level
- (ii) New shopfront signage comprising 1 x replacement fascia level sign, 2 x replacement hanging sign
- (iii) All ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2288/20
Application Type Permission
Applicant Gourmet Burger Kitchen (Ireland) Ltd
Location Gourmet Burger Kitchen, 5 South Anne Street, Dublin D02 X750
Registration Date 11/02/2020
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:

- (i) Minor repair and improvement works to timber framed shopfront at ground floor level
- (ii) New shopfront signage comprising 1 x replacement fascia level sign, 1 x hanging sign, 1 x hanging banner and 1 x menu holder
- (iii) Paint to work timber shopfront
- (iv) All ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3247/19
Application Type Permission
Applicant Nottub Limited
Location The Button Factory, Temple Bar Music Centre, Curved Street, Dublin 2
Registration Date 13/02/2020

Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: Planning permission for development at The Button Factory, Temple Bar Music Centre, Curved St., Dublin 2. Part of Temple Bar Music Centre includes No. 11 Temple Lane South, a protected structure. The development will consist of the addition of a filled in floor at first floor level (127.4 m2) subdividing the existing auditorium into two event spaces; alterations to existing stairs from ground to first floor; and associated minor alterations.

Area Area 1 - South East
Application Number 3875/19
Application Type Permission
Applicant Margaret & Gary Costello
Location Dolphin House, Irishtown Road, Dublin 4, D04 HD26. (A Protected Structure - RPF Ref. No. 4003)
Registration Date 10/02/2020

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for the following works: 1. Refurbishment and reconfiguration of the existing ground floor offices to the ground floor of the two storey front building, the change of use of the main hall at ground floor level from a work-man's social club (last used as such 25 years ago) to a showroom/open plan offices/training room. The ground floor unit will now be independent from the first floor. 2. Refurbishment and reconfiguration of the existing first floor level offices. The first floor unit will now be independent from the ground floor and be accessed from the existing side entrance. 3. The construction of a double height lightwell between the front 2 storey building and the single storey rear showroom/open plan offices/training room. 4. The construction of a reversible internal mezzanine floor to the rear ancillary to the showroom/open plan offices/training room. The floor area will increase from 270 sq.m to 296 sq.m. 5. Internal alterations comprising: - Alterations to stairs and blocking up at the bottom of the stairs to divide the ground floor from first floor. - Removal of sections of wall between the two front rooms and rear rooms to create openings. - Construction of new walls to create office and WC's. - Blocking up between the new WC and new disabled WC. Removal of the ground floor to provide new insulated polished concrete floor. - The removal, repairing and replacing the existing timber panelling throughout. - Breathable thermal plaster applied directly to the inside of walls throughout. 6. External alterations comprising: - Existing original sections of boundary wall and plinth retained and made good and non-original sections replaced with new. - Existing original sections of boundary railings retained and made good and non-original sections replaced with new. - New automated driveway gate with dishing to path at entrance. - Removal of all tarmac and hardscaping to perimeter of the building and replaced with new soft and hardscaping - Cleaning, raking out and re-pointing of all brickwork to all elevations and boundaries. - Removal and the replacement of all external doors and windows with aluminium. - Removal and the replacement of rainwater goods with extruded aluminium. - Alterations to 4 windows and one external door to the south elevation. Alterations to one window to the north elevation. - Making good and replacing as required of non-original slates to the roofs. - Fibre glassing the existing flat roofs. 7.

All associated site works. At Dolphin House, Irishtown Road, Dublin 4, D04 HD26 (A Protected Structure - RPS Ref. No. 4003).

Area Area 1 - South East
Application Number WEB1065/20
Application Type Permission
Applicant Euronet 360 Finance Ltd (Irish Branch)
Location 41, Aungier Street, Dublin 2
Registration Date 10/02/2020

Additional Information

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

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 2243/20
Application Type Permission
Applicant Phelim Lunny
Location 14 Kimmage Road Lower, Dublin 6w
Registration Date 11/02/2020

Additional Information

Proposal: Planning Permission to create an off road vehicle parking entrance to the front of the property to include inward opening gates and permeable gravel finish.

Area Area 1 - South East
Application Number 2230/20
Application Type Permission
Applicant Paolo Hajdu
Location 14, Brookvale Road, Donnybrook, Dublin 4
Registration Date 10/02/2020

Additional Information

Proposal: Permission is sought for demolition of small kitchen and outside toilet to rear, construction of new two-storey extension to rear of house with pitched roof containing 2 no. Velux windows along with associated alterations to services and drainage and all necessary internal alterations to existing fabric.

Area Area 1 - South East
Application Number 2232/20
Application Type Permission
Applicant Siobhan McGowan
Location 9 Warren Street, Portobello, Dublin 8, D08 V5Y0
Registration Date 10/02/2020

Additional Information

Proposal: Planning permission sought for Siobhan McGowan of 9 Warren Street, Portobello, Dublin 8, D08 V5Y0, partial demolition of ground floor rear extension, construction of a 2 storey extension at the rear and related internal modifications.

Area Area 1 - South East
Application Number 2252/20
Application Type Permission
Applicant Patrick and Jennifer Hickey
Location No. 52, Palmerston Road, Rathmines, Dublin 6, D06 R2E7
Registration Date 12/02/2020

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: for development and for permission for development, for the retention of development and for works at a site of c. 414 sq m, located at No. 52, Palmerston Road, Rathmines, Dublin 6, D06 R2E7. (No. 52 Palmerston Road is designated a Protected Structure (RPS Ref. No. 6223 under the Dublin City Development Plan 2016-2022).) The development for which retention permission for development is sought consists of the following: retention of an additional 15.3 sq m of development (at basement/garden level, ground and mezzanine floor levels) beyond that permitted by condition no.1 of An Bord Pleanala decision PL29S.110594 of 1 September 1999 (Dublin Corporation Reg. Ref. 3655/98). The development for which permission for development is sought will consist of the: reconfiguration of part of the existing (non-original) rear extension at basement/garden level to reconfigure the kitchen/dining area and utility room; replacement of a store at ground floor level by a bathroom; partial removal/addition of internal walls and associated refurbishment works; all hard and soft landscaping including the provision of an external planter to the rear extension; and all other associated site development works above and below ground . The proposed development does not involve any change in the gross floor area of the structure (388 sq m).

Area Area 1 - South East
Application Number 2256/20
Application Type Permission
Applicant Nick Young & Sinead Kennedy
Location No. 13, Cullenswood Gardens, Ranelagh, Dublin 6, D06 NN72
Registration Date 13/02/2020

Additional Information

Proposal: The development will consist of • Demolition of existing single storey extension and garden structure to the rear, part single storey side extension and existing chimney to the side.

- Construction of a new single storey rear extension including rooflights and two storey side extension.
 - All associated internal and external alterations, site, drainage and landscaping works.
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Area Area 1 - South East
Application Number 2263/20
Application Type Permission
Applicant John & Miesha Crowe
Location 46 Dunville Avenue, Dublin 6, D06 DP04
Registration Date 13/02/2020

Additional Information

Proposal: Planning Permission is sought for alteration/extension of the existing two storey terraced house comprising provision of a new attic dormer to the rear roof slope and provision of a new vehicular access to the rear garden, in addition to the works previously approved under Planning Application Reg. Ref. 4164/19.

Area Area 1 - South East
Application Number 2264/20
Application Type Permission
Applicant Brendam Ltd
Location Abercorn House, 57, Charleston Road, Ranelagh, Dublin 6, D06 PX78 (which is a corner site with Charleston Avenue).
Registration Date 13/02/2020

Additional Information

Proposal: Planning permission for alterations to an existing house including

- (i) demolition of non original two storey extension (54.1 sq.m) and construction of a single storey flat roofed extension (57.7 sq.m)
- (ii) demolition of non-original porch to front elevation
- (iii) removal of ground and first floor window and door opes to the front and rear elevation (facing towards front garden of No. 33 Charleston Avenue)
- (iv) new window opes at first floor of front elevation finished with hit and miss brick
- (v) new window and door opes to the side elevations to facilitate re-orientation of the main elevations of the dwelling to address Charleston Avenue
- (vi) removal of non-original sand and cement render to expose original brickwork and repair of brickwork and repointing
- (vii) removal of 2 no chimneys
- (viii) internal alterations including reconfiguration of rooms and the creation of an internal car port resulting in a four bedroom dwelling
- (ix) construction of a new garden wall along the northern boundary
- (x) the development also includes landscaping, SuDS drainage and the ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2266/20
Application Type Permission
Applicant Margaret Purdy and Sean Mulville
Location 46, Beechill Drive, Donnybrook, Dublin, D04W3Y8
Registration Date 14/02/2020

Additional Information

Proposal: Planning permission sought for single storey pigeon loft to rear of back garden.

Area Area 1 - South East
Application Number 2276/20
Application Type Permission
Applicant Aifdan Murphy & Camille O'Sullivan

Location 1, Wilton Place, Dublin 2

Registration Date 14/02/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at 1 Wilton Place, Dublin 2, a Protected Structure. The development will include:

- Repointing of front facade brickwork;
- Repair and replastering of side, rear and return facades;
- Refurbishment of original windows and balconettes;
- Partial removal of escape stair and yard structure to the rear;
- Replacement of non-original windows and doors with new timber equivalents;
- Main and return roof repair and maintenance works;
- New rooflight to main roof;
- Internal and external alterations including: new opes on lower and upper ground floors to be fitted with timber windows and doors, removal of two non-original internal timber stairs and associated stud partitions, reinstatement of openings in the spine wall at ground and first floors; removal of various non-original partitions;
- General refurbishment including replacement of non-original doors, fittings, finishes and services;
- Repair or replacement of soil and rainwater pipes, hard and soft landscaping, replacement of non-original external stairs to the front.

All associated conservation, ancillary and site works.

Area Area 1 - South East

Application Number 2277/20

Application Type Permission

Applicant Steven & Ciara O'Hanlon

Location 19, Clyde Road, Dublin 4

Registration Date 14/02/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the following works:

1. Fitting out of Basement Level which was previously constructed (shell and core only) under Planning Application Ref. 3280/13 and 3651/12.
2. Enclosure of existing external stairs serving Basement Level and covering at Lower Ground Floor Level with fixed and hydraulic opening rooflights.
3. Elevational alterations to rear elevation of previously constructed single storey extension to rear at Lower Ground Floor Level encompassing a faceted surround to existing elevation and a new flat roof over in lieu of existing curved roof.
4. Internal alterations to previously constructed single storey extension to rear including new stairs and void to Basement Level in existing opening which has been temporary floored over.
5. Single storey glazed roof extension to the side at Lower Ground Floor Level with a floor area of 14.6 sq.m and removal of existing window to side elevation and wall under to form new access between proposed extension and main house.
6. Minor internal alterations to Utility Room area and
7. All associated site works.

At 19 Clyde Road, Dublin 4 (A Protected Structure - RPS Ref. No. 1971).

Area Area 1 - South East

Application Number WEB1064/20

Application Type Permission
Applicant Aisling O'Neill
Location 19, Athlumney Villas, Ranelagh, Dublin 6
Registration Date 10/02/2020

Additional Information

Proposal: Alterations and extension to existing two storey end of terrace house consisting of demolition of existing single storey kitchen/bathroom at rear and construction of a new part two storey extension to rear providing a new kitchen and bathroom at ground floor level and an extended bedroom with external terrace at first floor level. The works also incorporate the installation of a new window on the northwest gable elevation (opening onto Bannaville) and all associated site works

Area Area 1 - South East
Application Number WEB1068/20
Application Type Permission
Applicant Paul Quinlan and Fiona Fairbrother
Location 207, Corrib Road, Terenure, Dublin 6W
Registration Date 11/02/2020

Additional Information

Proposal: Widening of entrance gateway to provide onsite car parking in front of property.

Area 1 Decisions

Area Area 1 - South East
Application Number 0025/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 10/02/2020
Applicant Ciaran Reilly
Location 31 and 32 Hatch Lane, Dublin 2

Additional Information

Proposal: EXPP: a) Removal of the existing felt roofing membranes and the existing decking.
b) Strip back 3 course of slates to return Flexitec 2020 up the rafters.
c) Up-grade the falls to the roof joists.
d) Fit loft roll insulation between the roof joists.
e) Fit new OSB 18mm decking.
f) Fit Flexitec 2020 reinforced fibreglass roofing to the flat roof areas.
g) Fit new upstands to rooflights, etc., and new perimeter flashings.
h) Re-slate the 3 courses of slates to the rafters.
i) Repair/replace any damaged rw gutters and downpipes.

Area Area 1 - South East
Application Number 0026/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 13/02/2020

Applicant Iarnrod Eireann
Location 115, Amiens Street, Connolly Station, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed enabling works:

1. Asbestos survey and removal (as Required)
2. Careful cleaning of exposed brickwork.
3. Treatment of exposed walls with biocide to remove algal growth.
4. Removal of small office to former station hall.
5. Removal of concrete block former toilet walls to interior of vault.
6. Removal and disposal of modern floor and wall tiling, sheet finishes and concrete floors.
7. Removal of tiling to the steps to determine extent of granite surviving and their condition in advance of repair.
8. Removal of metal balustrades and guarding's (replacement with temporary guarding as necessary until alternative means of escape in place)
9. Removal of bitumen roof covering and pyramidal rooflights.
10. Removal of aluminium-framed clerestory glazing.
11. Careful removal of modern brick, mass concrete and blockwork infill to arches and internal facing to viaduct.
12. Removal of concrete block and brick free-standing walls to yard in front of viaduct arches.
13. Removal of suspended ceiling to soffit of corridor.
14. Stripping out of existing services and rainwater goods.
15. Creating opening in blockwork walls to allow access to escape corridor from DART platform.
16. Installation of floor insulation and service runs below new concrete floors to vaults and former station hall.
17. New concrete slab with separation layer to under croft of concrete viaduct widening above brick vault below.

Area Area 1 - South East
Application Number 0027/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 11/02/2020
Applicant Niall, Mark & Greg Turley
Location Morrison Chambers, Nos. 27-33 Nassau Street and No.1 Dawson Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: refurbishment, repair and upgrade of the existing sash windows to include replacement of existing single glazing with slimline double glazing units.

Area Area 1 - South East
Application Number 0037/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 11/02/2020
Applicant Reddy Charlton Solicitors
Location 12, Fitzwilliam Place, Dublin 2
Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Works consisting of window refurbishments, essential repairs and decorations front and rear, scaffolding to the rear elevation to allow render repairs to stucco render, minor structural repairs to the gable wall and full external decorations to the rear render. Roof overhauling works to be undertaken to the rear return roof at 2nd floor level, including re-using slates, re-bed coping stones and new lining to parapet gutters.

Area Area 1 - South East
Application Number 0042/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 14/02/2020
Applicant Cliona Cleary
Location 18, Oakley Square, Ranelagh, Dublin 6
Additional Information

Proposal: EXPP: Whether the recent extension which includes large windows at the western elevation to the western facade of 18 Oakley Square constitutes development having regard to planning condition 14 attached to a previous planning application Ref ABP 290572471.

Area Area 1 - South East
Application Number 0045/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 11/02/2020
Applicant Maurice Regan
Location 4,6,8 & 10 Elgin Road, Ballsbridge & 4, 6, 8 Pembroke Lane, Ballsbridge, Dublin 4
Additional Information

Additional Information

Proposal: SHEC: Planning Permission for alterations to previously granted Planning Reference No. 3973/18. Proposed alterations consist of change of house type for Houses No. 4, 6 & 8 Pembroke Lane, Ballsbridge, Dublin 4, from 3 no. 3 bed units to 3 no. 4 bed units and all associated site works.

Within the curtilage of a protected structure.

All works are associated with site development works to Nos. 4, 6, 8 & 10 Elgin Road, Ballsbridge, Dublin 4 and 4, 6 & 8 Pembroke Lane, Ballsbridge, Dublin 4.

Area Area 1 - South East
Application Number 0051/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 14/02/2020
Applicant Tomas + Leona O'Leary
Location 12, Garville Avenue, Rathmines, Dublin 6, D06 P382
Additional Information

Proposal: SHEC: 2 new mews houses.

Area Area 1 - South East
Application Number 0538/19
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 13/02/2020
Applicant St. Pancras Owners Management Company CLG
Location Saint Pancras Avenue, Dublin 6W
Additional Information
Proposal: EXPP: erection of vehicular gate adjacent to the entrance railings. Erection of pedestrian gate adjacent to the main entrance.

Area Area 1 - South East
Application Number 2145/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/02/2020
Applicant Marval Ventures Ltd
Location 4, Leinster Street South, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for works to the exterior of 4 Leinster Street South, Dublin 2 which is a Protected Structure. The works will comprise re-painting the existing shop front, pilasters and plinth and installing new fascia shop signage over the existing fascia. The signage will comprise a new powder coated aluminium fascia, with raised individual letters and full width external LED trough light illumination.

Area Area 1 - South East
Application Number 3986/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/02/2020
Applicant Three Ireland (Hutchison) Ltd.
Location Harmony Court, Harmony Row, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

Area Area 1 - South East
Application Number 4169/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/02/2020
Applicant Turner & Townsend Ltd.
Location The former AIB Bank Centre (comprising Blocks L, K, & J), Serpentine Avenue, Ballsbridge, Dublin 4
Additional Information Additional Information Received
Proposal: The proposed development comprises a c.2.4m high timber fence set back within the site from

the existing boundary onto Serpentine Avenue, additional plant to roof level 6 of Block L and roof level 4 and 6 of Block K, landscaped roof terrace at roof level 4 of Blocks J and K and upgrades to the north eastern entrance at Serpentine Avenue including 2 no. pedestrian gates, 2 no. secure car parking barriers, pedestals, bollards and revised hard landscaping treatment.

Area Area 1 - South East
Application Number 4350/19
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 13/02/2020
Applicant Aviva Life & Pensions Ireland DAC
Location 1 Coppinger Row and 57 South William Street, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for changes to the previously granted development 57 South William Street under reg. ref. 2396/19 to include: a) internal layout alterations to basement and ground floor; b) change of use of previously granted educational use at first, second and third floor to educational/office use; c) 28.4m² flat-roofed rear (east) extension at first floor level to provide storage d) reinstatement of granite plinth and cast iron railing to the front (west) elevation all with associated works.

Area Area 1 - South East
Application Number 4652/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/02/2020
Applicant Kate and Peter Mckenna
Location 16 Windsor Road, Rathmines, Dublin 6, D06 Y6V9

Additional Information

Proposal: PROTECTED STRUCTURE: Works will include demolition of single storey rear extension and boiler shed, the erection of a single storey extension to the rear and side, with 3 no. rooflights, comprising living, kitchen and dining areas and utility room. Internal alterations to existing house will include insertion of a family bathroom at first floor level, insertion of an en-suite shower room to rear first floor bedroom, conversion of existing second floor shower room to bedroom, removal of partition separating entrance hall from rear extension, reinstatement of original double doors joining front living room and dining rooms, enlarged door from entrance hall to front living room, insertion of new window in below-stairs w.c. in gable wall. In addition, works to upgrade the heating drainage and electrical services, repairs to existing windows, replacement of one no. PVC window to rear with timber sash window to match existing windows.

Area Area 1 - South East
Application Number 4653/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/02/2020
Applicant M. Taylor
Location 6, Rostrevor Road, Rathgar, Dublin 6

Additional Information

Proposal: Permission is sought for the widening of existing vehicle access gate to approx. 3.6m to the front of 6 Rostrevor Road, Dublin 6, D06P5W9.

Area Area 1 - South East
Application Number 4661/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/02/2020
Applicant Gretl Siegel
Location 59, Merrion Square South, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for development at this site at 59 Merrion Square South, Dublin 2. The building is a protected structure under the Dublin City Development Plan 2016-2022 (RPS Ref. No. 5157). The development will consist/consists of: Permission to install a kitchenette and storage cupboard at third floor level. Retention and completion for existing works to basement level including tanking, dry-lining, change of use from basement to office use, refurbishment of sash windows and replacement of original floor with new modern floor and all associated site works.

Area Area 1 - South East
Application Number 4663/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/02/2020
Applicant Michael, Patrick John and Seamus Maher
Location 59, Pembroke Cottages, Donnybrook, Dublin 4

Additional Information

Proposal: Planning permission for construction of new single storey extension to the rear of existing dwelling comprising of kitchen, dining room and bedroom. Conversion of existing attic space c/w rear dormer comprising of bedroom and en-suite. Demolition of existing single storey rear extension.

Area Area 1 - South East
Application Number 4665/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/02/2020
Applicant Victor Corcoran & Gelsomina Russo
Location 5 Clifton Mews, Ranelagh & rear of 26 Ranelagh Road, Ranelagh, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site: 5 Clifton Mews, Ranelagh, Dublin 6 and rear of 26 Ranelagh Road (Protected Structure Ref. 6972). The development will consist of: Additions to previously granted mews house development (Ref. 2698/19) to include a new zinc-clad dormer window to the front facing onto Clifton Mews and two new Velux windows to rear facing rear of 26 Ranelagh Road. Proposed works are within the curtilage of a Protected Structure.

Area Area 1 - South East
Application Number 4669/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/02/2020
Applicant Jackie Cleary
Location 13, St. Stephen's Green / 24 Dawson Street, Dublin 2
Additional Information
Proposal: PROTECTED STRUCTURE: Development at No. 13 St. Stephen's Green / 24 Dawson Street, Dublin 2, D02 A364, a protected structure (RPS Ref. Nos. 7771 & 2256) consisting of: (1) New wheelchair accessible shop entrance to St. Stephen's Green facade and (2) Replacement of existing signage to existing shopfront to St. Stephen's Green and Dawson Street facades.

Area Area 1 - South East
Application Number 4677/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 13/02/2020
Applicant Olema Property Holdings Limited
Location 71, Harcourt Street and to the rear of 70 Harcourt Street (Harrington Hall), Dublin 2. The site connects to 72-74 Harcourt Street, Dublin 2 (Iveagh Garden Hotel) via Stable Lane. 70 and 74 Harcourt (inclusive) are Protected Structures.

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a 52 bedroom expansion of the Iveagh Garden Hotel by:-

- Change of use of 71 Harcourt Street from office to hotel, with associated internal reconfiguration and removal of internal partitions;
- Construction of 1-7 storey (over double basement) extension to the rear of 70 and 71 Harcourt Street;
- New openings in the rear elevation of No. 71 to connect to the extension;
- Construction of additional set-back floor above 71 Harcourt Street.

The new hotel accommodation in the extension to Iveagh Garden Hotel will consist of:-

- Lower basement (Level -2) accommodating storage and plant;
- Basement (Level-1) accommodating meeting rooms, toilets and plant;
- Lower Ground level to provide new link to Iveagh Garden Hotel under Stable lane with accommodation including meeting rooms and bedrooms;
- Ground to Fifth Floor to accommodate hotel bedrooms;
- Cantilevered external plant area on south elevation at third floor level.

The development will include demolition of 20th century extension to the rear of No. 70 Harrington Hall, creation of new entrance to 71 Harcourt Street from Stable Lane, and all associated site development works and services.

Area Area 1 - South East
Application Number 4680/19
Application Type Permission

Decision ADDITIONAL INFORMATION
Decision Date 11/02/2020
Applicant Percy Nominees Limited
Location 2-5, Warrington Place, Dublin 2, D02XP29. The application site also fronts onto Power's Court and Warrington Lane.

Additional Information

Proposal: The proposed development consists of the following:

- i. Demolition of existing structures;
- ii. Construction of a part 4, part 5 and part 6 storey office development over lower ground floor and a basement level;
- iii. A total 40 bicycle and 8 no. car parking spaces, parking spaces are proposed at basement level; basement access is via car lifts onto Warrington Lane;
- iv. The proposed includes plant room and bin/storage at basement level;
- v. Public realm upgrades to Warrington Place, Warrington Lane and Power's Court;
- vi. The overall proposal comprises c. 4248 sq.m Gross Floor Area (3,604 sq.m excluding basement);
- vii. All associated site development and services works, landscape works, plant, substation and associated development.

Area Area 1 - South East
Application Number 4682/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/02/2020
Applicant Brian & Sarah Wilson
Location 8, Mount Argus Grove, Harold's Cross, Dublin 6W

Additional Information

Proposal: The development will consist of the construction of a new single storey porch to the front of the existing house and relocation of existing front door, replacing the existing door with a window.

Area Area 1 - South East
Application Number 4688/19
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 11/02/2020
Applicant Michael Burke
Location No. 40 Laverty Court, Dublin 2

Additional Information

Proposal: RETENTION: permission for the change of use of the house from residential to short term letting, all at this site.

Area Area 1 - South East
Application Number 4699/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/02/2020

Applicant Alex and Hilary Cohrs
Location 45, Waterloo Road, Ballsbridge, Dublin 4, (a protected structure)

Additional Information

Proposal: PROTECTED STRUCTURE: A 3 storey over basement mid terraced house: a) the restoration of single family dwelling house from 2 basement apartments and a main house apartment; b) The demolition of existing, part original part non-original, 4 storey rear return and replacement with new part rendered part copper clad 4 storey return; c) The provision of a new part single storey and part double height (with curved copper clad roof) rear extension with roof terrace and intensive roof garden over single storey part; d) Sundry removals of non-original internal walls, widening of opes in spine and rear wall and general reconfiguration at basement level including lowering of floor level; e) Provision of steel framed glazed folding doors in archway between ground floor reception rooms; f) Provision of bathroom and dressing room with new access door from front master bedroom at first floor level; g) Alteration of internal stud wall position at front second floor bedroom; h) Sundry alteration repair and renewal works carried out under conservation principles throughout including roof renewal, sash window restorations and renewal of mechanical and electrical services; h) Provision of fuel and bike store off front sunken terrace; i) Provision of bin enclosure at front existing parking area along with hard and soft landscaping to front and rear.

Area Area 1 - South East
Application Number 4701/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/02/2020
Applicant Richard Whitley
Location 7 Merton Walk, Mount Saint Annes, Milltown, Dublin 6, D06 K603

Additional Information

Proposal: The development will consist of the installation of twelve solar panels on the roof of the house.

Area Area 1 - South East
Application Number 4704/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/02/2020
Applicant BCP Investment Fund
Location 4/5, William Street South, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of conservation and remedial repair works to the front (east) and rear (west) facades of the existing protected structure, comprising: (i) general repair/replacement of friable brick facings; (ii) brick repointing throughout the front and rear facades including the parapet; (iii) window refurbishment works to the existing timber sliding sash windows; (iv) replacement of existing deteriorated rainwater goods and soil stacks with new cast iron goods; (v) chemical facade clean of the front and rear elevation following completion of works; (vi) all associated site works, necessary to facilitate the development.

Area Area 1 - South East
Application Number 4718/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Inga Verne & Linas Vernys
Location 12, Kildare Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of creating a new vehicular access to the front, to include new gates and driveway and associated works at 12 Kildare Road, Crumlin, Dublin 12.

Area Area 1 - South East
Application Number 4719/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Caroline & Patrick Spollen
Location 16, Kildare Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of creating a new vehicular access to the front, to include new gates and driveway and associated works at 16 Kildare Road, Crumlin, Dublin 12.

Area Area 1 - South East
Application Number 4724/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Lisa Sherry
Location 54, Heytesbury Lane, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for alterations and extension of the existing dwelling, to include a two storey living room and bedroom extension, facing Heytesbury Lane to the front of the dwelling, the demolition of the existing conservatory and the provision of a new single storey dining area extension to the rear. Also proposed are alterations to the front boundary wall with Heytesbury Lane, including the relocation of the pedestrian entrance and the widening and relocation of the existing vehicular entrance in a new stone finish wall, together with ancillary landscaping and site works.

Area Area 1 - South East
Application Number 4731/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Maeve O'Higgins & Ciaran Murphy
Location 28, Lismore Road, Dublin 12

Additional Information

Proposal: Planning Permission for works to include demolition of 14.4m² shed, removal of boundary

railings within the footprint of the proposed development, construction of 18m² single storey flat and pitched roof house extension to the side and rear, with roof light and a 2.3m length wall along the side boundary, height 2.0. Works to the existing house include blocking up side window, enlarged ope to rear ground floor, external wall insulation to side and rear, new velux roof light to the side, landscaping to front and rear, SUDs drainage and all associated site development works.

Area	Area 1 - South East
Application Number	4733/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/02/2020
Applicant	Niamh and John O'Beirne
Location	corner of Highfield Road and Neville Road, address 'Hampstead' no. 73 Highfield Road, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of; single storey extension to rear and two storey extension to the side of existing dwelling to include, replacement of existing ground floor garage to side with a new 2 storey extended gable roofed extension, subservient to main dwelling, and flat roofed extension to the rear, all with rooflights, internal modifications with associated landscaping and boundary treatment and all associated site and ground works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	DSDZ4689/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/02/2020
Applicant	Jepview Ltd
Location	The Malt House South (Eircode D02PW24) and Nos. 1-4 Malt House Apartments (Eircodes D02A252, D02VF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure)

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The proposed development consists of alterations to previously approved development (Reg. Ref. DSDZ2355/19 and DSDZ4160/19) as follows: (i) omission of approved basement bicycle parking area, locker room, and staff shower facilities (72 sq.m.); (ii) a new partition wall at ground floor level and provision of bicycle parking area, locker room, and staff shower facilities; (iii) creation of 2 no. opes in internal wall at ground floor level to provide access between locker room and bicycle parking area; (iv) relocation of previously approved ground floor toilets to southern end of the building; (v) reconfiguration of previously approved access door/glazing unit in original ope on eastern façade to provide a full length window only; (vi) reconfiguration of existing window ope to create on eastern façade to provide access door and glazing unit; (vii) alterations to 5 no. existing windows on eastern façade comprising lowering of (non-original) window cills; (viii) reconfiguration of previously approved window ope on western façade (at location of existing double doorway ope) to provide access door and glazing unit; and, (ix) drainage and all associated site development and ancillary works necessary to facilitate development. No alterations are proposed to the approved building height.

Area Area 1 - South East
Application Number WEB1065/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 13/02/2020
Applicant Euronet 360 Finance Ltd (Irish Branch)
Location 41, Aungier Street, Dublin 2

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 WEB1723/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 10/02/2020
Applicant Declan Pierce
Location 10 Gordon Street, Dublin 4

Additional Information

Proposal: A new first floor extension with flat roof over to existing house at the Gordon Street elevation with a change in facade to the Gordon Street elevation of existing house, to accommodate a new bedroom and bathroom. A change in roof pitch to the existing pitched roof at the Gordon Street and Hope Street elevations to accommodate additional head height to access new extension. Two new roof windows to the pitched roof on the Hope Street elevation. A converted attic space for storage usage.

Area Area 1 - South East
Application Number WEB1745/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Aisling and Shane Barrett
Location 43, South Hill, Dartry, Dublin 6

Additional Information

Proposal: On behalf of Aisling and Shane Barrett, Planning Permission is sought for the refurbishment of the existing 4 -bedroom house, at 43 South Hill, Dartry, Dublin, D06 Y0E0. The proposed development will include the demolition of the existing front porch and the construction of a new porch to the front façade. The development will also include proposed new windows throughout, including the reconfiguration of the front and side façade. Works to include all associated site and landscaping works.

Area Area 1 - South East
Application Number WEB1748/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020

Applicant Holly Jenkinson
Location 18, Margaret Place, Dublin 4

Additional Information

Proposal: Permission is sought by Holly Jenkinson for the part demolition of existing single storey extension and the construction of an extension to rear at first floor and ancillary site works at No 18 Margaret Place, Dublin 4, D04 H292.

Area Area 1 - South East
Application Number 3163/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05-Feb-2020
Applicant Aelred & Maud Doyle
Location 10, Leeson Park Avenue, Dublin 6
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the following works: removal of c.1990's 21sqm two storey extension to rear; erection of new 40sqm two storey extension to side and rear incl. new opening in rear wall of upper ground floor; alterations to lower ground floor layout; new door open to bedroom on lower ground floor; renovation works to main house incl. restoration of sash windows; landscaping works to front and rear garden; new gate in railings to front; new platform for bin store to front garden and all associated site works.

*****Amendment to Week 06/20*****

Area Area 1 - South East
Application Number 3595/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 05-Feb-2020
Applicant Fibre Optics Signs and Lighting Ltd
Location 48/48A Donnybrook Road (wall of Arthur Maynes Public House)
Donnybrook, Dublin 4

Additional Information

Proposal: Planning 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 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 decommissioning, in line with the outdoor advertising policy of Dublin City Council, a similar outdoor sign in Tyrconnell Road, Inchicore, Dublin 8, on the gable of the Oblate View mixed use development.

*****Amendment to Week 06/20*****

Area 1
Appeals Notified

Area	Area 1 - South East
Application Number	4414/19
Appeal Type	Written Evidence
Applicant	Ternary Limited
Location	47, 48 and 49 Kildare Street and No.'s 1 and 2 Nassau Street, Dublin 2 comprising the premises known as the 'Kildare Street Hotel' and incorporating public house known as 'JP Mooney's.

Additional Information

Proposal: PROTECTED STRUCTURE: We, Ternary Limited, intend to make a planning application for planning permission for development at a site at No.'s 47, 48 and 49 Kildare Street and No.'s 1 and 2 Nassau Street, Dublin 2 comprising the premises known as the 'Kildare Street Hotel' and incorporating public house known as 'JP Mooney's. (49 Kildare Street is also known as No. 1 Nassau Street). No. 2 Nassau Street is identified on the record of Protected Structures under RPS Ref. No. 5795. To the north the application site is bounded by Nassau Street itself and the rear of no.'s 3, 4 and 5 Nassau Street. No.'s 3, 4 and 5 Nassau Street are also Protected Structures (RPS Ref. No.'s 5796, 5797 and 5798), to the south by No. 46 Kildare Street (RPS Ref. No. 4218), to the east by Kildare Street and to the west by the complex of buildings and structures known as the Setanta Centre.

The proposed development will consist of the demolition, excavation and clearance of 47, 48 and 49 Kildare Street and No. 1 Nassau Street including basements and demolition of the modern twentieth century fourth storey to No. 2 Nassau Street and construction of a new fourth storey in its place (all other floors and basement to No. 2 Nassau Street are being retained).

Following the demolition, excavation and site clearance works, the development provides for the construction of a new 5 storey over double basement mixed-use building, with setback incorporating roof terrace at the fifth storey to Kildare Street/Nassau Street. A roof terrace is also proposed at first floor level to the rear (western side) of the proposed building. The proposed development will have a gross floor area of c.2774sq.m. The development provides for ground floor retail/café uses at the corner of Kildare Street/Nassau Street with office use on upper floors and at basement level B1 and plant / tenant facilities at basement level B2 as well as boundary treatments. The main entrance doorway to the proposed building is provided off Kildare Street, with a second entrance doorway provided off Nassau Street. It is also proposed to provide a pedestrian only connection from basement level (B2) to the existing basement car park serving the Setanta Centre.

The proposed development also includes internal and external repair, maintenance, upgrade and alterations works No. 2 Nassau Street (RPS Ref. No. 5795), including the refurbishment and upgrade to the existing non-original shop front and windows at first and second floor to Nassau Street. The development also provides for the change of use of the existing ground floor of No. 2 Nassau Street from public house to retail/café and change of use of basement, first and second floors of No. 2 Nassau Street from hotel/pub/nightclub use to office use. The proposed development has been subject to expert Conservation Assessment.

The proposed development also provides for all associated site development works including lift over run and roof top plant. In addition green infrastructure is proposed including green roof, pv/solar thermal panels and air handling units at roof top level.

Area	Area 1 - South East
Application Number	4415/19
Appeal Type	Written Evidence
Applicant	Ternary Limited
Location	No.'s 17, 18 (incorporating Lapis Jewellers and

Butler's Chocolates Cafe) and 19 (formerly Knobs and Knockers) Nassau Street, and Frederick Street South, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of repair, refurbishment, maintenance and upgrade works to roofs, windows and brickwork; structural repairs to stabilise the building; reconfiguration of internal layout and repositioning of entrance doors on Nassau Street and installation of new staircase to serve upper floor office accommodation and basement plant, services and storage. New shopfronts are proposed to Nassau Street and Frederick Street South. The proposed works will safeguard and prolong the life of these buildings. The reconfiguration will provide two commercial units at ground floor for use as retail/cafe with office use on paper floors. All proposed works have been subject to expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works.

Area	Area 1 - South East
Application Number	4485/19
Appeal Type	Written Evidence
Applicant	Paul & Mary Tully
Location	Site to the rear of Nos., 404,406,408,410, Clogher Road, Crumlin, DUBLIN 12

Additional Information

Proposal: Planning permission is sought on a site to the rear of No. 404, 406, 408 and 410 Clogher Road, Crumlin, Dublin 12 for a development consisting of: (i) demolition of existing workshop building and shed with a total floor area of 137.3 square metres; (ii) construction of 2 no. two storey, two-bedroom, contemporary style, semi-detached dwellings with a flat roof and 4 no. rooflights and the construction of 1 no. two storey, three-bedroom, contemporary style, detached dwelling with a flat roof and 2 no. rooflights; (iii) formation of a new shared vehicular entrance on Clogher Road; (iv) inclusion of a designated bin area serving the development; (v) 4 no. on-curtilage car parking spaces; private amenity space, boundary treatment, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2882/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@10/02/2020
Applicant	Coolcor Investments
Location	11, Palmerston Park, Rathmines, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at this property at the rear of 11 Palmerston Park (fronting Palmerston Gardens), Rathmines, Dublin 6, D06 T625, which is a Protected Structure. The development will consist of: Demolition of existing shed structure and rear boundary wall, and construction of new two-and-a-half storey detached mews dwelling (224m²) to site at rear of existing four-storey dwelling. Development to include new vehicular and pedestrian access from rear laneway (Palmerston Gardens), off-street car-parking (garage), rear balcony and access stairs from first floor to garden space, provision of roof-lights to front and rear roof slopes, and roof-mounted photo-voltaic panels

to rear, together with associated drainage, landscaping and ancillary site works.

Area Area 1 - South East
Application Number 3567/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date @10/02/2020
Applicant Bartra Property (Rathmines) Limited
Location 3, Ardee Road, Rathmines, Dublin 6

Additional Information

Proposal: Permission for a Build-to-Rent Shared Living Residential Development at a 0.0796 Ha site. The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey warehouse/office building (c. 764 sq m) and the construction of part 5 to part 7 No. storey over basement Build-to-Rent Shared Living Residential Development comprising 102 No. bedspaces (92 No. single occupancy rooms, 2 No. accessible rooms, 2 No. double occupancy rooms and 2 No. premium double occupancy rooms) with circulation core a roof level (3,736 sq m). The development also consists of the provision of a communal living/kitchen/dining room at each floor level from ground floor to sixth floor level to serve the residents of each floor; communal resident amenity spaces for all residents including gymnasium and party/function/cinema room at basement level and a games lounge and reception/lounge at ground floor level; a roof garden at fifth floor level (105.5 sq m) facing north, east and south; vegetable garden/landscaped amenity areas at roof level facing all directions (138.2 sq m); a 4.5 sq m balcony facing south and west off the communal living/kitchen/dining rooms at each level from first to sixth floor levels; resident facilities including laundrette, linen stores, accessible WC and bin storage; delivery bay; bicycle parking; boundary treatments; hard and soft landscaping; photovoltaic panels; plant; lighting; and all other associated site works and service connections above and below ground.

Area Area 1 - South East
Application Number 3718/19
Appeal Decision AMEND CONDITIONS
Appeal Decision Date 10/02/2020
Applicant The Provost Fellows, Foundation Scholars and other Members of the Board
Location Site, c 0.47 ha within the campus of Trinity College Dublin, Dublin 2

Additional Information

Proposal: Permission for development (to be known as the E3 Learning Foundry) at this site, c0.47 ha within the campus of Trinity College Dublin, Dublin 2, consisting substantially of the area of the four-storey Biochemistry building fronting Parade Ground, two storey portacabin single storey Roberts Laboratory, glasshouses and ancillary single storey structures which has permission for the demolition and removal of structures pursuant to Planning Ref. 3884/18. The development site will also include the Anatomy Annexe building, parts of the Zoology/Physiology and Anatomy/Chemistry buildings and part of Parade Ground. The development consists of: 1. New university building c. 7,256 sqm, fronting Parade Ground, ranging from 4 to 6 storeys over basement (c. 26m above ground level at the central lantern element of the building). The new building will connect to the rear of the Zoology/Physiology building at ground floor level. 2. Demolition of 2 storey Anatomy Annexe building c. 270 sqm and extensions to that building c. 135 sqm located adjacent to the Zoology and Anatomy / Chemistry buildings, creating a new landscaped plaza and providing a pedestrian connection between Parade Ground and College Park over part basement. 3.

Demolition of accretions (additions) to rear of Zoology/Physiology building c. 270 sqm and consequent alterations to rear elevations with minor reconfiguration works at the interface between the existing building and proposed new development. 4. Creation of an external access to the north elevation of the Anatomy building and alterations to that elevation. 5. All ancillary works, including: bicycle provision (c. 360 spaces); attenuation tank; basement and rooftop plant; rooftop pv panels, greenhouse and terrace on roof of 4 storey element; landscaping and public realm works; drainage; signage; all related site development and excavation works above and below ground.

Area	Area 1 - South East
Application Number	3755/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@10/02/2020
Applicant	Robert Booth
Location	69, Waterloo Lane, Dublin 4

Additional Information

Proposal: The development will consist of: (i) demolition of existing detached two-bedroom, two-storey dwelling (105.3sq.m); (ii) construction of a replacement two-storey over basement, three-bedroom contemporary style, flat roofed, detached dwelling. The dwelling will be provided with private open space in the form of a courtyard and lower garden at basement level, a rear garden at ground floor level and a balcony to proposed first floor level master bedroom; (iii) provision of an enlarged vehicular entrance from Waterloo Lane and 2 no. on curtilage car parking spaces; and (iv) landscaping boundary treatments, drainage and all ancillary works necessary to facilitate the development.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

07/20

(10/02/2020-14/02/2020)

Area Area 1 - South East
Application Number 0060/20
Application Type Social Housing Exemption Certificate
Applicant MG Motors Ltd
Location 153-155, Harold's Cross Road, Dublin 6W
Registration Date 11/02/2020

Additional Information

Proposal: SHEC: demolition of existing car showroom and construction of 43 no. apartments over 5 floors comprising of 12 no. 1-bed, 23 no. 2-bed and 8 no. studio apartments.

Area Area 1 - South East
Application Number 0067/20
Application Type Social Housing Exemption Certificate
Applicant Dawson Buildings Ltd
Location this site (0.0574 hectares) known as Leonard's Corner
- no.s 52, 52A, 53, 54 and 55 Clanbrassil Street Lower
and no.s 110/112 and 108 South Circular Road, Dublin 8
Registration Date 14/02/2020

Additional Information

Proposal: SHEC: The construction of a 6 storey over basement mixed-use building to provide 19 no. apartment units accessed from Clanbrassil Street Lower and 2no. retail units to ground floor & basement accessed from Clanbrassil Street Lower & South Circular Road.



Dublin City Council

SECTION 5 EXEMPTIONS

07/20

(10/02/2020-14/02/2020)

Area Area 1 - South East
Application Number 0062/20
Application Type Section 5
Applicant Sigrun Bannert
Location 18, Palmerston Road, Dublin 6
Registration Date 11/02/2020

Additional Information

Proposal: EXPP:PROTECTED STRUCTURE (RPS Ref.No.: 6183): Detailed Scope of Works and Method Statement attached:

- Removal of modern lean-to structure at rear elevation
 - Re-slating and upgrade of existing roof, to include associated rainwater goods
 - Repair and upgrade of existing timber windows and external doors
 - Repointing of front elevation brick facade, re-render of rear elevation render facade
 - Structural repairs to masonry walls, chimneys, floors/ ceilings, staircase etc.
 - Removal of modern stud partitions/ room dividers
 - Upgrade of existing mechanical and electrical services
 - Replacement of existing concrete slab with new insulated, heated concrete floor
 - Re-application of NHL internal plaster where missing
 - Repair of existing decorative elements including cornices, ceiling roses etc.
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Area Area 1 - South East
Application Number 0064/20
Application Type Section 5
Applicant Greg Tyrrell
Location 53, South Hill, Dublin 6
Registration Date 12/02/2020

Additional Information

Proposal: EXPP: The aim is to improve the energy rating of the dwelling by making it more energy efficient and a more sustainable building to live in. The external finish will match the existing house in respect of materials and colour in order to protect the existing amenity.

The proposal is to have 100mm of external insulation applied to the front elevation with an off-white render and a 10 mm fine dash finish. The bottom half of the front elevation will have a stencilled red brick render finished which replicates the existing facade.

The Planning and Development Act 2000, Part 1, Section 4 (Exempted Development): '(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'

OCFPM are of the opinion that these works would be deemed an Exempted Development as stated in the Planning and Development Act 2000, Part 1, Section 4 (Exempted Development), the proposed external facade works will not affect the external appearance of the structure. The proposed fine dashed render finish along with the brick slips will match the existing elevations in colour and texture.

Is this classed as Development and if so, is it Exempted Development under the Planning and Development Act 2000-2002?

Area	Area 1 - South East
Application Number	0065/20
Application Type	Section 5
Applicant	Elizabeth Prendergast
Location	Merrion Square, Dublin 2
Registration Date	10/02/2020

Additional Information

Proposal: EXPP: I wish to make a section 5 referral to Dublin City Council, in accordance with Section 5 of the Planning and Development Act 2000, as amended (PDA 2000). Dublin City Council have made arrangements to transform the public space of Merrion Square into a Festival Village for use during the UEFA European Championships 2020, throughout the months of June and July 2020, minimum. Section 3(1) of the PDA 2000 defines Development as “the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.” The works proposed to be carried-out in Merrion Square for the purposes of the Football Festival would constitute material change to the use of this land.

We appreciate that an argument could be put forward that the development at hand is exempted development on the basis of Section 4(1)(f) as “development carried out on behalf of, or jointly or in partnership with, a local authority, pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity.” However, the spirit of section 4 of the PDA 2000 and the concept of exempted development generally is to allow a Local Authority carry-out necessary works required for the upkeep, repair and maintenance of roads, public spaces and other structures falling within the jurisdiction of the Local Authority. The works proposed amount to material change of use and enjoyment of a public space and should not be authorised without proper public participation and consultation, as set out in Section 238 (2)(a)(b)(c) or by way of the planning permission process.

It is our understanding, although exact details of the works have not been made public by Dublin City Council emphasising the lack of public consultation regarding development at a public site, that it is intended to create a Festival Village within the Georgian Square itself, as well as in the adjacent streets, which are framed by Protected Structures.

The works to be carried-out in the site outlined in red in the attached Site Map (Appendix A), will involve the removal of large sections of lawns, closure of internal footpaths of the square, removal of shrubs, vegetation and possibly mature trees. Dublin City Council have confirmed in Council meetings that the removal of vegetation will have to occur and that money has been set aside in order to attempt to restore the existing vegetation, which will have to be removed and/or destroyed. This temporary development, and subsequent use, could have a long-term impact on the wildlife and bird nesting in the park. The works will also involve the construction of large television screens, mounted on steel structures to be placed on the existing lawns once removed. Images of other Festival Villages have been included (Appendix B), for reference.

At this stage we would like to point to section 3(2)(b)(i) of the PDA 2000, given that these works will consist of “the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods the use of the land shall be taken as having materially changed.”(emphasis added). The construction of large television screens, inevitable food and goods vans and tents and also great lengths of advertising structures, at a minimum, would most certainly constitute material change and amount to development.

Further to the above, the perimeter railings of the Georgian Square, which are understood to be the original iron railings, will be used to mount temporary private advertising boarding. This will not only involve the covering of the railings from public view, but will require some form of engineering structure and will likely require the removal or at the very least significant damage to the mature trees which line in the inside of the railings and which hang down over them onto the footpath.

Again, we would highlight section 3(2)(a) of the PDA 2000 which notes that “where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements ... the use of the land shall be taken as having materially changed.” It is the intention of Dublin City Council to use the iron railings that line the perimeter of the Georgian Square for the use of advertising billboards, to the exclusion of licensed casual traders. Again, this constitutes material change and amounts to development.

We would also like to highlight that Merrion Square is the site of two archaeological points of interest, as noted in the attached Dublin City Development Plan 2019-2022. Please see Appendix C enclosed, which is an extract of Map E to the aforementioned Development Plan. These sites can be seen at the South-Eastern side and also North-Western side of the square. The Square is also lined with protected structures being the original Georgian Buildings which are located no more than 10 metres from the proposed development site. These are a source of tourist attraction to the area, as well as the location of many homes and businesses which will all be impacted by the road closures intended to occur through the eight week period, and also likely through construction and removal of the build. There has been no public road notice made by Dublin City Council to date and again, no public consultation with the local residents and businesses effected.

Merrion Square as a whole (internally, externally and on the surrounding roads) is a conservation area, and zoned Z9 “to preserve and improve recreational amenity and open space and green networks” as seen at Appendix C. There is no public documentation available to suggest that this has been considered in the development proposed.

We would be grateful for a response regarding the proposed works and whether or not they amount to Development pursuant to Section 4 and Section 5 of the PDA 2000.

Area	Area 1 - South East
Application Number	0066/20
Application Type	Section 5
Applicant	Hibernia REIT Plc
Location	Cumberland House, Fenian Street, Dublin 2
Registration Date	12/02/2020

Additional Information

Proposal: EXPP: Whether the opening up of internal links at second and third floor level between the existing and under construction buildings on site, comprising removal of fabric from the existing building, is or not exempted development.

Area	Area 1 - South East
Application Number	0068/20
Application Type	Section 5
Applicant	Greg Tyrrell
Location	53, South Hill, Dublin 6
Registration Date	12/02/2020

Additional Information

Proposal: EXPP: Existing vehicular entrance modifications.

The aim is to increase the width of the existing entrance to allow for efficient access and safe egress from the property.

The proposal is to relocate the northern pier to increase the width of the existing entrance from 2.5m to 3.3m. The proposed new pier will match the existing. The existing dished public footpath will be maintained

and unaffected. Gates at the entrance will open inwards only. The proposal to widen this entrance would be in keeping with the adjacent properties.

Front garden landscaping modifications.

The proposal is to form a permeable paved front garden terrace area, complete with soft landscaping and screening to boundary walls. The applicants want to benefit from the orientation of the front garden by the creation of an outdoor space. Both hard and soft landscaping will be used to enhance the amenity of this space, and the provision of hedge screening to front and side boundaries will give visual definition soften the appearance of the front garden.
