



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**08/20**

(17/02/2020-21/02/2020)

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** 2283/20  
**Application Type** Retention Permission  
**Applicant** Karen Lavery  
**Location** Apartment 55, College Gate, Townsend Street, Dublin 2  
**Registration Date** 17/02/2020

**Additional Information**

**Proposal:** RETENTION: Planning permission is sought for retention for use as short term letting of one bedroom apartment, no. 55 College Gate located at fourth floor level of existing apartment development at College Gate, Townsend Street, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 2303/20  
**Application Type** Permission  
**Applicant** Datamust Company Ltd  
**Location** 62, Mount Street Lower, Dublin 2  
**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of works to a protected structure, comprising structural and fire safety upgrade works to floors, removal of non-original partitions, and the addition of a lobby at basement level for increased fire safety.

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**Area** Area 1 - South East  
**Application Number** 2304/20  
**Application Type** Permission  
**Applicant** Rockyvale Limited  
**Location** 16-18 Lord Edward Street (a Protected Structure),  
Dublin 2 and 18, Exchange Street Upper, (known as  
"Fashion House") and Copper Alley, Dublin 2  
**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development on a 0.11 ha site approximately. The proposed development comprises of a low-poly wire frame sculptural artwork installation in the form of 4 simplified figures of approximate dimensions 3.2 m (H) x 3m (W) x 2m (D) in total fixed 0.4 m above the roof of the existing link bridge which connects the 2 buildings over Copper Alley along with laser cut decorative anodized bronze metalwork screens fixed to and covering the entirety of both sides of the link bridge.

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**Area** Area 1 - South East  
**Application Number** 2307/20  
**Application Type** Permission  
**Applicant** Three Ireland (Hutchison) Ltd  
**Location** rear of Floods Bar, 140, Sundrive Road, Crumlin,  
Dublin 12

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**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** The construction of a telecommunications structure (overall height of 19m), ancillary ground-based equipment, cabinets and fencing.

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**Area** Area 1 - South East

**Application Number** 2311/20

**Application Type** Permission

**Applicant** Financial Services Trade Union

**Location** 1, Stephens Street Upper, corner of Stephen Street  
Upper and Longford Street, Dublin 8

**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** Planning Permission is sought for the demolition of the existing faceted glazing at the main entrance, the installation of new faceted glazing and main entrance double doors to line through with existing curtain wall glazing above, the replacement of the existing faceted canopy with new metal clad canopy, the replacement of existing non illuminated signage with new signage, modification to existing glazing at entrance level, the replacement of existing louvred panels with new fenestration and all associated works.

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**Area** Area 1 - South East

**Application Number** 2316/20

**Application Type** Retention Permission

**Applicant** Ken Coogan

**Location** 33, Beechwood Avenue Lower, Ranelagh, Dublin 6

**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for a temporary period of 3 years for the retention of conversion of a shed to residential use.

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**Area** Area 1 - South East

**Application Number** 2320/20

**Application Type** Permission

**Applicant** Astor Dublin Ltd.

**Location** 33, Herbert Lane, Dublin 2, (to the rear of 11 Herbert  
Place, Dublin 2 - Protected Structure RPS no.3712)

**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought to consist of the following: change of use of the modern mews property from office use to residential (46m<sup>2</sup>) to provide a single dwelling house. External works: remove external roller shutter to rear door; remove external shed containing electric shower and all associated services; re-route gas supply pipe externally at high level to side and rear elevations; externally insulate soffit of carport retaining single car parking space; new timber faced plant enclosure formed from steel structure within rear yard to house heating equipment, refuse store and a secure bicycle space and new soft landscaping to rear yard to enrich area for use as private amenity space. Internal works: internal alterations and provision of new lightweight partitions to form spaces necessary for residential use; internal

dry lining to external carport wall at ground floor level; new mechanical and electrical service installations; new fittings and finishes internally. The proposal will result in a one-bedroom single dwelling house over two-storeys.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3608/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Donnybrook Hotel Limited
<b>Location</b>	Former St. Mary's College, Bloomfield Avenue, Donnybrook, Dublin 4, D04 X8N5
<b>Registration Date</b>	18/02/2020
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site, the former St. Mary's College, Bloomfield Avenue, Donnybrook, Dublin 4, D04 X8N5, a protected structure. The development will consist of the extension, alteration and change of use of the premises to a hotel with associated guest facilities:

(a) The demolition of the following structures within the curtilage not included on the Record of Protected Structures - a four storey cement-rendered former accommodation block on the western side, a two storey outbuilding and garage to the western side of the west yard;

(b) The construction of:

i) a three storey extension to the west of the retained chapel to provide ancillary services (delivery area, stores, laundry, plant areas, waste storage) at lower ground floor; a spa facility with indoor/ outdoor swimming pool, toilets and kitchen at ground floor; and spa facility and bedrooms at first floor;

ii) A two storey steel and glass orangerie extension in the courtyard between the retained college building and the former chapel to provide staff facilities at lower ground floor level and a tea room/ lounge and external terrace at ground floor;

iii) Two five storey extension to the south and south west of the retained college building to provide hotel bedrooms with a setback top floor and juliet balconies to bedrooms on the fourth floor; and

(iv) A single storey building adjacent to the northern boundary wall to accommodate an ESB substation and switch room.

(c) Change of use of the retained college building to provide hotel offices and meeting rooms at lower ground; reception and concierge areas, hotel offices, bar and lounge and restaurant (in the chapel building) at ground floor; and hotel bedrooms at first and second floors.

(d) Alterations to the retained college building including alterations to the entrance steps and the provision of a ramp access to the entrance; alterations to the interior (door openings and internal walls) to facilitate proposed hotel functions and bedrooms.

(e) Site development works, including:

i) The construction of single level basement adjacent to the eastern boundary providing 56 no. car parking spaces, 56 no. cycle parking spaces and storage areas with ramp access;

(ii) The construction of a vehicle ramp to the delivery area adjacent to the northern and western boundaries (accessed from the existing access on Bloomfield Avenue);

iii) Alterations to the existing entrance to the north east (shared with adjacent Avila Centre) and the provision of new entrance piers and walls for the hotel and gates on the vehicular access to the Avila Centre;

(iv) Internal vehicle and fire tender access roads, vehicle turning area to the east of the retained building, 2 no. surface disabled car parking spaces and a coach set down area; and

(v) A comprehensive landscape scheme including a courtyard between the proposed bedroom blocks incorporating the existing orchard boundary wall (with adaptations) and formal gardens to the north of the

external terrace to the orangeries extension and spa facility; and  
(f) Other developments including two flag poles, a free-standing hotel sign and Avila Centre sign adjacent to the entrance to the north east.

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**Area** Area 1 - South East  
**Application Number** 4041/19  
**Application Type** Permission  
**Applicant** Miro Hotel 2 Limited  
**Location** Nos. 33-36, Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and Nos. 3-4 Joshua Lane, Dublin 2  
**Registration Date** 17/02/2020

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development on a site of c. 0.25 hectares at Nos. 33-36 Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and 3-4 Joshua Lane, Dublin 2 to amend part of the development permitted under Dublin City Council Reg. Ref. 3656/18. There are four buildings within the application site which are Protected Structures - No. 33 Dawson Street (Ref. 2263), No. 34 Dawson Street (Ref. 2264), No. 36 Dawson Street (Ref. 2265), No. 37 Dawson Street (Ref. 2266). The proposed development seeks to provide a basement of c. 628 sqm (previously omitted under Condition No. 6 of Dublin City Council Reg. Ref. 3656/18) which will provide 30 No. valet car parking spaces to serve the Royal Irish Automobile Club at Nos. 33-34 Dawson Street, Dublin 2 and associated access stairs to ground floor level.

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**Area** Area 1 - South East  
**Application Number** WEB1078/20  
**Application Type** Permission  
**Applicant** Euronet 360 Finance Ltd (Irish Branch)  
**Location** 41, Aungier Street, Dublin 2  
**Registration Date** 19/02/2020

**Additional Information**

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

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2284/20  
**Application Type** Permission  
**Applicant** Sandra and Gary Leonard  
**Location** 1, Glenmalure Square, Milltown, Dublin 6  
**Registration Date** 17/02/2020

**Additional Information**

**Proposal:** The erection of new railings, entrance gates and new entrance piers at the existing access point located along the northern boundary along with all other ancillary development works on their lands at 1 Glenmalure Square, Milltown, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 2310/20  
**Application Type** Permission  
**Applicant** Sandra Bryne  
**Location** 112, Bangor Road, Crumlin, Dublin 12  
**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** Planning permission sought for the construction of a two storey extension to side of the existing dwelling, with all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2318/20  
**Application Type** Permission  
**Applicant** Paula and Ray Moore  
**Location** 124, Rathgar Road, Rathgar, Dublin 6  
**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: the construction of a new two storey extension comprising a bedroom and study located to the side of the house together with associated rooflights. Internal alterations to existing house to facilitate new extension including alterations of the existing pitched roof to the rear, new internal door opening at first floor level, blocking of existing window at ground floor level alterations of existing modern butterfly roof to the rear. Part-demolition of modern boundary wall shared with 123 Rathgar Road together with the alteration of the existing store to side to facilitate new extension. Location and alignment of proposed extension gable wall to extension in accordance with conditions of planning permission granted under reg. ref: 3841/19.

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**Area** Area 1 - South East  
**Application Number** 2319/20  
**Application Type** Permission  
**Applicant** James Nesbitt  
**Location** 18, Northbrook Avenue, Ranelagh, Dublin 6, D06 VY93  
**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** Permission for development consisting of an attic conversion, with dormer window to the rear and the insertion of 2 no. roof lights to front roof.

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**Area** Area 1 - South East  
**Application Number** 2321/20  
**Application Type** Permission  
**Applicant** Chris and Afra Jones  
**Location** Marita, located at No. 70, Eglinton Road, Dublin 4  
**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** Permission for an extension and alterations to an existing detached dwelling with existing

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vehicular access from Eglinton Road and rear access approached from Tramway lane serving an existing garage. The proposed development shall consist of: (i) replacement of an existing two storey bay to the front (north) elevation, (ii) removal of an existing two storey bay to the rear (south) elevation and (iii) the removal of an existing boiler room to the side (east) elevation. (iv) construction of a new two storey faceted bay to the front (north) elevation, (v) construction of a new single storey extension to the rear (south) of the dwelling at ground floor level, (vi) construction of a new bay window on the rear gable at first floor level to replace existing, (vii) formation of a new single arched window opening on the rear gable at second floor level to replace existing window openings, (viii) construction of a new single storey plant room on the side elevation (east) to accommodate a new sustainable heating system. (ix) works are to include the installation of a new apex rooflight to the existing roof of the rear facing gable, minor internal alterations, refurbishment of the existing external fabric including replacement of the existing roof finishes and flashings, upgrades to existing rain water goods, soffits and fascias and replacement of existing windows with new thermally efficient windows, installation of photovoltaic solar collector panels to the existing roof and all associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1081/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Karina Byrne
<b>Location</b>	35, Londonbridge Road, Sandymount, Dublin 4
<b>Registration Date</b>	20/02/2020
<b>Additional Information</b>	

**Proposal:** The demolition of the existing single storey extension to the rear and construction of a new part single, part two storey extension to rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1082/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Margaret and Paul Davis
<b>Location</b>	45, Ailesbury Mews, Dublin 4
<b>Registration Date</b>	21/02/2020
<b>Additional Information</b>	

**Proposal:** The development will consist of matching the roof ridge level to that of their terraced neighbours, the addition of a floor in the return to the rear of the single storey house, along with a dormer extension on the roof to the front of the property

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1083/20
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	John & Graziella Schuster
<b>Location</b>	56, Orwell Park, Rathgar, Dublin 6
<b>Registration Date</b>	21/02/2020
<b>Additional Information</b>	

**Proposal:** RETENTION & PERMISSION: Retention permission to retain the rear, ground floor patio door which has an amended opening size from that previously approved under application 4097/18 and retention of the single storey side extension which has amended window openings to the side and rear

elevations, and reduced height from that previously approved under application 4097/18. Planning Permission is also being sought for the construction of a single storey, enclosed plant room and partially covered BBQ area to the side of the existing dwelling, with associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1084/20
<b>Application Type</b>	Permission
<b>Applicant</b>	EMER NORTON & PAUL CARROLL
<b>Location</b>	175, Harold's Cross Road, Dublin 6w
<b>Registration Date</b>	21/02/2020
<b>Additional Information</b>	<b>Proposal:</b> PERMISSION IS SOUGHT FOR CONSTRUCTION OF A SINGLE STOREY HOUSE EXTENSION WITH FLAT ROOF TO THE REAR & SIDE OF EXISTING HOUSE, 2NO. OF ROOF LIGHTS AND ALL ASSOCIATED SITE DEVELOPMENT WORKS AT NO.175 HAROLDS CROSS ROAD, DUBLIN 6W, D6W N525 BY EMER NORTON & PAUL CARROLL.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1086/20
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Eilish and Eamonn Sweeney
<b>Location</b>	41, South Hill, Dartry, Dublin 6
<b>Registration Date</b>	21/02/2020
<b>Additional Information</b>	<b>Proposal:</b> RETENTION: Retention of single storey extensions to the front and side of existing house.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0032/20
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	18/02/2020
<b>Applicant</b>	Trinity College Dublin
<b>Location</b>	Rubrics Building, Trinity College, Dublin 2
<b>Additional Information</b>	<b>Proposal:</b> EXPP: PROTECTED STRUCTURE: The list of proposed works are as follows: Pascal & Watson Drawings

- 1. Investigate suspected brickwork wall thickness and make up. A band of plaster will need to be removed (c.1000w x 150h) to determine the presence/spacing's/condition of any timber framing. A core hole c.25mm dia would be drilled to determine the fabric make up and thickness.
- 1a. Investigate suspected brickwork wall thickness and make up. A band of plaster will need to be removed (c.1000w x 150h) to determine the presence/spacing's/condition of any timber framing. Investigation also to include endoscopic survey to ascertain if cellar existing below half landing.
- 2. Locally remove floor boards to investigate sub floor conditions under proposed lifts. This is required to inform the structural lift design proposals.



- 3. Investigate ceiling fabric and thickness. A core hole c.25mm dia would be drilled to determine the fabric make up and thickness.
- 4. Investigate wall lining fabric at external wall behind stairs. A core hole c.25mm dia would be drilled to determine the fabric make up and thickness.
- 5. Locally remove floor boards to investigate stairs landing make up.
- 6. Investigate floor make up at ground floor stairs landing. Lift an existing stone slab. Core sample if concrete found.
- 7. Investigate floor make up at ground floor bathroom areas. Lift an existing stone slab. Core sample if concrete found.
- 8. Investigate internal partition wall fabric. Small core hole to determine construction fabric and possible age. If suspected recent wall, then a 200 x 200mm hole will be formed to confirm.

#### Carrig Drawings

- 1. Remove vent grill and vent lining to investigate thickness and structural fabric of wall. Brick sample to be taken for petrographic analysis. Bricks to be reinstated after tests.
- 2. Remove two/three bricks. Core from outside in. Core substrate to full depth of gable. Core 75mm diameter. Brick sample to be taken for petrographic analysis. Bricks to be reinstated after tests.
- 3. Remove cement render/pebbledash to check for damp
- 4. Remove pebbledash to check for stone architrave.
- 5. Remove pebbledash around downpipe near embedded iron bracket. Remove the bracket.
- 6. Remove cement render to check for granite plinth.
- 7. Lift floor to investigate fabric.
- 8. Remove grill to investigate possible cellar.
- 9. Opening up to investigate possible cast iron column.
- 10. Remove internal plaster below window to check for damp/mould.
- 11. Lift floor to investigate fabric.
- 12. Mortar sample to be taken.
- 13. Remove internal plaster to check for damp/mould.

#### AECOM Drawings

- 01,02,03, In presence of engineer, locally remove floor boards to investigate details and condition of down-stand beams and floor joists. All viewing of floor structure to occur from above. Bearing conditions to be established, so local removal of masonry around down-stand beams will be required. Open up as necessary to all determination of floor joists span, centres, support conditions.
- 04,05, In the presence of engineer, locally remove floor boards to investigate details and conditions of support points and floor joists. Open up as necessary to allow determination of floor joists span, centres, support conditions. It is suspected that there is a floor void below a section of the Rubrics, and this is to be established.
- 06. Wall plates condition to be established. Opening up works as required to see all sides of timber wall plates.
- 06. Steel support conditions to be determined. Open up as required. This will be done in house 22 and 26 and further opening up may be required.
- 07. All timber lintels to be inspected and condition to be determined.
- Proposed Trial Pits (5no.) approx. dimensions 1m by 1m by depth to existing foundation. Trial pits no's.1 and 5 are required to investigate the existing ground conditions adjacent to the substructure at both gable ends and to establish potential method to implement waterproofing measures to this structure. Trial pit no's.2,3 and 4 are required to investigate extent of existing concrete swale that may be removed as part of the proposed works.

**Area** Area 1 - South East  
**Application Number** 0038/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 19/02/2020  
**Applicant** Maire Ledwith  
**Location** 57, Haddington Road, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** EXPP: The provision of singing lessons in a singular room within a private dwelling.

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**Area** Area 1 - South East  
**Application Number** 0060/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 17/02/2020  
**Applicant** MG Motors Ltd  
**Location** 153-155, Harold's Cross Road, Dublin 6W  
**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.

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**Area** Area 1 - South East  
**Application Number** 0067/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 21/02/2020  
**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  
**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.

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**Area** Area 1 - South East  
**Application Number** 0076/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 21/02/2020  
**Applicant** Clonvara Developments Limited  
**Location** 47/48, Chelmsford Road, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** SHEC: 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2016/20
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	18/02/2020
<b>Applicant</b>	Blackhall Green Homes Limited
<b>Location</b>	Dunluce, 21, Anglesea Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development consist of retention permission for 4 no. carparking spaces and planning permission for 1 no. additional carparking space and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3083/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/02/2020
<b>Applicant</b>	John McGee
<b>Location</b>	24, Chelmsford Road, Corner Chelmsford Avenue, Ranelagh, Dublin 6

**Additional Information** Additional Information Received

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3759/19
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	18/02/2020
<b>Applicant</b>	Dr. Declan Meaghar
<b>Location</b>	Rear of 141 Tritonville Road (Herbert Mews), Sandymount, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the construction of a two-storey two-bedroom mews dwelling, 1no. parking space; rooflights; sedum green roof; 40 sq.m. private open space to the rear, and all associated ancillary works necessary to facilitate the development. Permission is also sought for the demolition of the existing single storey garage (30 sqm).

**Area** Area 1 - South East  
**Application Number** 3939/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020  
**Applicant** The Select Vestry of the United Parish  
**Location** The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 EOY5

**Additional Information** Additional Information Received

**Proposal:** Permission for a new Rectory and residential development on a site of circa 1440m<sup>2</sup>, on the corner site of The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 EOY5, with frontage to Belgrave Road and Purser Gardens. The development will consist of the demolition of the existing Rectory, ancillary buildings, perimeter walls to road and removal of existing vehicular entrance and the construction of 9no. dwellings, Units A to J, as follows: Units A-C consists of 3 no. three storey terraced houses with frontage to Belgrave Road which comprises Unit A, a three storey, semi-detached, 5 bedroom Rectory with south facing terraces at first and second floor level; Unit B, a three storey, 3 bedroom curate's house, with recessed south facing terrace at first floor level. Units A and B have shared front and rear gardens and three car parking spaces entered from a new vehicular entrance to Belgrave Road. Unit C is a three storey, end of terrace, 4 bedroom townhouse with private front and rear gardens and 1 car parking space entered from a new vehicular entrance to Belgrave Road. Units D-J consist of 3no. ground floor apartments and 3no. three storey duplex apartments with frontage to Purser Gardens which comprises Units D, E, F, 3no. three storey, 3 bedroom duplex apartments with ground floor entry and access to a shared garden with screened first floor east and west facing terraces, the second floor being set back on both the east and west sides with a west facing terrace. Units G, H, J, consist of 3no. 1 bedroom, ground floor apartments with east facing screened open space and access to the shared garden. parking for Units D-J will be on-street. The development will also include for associated site development works including drainage and hard & soft landscaping works including new perimeter walls and railings to road frontages.

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**Area** Area 1 - South East  
**Application Number** 4084/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Nicola Cantan  
**Location** No. 78, Durrow Road, Crumlin, Dublin 12 D12 V3A3  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for single storey front porch, two storey extension to the side & first floor extension to the rear, with modifications to the internal layout, associated elevational changes, demolition of existing single storey front porch & front and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4708/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Mr. Patrick McLoughlin  
**Location** 38, Ravensdale Drive, Kimmage, Dublin 12

### Additional Information

**Proposal:** Construction of a 'granny flat' to side and rear of existing house. The work will include the conversion of the existing garage to side and construction of new ground floor extension to rear and also widening of the entrance gates to driveway at front.

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**Area** Area 1 - South East  
**Application Number** 4709/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Ballymount Properties Ltd  
**Location** 66, Haddington Road, Dublin 4

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The development will consist of: the refurbishment/interior alterations to the house with the demolition of an existing rear extension to be replaced by a new rear two storey extension to the protected structure.

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**Area** Area 1 - South East  
**Application Number** 4710/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Darragh Fitzsimons  
**Location** 11, Kenilworth Lane East, Rathgar, Dublin 6

### Additional Information

**Proposal:** The development will consist of the construction of 2 no. 3 storey two bedroom plus study mews houses of 227.80m<sup>2</sup> total at 11 Kenilworth Lane East. The development will include the demolition of existing garage of 75.12m<sup>2</sup>, existing boundary walls and gate onto Kenilworth Lane East and the construction of 2 new 3 storey terraced two bedroom plus study and roof terrace Mews houses. Each unit consists of a study, dining/kitchen and rear garden at ground floor, living and one bedroom at first floor and one bedroom and 2 no. external roof terraces (front and back) at second floor and other minor site works. The proposed development includes one off-street car parking space per unit with access via Kenilworth Lane east.

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**Area** Area 1 - South East  
**Application Number** 4717/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Zozimus Bar Limited  
**Location** Centenary House and at the rear of Nos. 35, 36 and 37 Dawson Street (Protected Structures) above, Anne's Lane, Dublin 2.

### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: Permission to retain the artistic installation of umbrellas suspended on catenary cables affixed to the external walls of the adjacent buildings, Centenary House,

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Anne's Lane, Dublin 2 and Nos. 35, 36 and 37 Dawson Street (Protected Structures) and will include integral lighting in individual umbrellas, for which a temporary permission was granted by Planning Permission Reg. Ref. 3528/17.

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**Area** Area 1 - South East  
**Application Number** 4729/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020  
**Applicant** Sinead Bradshaw  
**Location** 34, Bremen Road, Dublin 4

**Additional Information**

**Proposal:** Planning Permission for conversion of existing attic space comprising of modification of existing roof structure with pitched roofed dormer to the rear at 34 Bremen Road, Ringsend, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 4738/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Jill Twomey  
**Location** 34, Avenue Road, South Circular Road, Dublin 8

**Additional Information**

**Proposal:** Planning permission for the demolition of existing workshop and the construction of a 3 storey 2 bedroom mews dwelling to include, off street parking and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4742/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Pablo Picante (Clarendon) Ltd.  
**Location** Pablo Picante, 4/4a & 5, Clarendon Market, Dublin 2

**Additional Information**

**Proposal:** RETENTION: Retention permission for development at Pablo Picante, 4/4a & 5 Clarendon Market, Dublin 2. The development consists of retention of existing ground floor window and door fenestration and new awnings over with associated graphics all onto previously approved internal alterations.

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**Area** Area 1 - South East  
**Application Number** 4751/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020

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**Applicant** Mary Neilan  
**Location** Saint Dominic's, 5, Temple Gardens, Rathmines, Dublin  
6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Works include the demolition of two-storey and single-storey extensions to the side and rear. The construction of a new single-storey extension to the side and rear. Internal alterations, refurbishment and decoration of the existing house. New mechanical and electrical services. Refurbishment of existing sash windows. The demolition of a brick screen wall and reconstruction on completion of the works.

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**Area** Area 1 - South East  
**Application Number** 4752/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** John Hedigan  
**Location** 30, Lansdowne Park, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of shed and existing single storey extensions to rear and side, the construction of a new single storey extension to rear and side of existing dwelling, widening of existing vehicular access and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4754/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020  
**Applicant** Stephen and Karen Woulfe  
**Location** 15, Victoria Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: The construction of a detached outbuilding to the rear of the site, providing for Home Office space, Music Room and Storage Space; modifications to the existing main roof to increase the existing dormer, reduction to an existing window to the rear together with an increase in roof height of existing bathroom roof at rear. All with associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4755/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Grand Parade Property Trading Company DAC  
**Location** 2, Grand Parade, Dublin 6 and Dartmouth Road, Dublin  
6.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at 2 Grand Parade, Dublin 6 and Dartmouth Road, Dublin 6.

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The application site contains the former Carroll's Building which is a Protected Structure (RPS Ref.: 3280) and a number of outbuildings.

The proposed development consists of amendments to the development permitted under Reg. Ref.: 2373/17 and An Bord Pleanála Reg. Ref.: ABP-300873-18.

The proposed amendments are as follows:

- Omission of the Basement -2 level from the permitted new building and internal reconfiguration of the layout of the Basement -1 level:
- Amendment to the footprint of the permitted new building to provide for additional office floorspace at the western side of the building (towards the adjacent Luas embankment) at ground to fourth floor levels;
- Reconfiguration of permitted roof terraces at fourth and fifth floor levels of the permitted new building, including the provision of screened plant in a landscaped setting;
- Reconfiguration of permitted facade treatment of the northern stair core within the permitted new building, resulting in a reduction in glazed area; and
- All associated development and ancillary works.

The proposed amendments result in an increase of 597sq.m in the overall gross floor area (GFA) of the permitted development, resulting in a total GFA of 14,627sq.m, including basement.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4756/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Padraig Cronin
<b>Location</b>	Northcote, 17, Temple Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The proposed development will consist of modifications to the permitted extension, refurbishment and repair of the existing house pursuant to Reg Ref No. 3217/19 to include the following works: 1. The construction of a 9 sqm first floor side extension at the west side of the house to relocate en-suite and all associated works. 2. The widening of a side entrance door at ground floor level to incorporate a fixed glass panel.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4761/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Mark Donlon
<b>Location</b>	27, Moyne Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to (1) Construct a single storey ground floor extension to existing 2 storey return to rear. (2) To construct a 1st floor extension to existing 2 storey return to rear including new solar panels and 1 rooflight to roof. (3) To remove existing chimney breast internally at return, retaining existing chimney stack externally. (4) To convert existing attic space to storage room with 3 No. rooflights to rear, and all associated internal and external site works at 27 Moyne Road, Ranelagh, Dublin 6 a protected structure (RPS 5712).



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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4765/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Ameera Properties LLP
<b>Location</b>	No. 5, Waterloo Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for works to protected structure No. 5, Waterloo Road, Ballsbridge, Dublin 4. Proposed works will consist of: replacement of existing basement ground floor with the construction of new floor slab, new door to provide access to rear garden at basement level, conversion of storage space under front access stairs to bathroom at basement level, removal of external metal staircase and door to the rear. Proposed works also to include installation of fire alarm system, door fire resistance upgrades, minor alterations to building floor layouts, decoration and restoration works along with new hard and soft landscaping, bin storage, drainage, external water tank, services and minor elevational works to include repairs to, and replacement of windows.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4768/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Conradh na Gaeilge
<b>Location</b>	6, Harcourt Street, Dublin 2, D02 VH98

**Additional Information**

**Proposal:** PROTECTED STRUCTURE - The development will consist of: 1. The following works to the existing 18th C Protected Structure fronting onto Harcourt Street: a) The restoration of the great staircase windows; b) The renovation and redecoration of the original building generally including insofar as is practical, the restoration and re-instatement of original architectural features that were previously removed or modified; c) The installation of new electrical and mechanical services; d) The removal of non-original internal partitions; e) The modification of existing openings at ground, first, second and third floor levels on the rear facade by lowering the cill level of these windows to create new door openings to the new atrium space; f) The reinstatement of an original double door opening between the existing front and rear main rooms at first floor level; g) Internal alterations to the existing smaller front room at second floor level; h) Brickwork repair and repointing to the existing front and rear facades; i) Modification of the existing front entrance to facilitate universal access including installation of new granite plinth and steps; j) Sundry associated works. 2. The change of use of the existing main building on the site, a four storey over basement structure, from office accommodation to use as a public museum space and educational facility on the first, second and third floors. the existing ground floor use of a bookshop will be retained and adjusted to include a café facility. The existing private club use at basement level will be retained. The change of use of the retained existing 18th C ground floor rear return for use as radio studios. 3. The demolition of an existing 19th C two storey mews building on the site together with 19th C additions to the return. 4. Construction of a new four storey over basement structure at the rear of the existing site, fronting onto, and with access from, Montague Lane at the rear of the site, with plant enclosure to the roof area. This structure will be 783sqm in area and will accommodate an auditorium space at basement level, service use at ground floor and office and administration uses on the upper floors. 5. The creation of a new

glazed roof four storey atrium link space of 64sqm in floor area between the rear facade of the existing main building and the proposed new structure at the rear. 6. Sundry associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4777/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Green Sea Property Limited
<b>Location</b>	3-8, Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development to amend a previously permitted mixed-use scheme (Dublin City Council Reg. Ref. 2168/18 and ABP Ref. ABP302085-18) on a site of c. 0.178 ha at Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, all of which are designated Protected Structures. Existing building at Nos. 3-8 Hume Street: The development will consist of modifications to the permitted scheme, including: alterations to internal layouts, including adjustments of internal partition walls where required: alterations and upgrades to existing stairs, existing handrails and provision of new handrails, where required, all at Nos. 3, 4, 6, 7 and 8 Hume Street; relocation of bicycle storage at Basement Level 1 at No. 8 Hume Street; replacement of 2 No. office storage areas with bicycle storage and art gallery storage at Basement Level 1 at Nos. 4 and 5 Hume Street, and associated reduction of office floor space; the provision of WC services at Ground, First, Second and Third Floor Levels at Nos. 4,5 and 6 Hume Street (relocated from permitted rear extension to Nos. 4-7 Hume Street and the permitted rear extension of No. 3 Hume Street), including alterations to proposed partitioning; and associated reduction of office floor space in Nos. 4, 5 and 6 Hume Street; provision of fire rated screens to existing stairwell windows at Nos. 4 and 6 Hume Street located behind the existing windows at Ground, First, Second and Third Floor Levels and to the existing windows to Nos. 7 and 8 Hume Street at Basement Level 1; formation of void above the rear entrance door at No. 7 Hume Street; provision of new stair from Second Floor to Third Floor Level, including removal of existing floor above Second Floor Level stairwell, at No. 6 Hume Street, including provision of new AOV (Actuated Opening Vent) above new stair; omission of permitted stair reinstatement from Second Floor to Third Floor Level and provision of new floor in place of stair at No. 7 Hume Street, to include omission of proposed associated AOV rooflight over stair; and provision of ventilation grills over existing doors, where required, at Basement Level 1 to Nos. 3-8 Hume Street. Rear extensions to No. 3 and No. 8 Hume Street: The development will consist of: alterations to internal layouts of the permitted rear extension to No. 3 Hume Street, including the adjustment of internal partition walls and omission of WC services from the Ground Floor Level; and proposed alterations to the permitted internal layout of the rear extension to No. 8 Hume Street, including the relocation of lift shaft and WCs and omission of 1 No. WC; a reduction in gross floor area of extension resulting from changes to external wall build-up (10 sq m gross floor area). Rear extension to Nos.4-7 Hume Street: The development will consist of proposed alterations to the permitted extension to the rear of Nos. 4-7 Hume Street, including: the omission of permitted Basement Level 3 (less 546 sq m gross floor area) and alterations to the internal layouts and the reorganisation of the permitted lift shafts to position within atrium, all at Basement Levels 1, 2, Ground, First, Second and Third Floor Levels, resulting in the provision of a car stacker over Basement Level 1 and Ground Floor Level (6 No. parking spaces proposed, also resulting in void at ground floor and associated reduction in gross floor area (57 sq m)), provision of bicycle parking and related facilities, plant room and introduction of sprinkler water tanks at Basement Level 2, provision of substation and switch rooms at Basement 1 and Ground Floor Level, and alterations to the

permitted office floor area at all floor levels; and alterations to the permitted atrium connection to rear No. 4 Hume Street at Ground, First, Second and Third Floor Levels, including alterations to existing opes to create doorways to the atrium in the rear façade at No. 4 Hume Street. The development will also consist of the reduction to the thickness of external basement walls resulting in an increase to gross floor area at Basement Level 2 (13 sq m gross floor area). All alterations to the rear extension to Nos. 4-7 Hume Street will result in an overall reduction to its gross floor area (590 sq m gross floor area). Overall, the proposed amendments will result in a mixed-use scheme with a total gross floor area of 6761 sq m including Basement Levels 1 and 2 (5861 sq m office use, 339 sq m restaurant use, 362 sq m residential use and 200 sq m commercial art gallery use). The amendments will result in an overall reduction to the permitted gross floor area of 600 sq m. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4778/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Esprit Investments Limited
<b>Location</b>	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2

#### **Additional Information**

**Proposal:** The proposed development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line.

The proposed development consists of the following:

- i. Demolition of existing structures (excluding rail line);
- ii. Construction of an 11 storey (over basement level and plant level at roof) with setbacks at various levels, office, retail and build to rent residential development with associated facilities, terraces and balconies. The overall development comprises 19,908 sqm GFA including basement). The proposed development bridges over the rail line at fourth floor and above;
- iii. Provision of two retail units (202 sqm GFA) to the corner of Shaw Street and Townsend Street and within a vaulted foundation;
- iv. The office element comprises 13,768 sqm. GFA
- v. The residential element comprises 8 studio units, 20 1-bed units and 21 2-bed units (49 units total) with associated private and communal open space
- vi. Provision of residential shared facilities and two café units (105 sq.m GFA) within the vaulted foundations of the rail line;
- vii. The proposed residential development is a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".
- viii. Provision of a basement level with office space, plant and bicycle parking and associated facilities. Two car parking spaces are provided at street level to Brunswick Villas;
- ix. Public realm improvements and provision of new pedestrian street parallel to the rail line
- x. All associated site development and services works, landscape works, plant, substation and associated development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4784/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Hibernia REIT Plc
<b>Location</b>	Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure, RPS no. 3542), Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development, DCC Reg. Ref. 3024/18 at a site of 0.88 hectares located at Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure, RPS no. 3542), Dublin 2. There are no works proposed to the protected structures arising from this amendment application. The proposed amendments will consist of: Minor increase of site area of c. 50 sq. m on western boundary allowing for amendments to the basement and floors above to include additional floorspace and revised circulation and ancillary areas., including provision of 26 no. motorcycle spaces (9 no. permitted), 6 no. additional cycle spaces and associated modifications to ventilation (at basement level and Ground Floor level); Additional sprinkler tank and pump room included at basement level -2; Enhanced bicycle parking access at Ground Floor to include 3no.dedicated bicycle lifts from Ground Floor to Basement; Proposed increase in height of steel gates to the vehicular ramp at Ground Floor onto Charlotte Way; Extension of the goods lift to serve roof plant levels; Reduction in size of double-height space to entrance 'B' (resulting in minor increase in floor area at 1st floor level); Minor increases in floorspaces across all levels, including the addition of a storey of floorspace on part of southern portion of site (c. 1,652 sq. m) at 8th floor level, including associated amendments to plant at roof levels (to include green roofs, solar panels and lift access and increase in the size of the plant rooms); Minor reduction in central atrium from 1st floor to 7th floor levels (including new staircase) and increase in floorspace; Minor modifications to the façade detail as a result of the additional floor level and other amendments (revised fenestration and underground car park entrance detail onto Charlotte Way); Proposed additional floorspace and new roof terrace proposed at 7th floor level (facing Harcourt Street) and 8th floor level (facing West) and revisions to permitted terraces at 4th floor to 6th floor levels; Reduction in roof glazing at 6th floor level (to result in minor increase in floor area); The revised layout will increase the overall Gross Floor Area from 37,160sq.m. to 40,579sq.m approx.; The proposed development includes all associated and ancillary works, site development works, and all hard and soft landscaping necessary to facilitate the proposed amendments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4785/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	James Flynn & Noel O'Flaherty
<b>Location</b>	21, Pembroke Road, Ballsbridge, Dublin 4, D04 K225

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE - The development will consist of construction of a two storey office building of 283sqm in the rear garden of 21 Pembroke Road, a protected structure; provision of 4no.

bicycle parking spaces; and associated site works. The proposed building will contain roof lights and will be accessed via the existing entrance on Pembroke Road.

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**Area** Area 1 - South East  
**Application Number** 4787/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Nando's Chickenland (Ireland) Ltd.  
**Location** 11-12, St. Andrew's Street, Dublin 2

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention planning permission is sought for (i) ventilation ducts to the rear elevation to serve the kitchen; and; (ii) plant and associated ducts located to the rear of the second floor roof of the previously approved extension to serve the Nando's restaurant. Planning permission was previously granted for alterations to the building to provide a Nando's restaurant under Reg. Ref. 2013/11. Planning permission is also sought for a new water harvesting system, including the installation of water tanks (1 no. 1m<sup>3</sup> tank at basement level and 2 no. 2.5m<sup>3</sup> tanks at third floor level), and the installation of a non-return valve at basement level. The development also includes any ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4788/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Red Rock BPRKH Ltd  
**Location** No. 59, Bushy Park Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of alterations to development previously approved under Reg. Ref. 3760/18 & Reg. Ref. 3874/19 comprising: (i) removal of basement level accommodation and rooflights serving unit nos. 1-3 (front block) - unit nos. 1-3 will now provide accommodation at ground, first and second floor levels only; (ii) reconfiguration, within the approved building footprint, of the ground, first and second floor levels of unit nos.1-3 with associated changes to the front and rear elevations of this block; and, (iii) all ancillary works necessary to facilitate the development. Unit nos. 1-3 will remain as 5 no. bedroom units.

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**Area** Area 1 - South East  
**Application Number** 4804/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Charlemont Leisure Investments Limited  
**Location** Hilton Dublin Hotel, Charlemont Place, Dublin 2

**Additional Information**

**Proposal:** Permission for Development on a site of 0.57ha at Hilton Dublin Hotel, Charlemont Place, Dublin 2. The site is bounded by the Luas Green Line to the north-east and east; "Harcourt Green" residential

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development to the north-west; "Charlemont Exchange" to the west; and Charlemont Place and the Grand Canal to the south. The development will consist of modifications to permissions DCC Reg. Ref 3622/19, 2661/18 and 2209/16 / ABP PL29S.26976 to the existing Hotel as follows: Relocation of goods lift, introduction of goods lobby and replacement of permitted stairs with a ramp basement level; Reconfiguration of ground floor to include the reorganisation of WCS, furniture store and removal of roof light in lobby area on ground floor; Redesign of link to proposed new extension block to include redesign at ground floor level and the omission of the pedestrian link on the 2nd ,3rd, 4th and 5th floors and associated changes; Relocation of the lift core resulting in the overall reduction of 1 no. hotel bedroom on the first floor and 1 no hotel bedroom on the sixth floor and relocation of lift over-run at roof level. No changes are being proposed to the permitted heights of the hotel building. The modifications will result in a decrease in the total number of existing and permitted hotel bedrooms from 297 to 295 with associated minor alterations to the north, east, west and south elevations and at roof level. The remainder of development to be carried out in accordance with permission DCC Reg. Refs 3622/19,2661/18 and 2209/16/ ABP PL29S.246976.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4805/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Red Rock Gloucester Street Ltd
<b>Location</b>	Lands (c.0.064ha) including, 1 and 3, Prince's Court at the junction of Gloucester Street South and Prince's Street South, Dublin 2

#### **Additional Information**

**Proposal:** Planning permission for demolition of existing 2 no. storey building and the construction of a 10 no. storey hotel development on lands (c.0.064ha) including no 1 and no 3 Prince's Court at the junction of Gloucester Street South and Prince's Street South. The proposed development comprises of the following:

- Demolition of existing 2 no. storey building (c.803.6sqm)
- Construction of a 10 no. storey (c.31.9 metres) hotel development of GFA of c. 4,661.9 sqm in total, comprising of 108 no. bedrooms at 1st floor level to 9th floor level inclusive and public bar/restaurant/reception area (c.199.2 sqm) with related back of house/service areas at ground floor level, over part basement level (c. 304.5 sqm).
- A number of set backs will be provided including: at 9th floor level on south elevation; at 6th floor level on the south and west elevations; at 7th floor level on the rear portion of the south elevation; at 1st floor level from the boundary of the south eastern corner of the site.
- Provision of ancillary hotel services including public bar, seating area, restaurant, reception area and back of house areas at ground floor level;
- The proposed development also includes the provision of; part basement level to accommodate ancillary back of house services, plant, attenuation and 12 no. bicycle spaces; provision of a new entrance at the corner of Gloucester Street South and Prince's Street South; a secondary entrance/exit to Gloucester Street South; a secondary entrance/exit to Prince's Street South accessing ground floor level back of house areas including refuse store and linen store; provision of ESB substation and associated switchroom at ground floor level fronting Gloucester Street South, provision of green roof, provision of plant, PV panels and AOV at roof level, and all other ancillary and enabling works necessary to facilitate the proposed development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4806/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	Dame Plaza Property Trading Designated Activity Company
<b>Location</b>	9, College Green , Dublin 2. The site is bound by College Green and Dame street to the south, the, existing Annex building and Commercial Buildings to the west and 6-8 College Green to the east.

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consist of the change of use of the building (a Protected structure, RPS 1989) from office to retail uses as well as minor altercations to the existing southern elevation at ground level. The proposed development includes 1. Change of use of the existing building from office to retail at ground floor and retail/ancillary retail at basement, first , second , third and fourth floors. Total floor space of the building is 674 sq. m.

2. Elevational changes include the removal of existing railings , removal of non- original internal lobby, entry doors and glazing and replacement with a slim frame glazing and door system with an anodized finish.

3. Alterations to the existing stepped entrance on the southern elevation to form a ramped threshold. No works are proposed to the public footpath.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4807/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2020
<b>Applicant</b>	I PUT PLC
<b>Location</b>	Nos 2, 3 and 4, Wilton Place, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: A reduction from 20 no. x residential units to 18 residential units, (a quantity reduction of units is required to bring existing, undersized unit sizes up to current minimum sizes and standards) incorporating modifications and improvements to the existing residential accommodation on all floor levels to the three buildings. The proposed mix of the 18 no. x proposed apartments will be 11 no. x 1 bedroom units, 6 no. x 2 bedroom units and 1 no. x 3 bedroom unit. Other works include: External alterations will comprise (1) The provision of new projecting windows to rear returns: (2) Provision of new external platform lift to front lightwell to no.2 Wilton Place; (3) Provision of 2 no. external cast iron balconies to first floor of rear to no.'s 2 and no.3; (4) Roof repair and maintenance works: (5) Replacement of non-original uPVC and single glazed timber windows to the rear returns with painted timber framed double glazed windows; (6) removal of plastic soil vent pipes to rear facades; (7) Replacement of uPVC rainwater pipe with steel/cast iron pipes; (8) Replacement uPVC rooflight to rear return of no.4 Wilton Place with lantern type rooflight to replicate rooflights of no.2 and no.3; (9) Replacement of rooflights over stair to no. 2 and no.4 Stair Halls with 1 sq.M of glazed authomatic opening vents; (10) Removal of non-original windows to rear facade, (11) Replacement of non-original galvanised steel stairs to all three front lightwells with new painted steel stairs with stone treads. Internal alterations will comprise of (a) Provision of new internal passenger lift installed within previous stairwell to no.3 where original staircase has been removed; (b) Removal of non-original walls, floors, boxing out and services throughout; (c) Modifications to internal walls and openings (d) Extension of 13 sq.m to first floor of rear return to no.2 Wilton Place; (e) Upgrading fire and acoustic performance of existing suspended timer floors; (f) Provision of new insulated

concrete slab to lower ground floor level, including new tanking membrane to slab; (g) Installation of damp-roofing and breathable dry-lining to lower ground floor walls; (h) Re-alignment of stair to third floor to no.2 and no.4; (i) Provision of new services throughout including new services risers and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4810/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Luxottica Retail UK Ltd  
**Location** 32, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** Removal of existing ground floor glazed shopfront and exterior cladding from fascia and side wall pilasters, construction of a new ground floor glazed shopfront featuring swing doors and stall riser, restoration/painting of existing fascia and side wall pilasters, installation of one non-illuminated shopfront sign (replacing current signage) mounted on the existing ground floor fascia and all ancillary site works at 32 Grafton Street, Dublin 2, D02 FH60. This building is located within an architectural conservation area.

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**Area** Area 1 - South East  
**Application Number** 4831/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Stephen & Declan Muldoon  
**Location** 78 Ranelagh (Main St.) Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE - Permission to demolish dilapidated rear shed, & construct 2 storey two bedroomed dwelling facing rear laneway.

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**Area** Area 1 - South East  
**Application Number** 4833/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Bernard Morrison  
**Location** 22, Neagh Road, Dublin 6w

**Additional Information**

**Proposal:** Permission to include a new glazed box window & flat roof porch extension to front, single storey extension to side & 2 storey pitched roof extension to rear with associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1244/15/X1  
**Application Type** Extension of Duration of Permission

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**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 18/02/2020  
**Applicant** Crothur & Jean Lucey  
**Location** 18, Garville Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** EXT. OF DURATION: The construction of a two storey, one bedroom mews dwelling, entrance canopy, landscaping, associated site development works, one off street car parking space and vehicular access (from the laneway to the rear of Garville Road).

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**Area** Area 1 - South East  
**Application Number** WEB1359/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/02/2020  
**Applicant** Nigel Tuite  
**Location** 119A, Strand Road, Dublin 4, D04 A2F4  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** Permission is sought for demolition of existing single storey dwelling and the provision of a new two storey, two bedroom, courtyard style mews dwelling with car parking and balcony to front as previously granted permission Reg. Ref. 1690/07 with minor changes to elevations & floor plans and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1738/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/02/2020  
**Applicant** Mr Tim Kirwan  
**Location** 12, Harty Place, Dublin 8  
**Additional Information**

**Proposal:** Single storey extension to rear, attic conversion with dormer window to rear and incorporating raising of ridge line and rooflight to front

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**Area** Area 1 - South East  
**Application Number** WEB1739/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/02/2020  
**Applicant** Orla Dunlea  
**Location** 15, Gordon Street, Ringsend, Dublin 4  
**Additional Information**

**Proposal:** The development will consist of: demolition of existing single storey extension to the rear, construction of new two storey extension to rear including attic conversion and associated upstand at ridge level to new flat roof, two new roof lights, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1749/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020  
**Applicant** Anthony Lignos and Derbhle Crotty  
**Location** 11, Captain's Avenue, Dublin 12

**Additional Information**

**Proposal:** Planning Permission for the construction of a single storey extension to side / front of existing two storey domestic dwelling, to include rooflights and associated site works at 11 Captains Avenue, Crumlin, Dublin, D12 V9V2.

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**Area** Area 1 - South East  
**Application Number** WEB1754/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Alexa & Jack Blake  
**Location** 46, Nutley Road, Dublin 4

**Additional Information**

**Proposal:** Demolition of garage and part side of house and construction of new part two-storey extension to side and rear, and part single-storey extension to rear, rooflight over stairwell, bay window to front, alteration to front porch, new gate and widening of entrance gateposts.

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**Area** Area 1 - South East  
**Application Number** WEB1755/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2020  
**Applicant** Christine Boyle  
**Location** The Hubble Building, 7, Ardee Road, Dublin 6

**Additional Information**

**Proposal:** The development will consist of erection of two sign boards: one fixed to the front facade of 7 Ardee Road, Dublin and one to a post at its entrance.

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**Area** Area 1 - South East  
**Application Number** WEB1758/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2020  
**Applicant** Edward and Emma Rogan  
**Location** 17, Farney Park, Dublin 4

**Additional Information**

**Proposal:** Widening of vehicle entrance gateway to include demolition of portion of front boundary wall and 1 no. existing gate pier, construction of new gate pier to match existing, extended dished kerb and associated works.

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**Area** Area 1 - South East  
**Application Number** 3696/19  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14-Feb-2020  
**Applicant** Farmer Browns Eatery Ltd.  
**Location** Farmer Browns, 170, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: The development consists of a retractable demountable rectangular parasol at lower ground floor level to front.

**\*\*\*Amendment to Week 07/20\*\*\***

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**Area** Area 1 - South East  
**Application Number** 3711/19  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14-Feb-2020  
**Applicant** Trebleside DAC  
**Location** 37/38, Camden Row, Dublin 8, D08 T6N3 and Opium, 26 Wexford Street, Dublin 2, D02 HX93, 13/14 Liberty Lane, Dublin 8, D08 NF86

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for alterations to the existing second floor rooftop smoking area to the east eliminating this as a smoking area and providing a roof to enclose the area at Opium. It is also applying for retention permission for the reduced and partially covered smoking area in the centre of the second floor of Opium and retention permission for (a) connections between 37/38 Camden Row and Opium, (b) change of use from keg room to seated area at 37 Camden Row, and (c) the use of the ground floor internal yard to the north of 37/38 Camden Row as a smoking / outdoor area.

**\*\*\*Amendment to Week 07/20\*\*\***

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 3651/19  
**Appeal Type** Written Evidence  
**Applicant** Widestar 2 Ltd.  
**Location** 47, Drury Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of : the change of use of semi-basement and ground floor from car park and retail to bar and jazz club with part retail / cafe-bar fronting onto Drury Street; the construction of

a sub-basement for customer toilets and store (c.45.6sq.m.); increase in the height of the existing basement level; reconfiguration of the internal layout to make it fit for purpose; modifications to the fire escape exit to South William Street at basement level; new pedestrian entrance and ground floor facade treatment to the bar and jazz club; relocation of pedestrian entrance and facade treatment to the ground floor retail / cafe-bar unit; associated elevational changes; and all associated works; all on a site of c.0.042ha (c.422.1sq.m.).

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**Area 1**  
**Appeals Decided**

**None**

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

08/20

(17/02/2020-21/02/2020)

**Area** Area 1 - South East  
**Application Number** 0076/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Clonvara Developments Limited  
**Location** 47/48, Chelmsford Road, Ranelagh, Dublin 6  
**Registration Date** 19/02/2020

**Additional Information**

**Proposal:** SHEC: 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.

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**Area** Area 1 - South East  
**Application Number** 0080/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brona Burke + Philip Gilbot  
**Location** northern side of Nutgrove House, 58A, Gilford Road, Sandymount, Dublin 4  
**Registration Date** 14-Feb-2020

**Additional Information**

**Proposal:** SHEC: one no. infill dwelling house.

**\*\*\*Amendment to Week 07/20\*\*\***



# Dublin City Council

## SECTION 5 EXEMPTIONS

08/20

(17/02/2020-21/02/2020)

**Area** Area 1 - South East  
**Application Number** 0072/20  
**Application Type** Section 5  
**Applicant** Karen Erwin  
**Location** 23, Waterloo Lane, Dublin 4  
**Registration Date** 17/02/2020

**Additional Information**

**Proposal:** EXPP: 1. Conversion of existing rear lobby & utility into new living area including 8 sq.m extension. Total area of works=20 sq.m.

2. Conversion of existing attic rooms into 2 new habitable bedrooms with velux rooflights formed to rear roof section. Total floor area of works = 52 sq.m.

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**Area** Area 1 - South East  
**Application Number** 0083/20  
**Application Type** Section 5  
**Applicant** Olympia Productions Unlimited  
**Location** 72, 73 Dame Street, and the facade at Crampton Court, Dublin 2  
**Registration Date** 20/02/2020

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the replacement of non-original existing signage (at nos. 72 & 73 Dame Street and the facade at Crampton Court), for 18 months is or is not exempt development.

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**Area** Area 1 - South East  
**Application Number** 0084/20  
**Application Type** Section 5  
**Applicant** Braddock Estates Ltd.  
**Location** 23, Leeson Street Upper, Dublin 4  
**Registration Date** 21/02/2020

**Additional Information**

**Proposal:** EXPP:PROTECTED STRUCTURE: Lower external ground locally by 180 mm to basement front door; clean granite coping, quoins and string course, cills, steps and plinths; decoration of rear elevation of main house and return walls; local patch pointing to minor areas to front brick facade and rear mews rubble wall to laneway.

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**Area** Area 1 - South East  
**Application Number** 0085/20  
**Application Type** Section 5  
**Applicant** Aoibhinn O'Connell  
**Location** 55, Dartmouth Square, Ranelagh, Dublin 6  
**Registration Date** 21/02/2020

**Additional Information**



**Proposal:** EXPP: PROTECTED STRUCTURE: Existing roof valley gutter outlet serving the roof valley gutter of property No's 55 & 56 is of insufficient capacity to cater for removal of collected rainwater from the valley gutter. In addition, there is no overflow serving this gutter in the event of a blockage. These issues resulted in rainwater ingress directly into Property No 55 on 30/07/2019 via a rooflight which is positioned over the Stairwell. a). Provide a new overflow outlet of sufficient diameter & design to the valley gutter through the rear attic space of Property No 55 of similar character, appearance & arrangement to existing outlets serving the neighbouring terraced properties. Position the outlet through the rear attic of Property No 55 and into the rear eaves gutter as per existing arrangements serving this valley gutter at neighbouring property No 56. Reinstall / match existing finishes affected, e.g. slate / leadwork. b). Repair loose / cracked lime on lath ceiling finishes over Stairs on Bathroom Level utilising approved conservation pinning techniques and lime plaster to match existing finishes – approx. 2.43m<sup>2</sup>. This will be done by an experienced conservation plasterer only. The minimum of loose and cracked plaster will be removed. The substructure of laths will be assessed and repaired where necessary using similar material to the original laths. Only lime plaster will then be used to re-plaster the damaged areas. Note that no cornices or moulded plaster will be removed or repaired. c). Repair damaged lime on lath ceiling /soffit finishes to the upper Stairs at Main Entrance level utilising approved conservation pinning techniques and lime plaster to match existing finishes – approx. 5.64m<sup>2</sup>. This will be done by an experienced conservation plasterer only. The minimum of loose and cracked plaster will be removed. The substructure of laths will be assessed and repaired where necessary using similar material to the original laths. Only lime plaster will then be used to re-plaster the damaged areas. Note that no cornices or moulded plaster will be removed or repaired. d). Repair damaged / broken gypsum plasterboard & skim finishes at the head of the WC door at Lower Ground Floor Level with equivalent to match existing. e). Redecorate areas where water ingress occurred as follows: - i). Provide 2 coats of emulsion paint to all existing (partially gypsum skimmed) lime on lath ceiling & wall finishes of the Master Bedroom, Stairwell & Landing areas at Lower Ground Floor level, Main Entrance Level, Bathroom Level and 1st floor level; ii). Provide 2 coats fire resistant paint where existing to the internal doors at Lower Ground Floor level & Main Entrance level. iii). Provide 2 coats satin wood white to all architrave, skirting board & door timberwork in the Stairwell area. iv). Provide 2 coats of emulsion paint to the ceilings & associated coving/mouldings of the rear Living Room at Main Entrance level & also the Lower Ground Level Living Room. Ditto to the Kitchen & WC ceilings at Lower Ground Level. v). All decoration products to match existing specification & colour (or colour specified by the Homeowner). vi). Provide new carpet floor finishes to the Stairs and Landings at Lower Ground Floor Level, Main Entrance level, Bathroom Level & 1st floor Level to match with the previously removed/ damaged carpet. Stairs between bathroom level and top landing is “leaning” slightly to one side. This is feared to be related to the water ingress Investigation will be required to assess the structure of the stairs which is sloping. Stairs in houses of this age can naturally settle over time and are not necessarily cause for concern. However, the owner feels that the leaning may be due to the water ingress in July 2019. If the stairs is in need of repair, all original materials, such as bannisters, handrails and threads will be removed carefully and systematically catalogued and retained whilst an engineering assessment is carried out. Care will be taken to disturb as little original materials as possible, such as plasterwork to the underside of the stairs. Any repairs required will be done using best conservation practice and then the original removed and catalogued materials replaced in their original positions. Any necessary repairs will use similar materials.

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