



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**09/20**

(24/02/2020-28/02/2020)

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** 2333/20  
**Application Type** Retention Permission  
**Applicant** Craze Athletics Ltd  
**Location** Shaw's Lane, Bath Avenue, Dublin 4  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** RETENTION PERMISSION is sought for a temporary period of 3 years, the development consists of the change of use of the ground floor unit of a 1.5 storey building from warehouse and ancillary office space to gym/fitness centre facility and internal alterations/fit out to accommodate this use.

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**Area** Area 1 - South East  
**Application Number** 2334/20  
**Application Type** Permission  
**Applicant** Bond Street the Collective Ltd.  
**Location** Site at the rear of 10/10A Lansdowne Terrace,  
Shelbourne Road and Lansdowne Lane, Dublin 4  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** The proposed development will consist of: the demolition of a single storey extension (approximately 30 sq.m) to the rear of 10/10A Lansdowne Terrace and the making good of the rear (north) elevation thereafter and the insertion of a new doorway and window, the demolition of a flat roofed garden dwelling (approximately 21 sq.m), the removal of part of the existing wall addressing Lansdowne Lane and the proposed construction of 2 no. 3 bed 3-storey (with setbacks at 1st storey and 2nd storey) semi-detached dwellings (approximately 141.8 sq.m and approximately 143.5 sq.m) fronting onto and with vehicular access off Lansdowne Lane. Each proposed dwelling will include all associated ancillary elements and an integrated garage with 1 no. under croft car parking space, external gardens to the rear at ground level (approximately 20 sq.m each), external south facing terraces at 1st storey and 2nd storey (approximately 24sqm and approximately 26 sq.m), landscaping, boundary treatments and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 2335/20  
**Application Type** Permission  
**Applicant** Bond Street the Collective Ltd.  
**Location** Site at 10/10A Lansdowne Terrace, Shelbourne Road and  
Lansdowne Lane, Dublin 4  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** The proposed development will consist of: The demolition of a 2-storey extension and part of a 2-storey return (approximately 78 sq.m) to the side of 10/10A Lansdowne Terrace, the removal of the existing walls to the front of the extension and the proposed construction of 1 no. 2-storey, 2 bedroom, own door dwelling (approximately 86.4 sq.m). The proposed dwelling will include all associated ancillary

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elements and an external garden to the rear at ground level (approximately 21 sq.m), associated landscaping, boundary treatments and all associated ancillary site development works.

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**Area** Area 1 - South East

**Application Number** 2350/20

**Application Type** Permission

**Applicant** An Post

**Location** An Post, 19-24, St. Andrew's Street, Dublin, D02 C966

**Registration Date** 26/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for development at this site, An Post, 19-24 St. Andrew's Street, Dublin 2, D02 C966, a Protected Structure. The development for permission will consist of internal modification works in the Post Office. The development for retention consists of internal modification works carried out in the Post Office.

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**Area** Area 1 - South East

**Application Number** 2359/20

**Application Type** Permission

**Applicant** Rachel McKenna

**Location** 41, Clonmacnoise Road, Crumlin, Dublin 12

**Registration Date** 27/02/2020

**Additional Information**

**Proposal:** Permission for a 2 storey end terrace style dwelling together with vehicle access and all associated site works to side of No. 41 Clonmacnoise Road, Crumlin, Dublin 12.

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**Area** Area 1 - South East

**Application Number** 2363/20

**Application Type** Permission

**Applicant** Processridge Ltd.

**Location** 1 to 5 Bangor Drive, Crumlin, D.12

**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** Planning permission sought for a change of use to the existing first floor plan from storage into 2 no. one bed studio apartments with existing ground floor licence premises under, internal alterations & associated site works.

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**Area** Area 1 - South East

**Application Number** 2364/20

**Application Type** Permission

**Applicant** Paul Curley

**Location** 12, Castlewood Avenue, Dublin 6

**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for works to a protected structure. This involves

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A: reverting the two 1 bedroom apartments to a single family 2 bedroom home; B: replacing defunct mechanical and electrical systems; C: insulation for sound, thermal and fire protection at level 1; D: installing slim profiled double glazing in multi-pane windows; E: replacing 20th century windows at the rear of the property; F: installing renewable energy systems to the internal valley; G: installing a conservation type rooflight to the internal valley; H: installing a heat pump to the rear garden at 12 Castlewood Avenue, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 2371/20  
**Application Type** Permission  
**Applicant** Eadbhard O'Dubhthaigh  
**Location** 72, Ailesbury Road, Dublin 4  
**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** Permission for demolition of an existing two storey dwelling and single storey outbuilding and the erection of a new two storey dwelling to include a recessed roof light between roof pitches and glazed canopy over bi-folding doors to rear. Finishes of the proposed dwelling to include painted render, natural roof slates, aluminium gutters & downpipes and precast copings & trims. Metal railings fitted on top of existing stone wall and construction of new pillars and gates recessed back from the existing road frontage as well as associated landscaping and an external open structure outhouse.

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**Area** Area 1 - South East  
**Application Number** 2373/20  
**Application Type** Permission  
**Applicant** Not Known  
**Location** 20B, Sandymount Green, Dublin 4  
**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** Planning Permission at 20b Sandymount Green, Dublin 4, D04WN90 (the site is located within Sandymount village and Environs Architectural Conservation Area) for demolition of existing single storey commercial premises 72m<sup>2</sup> (hair salon) and construction of 2 storey commercial building 114m<sup>2</sup>. Change of use of building to retail at ground floor and office at first floor, new shop front / signage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2376/20  
**Application Type** Permission  
**Applicant** Ternary Limited  
**Location** The Setanta Centre, 6 - 15 Nassau Street, Dublin 2 and including a building at No. 44 Kildare Street (known at Transport House - at the junction of Setanta Place and Kildare Street)  
**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** The proposed development will consist of variations to a permitted development granted by An Bord Pleanála under ABP Ref. 303526-19 / (P.A. Ref. No. 2407/18). The variations proposed consist of an

increase of 1,360mm in the overall building height over that permitted. There is no change proposed to the permitted number of storeys which is 8 storeys, building set-backs, internal layouts or to the permitted gross floor area of 37,577 sq.m.

The proposed development site (which is the same as the site for which permission has been granted extends to 5,857 square metres in area and is bounded by Nassau Street to the north and the rear of buildings fronting Nassau Street, Setanta Place to the south (including existing basement levels beneath Setanta Place street level), to the east by Kildare Street and the rear of buildings fronting Kildare Street, and to the west by rear of buildings fronting Frederick Street South. The planning application relates to development which adjoins the rear of protected structures fronting 22 – 30 Frederick Street South, the rear of No. 5 and 16-19 Nassau Street and the rear of 45 – 46 Kildare Street. The permitted development granted by An Bord Pleanála under ABP Ref. 303526-19 / (P.A. Ref. No. 2407/18) provides for the demolition, excavation and clearance of all existing buildings and structures on the site (including basements but excluding the existing Kilkenny Design Store and associated annex and basements areas) and the construction of new office building extending to 8 storeys in height including setbacks at the 6th, 7th and 8th storeys over 4 basement levels with an overall gross floor area of 37577 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2378/20
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Qaisar Riaz
<b>Location</b>	64, Clanbrassil Street Upper, Dublin 8
<b>Registration Date</b>	28/02/2020
<b>Additional Information</b>	

**Proposal:** RETENTION: permission to retain a change of use from ground floor retail to services consisting of a business offering a day spa services & associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2382/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Brendcam Ltd.
<b>Location</b>	Abercorn House, 57 Charleston Rd, Ranelagh, Dublin 6.
<b>Registration Date</b>	28/02/2020
<b>Additional Information</b>	

**Proposal:** Permission is sought at Abercorn House, 57 Charleston Road, Rathgar, Dublin 6 (D06 PX78) (which is a corner site with Charleston Avenue), for alterations to an existing dwelling including: (i) demolition of non-original two storey side extension (54.1 sq.m) and construction of a replacement single storey flat roofed side 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 the 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) creation of a new vehicular entrance from Charleston Avenue to allow for creation of an internal car port; and (xi) the development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2653/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Carrick Developments Limited  
**Location** Cranford, 116, Terenure Road West, Terenure, Dublin 6w  
**Registration Date** 27/02/2020

**Additional Information**

**Proposal:** EXT. OF DURATION: Carrick Developments LTD intend to apply for permission for development at this site, "Cranford" 116 Terenure Road West, Terenure, Dublin 6W with access from the estate road serving 1-9 Cranford, Terenure Road West, Terenure, Dublin 6W. The development will consist of revisions to previously approved development App No. 4644/06/x1 consisting of the omission of approved detached double garage and the construction of a 2 storey, 2 bed detached Gate Lodge style mews on lands to the front of the existing house "Cranford" 116 Terenure Road West, Terenure, Dublin 6W with new vehicular access/egress from the estate road serving 1-9 Cranford, Terenure Road West, Terenure, Dublin 6W and alterations and additions to the existing house "Cranford" 116 Terenure Road West, Terenure, Dublin 6W to include replacement roof to the existing house with 2 no. dormer windows to front elevation (North) in lieu of 1 no. existing dormer window and 1 no. dormer window to rear elevation (south) and the construction of a 2 storey extension to the side (east) with access from relocated vehicular access/egress from the estate road serving 1-9 Cranford Terenure Road West, Terenure, Dublin 6W and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4461/19  
**Application Type** Permission  
**Applicant** Brian Kennedy  
**Location** The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86  
**Registration Date** 24/02/2020

**Additional Information** Additional Information Received

**Proposal:** The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 28 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments, 13 no. 2 bedroom apartment and 3 no. 3 bedroom apartments (with private balconies/terraces at each floor level) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 28 no. car parking spaces (1 no. disabled access), 44 no. cycle space and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works, hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 2,213sqm.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2327/20  
**Application Type** Permission

**Applicant** Deirdre Younge  
**Location** 8, Willow Field, Park Avenue, Sandymount, Dublin 4  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** Planning permission for the demolition of front porch, reconstruction as a 2 storey extension, construction of first floor extension to rear over existing ground floor extension, insertion of velux roof light in gable of hipped roof over stairs and all associated site works at 8 Willow Field, Park Avenue, Sandymount, Dublin 4, D04 DT63.

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**Area** Area 1 - South East  
**Application Number** 2329/20  
**Application Type** Retention Permission  
**Applicant** Michael & Cora Flaherty  
**Location** 117 Anglesea Road, Ballsbridge, Dublin 4  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Planning Permission for the following variation to previously approved (1361/01) works, namely the retention of the pre-existing, rear roller-shutter, garage door accessed via the laneway to the rear at 117, Anglesea Road, Ballsbridge, Dublin 4, a protected structure.

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**Area** Area 1 - South East  
**Application Number** 2337/20  
**Application Type** Permission  
**Applicant** Annette Walsh  
**Location** 106, Cashel Avenue, Crumlin, Dublin 12  
**Registration Date** 24/02/2020

**Additional Information**

**Proposal:** Planning permission to build a single storey extension to the side of existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 2341/20  
**Application Type** Permission  
**Applicant** Tiffany Hodder and Andrew Freedman  
**Location** 22, Brighton Road, Rathgar, Dublin 6, D06 CX98  
**Registration Date** 25/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: (a) demolition of single storey lean-to structure (13 sqm) to rear return; (b) internal alterations to return to accommodate utility room and larder at ground floor level and bathrooms at upper levels; (c) construction of single storey extension to rear return (39sqm); (d) modification of external opes on side elevation of rear return to provide 2no. fixed windows and a ventilation opening at upper floors; (e) widening of existing openings to side and rear of return at ground floor for access to extension; (f) refurbishment of existing windows; (g) provision of 2 no. conservation rooflights to roof of return; (h) other minor internal alterations and general refurbishment works; (i) and all associated works.

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**Area** Area 1 - South East  
**Application Number** 2342/20  
**Application Type** Permission  
**Applicant** Ralph Bingham and Hilary Barry  
**Location** 19, Herbert Road, Ballsbridge, Dublin 4  
**Registration Date** 25/02/2020

**Additional Information**

**Proposal:** Permission for demolition of existing 2sqm side entrance porch and construction of new 3.5sqm wider entrance porch to previously granted permissions 3348/18, 2694/18 and 0058/18 and associated elevational modifications.

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**Area** Area 1 - South East  
**Application Number** 2343/20  
**Application Type** Permission  
**Applicant** Jane & Andrew Court  
**Location** No. 4, Northbrook Villas, Northbrook Road, Dublin 6  
D06PT97  
**Registration Date** 25/02/2020

**Additional Information**

**Proposal:** The development will consist of:

- Removal of lean to shed on rear party wall.
  - New single storey extension to rear with rooflights.
  - All associated site, drainage, landscaping and ancillary works.
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**Area** Area 1 - South East  
**Application Number** 2353/20  
**Application Type** Permission  
**Applicant** Barrymore Trust  
**Location** 18 Ailesbury Road, Dublin 4  
**Registration Date** 26/02/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: The development consists of the retention of a single storey rear extension and retention of a rear extension spiral staircase and platform that connects the upper ground floor with the lower ground floor and garden. Retention is also sought for the conversion of car port to the side that includes new internal wall layout and new doors set-back to the front. The development also includes new works that will include the removal of the non-original aluminium framed sun room and its replacement with a new sunroom on same footprint and ancillary works above the car port to the side of the house at upper ground floor level.

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**Area** Area 1 - South East  
**Application Number** 2357/20  
**Application Type** Retention Permission  
**Applicant** Conor Treacy  
**Location** 59, Bath Avenue, Sandymount, Dublin 4

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**Registration Date** 26/02/2020

**Additional Information**

**Proposal:** RETENTION: The development consists of retention of alterations to existing railings to facilitate vehicular access.

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**Area** Area 1 - South East

**Application Number** 2360/20

**Application Type** Permission

**Applicant** Hilary O'Donoghue

**Location** 4 Cullenswood Park, Ranelagh, Dublin 6 D06 AW90

**Registration Date** 27/02/2020

**Additional Information**

**Proposal:** Permission to construct a first floor level rear extension to existing 2-storey dwelling.

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**Area** Area 1 - South East

**Application Number** 2361/20

**Application Type** Permission

**Applicant** Stephen Ritchie

**Location** 5 Kimmage Grove, Kimmage, Dublin 6W

**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** Planning permission for alterations to a previously granted planning permission reference 4135/16 to include modified and enclosed entrance porch to the front elevation and a high level ground floor window to the gable elevation on lands adjoining 5 Kimmage Grove, Kimmage, Dublin 6W.

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**Area** Area 1 - South East

**Application Number** WEB1092/20

**Application Type** Permission

**Applicant** Ashling Fleming

**Location** 20, Albany Road, Ranelagh, Dublin 6

**Registration Date** 26/02/2020

**Additional Information**

**Proposal:** A single storey extension to the rear with flat roof over for extended living accommodation.

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**Area** Area 1 - South East

**Application Number** WEB1098/20

**Application Type** Retention Permission

**Applicant** Eilish and Eamonn Sweeney

**Location** 41, South Hill, Dartry, Dublin 6

**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** RETENTION: Retention of single storey extensions to front and side of house.

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**Area** Area 1 - South East  
**Application Number** WEB1100/20  
**Application Type** Permission  
**Applicant** Olga Ramos  
**Location** 266, Clogher Road, Crumlin, Dublin 12, D12 FN36  
**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** The construction of a single storey 8m2 extension to the front & partially to the side of house. Consisting of a new entrance porch & room extension with change of use from living room to bedroom. Including ancillary works to existing street boundary wall, to form new pier & entrance gate.

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**Area** Area 1 - South East  
**Application Number** WEB1102/20  
**Application Type** Permission  
**Applicant** Lydia Collis  
**Location** 15, Serpentine Avenue, Ballsbridge, Dublin 4 D04 C9Y0  
**Registration Date** 28/02/2020

**Additional Information**

**Proposal:** The development will consist of the construction of a 10.3 sq.m extension at first floor to the rear, the provision of 1 no. car parking space in the front garden, and the formation of new vehicle access to Serpentine Avenue including the removal of part of the front boundary plinth wall and railings.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0044/20  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2020  
**Applicant** Danielle Ryan  
**Location** 24, Fitzwilliam Square South, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Retrofit of low double glazing into existing frames (replacing single glazing with new double glazing)

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**Area** Area 1 - South East  
**Application Number** 0047/20  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2020  
**Applicant** Mr. Peter and Dr. Mary Jones  
**Location** 34, Lansdowne Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Repair works to existing: Roof, Chimney, Stairs, Floors, Skirting, Mouldings, Cornices, Internal Plasterwork, Ceilings and Windows.

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**Area** Area 1 - South East  
**Application Number** 0080/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/02/2020  
**Applicant** Brona Burke + Philip Gilbot  
**Location** northern side of Nutgrove House, 58A, Gilford Road,  
Sandymount, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 2006/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/02/2020  
**Applicant** Siobhan Ryan & Kevin Kavanagh  
**Location** 23, Church Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Permission to erect a two storey extension to the side & single storey extension to rear of my dwelling and replace existing road boundary railings & gates with new Bifold railings.

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**Area** Area 1 - South East  
**Application Number** 2011/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/02/2020  
**Applicant** Elizabeth Halpenny & Damien Barnaville  
**Location** 1, Oakfield Place, Wood Quay, Dublin 8 D08 A8XV, which  
is located at the corner of Oakfield Place and Lombard  
Street West , Dublin 8

**Additional Information**

**Proposal:** Permission for proposed amendments to planning permission received on the 30th August 2019, Planning Reference No. 3094/19, including the proposed removal of existing chimney, proposed increase in height of 2 no. chimneys, proposed increase in height of two storey extension by 150mm, proposed increase in footprint of first floor extension to the south and west, proposed new screen over boundary wall to Oakfield Place , proposed change in finish to boundary wall to Oakfield Place from brick to render and proposed change in finish to first floor extension from high quality cladding to high quality cladding or brick.

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**Area** Area 1 - South East  
**Application Number** 2012/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION

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**Decision Date** 28/02/2020  
**Applicant** Beechlawn Investments Europe Ltd  
**Location** 20, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** The proposed development will consist of the following:

- Change of use of the basement and ground floor of no. 20 Dawson Street from office/professional services use to use as a licensed restaurant, including ancillary public bar, and all associated internal and external works to the existing premises to facilitate the proposed change of use, including a new staircore from basement to first floor level.
- The proposal includes the demolition of the existing two storey rear extension and replacement with a single storey extension including covered outdoor bar area at ground floor level and external terrace at roof level for restaurant, including ancillary public bar, use also. Access to the roof level terrace is proposed from the first floor level of the adjacent mews extension, permitted under Reg. Ref. 3133/18, of the coach houses restaurant (currently under construction);
- The proposal includes alterations to the shopfront to Dawson Street, including new signage at fascia level, and all associated site works;
- The proposed licensed restaurant and ancillary public bar will have a total GFA of 178 sqm, including the proposed extension. The licensed restaurant, including ancillary public bar, is proposed to operate in conjunction with the permitted licensed restaurant in the coach houses and mews extension to the rear (development currently being implemented Reg. Ref.: 3564/17 as amended by Reg. Ref.: 3133/18

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**Area** Area 1 - South East  
**Application Number** 2015/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/02/2020  
**Applicant** Paul & Anne-Marie Connellan  
**Location** 303, Harold's Cross Road, Dublin 6w

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single-storey rear garage and single-storey kitchen rear extension; and the construction of a new single-storey kitchen / dining rear extension (17.8m.sq.) at ground floor level and the provision of a new dormer window at second floor / attic level to the rear of the dwelling; along with minor alterations to internal layout and provision of enclosed yard to the rear of the dwelling.

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**Area** Area 1 - South East  
**Application Number** 2020/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/02/2020  
**Applicant** Sean Murphy  
**Location** 10, Morehampton Terrace, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for:

1. demolition of existing two storey rear extension (circa 33sq.m);
2. construction of new two storey rear extension to the existing house (circa 41sq.m extension);
3. internal alterations;

4. widening of existing rear boundary gate (existing: 910mm, proposed: 1400mm) and ancillary works at No. 10 Morehampton Terrace, Dublin 4, D04 A3Y4, a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 2024/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 28/02/2020  
**Applicant** Emily Poole  
**Location** 49, Leighlin Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Permission for (a) permission to retain a single-storey garage to side of two-storey dwelling, together with vehicular entrance with off street parking, and (b) permission to use aforementioned side garage to habitable space+ further extension to side+construct a second floor over, and (c) permission to retain a single storey extension to rear of two-storey dwelling necessary due to a+b as mentioned. Including all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2240/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2020  
**Applicant** Wayfinding and Sign Solutions  
**Location** The Royal College of Surgeons in Ireland, 123 St. Stephens Green, Dublin, D02 YN77

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 2264/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/02/2020  
**Applicant** Brendam Ltd  
**Location** Abercorn House, 57, Charleston Road, Ranelagh, Dublin 6, D06 PX78 (which is a corner site with Charleston Avenue).

**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

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- (v) new window and door opens 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** 2286/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2020  
**Applicant** Gourmet Burger Kitchen (Ireland) Ltd  
**Location** Gourmet Burger Kitchen, 14 South William Street at Junction & 1 Castle Market Dublin D02 K857

**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  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2020  
**Applicant** Gourmet Burger Kitchen (Ireland) Ltd  
**Location** Gourmet Burger Kitchen, Temple Bar, Dublin D02 KA02

**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  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2020  
**Applicant** Gourmet Burger Kitchen (Ireland) Ltd  
**Location** Gourmet Burger Kitchen, 5 South Anne Street, Dublin D02 X750

## 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4059/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/02/2020
<b>Applicant</b>	Julia (Sheila) Kinsella
<b>Location</b>	4, Sandford Road, Ranelagh, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of construction of vehicular access (for owner with disabled parking permit) from Cullenswood Park into front garden to side. Pillars on each side of entrance will match pillars at front gate entrance off Sandford Road. Gate will be installed in similar wrought iron to railings on the property. Driveway will be gravel stone.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4103/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/02/2020
<b>Applicant</b>	John Ryan
<b>Location</b>	39-45, Crumlin Road, Crumlin, Dublin 12
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission to re-locate the existing entrance 2.3 metres to the north east, re-locate the existing sign from the north west side of the entrance to the north east side of the entrance, construct new internal security gate and railings 7 metres to the south east of the roadside boundary, new 1.2 metre high railings between pedestrian entrance to apartments and car parking area and all ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4299/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/02/2020
<b>Applicant</b>	Peter Dowling
<b>Location</b>	99 Pembroke Cottages, Donnybrook, Dublin 4
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning Permission for the demolition of existing single storey extension to rear, reconstruction of 45sqm rear flat roof single storey extension with 2 internal courtyards. Alterations to existing internal layout & all associated site works at 99 Pembroke Cottages, Donnybrook, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 4444/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Evergreen Marine Ltd.  
**Location** Evergreen Agency Ireland Ltd., 22, Fitzwilliam Place, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The development consists of: (a) electrical services upgrade including replacement of sub main cables & enlargement of existing riser duct at ground, first and second floor levels; new fire alarm system; new lighting installation and associated cabling; new & additional electrical storage heaters. The installation includes new fittings both internally and externally to the front & rear of the building; (b) repairs to existing windows; (c) repairs to existing balconettes. The building is a Protected Structure ref: 2775

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**Area** Area 1 - South East  
**Application Number** 4448/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/02/2020  
**Applicant** Garret Walsh and John Walsh  
**Location** 98 -100, Baggot Lane, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission is sought for partial demolition of two existing two storey terraced mews houses, currently subdivided into five dwelling units, and construction of two new two-storey three bedroomed mews houses with terraces to the rear at first floor level, following the form, roof profile, materials and building line of the existing structures, and retaining where possible existing external features, each with one off street car parking space, all at 98-100 Baggot Lane, Dublin 4, D04DH61, D04PV05, D04PP27, D04VE89,D04Y972.

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**Area** Area 1 - South East  
**Application Number** 4812/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Italian Cultural Institute  
**Location** 11, Fitzwilliam Square, Dublin 2  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of the restoration and refurbishment of the front facade of No. 11 Fitzwilliam Square which is a Protected Structure. The works will consist of the following: 1) Cleaning and re-pointing of the entire facade with lime mortar to include for the replacement of damaged bricks as required, removal of paint from the granite window cills, removal of existing sand cement patent window reveals and re-rendering in lime., 2) Restoration and refurbishment of existing cast/wrought iron balcony at first floor (Piano Nobile) level. 3) Restoration and refurbishment of existing



wrought iron railings at street level. 4) Repairs, as required, to front parapet gutter to include the lifting, re-setting on DPC and repointing with lime of existing granite coping stones. 5) Removal of all existing non-original windows (7 No.) and their replacement with new h/w sash windows in a style appropriate to the period. 6) Removal and making good to surrounding brickwork of existing uPVC downpipe on the front facade. 7) General cleaning and repainting of all existing woodwork, door surround, plasterwork etc.

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**Area** Area 1 - South East  
**Application Number** 4813/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Joan Lynch  
**Location** 1, Kenilworth Lane East, Dublin 6 (rear of 1 Kenilworth Road, Dublin 6 a protected structure)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the construction of 3 no. two-storey dwelling houses, with 3 no. vehicular and three no. pedestrian access gates and associated boundary walls attenuation tanks and bin and bicycle stores.

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**Area** Area 1 - South East  
**Application Number** 4814/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Nightlight Screens Limited  
**Location** The Terenure Inn, 94/96, Terenure Road North, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of the removal of existing signage and signage lighting on the south gable wall (southern elevation) at first floor level of The Terenure Inn and the installation of a c. 2.484m high x c. 8.473 wide x c. 210 mm deep digital/electronic LED advertising display panel (with an approximate surface area of c. 19.7 sqm) mounted on a steel frame on the south gable wall (southern elevation) at the first floor level of The Terenure Inn, including all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 4822/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Charlemont Regeneration Ltd  
**Location** Site Tom Kelly Road/Charlemont Street, Dublin 2, D02 P489

**Additional Information**

**Proposal:** The development will consist of amendments to Block 4 which forms part of a previously permitted development DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permission DCC Reg. Ref. 4443/16 and DCC Reg. Ref. 3416/18. The development includes the

proposed repositioning of the approved ESB substation and switchroom which will serve Block 4 of the Charlemont Square development to a position inside the wall along the southern boundary of the subject site. The substation and switchroom will consist of a single, flat roofed, single-storey structure with an internal floor area of 25.7 sq.m and measuring 3.15m in height.

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**Area** Area 1 - South East  
**Application Number** 4823/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2020  
**Applicant** Shortt Family Partnership  
**Location** 19-21 Fitzwilliam Street, Dublin 4 & Rear of, 4 & 6,  
Thorncastle Street, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the (A) Demolition of single storey buildings (storage/shed), (B) the construction of a residential development comprising 2 no. two-bed townhouses, composed of part 1, part 2 storey building, flat roof-light over living area, rear private yard for bicycle storage, private roof-top terrace with box skylight to allow access to terrace level, playroom/cinema room, storage and laundry room at basement level, domestic rainwater harvesting tanks at basement level, (C) shared back-yard for bins and bicycle storage and side lane with entrance gate at Fitzwilliam Street and (D) all associated ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4825/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Gerard Kervick  
**Location** 71, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE - Planning permission for development at a 4 storey over basement mid terraced house comprising: a) The provision of new steel stairs from footpath to basement; b) Adjustment of section of railing to form new pedestrian inward opening gate (this work involves the removal of a section of granite plinth wall); c) The provision of a steel framed double glazed screen to undercroft creating a lobby area.

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**Area** Area 1 - South East  
**Application Number** 4826/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2020  
**Applicant** Peter McVerry Trust CLG  
**Location** site bounded by Shaw Street and Brunswick Villas,  
Dublin 2, D02 EV97

**Additional Information**

**Proposal:** The demolition of existing property known as No. 2 Brunswick Villas, including existing boundary

walls and gateway entrance to Shaw Street and the construction of a new 12 No. apartment development comprising of; 11 No. 1 bedroom units and 1 No. 2 bedroom unit in a mixture of three and six storey buildings. The development will include internal courtyard to rear, new gateway to the existing Brunswick Villas laneway and entrance lobby, plant rooms and bicycle storage areas at ground floor level. All apartments will include balconies to street elevations from first to fifth floors, with setback balconies and balustrades included to fifth floor apartment area. The proposed works are to include all associated site works, ancillary accommodation and drainage at the site.

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**Area** Area 1 - South East  
**Application Number** 4836/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** The Bagel Master Ltd  
**Location** Ground Floor of No.19, Merrion Row, Dublin, 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Bagel Master Limited (T/A O'Briens Cafe), intend to apply for permission for development at ground floor of No. 19 Merrion Row, Dublin 2 (a Protected Structure). The development will consist of alterations to existing shopfront on Merrion Row elevation and Ely Place elevation consisting of new timber painted pilasters, new timber painted fascia and associated internally illuminated signage.

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**Area** Area 1 - South East  
**Application Number** 4840/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** Damien Reddy  
**Location** 51, Leeson Street Lower, Dublin 2, D02 N230

**Additional Information**

**Proposal:** RETENTION PERMISSION: PROTECTED STRUCTURE: the retention of the use of an existing 15.61sqm roof terrace on the return of the building for amenity purposes; and the retention of a glass wall balustrade to the rear of the building.

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**Area** Area 1 - South East  
**Application Number** 4841/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2020  
**Applicant** O'Callaghan Collection  
**Location** The Green Hotel, 1-5, Harcourt Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Green Hotel, 1-5, Harcourt Street, Dublin 2 (Protected Structures - No. 3 Harcourt Street - RPS Ref No. 3515 & No. 4 Harcourt Street - RPS Ref No. 3516.) Amendments and alterations to a previously approved scheme granted permission under DCC Reg. Ref. 2154/16 to provide for; (i) A new external glazed aluminium framed façade to the atrium block incorporating a glazed lift and

overrun; (ii) Reconfiguration of the approved terraces at Third & Fourth floor level to include 2 no. external rooftop outdoor terraces and the addition of 4sqm in terrace floor area; (iii) Extension of the previously approved lift to provide universal access to the main roof terrace at Third floor level; (iv) Provision of a dumb-waiter lift to the rear of No. 4 Harcourt Street; (v) Internal alterations to No. 3 & 4 Harcourt Street to improve circulation; (vi) Works involving the removal and reinstatement of transport related fittings on the façade of the building to facilitate the Luas.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4846/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	25/02/2020
<b>Applicant</b>	Maxol Ltd
<b>Location</b>	Maxol Service Station, Nos.16 and 18, Crumlin Road, Dolphin Road Junction, Dublin 12

#### **Additional Information**

**Proposal:** RETENTION & PERMISSION: The proposed development will consist of: roof plant, an access hatch and associated safety equipment, all at roof level of the forecourt building. Retention permission is sought for development consisting of: revisions to the previously permitted site layout (under Reg. Ref. 3429/17) including the provision of 4 No. additional car parking spaces and the omission of a car wash facility; a solid fuel store (c.13sqm); a parcel collection kiosk; plant at ground level (to the north of and external to the forecourt building); a vent at roof level; and all associated services above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ4835/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/02/2020
<b>Applicant</b>	Acting Receiver Mark Reynolds
<b>Location</b>	For development at a site of 1.056 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A, Barrow Street & 35 Barrow Street (Car Park) at Ringsend Road and Barrow Street, Dublin 4.

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Versus Ltd. (In Receivership), Abbono Ltd. (In Receivership), Beckton Properties Ltd. (In Receivership) & Candourity Ltd. (In Receivership) (each acting by the Receiver Mark Reynolds), Savills, 33 Molesworth Street, Dublin 2, intend to apply for Planning Permission: for development at a site of 1.056 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street (Car Park) at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Road, to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The site accommodates 4 protected structures including; Building B referred to as 1 Ringsend Road (RPS 7377); Building D comprising no's 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (RPS 485). The proposed development seeks planning permission for amendments to Block B1, B2, B3, B4 and B5 previously

permitted under Reg. Ref. 3796/14 and as amended by DSDZ3264/17 and DSDZ2679/19. The proposed amendments will comprise of the following: Building B (comprising B1-B5): \*Revised glazing details to the existing door opening discovered on the north west corner of Building B (B4) fronting Ringsend Road to match original brick lined door opening. \*Reconfiguration of the stairs lobby in Building B2 at ground to 3rd floor level. \*Internal reconfiguration of the stairway in Building B5 at 4th and 5th floor level. The proposed development will also include minor modifications as a result of the proposed amendments and all other associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ4842/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	25/02/2020
<b>Applicant</b>	Agentbite Ltd (T/A Milano)
<b>Location</b>	Milano, Unit L1 Longboat Quay, Grand Canal Harbour, Dublin 2.

**Additional Information**

**Proposal:** RETENTION: Retention permission for the installation of two non-illuminated fascia signs and two internally illuminated fascia signs.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1006/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/02/2020
<b>Applicant</b>	Ms. Dee Maguire & Mr. Fergus Condon
<b>Location</b>	110, Sandford Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the demolition of the garage to the side and the single storey extensions to the rear and the construction of a two storey extension to the rear and side including the widening of the front access gate to 3.6metres together with an automatic timber faced gate 1.2m high and all ancillary works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1086/20
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27/02/2020
<b>Applicant</b>	Eilish and Eamonn Sweeney
<b>Location</b>	41, South Hill, Dartry, Dublin 6

**Additional Information**

**Proposal:** RETENTION: Retention of single storey extensions to the front and side of existing house.

**Area** Area 1 - South East  
**Application Number** 2984/19  
**Appeal Type** Written Evidence  
**Applicant** Fiona McHugh  
**Location** 41, Grosvenor Road, Rathgar, Dublin 6  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 4527/19  
**Appeal Type** Written Evidence  
**Applicant** Hibernia REIT plc.  
**Location** Site of 0.17 ha at Marine House, Clanwilliam Court, Clanwilliam Place, Dublin 2 D02 FY24

**Additional Information**

**Proposal:** The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street, to the North East and Clanwilliam House, onto Mount Street, to the South West and West. The development consists of amendments to the permitted refurbishment and extension of the existing Marine House Building as permitted under Planning Reg. Ref.:2234/18. The proposed amendments include: Provision of additional office accommodation of 132 sq.m. with associated external courtyard, onto Clanwilliam Place, at Basement Level 1. Reconfiguration of internal core layout which results in a minor increase in overall floorspace of 70 sq.m. The total additional floorspace as a result of these amendments of 202 sq.m. Reconfiguration of the layout of Basement Level 1 to include associated reduction of 10 no. car parking spaces (from 30 to 20) and additional 16 no. bike parking spaces and new bin store. Reduction 8 no. car parking spaces on Basement Level 2 (from 45 to 37). Minor addition demolition works at basement to facilitate amendments at basement level. The permitted bike ramp on Clanwilliam Place is proposed to be modified with the permitted 1.1m high stone walls being replaced by high quality bronze painted open balustrades. Amendments to the permitted elevations including on the south east elevation, at ground floor with the replacement of permitted 4 no. anodised aluminium overclad columns with 7 no. anodised aluminium overclad columns. Proposed addition of upper spandrel panels added to the curtain walling system on the proposed north-west, south west and north-east elevations and provision of new maintenance only access doors at Level 06 on north-west and south west elevations. Addition of 1.1m high glazed balustrade guardrail to the maintenance terrace on permitted level 06 on the north-west elevation. Amendment to the permitted landscaping layout onto Clanwilliam Place to include for amendments to permitted access stair arrangements, to relocation of permitted accessible platform lift balustrade to sunken courtyard. Alterations to the existing central access podium, to the rear of Marine House, to provide for a new basement ventilation. Amendments to the roof level to include additional sedum area adjacent to the plant zone and revisions to the permitted drainage layout, including relocation attenuation tank.

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**Area** Area 1 - South East  
**Application Number** 4534/19  
**Appeal Type** Written Evidence

**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** Nos. 41-46 South Great George's Street and Nos. 51-53  
Stephen Street Lower, Dublin 2

**Additional Information**

**Proposal:** Permission for development of 3 No. illuminated external signs. This external signage application relates to previously permitted development (Dublin City Council Reg. Ref. 2546/18, which has been amended by Dublin City Council Reg. Ref. 4387/18) on a site of 0.106 hectares at Nos. 41-46 South Great George's Street and Nos. 51-53 Stephen Street Lower, Dublin 2. The proposed development consists of the erection of (a) 1 no. high level illuminated sign (1,566 sqm) on the South George's Street (western) elevation and (b) 1 no. high level illuminated sign (1,566sqm) and 1 no. low level illuminated sign (1,566 sqm) on the Stephen Street Lower (southern) elevation.

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**Area** Area 1 - South East  
**Application Number** 4554/19  
**Appeal Type** Written Evidence  
**Applicant** Gerard & Susan Kervick  
**Location** Rear 71, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought by Gerard & Susan Kervick for the construction of a three storey mews dwelling with integrated garage, front and rear balconies and rooflight to front, together with associated works to the remaining fabric of the original mews building, at the former mews site to the rear of a Protected Structure at 71 Lower Baggot Street, Dublin 2, with access from Herbert Lane.

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**Area** Area 1 - South East  
**Application Number** 4568/19  
**Appeal Type** Written Evidence  
**Applicant** Blondie Issuer Designated Activity Company  
**Location** Rathmines House, 143-149, Rathmines Road Lower,  
Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission is sought to carry out a development at "Rathmines House", 143-149 Rathmines Road Lower, Rathmines, Dublin 6 to involve a change of use from office use to Co-Living Shared Accommodation use and to construct an additional 3 setback floors to be part of the overall shared accommodation development so as to create a 7 storey building with roof top plant. The existing floor area is 2,640 sq.m and this will be increased by 1,908 sq.m to provide a total development of 4,548 sq.m. There will be 110 individual units varying in size with shared kitchen, dining and living communal facilities on each floor level. In addition on the ground floor there will be reception, gymnasium, residents lounge, laundrette and accessible WC. The rear yard presently used for car parking will contain parking for 160 bicycles, bin storage and will provide continued access to the existing ESB substation. There will be a coffee serving kiosk facing onto the adjoining footpath for coffee consumption off the premises.

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**Area 1  
Appeals Decided**

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

09/20

(24/02/2020-28/02/2020)



**Area** Area 1 - South East  
**Application Number** 0027/20  
**Application Type** Section 5  
**Applicant** Niall, Mark & Greg Turley  
**Location** Morrison Chambers, Nos. 27-33 Nassau Street and No.1 Dawson Street, Dublin 2  
**Registration Date** 28/02/2020  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** 0089/20  
**Application Type** Section 5  
**Applicant** Yoga Dublin Studios (aka Aviation House)  
**Location** 28a, Dartmouth Road, Ranelagh, Dublin 6, D06 HV20  
**Registration Date** 24/02/2020  
**Additional Information**  
**Proposal:** EXPP: whether the use of part of the property as a coffee kiosk ancillary to the primary use of the property is exempted development.

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**Area** Area 1 - South East  
**Application Number** 0091/20  
**Application Type** Section 5  
**Applicant** Wanye Roby + Una Foyle  
**Location** 8, Mountpleasant Parade, Ranelagh, Dublin 6  
**Registration Date** 24/02/2020  
**Additional Information**  
**Proposal:** EXPP: single storey extension to rear of existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 0092/20  
**Application Type** Section 5  
**Applicant** Lyndsey Watson  
**Location** 61, Lavarna Grove, Dublin 6w  
**Registration Date** 25/02/2020  
**Additional Information**  
**Proposal:** EXPP: single storey extension to the south side (rear) of existing dwelling amounting to 39.5m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 0096/20  
**Application Type** Section 5  
**Applicant** Tadhg & Ellis O'Donoghue  
**Location** 1, Leeson Village, Donnybrook, Dublin 4  
**Registration Date** 27/02/2020  
**Additional Information**

**Proposal:** EXPP: provision of a single storey rear extension of c.22sq.m.

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**Area** Area 1 - South East  
**Application Number** 0097/20  
**Application Type** Section 5  
**Applicant** The Office of Public Works (OPW)  
**Location** Tom Johnson House, Beggars Bush Barracks Complex,  
Haddington Road, Dublin 4  
**Registration Date** 27/02/2020  
**Additional Information**

**Proposal:** EXPP: Whether the upgrade and fit-out of the existing 1970's office building, the Tom Johnson House, Beggar's Bush Barracks Complex, Haddington Road, Dublin 4, is or is not development, and whether this upgrade and fit out constitutes exempted development or not.

Whether the replacement of the existing glazing with energy efficient glazing is or is not development and whether this amendment constitutes exempted development or not.

Whether the provision of metal cladding to existing brick cills in order to alleviate water ingress to the building, is or is not development, and whether this amendment constitutes exempted development or not.

Whether the provision of a new skylight at roof level which is no higher than the existing lift overrun and the provision of photovoltaic panels at roof level, is or is not development, and whether, these amendments constitutes exempted development or not.

Whether the increase in height of the existing entry level plinth by 160mm, is or is not development and whether this revision constitutes exempted development or not.

Whether the replacement of the existing handrails, steps and ramps to the existing structure, is or is not development, and whether these upgrade works constitute exempted development or not.

Whether the use of the existing bicycle storage building for ventilation plant, and the provision of a replacement roof and new metal cladding to the exterior of the structure is or is not development, and whether these upgrade works constitute exempted development or not.

Whether the alteration of existing doors to the south-eastern elevation, at basement level, is or is not development and whether this amendment constitutes exempted development or not.

Whether the replacement of the existing glazed windows to the external south-west facing sunken garden, with bi-folding doors, is or is not development, and whether these refurbishment works constitute exempted development or not.

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