



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

23/20

(01/06/2020-05/06/2020)

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	2217/20
Application Type	Permission
Applicant	Brona Burke & Philip Gilboy
Location	Outbuildings to the northern side of Nutgrove House, 58A/58B, Gilford Road, Sandymount, Dublin 4
Registration Date	03/06/2020
Additional Information	Additional Information Received

Proposal: Permission sought to demolish the single storey outbuildings behind the two storey building at 58B Gilford Road, Sandymount, Dublin 4, in order to construct a new contemporary style 2/3 storey 4 bedroomed dwelling house. The outbuildings referred to are on the northern side of 58A Gilford Road which is also known as Nutgrove House. The front building will be maintained and refurbished as part of the proposed house including gates for general access and for vehicle access to one car parking position. The works to this building will also include an apex roof light to a proposed first floor sitting room, opening the blocked window ope at first floor level to the Gilford Road east elevation and the addition of solar panels on the roof to the rear western slope. The main facade of the house will be two storey in height with a parapet to line with the adjoining Pet Hospital Building. The proposal also incorporates a second floor the roof of which will line with the ridge line of 58A (Nutgrove House) with the front facade at the building line of this house. The new and old buildings will be linked with a glazed bridge over an internal courtyard behind the front building. The courtyard will accommodate an underground rain water harvesting tank. The recessed building lines to the proposed house provide for small roof terraces on the eastern and western sides.

Area	Area 1 - South East
Application Number	2792/20
Application Type	Permission
Applicant	Keith Symes
Location	Commercial Ground Floor Unit at 300 Harold's Cross Road, Dublin 6W
Registration Date	02/06/2020
Additional Information	

Proposal: Permission for a change of use to the ground floor street facing unit from commercial/retail use to a one bed apartment with minor alterations to front elevation together with new side access and fenestration off adjacent pedestrian lane.

Area	Area 1 - South East
Application Number	2797/20
Application Type	Permission
Applicant	Andrea Free
Location	31, Orwell Road & Washerwoman's Lane, Rathgar, Dublin 6

Registration Date 02/06/2020

Additional Information

Proposal: Permission for a residential development at this site, area of approximately 0.0694 hectares, 31 Orwell Road & Washerwoman's Lane, Rathgar, Dublin 6. The proposal consists of: the demolition of a 4 bedroom, 2 storey derelict house (total floor area of 192 m²) and the construction of 4 residential units consisting of: 2 no. 3 bedroom two storey semi-detached houses facing Orwell Road and 2 no. 3-bedroom two storey semi-detached houses accessed from Washerwoman's Lane. The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwoman's Lane to include 4 car parking spaces, 8 bicycle spaces and all associated landscaping and infrastructural works.

Area Area 1 - South East
Application Number 2799/20
Application Type Permission
Applicant Hermitage Construction and Development Ltd
Location 27-28, Mount Pleasant Avenue Lower, Rathmines, Dublin 6
Registration Date 02/06/2020

Additional Information

Proposal: The development will consist of: A) A 2 storey rear extension varying in depth extending from the top of the existing rear wall of the main pub at the back of the proposal approved in application number 4690/18, decision number P2643 dated and approved on the 22/02/19. To provide ancillary staff welfare facilities and storage for the pub.

B) On completion the total development will still consist of the previously granted 1 no. 2 bed flat at second floor level, 2 no. one bedroom flats at first floor level and 1 no. 2 bedroom flat at third level. The licensed premises on the ground floor to be retained.

Area Area 1 - South East
Application Number 2801/20
Application Type Permission
Applicant Jaouhar Oualadi
Location 6 & 7A, Poolbeg Street, Dublin 2
Registration Date 03/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for a change of use from sandwich bar/cafe to Italian style pizza restaurant to include extract ductwork rising up the rear elevation of the building, new signage & associated site works at 6 & 7A Poolbeg Street, Dublin 2. Protected Structure Ref. No. 6834.

Area Area 1 - South East
Application Number 2805/20
Application Type Permission
Applicant Merrion Property Group Ltd
Location 17, Denzille Lane, Dublin 2
Registration Date 03/06/2020

Additional Information

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Planning permission and permission for

retention at No. 17 Denzille Lane, Dublin 2, within the curtilage of a protected structure, No. 17 Merrion Square North, Dublin 2, and at No. 16 Merrion Square, Dublin 2, a protected structure. The development will consist of modifications to the previously permitted development (Dublin City Council Reg Ref 2140/18) to include: (1) modifications to previously permitted north east boundary/party wall elevation facing Denzille Lane to 1(i) reinstate original pedestrian entrance gate and 1(ii) modifications to design of previously permitted timber vehicular gate, signage and 1 (iii) retention of recessed mini pillar for electrical service provider, (2) modification to previously permitted north west boundary/party wall with No. 16 Merrion Square North to comprise 2(i) replacement of section of modern concrete block boundary circa 7m long with random rubble wall to match existing, also to include 2(ii) a linear zinc cladding to top of wall to conceal restraining beams and a hidden gutter with 2(iii) a raised section to accommodate an existing lean-to shelter to No. 16 Merrion Square North for the extent of the permitted gable, (3) modifications to previously permitted north east elevation to entrance forecourt to include 3(i) glazed entrance door at ground floor in place of solid door & circa 1.5m² additional floor area to ground floor entrance corridor, 3(ii) glazed panels in place of solid panels at first, second, third and fourth floor access windows to balconies, (4) modifications to previously permitted south west elevation to include 4(i) glazed panel in place of solid panels at second, third and fourth floor and 4(ii) inclusion of steel columns to balconies on second and third floors (5) inclusion of 2no. utility meter cabinets into entrance forecourt, and all associated site works.

Area	Area 1 - South East
Application Number	2806/20
Application Type	Permission
Applicant	Capital Estates Management Limited
Location	9 Camden Place & 16 Camden Street Lower, Dublin 2; and 20/21 Wexford Street, Dublin 2
Registration Date	03/06/2020

Additional Information

Proposal: The development will consist of permission for: 1) A change of use from betting office to licensed restaurant at 9 Camden Place & 16 Camden Street Lower, Dublin 2 at ground floor level (104sqm total), including the reconfiguration of the internal layout and provision of customer seating, ancillary staff areas, serving station, accessible toilets, kitchen, storage areas, and a new ventilation and duct system. The development will also consist of permission for: 2) A change of use from shop to betting office at 20/21 Wexford Street, Dublin 2 at ground floor and basement level (181sqm total), including the reconfiguration of the internal layout comprising new customer lobby, manager's office, counter areas, staff room, ancillary storage, and new shopfront advertising signage. The proposed development will also include all associated ancillary site development works.

Area	Area 1 - South East
Application Number	2811/20
Application Type	Permission
Applicant	Wave Point Ltd.
Location	21, Ship Street Great, Dublin 8
Registration Date	05/06/2020

Additional Information

Proposal: Permission for development to amend a previously permitted 134 No. bedroom hotel (Reg. Ref. 2701/16; ABP Ref. 247947-17, as amended by Reg. Ref. 3157/18, Reg. Ref. 4326/19) on this site of c. 909 sq.m at No. 21 Ship Street Great, Dublin 8. The development will consist of amendments to the permitted

internal layout at basement, lower ground floor and ground floor level of the permitted hotel development and comprising: (a) Re-location of the permitted uses at lower ground floor (comprising bar/restaurant, kitchen and ancillary uses) to ground floor level and the extension of the ground floor level footprint to the rear; (b) Re-location of 11 no. permitted bedrooms and ancillary uses from ground floor level to lower ground floor and the provision of 1 no. additional bedroom at lower ground floor level providing 135 no. bedrooms in total; (c) Provision of 2 no. external landscaped light-wells to bedrooms at lower ground floor level measuring 1.5m in width on the northeast and southwest elevations; (d) Provision of a dry gym, business centre and ancillary offices at basement level with internal layout rearrangement. The proposed amendments above will result in a minor increase in gross floor area at lower ground level and a minor decrease in gross floor area at ground floor level. The proposed development will also include minor changes to the north-eastern and south-western elevations arising from the above internal revisions. The overall footprint, height and gross floor area of the building will be substantially unchanged.

Area Area 1 - South East
Application Number 2814/20
Application Type Permission
Applicant Fibonacci Property ICAV
Location Site of c. 1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4
Registration Date 05/06/2020

Additional Information

Proposal: Planning Permission for amendments to the office development permitted under Reg. Ref. 2221/16 & ABP Ref.: PL 29S.246717 and subsequent amendments under Reg. Ref. 4299/16, Reg. Ref.: 4456/16, Reg. Ref. 2500/17, Reg. Ref. 2953/17, Reg. Ref. 2065/19 and Reg. Ref. 2067/20 at a site of c.1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4. The proposed amendments consist of: A change of use of the permitted Pavilion 1 at Upper Basement Level from Cafe to Office. The reconfiguration and extension of Pavilion 1 to include an additional 127 sq.m of office space; A change of use of the permitted Pavilion 2 at Upper Basement Level from Bistro to Office. The proposed amendments result in an additional 290 sq.m of office space and a minor increase in overall development GFA by 127 sq.m to a total proposed 57,311 sq.m; All ancillary and associated site development and landscaping works.

Area Area 1 - South East
Application Number 2815/20
Application Type Permission
Applicant Peter & Dr. Mary Jones
Location 34, Lansdowne Road, Ballsbridge, Dublin 4
Registration Date 05/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for additions and alterations to 34 Lansdowne Road, Ballsbridge, Dublin 4 (a protected structure) comprising: Demolition of existing dilapidated garden wc and store and external concrete steps to south west gable of dwelling. Part demolition of existing three storey return to rear to provide for new two storey extension to rear at south west gable for new lift and additional accommodation for main dwelling comprising Living/Family and Utility Room at lower garden level with kitchen and deck at upper ground level. Extending existing three storey return to rear of south west gable for additional bedroom accommodation for main dwelling at first floor and upper return levels

and extending existing roof over matching existing roof profile; blocking up of existing first floor window in north east gable return wall, new openings in rear and gable return wall to north east at lower garden level. Formation of existing bedroom 2 to en-suite and bedroom 4 to dressing room with new door to master bedroom and, internal reconfiguration of existing self-contained two bedroom flat at lower garden level and provision of a single storey extension to rear for bedroom associated with garden level flat. Erection of new masonry boundary wall sub-dividing site to rear in lieu of existing post and wire fence to match existing stone boundary walls and widening of existing front vehicular entrance gates to 3.5 metres and provision of new hard landscaping to front garden.

Area Area 1 - South East
Application Number 2816/20
Application Type Permission
Applicant Kevin Warren
Location 87, St. Mary's Lane, Dublin 4
Registration Date 05/06/2020

Additional Information

Proposal: Permission for variation to previously approved development (PP Ref. No. 2201/15: ABP Ref. No. PL 29S.245024) which consisted of the construction of a new part 2-storey (with roof top plant room and solar panels), part single storey mews over a basement, of total area 210.04m² at a vacant site at 87 St. Mary's Lane, Dublin 4. The proposed house is situated between 2 single storey mews houses and will complete the terrace. A single car parking space is proposed behind a new sliding vehicular gate off St. Mary's Lane. The variation to this scheme constitutes the omission of the basement level and associated modifications to internal floor plans.

Area Area 1 - South East
Application Number 2819/20
Application Type Permission
Applicant Astenbond Limited
Location 28, Westmoreland Street, Dublin 2
Registration Date 05/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for change of use from retail use to cafe/restaurant at basement, ground and first floor level only and all associated works at 38 Westmoreland Street, Dublin 2, D02 EY73. Protected Structure Ref. No. 8545.

Area Area 1 - South East
Application Number 2821/20
Application Type Retention Permission
Applicant University College Dublin
Location Newman House, 86 Stephen's Green, Dublin 2
Registration Date 05/06/2020

Additional Information

Proposal: RETENTION & PROTECTED STRUCTURE: Retention Permission for development at Newman House, No. 86 St. Stephen's Green, Dublin 2 which is a Protected Structure. The development consists of the erection of four display banner poles and one display panel, all mounted on the north entrance boundary railings and to be erected for a temporary period of 3 years.

Area Area 1 - South East
Application Number 2822/20
Application Type Permission
Applicant Charisma Ltd.
Location Airfield House, 3 Rathgar Avenue, Dublin 6
Registration Date 05/06/2020

Additional Information

Proposal: The development will consist of renovation and sub-division of the existing building into 3 no. apartments (1 no. 1-bed, 1 no. 2-bed, 1 no. 3-bed). The development will include internal and external alterations to the existing building; the addition of solar panels to the rear roof; new dormer for head height to existing rear return roof; the addition of roof lights; removal of existing single storey rear extensions and the addition of new single storey rear extensions; provision of a screened first floor terrace to the rear; alterations to existing boundary walls and construction of new boundary walls; provision of bin and cycle storage to front garden; all associated site works; and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1103/15/X1
Application Type Extension of Duration of Permission
Applicant Tonia Martin
Location 41-43, Charleville Close, Dublin 6
Registration Date 03/06/2020

Additional Information

Proposal: EXT. OF DURATION: Two-storey, two-bedroom detached dwelling over basement study/store, with a balcony on first floor to front, with a new vehicular access to front with one car space.

Area Area 1 - South East
Application Number 2741/20
Application Type Permission
Applicant Laragon Catering Ltd.
Location 62 Fitzwilliam Square, Dublin 2
Registration Date 22-May-2020

Additional Information

Proposal: Permission for development at No. 62 Fitzwilliam Square, Dublin 2 - A Protected Structure, RPS Ref: 2857. The development will consist of the following: Repair, consolidation and re-pointing of the brickwork to the front facade (south elevation) which faces Fitzwilliam Square. Pointing will be Irish tuck pointing, using natural hydraulic lime mortars carried out by conservation specialists. No other works are proposed.

*****Amendment to Week 21/20*****

Area Area 1 - South East
Application Number 2800/20
Application Type Permission

Applicant Klairon Construction Limited
Location Sandymount Avenue, Sandymount, Dublin 4
Registration Date 28-May-2020

Additional Information

Proposal: Planning permission for development on a site at Sandymount Avenue, Sandymount, Dublin 4. The site is bound to the west and north by the grounds of Enable Ireland Sandymount Centre to the east by residential properties along Gilford Road and Sandymount Avenue and to the south by Sandymount Avenue.

The proposed development consists of the following:

- Demolition of existing wall fronting onto Sandymount Avenue and all associated site clearance;
- The construction of 58 no. apartments in a part three to part five storey building over basement;
- The proposed development includes 8 no. 1 beds, 48 no. 2 beds and 2 no. 3 beds;
- Balconies and private terraces are provided for all apartments (on the northern, western, southern and eastern elevations of the proposed building);
- Communal amenity space is proposed at ground level;
- Public open space with an area of 625sq.m. is proposed on the southern part of the site fronting onto Sandymount Avenue;
- Vehicular access will be provided from Sandymount Avenue into a basement level which will provide a total of 39 no. car parking spaces, bin storage, plant rooms and bike storage for 92 no. cycle parking spaces; and
- The development includes landscaping, boundary treatment, lighting, and all associated site works including underground foul and storm water drainage network and attenuation areas.

*****Amendment to Week 22/20*****

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 2785/20
Application Type Permission
Applicant Caroline Devlin & Colm O'Sé
Location 24, Morehampton Road, Donnybrook, Dublin 4
Registration Date 02/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE:RETENTION & PERMISSION: Permission for the following development at existing garden room (original Reg. Ref. No.: 3834/17) to rear of 24 Morehampton Road, Donnybrook, Dublin 4.

- Retention of 5.8 sq.m of additional floor area.
- New roof profile.

Area Area 1 - South East
Application Number 2787/20
Application Type Permission
Applicant Ray and Sarah O'Hara
Location 7, Priory Road, Harolds Cross, Dublin 6W
Registration Date 02/06/2020
Additional Information
Proposal: Permission for single storey extension to rear and associated sites works.

Area Area 1 - South East
Application Number 2791/20
Application Type Permission
Applicant Robbie McFarlane
Location 46, Seafort Avenue, Sandymount, Dublin 4
Registration Date 02/06/2020
Additional Information

Proposal: The development will consist of: The removal of the existing single storey return to the rear of the house. The construction of a two storey extension to the rear of the existing two storey, 3 bedroom semi-detached house, with associated roof light. A single storey extension to the side of the house with covered storage space. A new canopy over front door and associated changes to the front elevation. A new first floor window to the side (east) elevation. The widening of the existing vehicular access together with all associated ancillary site works and landscaping.

Area Area 1 - South East
Application Number 2798/20
Application Type Permission
Applicant Michael Kelly & Jacqueline O'Donnell
Location 41, Dartmouth Square, Dublin, 6.
Registration Date 02/06/2020
Additional Information

Proposal: PROTECTED STRUCTURE: Permission to demolish single storey attached rear original return & 2-storey rear extension & construct single storey & 3-storey rear extension (incl. internal passenger lift), internal & external upgrading & alterations at 41 Dartmouth Square, Dublin 6 (a protected structure).

Area Area 1 - South East
Application Number 2803/20
Application Type Permission
Applicant Michael & Anita Carton
Location 32, Annavilla, Ranelagh, Dublin 6
Registration Date 03/06/2020
Additional Information

Proposal: Planning Permission is sought for a new gable window to first floor return bedroom at 32 Annavilla, Ranelagh, Dublin 6, D06 AH30.

Area Area 1 - South East
Application Number 2809/20
Application Type Permission
Applicant Charles and Tara Garavan
Location 73, Kenilworth Square East, Dublin 6
Registration Date 04/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (1) the demolition of a single storey extension to the rear, (2) construction of a new single storey flat-roofed structure at the rear, (3) removal of the existing non-original casements to the windows front and back, and their replacing with new traditional timber sashes, (4) removal of non-original render to the rear and replacement with lime-based render, and (5) internal repairs and alterations to ground and lower ground floors.

Area Area 1 - South East
Application Number 2812/20
Application Type Permission
Applicant Jennifer Morley
Location 23, Bushfield Terrace, Donnybrook, Dublin 4, D04 V2RO
Registration Date 05/06/2020

Additional Information

Proposal: Permission for development at this site at No. 23 Bushfield Terrace, Donnybrook, Dublin 4, D04 V2RO. The development will consist of:

- Demolition of existing single storey structures to the side and rear.
- Construction of single storey rear extension to the side and rear of the existing dwelling including new roof lights.
- Attic conversion with a new dormer roof light to the rear roof slope.
- New roof light to the front roof slope.
- Increase width of existing vehicular driveway to 3.5m in width.
- All associated internal and external alterations, site, drainage and landscaping works.

Area Area 1 - South East
Application Number 2813/20
Application Type Permission
Applicant Hannah De Vere White & Patrick Scully
Location 26, Bath Avenue Gardens, Dublin 4
Registration Date 05/06/2020

Additional Information

Proposal: Planning Permission for the following works to 26 Bath Avenue Gardens D04 WN20: widening of vehicular access from street to existing off-street parking; modification of ground floor living room window to form new bay window to front, replacement porch, addition of roof canopy, insertion of roof-light; demolition of existing rear extension and construction of new extension (partially two storey) to rear; replacement windows; all associated site and drainage works.

Area Area 1 - South East
Application Number 2817/20
Application Type Permission

Applicant David & Geraldine Delahunty
Location 1, Palmerston Gardens, Rathmines, Dublin 6
Registration Date 05/06/2020

Additional Information

Proposal: Permission for a new vehicular access and off-street car parking to the front garden at 1 Palmerston Gardens, Rathmines, Dublin 6, D06Y 7PO.

Area Area 1 - South East
Application Number WEB1308/20
Application Type Permission
Applicant Fiona & Barry Power
Location 3A, Derrynane Gardens, Dublin 4
Registration Date 02/06/2020

Additional Information

Proposal: Amendments to previously granted Planning Permission Reg. Ref. WEB1460/16. Amendments to comprise: (1) Alterations to dimensions and layout of permitted single storey extension to the rear and side of existing house, (2) Addition of 2nd storey bedroom and bathroom extension to rear and side, (3) External Wall Insulation (EWI) & new render finishes to existing dwelling (4) Associated revised garden layout and site boundary works, at 3A Derrynane Gardens, Dublin 4 at the corner with Bath Avenue Gardens.

Area Area 1 - South East
Application Number WEB1309/20
Application Type Permission
Applicant Marnie & Brian O'Leary
Location 20, Farney Park, Dublin 4
Registration Date 02/06/2020

Additional Information

Proposal: The development will consist of the construction of a 1st floor, bay window extension to the side and front of the house, (over original ground floor garage). Proposed to extend existing pitched roof over new extension. New wall finishes to match existing house.

Area Area 1 - South East
Application Number WEB1315/20
Application Type Permission
Applicant Colin Daly
Location The Coach House, 1A, Larch Grove, Dublin 6
Registration Date 04/06/2020

Additional Information

Proposal: Permission is sought for the provision of private open space through the construction of a terrace on the existing roof including an integrated stair at The Coach House, 1A Larch Grove, Dublin 6, D06 H593.

Area Area 1 - South East
Application Number WEB1322/20
Application Type Permission

Applicant Brendan and Rachel O'Connor
Location 4, Leicester Avenue, Rathgar, Dublin D06V, 6T7
Registration Date 05/06/2020

Additional Information

Proposal: The development will consist of widening of pedestrian gates onto public road to form vehicular access to accommodate an electric vehicle charge point and associated works.

Area 1 Strategic Housing Developments

Area Area 1 - South East
Application Number SHD0012/20
Application Type Strategic Housing Development
Applicant The Donnybrook Partnership
Location 1,3,5,7,9,11 Eglinton Road, Donnybrook, Dublin 4
Registration Date 02-Jun-2020

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, The Donnybrook Partnership, intend to apply to An Bord Pleanála for permission for a strategic housing development at no.s. 1, 3, 5, 7, 9, and 11 Eglinton Road, Donnybrook, Dublin 4, D04 P2F1, D04 K2P6, D04 H2N0, D04 E9K7, D04 W5C6, D04 F8Y0.

The subject site is bound by a commercial site to the north (bound by Brookvale Road and Donnybrook Road), Eglinton Road to the south, Donnybrook Road to the east and Brookvale Road to the west. The site comprises of 0.38 hectares and the proposed development will consist of the demolition of 6 no. houses and ancillary structures on site, and the construction of a residential development of two connected apartment blocks of 148 no. apartments, rising in height from 3 storeys to 12 storeys over basement.

The proposed development will consist of:

1) Demolition of existing 6 no. two storey dwellings and ancillary structures at No. 1, 3, 5, 7, 9 and 11 Eglinton Road;

2) Construction of a residential development of 148 no. apartment units comprising 71 no. 1 bedroom units, 58 no. 2 bedroom units, 9 no.

2 bedroom duplex units, and 10 no. 3 bedroom units:

3) The height of the proposed development ranges from 3 to 4 storeys along Brookvale Road, 5 to 12 storeys along Donnybrook Road, 4 to 12 storeys along Eglinton Road, including a double height feature at 12th storey level at the junction of Eglinton Road and Donnybrook Road, with a maximum overall height of 43.1 metres over existing ground level;

4) Provision of private open space to serve all residential units in the form of balconies or terraces;

- 5) Provision of ancillary residential communal areas including external central landscaped courtyard, internal resident amenities spaces at ground floor level including residents lounge, co-working space, gym, management area and bicycle store with 28 no. spaces and at seventh floor level including cinema room, reading room, and 2 no. rooftop terraces located on the north and south elevations;
- 6) Provision of basement including 75 no. car parking spaces, 4 no. motorcycle spaces and 172 no. cycle spaces and all ancillary areas such as plant, storage and attenuation;
- 7) Vehicular access will be provided from Brookvale Road;
- 8) The development includes all associated site development works, hard and soft landscaping (to include 4 no. cycle spaces at street level) SUDS drainage, PV panels on roof of 12th storey, provision of hoarding around site boundary (with scheme advertisement zone c. 302.25 sq. m along Eglinton Road and Donnybrook Road) during construction phase, ESB substation and all other ancillary works necessary to facilitate the development;

The site is zoned Z1 – Sustainable Residential Development in the Dublin City Development Plan 2016-2022 under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant:

www.eglintonroadshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 1 Strategic Housing Developments

Area	Area 1 - South East
Application Number	SHD0011/20
Application Type	Strategic Housing Development
Applicant	Cairn Himes Properties Limited
Location	Former RTE Lands, RTE Campus Montrose, Stillorgan Road and Ailesbury Close, Donnybrook, Dublin 4
Registration Date	27-May-2020

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017 Site Notice of Strategic Housing Development Application to An Bord Pleanála

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development at this 4.155ha site on former RTÉ lands at RTÉ Campus Montrose, Stillorgan Road (R138) and Ailesbury Close, Donnybrook, Dublin 4. The site is bounded by Stillorgan Road (R138) to the southwest and the RTÉ Studio Complex adjoins the site to the east. The northwest of the site is bounded by 2 no. apartment complexes at 'Belville' and 'Ailesbury Court', both accessed off Ailesbury Close. To the west, the site is bounded by four dwellings which are accessed off the Stillorgan Road (R138). To the north, the site is bounded by private rear gardens of residential dwellings on Ailesbury Road, Seaview Terrace and Nutley Road. The site has a Protected Structure (RPS Ref. 7846) known as Mount Errol located in the northwest portion of the lands. The development will consist of:

- The demolition of existing buildings on site including 1 no. sports and social club (c. 1,233 sq. m), the former Fair City set (c. 604 sq. m), 1 no. c. 1.5m high wall running east-west adjacent to the internal road, 1 no. shed structure (c. 31 sq. m), 1 no. security hut (c. 5 sq. m), extensions to Mount Errol and Stable building (c. 100 sq. m) and associated infrastructure to facilitate site clearance.
- A mixed residential and commercial development with a total gross floorspace of c. 63,939 sq. m. The total gross residential floorspace proposed is c. 62,175 sq. m. and consists of the construction of 3 no. 3-storey, 5-bed townhouses (c. 235 sq. m each) in the northwest of the subject site, adjacent to the Ailesbury Close entrance and 611 no. apartment units (187 no. 1 bedroom units, 361 no. 2 bedroom units and 63 no. 3 bedroom units) across 9 no. blocks ranging in height from 4 no. storeys to 10 no. storeys above ground level with a maximum height of 34.5m above ground (Ordnance Datum 48.9m), forming a perimeter around a central open space and comprising;

- o Block 1 (4 – 5 storeys) comprises 26 no. units (1 no. 1 bed unit, 24 no. 2 bed units and 1 no. 3 bed unit),
- o Block 2 (5 – 8 storeys) comprises 54 no. units (7 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- o Block 3 (5 – 8 storeys) comprises 55 no. units (8 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- o Block 4 (5 – 8 storeys) comprises 55 no. units (8 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- o Block 5 (8 – 10 storeys) comprises 121 no. units (60 no. 1 bed units, 59 no. 2 bed units and 2 no. 3 bed units),
- o Block 6 (4 – 6 storeys) comprises 30 no. units (1 no. 1 bed unit, 19 no. 2 bed units and 10

no. 3 bed units), o Block 7 (6 – 9 storeys) comprises 91 no. units (31 no. 1 bed units and 60 no. 2 bed units), o Block 8 (6 – 9 storeys) comprises 91 no. units (31 no. 1 bed units and 60 no. 2 bed units), o Block 9 (6 – 9 storeys) comprises 88 no. units (40 no. 1 bed units, 43 no. 2 bed units and 5 no. 3 bed units). • A single level basement of c. 21,606 sq. m providing 528 no. car parking spaces, 792 no. cycle parking spaces and other ancillary services for the residential and other uses in the scheme. An additional 90 no. visitor cycle spaces are provided at ground level. • Provision of a café (c. 154 sq. m), 1 no. childcare facility (c. 396 sq. m), residential amenity area (c. 368 sq. m), 1 no. concierge facility (c. 185 sq. m), 1 no. parcel collection facility (45.8 sq. m) and 5 no. electricity substations. • Change of use of Mount Errol (a Protected Structure, RPS Ref. 7846) from existing office and studio use (c. 380 sq. m) to a resident’s gym (c. 266 sq. m) at basement level (including a c. 66 sq. m new extension) and a resident members club (c. 180 sq. m) at ground level, and associated works. • Refurbishment of Mount Errol Stables building (c. 122 sq. m) and change of use from unused storage to a café (c. 146 sq. m) including an open mezzanine at first floor level with ancillary outdoor courtyard and the provision of 1 no. security kiosk (c. 23 sq. m). • A total of c. 10,348 sq. m of landscaped public open space across five primary character areas linked with primary and secondary circulation routes. • Vehicular and pedestrian entrances to the site are provided via the Stillorgan Road (R138) Airfield junction to the southeast, which will be the main entrance to the proposed scheme, with limited access from Ailesbury Close to the northwest (c. 143 no. cars maximum). Two pedestrian/cyclist entrances are also provided to the south along the Stillorgan Road (R138) with 2 no. further pedestrian only entrances located between blocks 7 and 8 and adjacent to the Stillorgan Road (R138) Airfield junction. • Construction access will be through the Stillorgan Road (R138) Airfield junction with a temporary left in left out access on the Stillorgan Road (R138) at the existing access gate to the site and limited access from Ailesbury Close for pedestrians, cyclists, motorcycles, cars and light commercial vehicles. • Solar panels on the roofs of all apartment blocks and each of the townhouses, all ancillary plant, waste storage, residential storage, security room facilities and ancillary telecommunications at basement level. • An upgrade to the existing 150mm diameter sewer at Ailesbury Close to a 225mm diameter sewer to facilitate a foul drainage connection from the proposed development. • Amendments and upgrades to the shared access road from the Stillorgan Road (R138) Airfield junction to the southeast. • All enabling and site development works, landscaping, lighting, services and connections, waste management, the removal of all existing car parking on site (c. 167 no. spaces) and all other ancillary works. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022 other than in relation to the zoning of the land. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application, together with the EIAR and NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.montroseplanningshd.com. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the

subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission for the development in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

*****Amendment to Week 22/20*****

**Area 1
Decisions**

Area Area 1 - South East
Application Number 0126/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 02/06/2020
Applicant Mr Michael Williams
Location The Lodge, Palmerston Villas, Rathmines, Dublin 6
Additional Information
Proposal: EXPP: New underground wastewater pipe from dwelling and connecting to existing on same private property.

Area Area 1 - South East
Application Number 0127/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 03/06/2020
Applicant Lorraine Benson & Leo Enright
Location 5 - 6, Aston Court, Bedford Row, Dublin 2
Additional Information
Proposal: EXPP: Change of use of rooms and internal alterations to the duplex apartment at 5/6 Aston Court are exempt development and as such no planning application is therefore required for retention of the current apartment layout.

Area Area 1 - South East
Application Number 2343/20
Application Type Permission
Decision GRANT PERMISSION

Decision Date 02/06/2020
Applicant Jane & Andrew Court
Location No. 4, Northbrook Villas, Northbrook Road, Dublin 6
D06PT97

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.

Area Area 1 - South East
Application Number 2426/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/06/2020
Applicant Jennifer Morley
Location 23, Bushfield Terrace, Dublin 4

Additional Information

Proposal: The development will consist of: - Demolition of existing single storey structures to the side and rear. - Construction of single storey rear extension to the side and rear of the existing dwelling including new rooflights. - Attic conversion with a new dormer rooflight to the rear roofslope. - New rooflight to the front roofslope. - Increase width of existing vehicular driveway to 3.5m in width. - All associated internal and external alterations, site, drainage and landscaping works.

Area Area 1 - South East
Application Number 2507/20
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 05/06/2020
Applicant David Kavanagh & Erin Barnett
Location 44, Kimmage Grove, Kimmage, Dublin 6W

Additional Information

Proposal: The development will consist of: - Construction of first floor extension to the rear; - Construction of single storey porch element to the front; - All associated alterations to existing elevations, internal layouts, site, drainage and landscaping works.

Area Area 1 - South East
Application Number 2601/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/06/2020
Applicant Processridge Limited
Location 1-5 Bangor Drive, Crumlin, Dublin 12

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 work at 1 to 5 Bangor Drive, Crumlin, Dublin 12.

Area Area 1 - South East
Application Number 2638/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/06/2020
Applicant Anthony & Margaret Childs
Location Site to rear of 15 Leeson Street Upper, accessed off Warner's Lane, Dublin 4 D04 E6H6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for development at the rear of 15 Leeson Street Upper (a Protected Structure). Permission will be sought for minor amendments to previously approved planning permission reference 2399/19 including a zinc clad box dormer to the rear elevation with translucent glazing; parapet wall detail to the front elevation; replacement of brickwork to cable elevation with plaster finish; and minor changes to finished floor levels.

Area Area 1 - South East
Application Number 2674/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/06/2020
Applicant Patricia Comer
Location 44, Percy Lane, Dublin 4, to the rear of 44 Haddington Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Demolition of a substantially destroyed coach house and later extension and the construction of a 93sqm 2 storey, 2 bedroom, townhouse with 1 no rooflight and balcony; 1 car-space; and new S boundary dividing fence, 1.8m high; and a below ground attenuation tank.

Area Area 1 - South East
Application Number 4613/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/06/2020
Applicant Orwell Healthcare
Location Queen Of Peace Centre, Garville Place, Rathgar, Dublin 6

Additional Information Additional Information Received

Proposal: Planning permission for revisions to previously approved planning permission number 2865/18 comprising an additional fourth floor level to create additional accommodation and new roof garden over at fifth floor level with opaque glazed privacy screens around perimeter to include, extending internal staircases and lift up to proposed roof garden level, extending previously approved stair tower on North East gable up to proposed new fifth floor roof garden level and all associated on site works to existing residential care home Queen of Peace Centre, Garville Place, Rathgar, Dublin 6.

Area	Area 1 - South East
Application Number	4765/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/06/2020
Applicant	Ameera Properties LLP
Location	No. 5, Waterloo Road, Ballsbridge, Dublin 4
Additional Information	Additional Information Received

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.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	2164/20
Appeal Type	Written Evidence
Applicant	Brian McCreery
Location	17 Elgin Road, Ballsbridge, Dublin 4.
Additional Information	

Proposal: PROTECTED STRUCTURE: Permission for development at 17 Elgin Road, Ballsbridge, Dublin 4. The property is a protected structure. The development will consist of a 10.5m² single-storey rear extension at basement level with a new roof terrace, rooflight and railings at ground floor level, removal of a late twentieth-century internal wall at basement level, lowering the floor level of the basement rear return, reinstatement of an earlier internal door opening and partition to basement level. Reinstatement of an opening to the ground floor half-landing, infilling a late-twentieth century internal door opening to the upper ground floor, removal of a late-twentieth century rear balconette to the upper ground floor, addition of new partitions to the upper ground floor rear return, removal of partitions at first floor level, removal of a late twentieth-century partition at second floor level and reinstatement of the original second floor room proportions.

Area	Area 1 - South East
Application Number	WEB1078/20
Appeal Type	Written Evidence
Applicant	Euronet 360 Finance Ltd (Irish Branch)
Location	41, Aungier Street, Dublin 2
Additional Information	

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

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	4414/19
Appeal Decision	APPLICATION WITHDRAWN
Appeal Decision Date	04/06/2020
Applicant	Ternary Limited
Location	47, 48 and 49 Kildare Street and No.'s 1 and 2 Nassau Street, Dublin 2 comprising the premises known as the 'Kildare Street Hotel' and incorporating public house known as 'JP Mooney's.

Additional Information

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

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

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

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

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

Area Area 1 - South East
Application Number 4074/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date 28-May-2020
Applicant Fintan and Anne O'Shea
Location 70, Charleville Close, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of the demolition of internal walls and part of existing boundary walls, formation of a new vehicular access from Leinster Square and construction of a new two storey extension to the front and rear of the property to include garage, utility room, first floor bedroom, extended living room and first floor bedroom. Works also include the installation of new external windows and doors, site landscaping and site works.

*****Amendment to Week 22/20*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

23/20

(01/06/2020-05/06/2020)

Area Area 1 - South East
Application Number 0193/20
Application Type Social Housing Exemption Certificate
Applicant Halact Ltd
Location 36, Grove Road, Dublin 6
Registration Date 02/06/2020
Additional Information
Proposal: SHEC 3 apartments.
