



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

29/20

(13/07/2020-17/07/2020)

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	2424/20
Application Type	Permission
Applicant	Harold Properties Ltd
Location	13 Shamrock Villas, Harolds Cross, Dublin 6W
Registration Date	14/07/2020
Additional Information	Additional Information Received
Proposal:	Permission sought to demolish existing 2-storey dwelling (in ruins), erect new single storey garage for the private parking of motorcars.

Area	Area 1 - South East
Application Number	3011/20
Application Type	Permission
Applicant	Kells ICAV
Location	60-63 Dawson Street and 3 Duke Lane (Hibernian House); 64-65 Dawson Street and 34-39 Nassau Street (Hibernian Corner), and 40-43 Nassau Street (Nassau House), Dublin 2
Registration Date	14/07/2020

Additional Information

Proposal: The proposed development includes external and internal amendments to the previously permitted development under DCC Reg. Ref. 3847/16 (ABP Ref. PL29S.248181) as subsequently amended by DCC Refs 2625/18, 2825/18. 2625/18; 2123/19 and 2691/19 together with a change of use of the entire first floor from its permitted retail use / floorspace to office use / floorspace.

In order to facilitate the proposed change of use of the first floor, a number of associated alterations are proposed, to include:

- (a) lowering the permitted termination level of the central atrium from second floor level to first floor level and provision of a W/C core at the south-western corner of the floorplan at first floor level;
- (b) provision of additional windows at first floor level to the western and southern elevations to align vertically with the windows at 2nd floor level immediately above;
- (c) increasing the number of bicycle parking spaces from a permitted 191 no. spaces at Basement -2 level to 200 no. spaces.

Other alterations include:

- (i) an increase of 100mm to the previously permitted Finished Floor Level (FFL) at first floor level (by amending the previous 50mm screed on slab to a 150mm raised access floor above floor slab, to accommodate the proposed office use) together with associated changes to the FFLs at second to sixth floor levels (increasing by approximately 100mm) resulting in raised shoulder parapet heights - from a permitted level of +26,760 to a proposed level of +26,860 at fifth floor level, and from a permitted level of +30,600 to a proposed level of +30,690 at sixth floor level;
- (ii) a reduction (of approximately 150mm) to the permitted height of the sixth floor level, resulting in a marginally lower overall height of the permitted building by approximately 50mm from a permitted rooftop level of +37,520 to a proposed rooftop level of +37,470 (measured to top of plant room);
- (iii) the re-alignment of western façade (at ground to sixth floor level) eastward by approximately 500mm and re-alignment of the boundary wall south of Core 03, southward and westward by up to 1100mm;

- (iv) re-alignment of the southern façade at sixth floor level (at the south-eastern corner of the building) to reduce the southern setback by approximately 1.2m together with an associated increase in floor area at sixth floor level and a reduction in area to the permitted roof terrace at the south-east corner of the building at sixth floor level;
- (v) the enlargement of the permitted void at first floor level above the ground floor office entrance / reception off Dawson Street resulting in a reduced first floor area;
- (vi) reconfiguration of internal staircores at Basement -1 to 5th floor levels;
- (vii) alteration of permitted FFL at Basement -1 level from a permitted level of +1200 to a proposed level +1500, together with a commensurate decrease in the height of Basement -1 level by approximately 300mm and an increase in height of Basement -2 level by approximately 300mm, and
- (viii) the reconfiguration of the internal layout of Basement -2 level.

In the interest of clarity, the proposed amendments would result in

- (a) an overall reduction of the overall permitted floorspace from an approved 24,902 sq.m (GFA) to 24,453 sq.m (GFA) – a reduction of -449 sq.m (GFA);
- (b) an increase of 2,748 sq.m to the previously permitted office floorspace from 13,859 sq.m (GFA) to 16,607 sq.m; and
- (c) a reduction of approximately 3,006 sq.m (GFA) to the previously approved retail floorspace from 7,790 sq.m (GFA) to 4,784 sq.m (GFA).

Area	Area 1 - South East
Application Number	3012/15/X1
Application Type	Extension of Duration of Permission
Applicant	Trinity College Dublin
Location	Trinity College Dublin, Dublin 2
Registration Date	17/07/2020

Additional Information

Proposal: EXT. OF DUR.: PROTECTED STRUCTURE: The Provost, Fellows, Foundation Scholars and the other members of Board, of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin intend to apply for permission for development (to be known as the Trinity Business School) at a 0.518 ha site approximately, within the campus of Trinity College Dublin, Dublin 2. The site is principally bounded by Pearse Street to the north; the existing railway line to the east; existing structures on Pearse Street to the west and the Trinity College campus to the south. The site also includes Nos. 183-188 Pearse Street (incl.) which are Protected Structures, which will be refurbished as a cafe and student accommodation with related ancillary uses. The development will include the demolition of the following structures; the existing Sports Hall (Luce Hall), the maintenance workshops and first floor WCs to the rear of Nos. 183-188 Pearse Street and the Simon Perry engineering building. The development will consist of a business school; innovation and entrepreneurship hub; auditorium; cafe and student accommodation with ancillary administration, staff and student uses. The proposed new building comprises six floors of lecture/office accommodation (25.15 m above ground level) over two basement levels (11,714 sqm Gross Floor Area) linked to Nos. 183-188 Pearse Street. The development will also include the refurbishment, including internal revisions, of Nos. 183-188 Pearse Street, which will be extended at the rear ground floor level to provide cafe use with student accommodation at first (including rear terraces) and second floor levels (2,441 sqm Gross Floor Area including basement). The development will include the refurbishment of shopfronts to Nos. 183-188 Pearse Street and related elevational works; changes in level; the part infill and deepening of the existing basement to the rear of Nos. 183-188 Pearse Street; minor reconfiguration works at the interfaces between the existing Protected Structures and proposed new development; revised boundary treatment to Pearse Street; landscaping; bicycle parking provision; basement surface water attenuation tanks; plant and storage areas; balconies and terraces; signage; diversion of underground

services; set-down areas; ESB substation and all related site development and excavation works above and below ground.

Area Area 1 - South East
Application Number 3015/20
Application Type Permission
Applicant IPUT plc
Location No's 73 to 83 Mount Street Lower (Ballaugh House and Timberlay House), Dublin 2
Registration Date 15/07/2020

Additional Information

Proposal: Permission for development at a site of c.0.288ha (c.2883m²) at No's 73 to 83 Mount Street Lower (Ballaugh House and Timberlay House), Dublin 2, bounded by Mount Street Lower to the south, Grattan Street to the west, the Madison Court apartments and Grattan Court East to the north, and bounded to the east by Grattan Court East. The proposed development includes the following elements: the demolition of the existing 4 storey (over Lower Ground Floor) to 5 storey office structures (total c.6,693m²), including removal of 62 car parking spaces, and the construction of a new 5 storey office development (c.9,022m² – including café at ground floor) over lower ground floor (c.1,864m²) and single basement (c.2,061m²), providing an overall total of c.12,947m²; provision for 20 car and 90 bicycle spaces; relocation of vehicular access/egress to development (and to adjacent Madison Court Apartments) from Grattan Street to Grattan Court East, provision of roof gardens/terraces, roof plant, signage, site landscaping and all associated and ancillary development and site works above and below ground.

Area Area 1 - South East
Application Number 3018/20
Application Type Permission
Applicant Kilcarton Ltd
Location 19 Upper Baggot Street, Saint Peter's, Dublin 4. D04 E271
Registration Date 15/07/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: a) change of use from café to restaurant on the ground floor and basement level; b) fire safety upgrades with introduction of fire lobbies at ground floor and basement level; c) new opening at basement level to rear of building in location of existing non-original window, new opening at ground floor to rear of building replacing existing window with opening similar in dimensions to window above, removal of non-original windows in annex and openings modified to be used for pedestrian access/circulation; d) proposed two storey extension to rear of existing building for restaurant use with glazed roof section connecting new extension to existing structure and; e) upgrade of existing shop front at ground floor level; f) removal of non-original partitions internally to accommodate revised layout.

Area Area 1 - South East
Application Number 3019/20
Application Type Permission
Applicant Bartra Property Limited
Location 0.22 Ha site at 98, Merrion Road, Dublin 4

Registration Date 15/07/2020

Additional Information

Proposal: Permission for a Build-to-Rent Shared Living Residential Development at a 0.22 Ha site.

The development will principally consist of the demolition of all structures on site (872sqm) which are currently in guesthouse use, and the construction of a part 3 to part 5 no. storey over part lower ground/ part basement Shared Living Residential Development comprising 111 no. bed spaces (96 no. single occupancy rooms, 3 no. accessible rooms and 6 no. double occupancy rooms) with lift overrun at roof level (3,617sqm).

The development also consists of the provision of communal living/ kitchen/ dining rooms at each floor level from lower ground to fourth floor level to serve the residents of each floor; communal resident amenity spaces for all residents including gymnasium, TV/cinema room and function room at basement/ lower ground floor level and a reception/ lounge at ground floor level, a roof terrace at third floor level (78sqm) facing north-west, north-east and south-east and at fourth floor level (111.5 sqm) facing all directions, resident facilities including launderette, linen store, accessible WC/ shower and bin storage; bicycle parking; hard and soft landscaping; solar panels; plant, and all other associated site works above and below ground.

Area Area 1 - South East
Application Number 3027/20
Application Type Permission
Applicant Knockanore Properties UC
Location 20 Merrion Road, Ballsbridge, Dublin 4
Registration Date 15/07/2020

Additional Information

Proposal: The development consists of the amendment of previous permission Reg. Ref. 4658/18, as amended by Reg. Ref. 4603/19, as follows: 1. Relocation and reconfiguration of substation and switchroom from the north west corner of the site to the north east corner in a two storey structure; 2. Relocation of plant to a screened area at roof level; 3. Relocation of the cycle lift to a new external structure to the east of the building. A fire stair is also proposed within this structure; 4. Enlargement of basement by 135m² at both basement level -1 and basement level -2 (a total increase of 270m²); 5. Exterior wall thickness increased by 275mm to accommodate precast concrete panels; 6. Alterations to the atrium and core at all levels and resulting in the reduction in the café/restaurant from 178m² to 164m² at ground floor level; 7. Minor alterations to the layout at all floors including basement level -1 and -2; and 8. Minor alterations to the elevations, landscaping plans at ground and terrace level and all other associated works. Surface car parking is reduced from three spaces to two. Basement level -1 car parking is reduced from 40 to 39. The proposals are adjacent to a Protected Structure.

Area Area 1 - South East
Application Number 3034/20
Application Type Permission
Applicant Carechoice (Parnell Road) Ltd
Location Menni House, Parnell Road, Dublin 12
Registration Date 16/07/2020

Additional Information

Proposal: Permission for a decrease of 28.64m² (8464.84m² permitted to 8436.1m² proposed) to the permitted nursing home under Planning Ref no. 3705/19, at the lands of Menni House, Parnell Road, Dublin 12. This amended proposal primarily allows for the replacement of 8no twin bedrooms with 12no single

bedrooms en-suite, resulting in a total beds provision of 143, reconfiguration of stairwell no 1 & 2, and consequent decrease in basement parking provision from 39no granted permission to 37no proposed bringing the total on site provision to 62no spaces. The alterations also result in a reconfiguration of the south east and a part of the south west elevation of the building and change of roof profile over the stairwell 1 and variation of the ridge levels over mono pitch roof. It is also proposed to diminish the size of the glazed section to the Day Room at ground floor level to address Fire Safety requirements and apply brick finish to new solid surface.

Area Area 1 - South East
Application Number 3035/20
Application Type Permission
Applicant Charlemont Regeneration Ltd
Location Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489
Registration Date 16/07/2020

Additional Information

Proposal: The development will consist of internal and external amendments to Block 1 which forms part of a previously permitted development as approved by Dublin City Council under Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by DCC Reg. Ref. 4443/16, DCC Reg. Ref. 3735/18 and DCC Reg. Ref. 4758/18. The proposed development relates to ground level through to roof level only and will result in an uplift in the overall gross internal area of Block 1 by 752sqm (an increase from 21,712sqm to 22,464sqm). The proposed amendments will include: Minor extensions to the building footprint to the south and to the north at Core 1; Slight reconfiguration of internal cores/atriums; Minor changes to the quantity and positions of fins on upper facades; Removal of ESB substation at the southern elevation at ground floor level; Increase in central core parapet height from 51.25m to 52.45m and slight increase in finished floor levels (FFL's) at sixth and seventh floor from the approved 40.05 to 40.15m and 44.15m to 44.3 respectively; Addition of 2no. fire-fighting lifts to the rear of Core 1 and Core 4 at ground floor level and resultant minor changes to the north and south elevations, including an increase in parapet level from 48.95m to 49.69m at the point of these two cores; Changes to northern vent voids/addition of podium vent on pedestrian street; and Repositioning of glazing along the eastern elevation at seventh floor level.

Area Area 1 - South East
Application Number 3040/20
Application Type Permission
Applicant Melvin Properties Ltd.
Location 11, 11A & 12, York Road, Ringsend, Dublin 4
Registration Date 17/07/2020

Additional Information

Proposal: Planning Permission for a residential development at this site located at 11, 11a & 12 York Road, Ringsend, Dublin 4, D04 NR79 for a residential development on a c. 0.073 hectare site. The development will consist of: 1) Demolition of the existing 1 and 2 no. storey buildings on site (c. 667 sqm); 2) Construction of a residential development of 48 no. apartments comprising, 21 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 24 no. 2 bedroom apartments (including 3 no. duplex apartments) and 3 no. 3 bedroom apartments (all apartments to have balcony or terrace, extending to an overall height of 15 no. storeys (with setback southeast elevation at storeys 10-15 and setback storeys 14 and 15); 3) Internal communal winter garden (c. 37.8 sqm) at roof level and communal co-working space (c. 37.6 sqm) and gym (42.6 sqm) at ground floor level; 4) An area of external landscaped communal open space (c. 175 sqm) to the rear and external landscaped open space (c. 130.3 sqm) at roof level; 5) Basement with 102 no. secure

bicycle parking spaces and plant rooms; 6) A total of 4 no. external car parking spaces including 1 no. disabled access space) to the rear accessed via an undercroft vehicular entrance at York Road with bin storage, switch room and pedestrian access to York Road all at ground floor level; 7) All associated site development and infrastructure works, hard and soft landscaping adjacent to the northern elevation, sedum roof, ESB substation (at ground floor level fronting onto York Road) and all other ancillary works.

Area	Area 1 - South East
Application Number	4429/19
Application Type	Permission
Applicant	Minister for Education & Skills
Location	Roslyn Park, Beach Road, Sandymount, Dublin 4
Registration Date	15/07/2020
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The Minister for Education & Skills intends to apply for planning permission for development on a 2.11 ha site approximately at Roslyn Park, Beach Road, Sandymount, Dublin 4. (Roslyn Park House, also known as the Gandon Villa, is a Protected Structure – see RPS Ref. No. 496). The development, which will comprise a new educational campus, delivered on a phased basis, will include the phased demolition/removal of the existing educational/institutional buildings on the site including the two storey Roslyn College, the link element between the two storey rear extension to Roslyn Park House and Roslyn College, the two storey Sandymount Park House and the existing temporary accommodation to the rear of Sandymount Park House. The development will consist of the provision of 1 no. two storey over basement 24 classroom primary school (Shellybanks Educate Together National School: Roll No. 20441S) with a gross floor area of 3,830 sq m, including all ancillary teacher and pupil facilities, and 1 no. part-three storey over double basement 1,000 no. pupil post-primary school (Sandymount Park Educate Together Secondary School: Roll No. 68305F), which will include the part of the site currently occupied by the temporary school as permitted under An Bord Pleanála Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17, with a gross floor area of 11,116 sq m, including all ancillary teacher and pupil facilities; the re-configuration and revision of the existing internal layout of the rear extension of Roslyn Park House for educational and related administrative uses and the refurbishment and upgrade of the existing vacant building at No. 12 Seafort Avenue for educational and related uses. Vehicular access to the site will be from the widened Newgrove Avenue entrance (as previously permitted under An Bord Pleanála Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17) with egress onto Beach Road by way of a one-way system through the campus. Pedestrian and cycle access to the site will be from Newgrove Avenue, Seafort Avenue and Beach Road. The development will include the provision of bicycle and scooter parking; hard and soft play areas (including rooftop area); piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation and 2 no. substation access doors to the site boundary wall on Newgrove Avenue; privacy screens; ancillary ramps and stairs; signage; attenuation tank; changes in level and all associated site development and excavation works above and below ground.

Area	Area 1 - South East
Application Number	4677/19
Application Type	Permission
Applicant	Olema Property Holdings Limited
Location	71, Harcourt Street and to the rear of 70 Harcourt Street (Harrington Hall), Dublin 2. The site connects to 72-74 Harcourt Street, Dublin 2 (Iveagh Garden

Hotel) via Stable Lane. 70 and 74 Harcourt (inclusive) are Protected Structures.

Registration Date 17/07/2020

Additional Information Additional Information Received

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

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

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

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

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

Area	Area 1 - South East
Application Number	DSDZ2482/20
Application Type	Permission
Applicant	Oak Down Limited
Location	No. 2, Cardiff Lane, Dublin 2 (D02 E395)
Registration Date	17/07/2020
Additional Information	Additional Information Received

Proposal: Planning permission is sought for development under the planning scheme for the north lotts and grand canal dock strategic development zone for alterations to previously approved development (Reg. Ref. DSDZ3648/18) which consisted of the demolition of an existing single storey building and the construction of an eight-storey mixed-use development. The development proposed in this application will consist of the following: (i) provision of 1 no. additional floor of office space with a louvred screened rooftop plant enclosure to the previously approved eight-storey development (Reg. Ref. DSDZ3648/18). The amendments will result in a nine-storey building; and (ii) internal and external alterations to previously approved development under Reg. Ref. DSDZ3648/18 including the following: (a) extension of lift and stair core to serve the additional floor level; (b) proposed balconies to first to seventh floor levels to be reduced in size and confined to the northern extent of the eastern façade fronting onto Cardiff Lane; (c) proposed eighth floor level to be part set back with fixed aluminium framed glazing to boardroom with 250mm deep external aluminium mullions and to be provided with a balcony with galvanised steel bars to balustrade; (d) previously approved louvred screens to eastern elevation to be omitted and replaced with aluminium framed glazing and metal mesh inserts; (e) provision of rear external fire escape stairs; and (f) drainage and all associated site works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1439/20
Application Type Permission
Applicant Fort Dock 7 Ltd
Location 21A, Leeson Park, Dublin 6
Registration Date 13/07/2020

Additional Information

Proposal: Demolition of the existing single storey dwelling and the construction of a new two storey one bedroom dwelling with a first floor terrace and ground floor external courtyard for storage of bins and bicycles along with all associated site and drainage works to accommodate the development.

Area Area 1 - South East
Application Number WEB1454/20
Application Type Permission
Applicant Fort Dock 7 Ltd
Location 21A, Leeson Park, Ranelagh, Dublin 6
Registration Date 16/07/2020

Additional Information

Proposal: Demolition of the existing single storey dwelling and the construction of a new two storey one bedroom dwelling with a first floor terrace and ground floor external courtyard for storage of bins and bicycles along with all associated site and drainage works to accommodate the development.

Area Area 1 - South East
Application Number WEB1456/20
Application Type Permission
Applicant Dymphna & TerrySheridan / Brid & David Harney
Location 55 & 56, South Hill, Dartry, Dublin 6, D06 PF83
Registration Date 16/07/2020

Additional Information

Proposal: The proposed development involves the division of a pair of semi-detached houses into two detached houses, by way of demolishing 1.58M of the connecting structure, 24.4 sq.m of floor area of No. 56 alongside no 55. It is proposed to extend and convert the existing attic store area of 24sq.m to an area of 51sq.m. containing 2 bedrooms and a bathroom and to increase the height of the ridge in No. 55 by 975mm. There will be 2 new dormer windows to the rear serving the 2 bedrooms and a window and skylight to serve the bathroom. The existing ground and first floor of No 55 remains unchanged. Permission is also sought in no. 56 to construct a new basement of 97.5 sq.m to the side and rear, Ground level extension to side and rear of 123 sq.m incorporating Living room, Kitchen, Garage and study. First Floor extension of 75.9 sq.m to the rear and side, incorporating 4 no bedrooms, Bathrooms and laundry with 4 windows facing to the rear and 3 no. the side, Attic Level extension to rear and side of 63 sq.m incorporating 1 no bed room and bathroom 1 no dormer and 1 windows and two skylights facing to the rear.

It is proposed to increase the ridge height in no. 56 by 975mm to equal the new ridge in no. 55 thereby bringing the new attic space in both houses to habitable standard.

Accesses to off street car parking will remain unchanged in both dwellings.

The floor area of no. 56 will increase from 140.52 sq. m. to 446.43 sq. m.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3006/20
Application Type Permission
Applicant Courtney McNally & Benjamin Thomas
Location No. 25, Pembroke Cottages, Donnybrook, Dublin 4, D04 X0E1
Registration Date 13/07/2020

Additional Information

Proposal: The development will consist of the following: Demolition of existing extension to the rear, construction of a new two-storey extension to the rear with flat roof to tie into existing roof, attic conversion as a fully habitable room, new skylights to the front and rear, internal alterations and all associated ancillary site works.

Area Area 1 - South East
Application Number 3020/20
Application Type Permission
Applicant Niamh Byrne
Location 35, Bremen Road, Ringsend, Dublin 4
Registration Date 15/07/2020

Additional Information

Proposal: Permission for conversion of existing attic space comprising of modification of existing roof structure with pitched roof dormer to the rear.

Area Area 1 - South East
Application Number 3024/20
Application Type Permission
Applicant Michael Browne
Location 11, Chelmsford Lane, Ranelagh, Dublin 6
Registration Date 15/07/2020

Additional Information

Proposal: Refurbishment of existing apartment at first floor level including revised elevations and construction of a second floor extension (approx.38 sq.m) to the apartment including roof terrace with glazed screens.

Area Area 1 - South East
Application Number 3025/20
Application Type Permission
Applicant Peter Casey
Location 11, Dunville Avenue, Ranelagh, Dublin 6
Registration Date 15/07/2020

Additional Information

Proposal: Creation of vehicular access onto Dunville Avenue and installation of electronic sliding gate.

Area Area 1 - South East
Application Number 3026/20
Application Type Permission
Applicant Jennifer Conroy
Location 74 Gilford Road, Sandymount, Dublin 4
Registration Date 15/07/2020

Additional Information

Proposal: Planning permission for alterations and extension of the existing dwelling to include a single storey study/sunroom extension to the side of the dwelling on the northern façade. Minor internal alterations together with ancillary landscaping and site works.

Area Area 1 - South East
Application Number 3041/20
Application Type Retention Permission
Applicant Mark Lochrin
Location 6, Wellington Place, Ballsbridge, Dublin 4
Registration Date 17/07/2020

Additional Information

Proposal: RETENTION: Retention of a single storey extension to front and side of property, internal and elevation alterations and all associated and ancillary site works. The works completed increase the overall floor area from the original 119 sqm to 154 sqm.

Area Area 1 - South East
Application Number WEB1447/20
Application Type Permission
Applicant Fiona Barry
Location 34, Hazelbrook Road, Dublin, D6W ET65
Registration Date 15/07/2020

Additional Information

Proposal: The development will consist of the demolition of existing single storey side garage and kitchen, single storey rear extension and single storey rear sheds, and the provision of a new two storey side extension with front bay windows and a new part single storey part two storey rear extension, all to existing two storey semi detached dwelling house, and the provision of a wider vehicle entrance, a new pedestrian entrance and a new 1.5M high section of side boundary wall for new ESB meter box all to front garden, all with sundry associated works.

Area Area 1 - South East
Application Number WEB1451/20
Application Type Permission
Applicant Pauline Smith
Location 9, Sandford Avenue, Donnybrook, Dublin 4, D04AOTO
Registration Date 15/07/2020

Additional Information

Proposal: A double & single storey extension to rear of existing dwelling, internal alterations and associated site works.

Area Area 1 - South East
Application Number WEB1458/20
Application Type Permission
Applicant Colin & Melanie Stein
Location 72, Rathdown Park, Terenure, Dublin 6W, D6W F990
Registration Date 17/07/2020

Additional Information

Proposal: The proposed development to consist of an attic extension of 15.6 sqm to an existing attic dormer room. To include an additional bedroom, bathroom, store, new windows to the rear with an increase in the dormer roof profile resulting in a total floor area of 33.4 sqm.

Area 1 LAWs

Area Area 1 - South East
Application Number 3037/20
Application Type LAW
Applicant Dublin City Council
Location DCC Crèche, Ground Floor, West Facade, Block 2, Dublin City Council, Civic Offices, Wood Quay, Dublin 8
Registration Date 17/07/2020

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of: the proposed construction by Dublin City Council of:

- a single storey extension to DCC Crèche at ground floor level circa 45 sq.m on the West facade of DCC Block 2 (NIAH Reg.No.: 50080528);
- internal refurbishment of existing DCC Crèche;
- removal of existing curtain wall glazing and replacement where required;
- sedum roof to single storey extension with covered canopy;
- ceramic tile finish to proposed external walls and new aluminium glazing and screens;
- demolition of existing low level retaining wall and security fence to existing playground perimeter;
- the extension of DCC Crèche Playground towards Winetavern Street;
- construction of new low level retaining wall and security fence to extended playground perimeter;
- access via existing pedestrian gate which is to be retained;
- all associated landscaping and ancillary site works.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 17th July 2020 and up to and including the Friday 14th August 2020 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday-Friday 09.00 hrs to 16.30 hrs.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not

required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Wood Quay, Dublin 8, before 16.30 hrs on Friday 28th August 2020 or at <https://consultations@dublincity.ie>.

Area 1 Strategic Housing Developments

Area	Area 1 - South East
Application Number	SHD0015/20
Application Type	Strategic Housing Development
Applicant	AAI Kenilworth Limited
Location	348, Harold's Cross Road, Dublin 6w
Registration Date	17-Jul-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

AAI Kenilworth Ltd intend to apply to An Bord Pleanála (the Board) for permission for a Build-To-Rent Shared Living Strategic Housing Development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6W, D6W VW99, (formerly known as 'Kenilworth Motors') principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west.

The development will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sq m) and certain boundary walls; the construction of a part-two, part-five storey building, with set back Fourth Floor Level, all over partial Basement Level, build-to-rent shared living residential development (total gross floor area of c. 6,687 sq m); (comprising 201 No. bedspaces (147 No. single occupancy bedrooms including 5 No. accessible bedrooms, and 27 No. double occupancy bedrooms).

The development will also consist of: shared kitchen/living/dining areas at each floor level to serve residents of each floor; communal residential amenities including lounges, tv areas, hot desks, gym, activity area, function room, ancillary café, reception, laundry room; plant, waste management areas, circulation space; ESB substation and switch room; 210 No. cycle parking spaces (187 No. resident and 5 No. staff spaces at Basement Level; and 18 No. visitor spaces at surface level); communal amenity open spaces at Ground Level (366 sq m); 2 No. car club parking spaces accessed from Harold's Cross Road; alterations to the layout of Laundry Lane including the provision of a pedestrian footpath, vehicular layby, and recessed service and emergency vehicle access at the rear of the site (northwest); Sustainable Urban Drainage systems (including green roof, rainwater harvesting and attenuation tanks); roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

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 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.kenilworthhallshd.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 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0219/20
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	13/07/2020
Applicant	Nespresso UK
Location	22/23, Duke Street, Dublin 2
Additional Information	

Proposal: EXPP the installation of a video screen inside the premises of the building in one of the three windows shops that are facing Duke Street. The character and design of which it is explained in details in the attached documents.

No interventions in the structure of the building or in the frontshop elevation are envisaged.

Area Area 1 - South East
Application Number 2561/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 13/07/2020
Applicant Eadbhard O'Dubhthaigh
Location 72, Ailesbury Road, Dublin 4

Additional Information

Proposal: Permission for demolition of an existing two storey dwelling and single storey outbuilding and the erection of a new 5 bedroom 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 at 72 Ailesbury Road, Dublin 4.

Area Area 1 - South East
Application Number 2563/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/07/2020
Applicant Lyndsey Watson
Location 61, Lavarna Grove, Terenure, Dublin 6W

Additional Information

Proposal: The development will consist of the conversion of the existing garage, a dormer window to the east side of the existing hipped roof and associated site works.

Area Area 1 - South East
Application Number 2583/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/07/2020
Applicant College Square GP3 Limited
Location site of 0.66 ha at the former Apollo House, Tara Street, Dublin 2 (D02 N920)

Additional Information

Proposal: Permission for development at a site of 0.66 ha at the former Apollo House, Tara Street (D02 N920); 9-15 Townsend Street and 31-33 Tara Street, incl. The former Long Stone Pub (D02FE00) and the Brokerage Apartment Building; the former College House, Nos. 2-3 Townsend Street, (D02 F990), and the former Screen Cinema, 16-19 Hawkins Street (D02 DP65), Dublin 2. The site is bounded by Townsend Street to the south, Tara Street to the east, Hawkins Street to the west, Hawkins House to the north and west and

Poolbeg Street to the north.

The development consists of addition to and the amendment of previous permissions relating to the former College House and former Screen Cinema (DCC Reg. Ref. 3637/17 ABP Ref:PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.24907) and as amended by DCC Reg. Ref.: 2415/19 and DCC Reg. Ref.: 3668/19, ABP Ref: PL29S.305652 as follows:

1. The demolition of existing structures (which includes the apartment building known as The Brokerage, vacant ground floor retail unit and bar unit basement -1)
2. The construction of a new 8-11 storey commercial development with a building height of c.48.25m, on the site of the existing Brokerage Building on the south east corner of the site, that would integrate into the adjacent permitted College House and Apollo House office development at all levels to the north and west of the application site. This includes the enclosure of permitted setback/terrace adjacent the existing Brokerage building and extension of permitted basement -1 & -2 into the area of existing basement -1 under the existing Brokerage building and the construction of a new basement -2,
3. The proposed additional development relates to an 8-11 storey development with commercial office use on 1st to 9th floors with plant and office uses at 10th floor. At ground floor the permitted café/retail/restaurant provision has extended by 11sq.m, with additional 280sq.m of retail at basement -1 level and an additional office staff entrance is provided onto Tara St. An enlarged external terrace is provided on the south east corner onto Townsend Street and Tara Street.
4. Alterations to the existing layouts at -1 and -2 including relocation of plants areas and cycle facilities and incorporating additional parking spaces resulting in an increase in car parking from 33 to 55 and an increase in cycle parking from 470 (incl. 20 at ground level) to 508 (incl. 40 at ground level).
5. The proposal also includes for an increased public realm at the corner of Tara Street and Townsend Street and the provision of a new pedestrian crossing on Tara Street.
6. Minor alterations including infilling of permitted building insets, setbacks and façade on permitted College House and Apollo House. Increase in the height of the permitted College House roof plant screen at 10th floor level on by 1.5m and the enclosure of the plant screen with a louvered cover.
7. Overall increase in permitted café/retail/restaurant floorspace of 291 sq.m, increase in venue floorspace of 9 sq.m and increase in commercial floorspace of 6,968 sq.m resulting from these proposed alterations.
8. The proposed scheme includes green roofs, associated signage and associated site works to facilitate the development.

Area	Area 1 - South East
Application Number	2604/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Peter Wilson
Location	46, Daniel Street, Dublin 8

Additional Information

Proposal: Planning Permission at 46 Daniel Street, Dublin 8, D08 RR9V for a) Alterations to the ground floor including removal of an external yard and an extension of the internal floor-space and b) The construction of a first floor dormer extension to the rear incorporating the raising of the roof ridge line and conversion of the attic space to incorporate one new bedroom and an attic store room, the installation of velux type roof-lights to the front roof slopes and associated ancillary site works.

Area Area 1 - South East
Application Number 2617/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/07/2020
Applicant Telfer Limited
Location 26/27, South Great George's Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: Permission for development at 26 & 27 South Great George's Street, Dublin 2 (Protected Structures). The development will include Retention of alterations, change of use; and works, as follows:- Retention of: - Replacement of non-original shopfronts to the South Great George's Street and Fade Street elevations; - Internal alterations at ground floor level in 26 and 27 including removal of non-original finishes and fittings and replacement with new floor, wall and ceiling finishes; - Removal of the non-original stairs to the basement level; - Ope in floor of No. 26 to accommodate a new escape stairs discharging towards George's Street. Change of use at basement and ground floor level of existing interlinked retail units to reception, lounge and restaurants with bars associated with the use of the entire building as a hotel with guest accommodation on the upper floors. Works at basement, ground and first floor levels, including: - Provision of kitchen and toilets in No. 26 and restaurant in No. 27 at basement level; - Provision of new floor wall and ceiling finishes throughout the basement level; - Provision of two new staircases accessing the ground floor from basement, with alterations to the non-original steel-reinforced-timber floor structure above; - Installation of fire-rated glazing to brick surrounded arch; - Blocking of ope in toilet area and creation of replacement fire-exit opening in the rear masonry wall; - Internal alterations at ground floor in No. 26 to provide for reception bar and lobby in the front area, rear lounge area with rooflight over in No. 26; link to No. 27 via protected lobby to access stairs to accommodation level above; - Restaurant servery/bar and accessible toilet in No. 27, all with associated internal wall, ceiling and floor finishes; - Reconfiguration of first floor level of No. 27 to provide an additional 3 no. guest bedrooms in lieu of reception, common room and dining room; - All associated site works and services.

Area Area 1 - South East
Application Number 2631/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/07/2020
Applicant Latinus Ltd.
Location Rear of 32-33, Rathgar Road, Spireview Lane, Dublin 6

Additional Information

Proposal: The development will consist of the demolition of existing storage buildings and construction of a two-storey, two-bedroom mews building. All with associated bin storage, car parking and site works.

Area Area 1 - South East
Application Number 2632/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2020
Applicant Joe O'Mara & Marie Louise Kelly
Location 8, Clyde Road, Ballsbridge, Dublin 4 D04 K8N8

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for works to 8 Clyde Road, Ballsbridge, Dublin 4, a Protected Structure. Works include single storey extensions to the side and rear. Works to basement to treat damp and dry rot issues including removal of all affected timber, construction of a new insulated concrete slab and damp proofing of walls. Refurbishment of existing sash windows. Internal alterations including widening of existing openings, construction of new partition walls and relocation of a number of existing openings. Replace existing roof finish with reclaimed Welsh slate and new natural slate and fit additional rainwater goods. Repointing works to front facade to remove cement mortar to brickwork and replace with lime mortar new mechanical and electrical installation including underfloor heating to lower ground floor.

Area	Area 1 - South East
Application Number	2646/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2020
Applicant	Eatilicious Limited
Location	22, Baggot Street Upper (Protected Structure) extending to Eastmoreland Lane, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following:

At 22 Upper Baggot Street (Protected Structure):

- Repair works to the protected structure, replacement of non-original door and reinstatement of fanlight over door;
 - Change of use and internal alterations of first, second and third floor offices to accommodate 3 no. residential units consisting of 2 no. 1-bed units and 1 no. 2-bed unit;
 - Extensions to the rear on the second and third floor to provide a bedroom for the residential units on each floor;
 - Extension to the rear at ground floor level to accommodate store, toilet and access to external seating for the existing restaurant.
- Fronting Eastmoreland Lane:
- Construction of a 2-bed apartment in a 3-storey building with a setback at second floor level;
 - Bin and bicycle store serving restaurant uses at ground floor level;
 - All associate signage, site works and services.

Area	Area 1 - South East
Application Number	2649/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	15/07/2020
Applicant	Enda Woods
Location	63, Highfield Road, Rathgar, Dublin 6, D06 T9D0

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission to construct a new three-storey, 4-bedroom, 172sqm, semi-detached dwelling to the side (east) of the existing dwelling at 63 Highfield Road. In addition, it is proposed to maintain the existing pedestrian access at Templemore Avenue and to relocate the existing access gateway on Templemore Avenue to provide new vehicular access to the front at Highfield

Road, together with associated works and site services, all at 63 Highfield Road, Rathgar, Dublin 6, D06 T9D0, a protected structure (RPS Ref. 3861).

Area Area 1 - South East
Application Number 2653/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 16/07/2020
Applicant Weiyu Wu
Location 10, Harcourt Street, extending to 10 and 11 Montague Lane, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission consequent on the grant of permission (Ref. No. 2942/16) as previously amended under grant of permission (Ref. No. 4295/18) at the site of a Protected Structure. The proposed amendments will consist of: The addition of a two level extension to the permitted development facing Montague Lane, bringing the overall height of the development from three levels to five levels at the rear. The penthouse extension level is setback on the northern and western boundaries. Amendments to the WC provision are also proposed. The proposed increase in gross internal area is 598msq.

Area Area 1 - South East
Application Number 2655/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/07/2020
Applicant Barnyard Property Development Development Limited
Location 8 & 9, Erne Terrace Rear, Dublin 2

Additional Information

Proposal: Demolition of the single storey warehouse unit at 8/9 Erne Terrace Rear. Development of two separate own door two storey residential units, number 8 (54.87m²) and 9 (52.22m²) Erne Terrace respectively. Each unit will contain living/ dining space, kitchen, external yard, ground floor bedroom, bathroom and lofted first floor bedroom with en suite. A new double hip roof will be constructed to restore the single storey roof ridge line matched on either side along Erne Terrace Rear.

Area Area 1 - South East
Application Number 2659/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2020
Applicant Certified Public Accountants (CPA)
Location Clonmel House, No.17, Harcourt Street, Dublin2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission on Montague Lane at a mid-terrace, two storey mews building (129 sq. m) containing office and ancillary uses with vehicular access passageway all located to the rear of and within the curtilage of Clonmel House, No. 17 Harcourt Street, Dublin 2, a protected structure. Development to consist of conservation and improvement works, including dismantling and reconstruction of traditional pitched and hipped slate roof, plus removal of defective timbers and supplementing with new

timbers and roof structures in steel including new columns 2 No. of which rise from new pad foundations, plus, removal of and blocking-up of window opening and lowering of blockwork at Montague Lane to form a new flat-roofed dormer window plus, external rendering and painting of lane wall, plus new flat roof dormer window to hipped-roof, plus remedial and renewal works to coping stones, parapet, valleys, and flashings, plus works to gutters and downpipes, replacement of 2 No. roof windows, conservation of 2 No. ocular windows, removal and relocation of soil and vent pipe, reconfiguring and removal and renewal of mechanical and electrical services including on mews wall facing Clonmel House, plus, removal of spiral staircase and stairwell, and blocking up doorway to match existing plus new stairwell, staircase, and new doorway to ground level store, provision of 2 No. W.C.'s, tea station and store at first floor, replacement of asbestos ceiling to passageway, levelling of timber floors, addition of thermal insulations and fire proofing, plus new wall and ceiling linings and internal finishes plus all associated works.

Area Area 1 - South East
Application Number 2666/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2020
Applicant Deirdre O'Mahony & Tomas O'Dubhda
Location 26, Malone Gardens, Bath Avenue, Sandymount, Dublin 4
Additional Information
Proposal: The development will consist of a two-storey extension to the rear of the existing dwelling and all associated ancillary, site, landscaping works and services.

Area Area 1 - South East
Application Number 2668/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2020
Applicant Vanessa Curley
Location 32, Derrynane Gardens, Sandymount, Dublin 4
Additional Information
Proposal: Permission - consists of alterations to an existing house including the construction of two storey extension to the side and a part two storey, part single storey extension to the rear.

Area Area 1 - South East
Application Number 2669/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2020
Applicant Geoff Dillon-Leetch
Location 4A, Richmond Row, Portobello, Dublin 8
Additional Information
Proposal: Permission - Construction of new upper storey, bathroom extension to rear and associated site works.

Area Area 1 - South East
Application Number 2672/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 16/07/2020
Applicant Donal O'Hora
Location 22, Royston, Kimmage Road West, Crumlin, Dublin 12
Additional Information
Proposal: RETENTION PERMISSION : for an attic conversion, with dormer window to the rear and roof light to the front.

Area Area 1 - South East
Application Number 2677/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2020
Applicant Trinity Estates & Facilities Office
Location The Museum Building, Trinity College, The University of Dublin, College Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Full planning permission is sought for roof repair works to the Museum Building at Trinity College; a protected structure reference 2003 on the record of protected structures as follows:

- Replacement of slate finish to outer pitches,
 - Replacement of all copper work to outer pitches,
 - Replacement of glazing, glazing bars, glazing fixings & flashings to linear rooflights,
 - Repairs to chimneys to outer pitches at The Museum Building.
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Area Area 1 - South East
Application Number 2682/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/07/2020
Applicant GA Development ICAV acting for and on behalf of its sub-fund GA Development Fund
Location DIT / TUD site, Kevin Street Lower, Dublin 8

Additional Information

Proposal: We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for a 10-year full planning permission for a mixed-use development at the Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The application site includes the Dublin Institute of Technology / Technological University Dublin main buildings and Annex Building located at Kevin Street Lower, Church Lane South and Camden Row; part of the Kevin Street Library site, Kevin Street; warehousing structures fronting 1-8 Church Lane South and Liberty Lane, and nos 30 to 35 (inclusive) New Bride Street (No. 35 is also known as 19A Kevin Street Lower) at the junction of New Bride Street and Kevin Street Lower.

The development consists of the following:

- Demolition of the existing TUD Main buildings and the Annex Building located at Kevin Street
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Lower, Church Lane South, and Camden Row; Warehousing Structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30-35 (inclusive) New Bride Street (No. 35 also known as 19A Kevin Street Lower), with a total combined gross floor area (GFA) of 27,144 sq.m;

- Construction of a new mixed-use development in 5 no. blocks (Blocks A – E) ranging from 1 to 14 no. storeys in height above lower ground and basement levels (3 no. levels). The development includes 53,110 sq.m of commercial office floorspace in Blocks A, B and C and 21,669 sq.m of residential accommodation in Blocks D and E, providing a total of 299 no. Build to Rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities. The proposal includes 1 no. creche facility (305 sq.m), 1 no. café / restaurant unit (122 sq.m) and a double height exhibition space extension to the rear of Kevin Street Library (245 sq.m). The total GFA, including lower ground / basement levels, of the proposed development is 85,436 sq.m.

The detailed description of the development is as follows:

- Block A, which fronts onto Kevin Street Lower, comprises c. 34,696 sq.m of office floorspace in a part 5 to part 11 storey building above lower ground / basement levels, 2 no. roof terraces are proposed at 5th and 9th floor level, and a plant area is proposed at roof level;
- Block B, which fronts onto Kevin Street Lower, comprises c. 13,767 sq.m of office floorspace in a part 5 to part 10 storey building above lower ground / basement levels. 1 no. roof terrace is proposed at 8th floor level, and a plant area is proposed at roof level; Block A and Block B will be integrated via a link bridge / office accommodation to the rear / above Kevin Street Library from third to ninth floor levels;
- Block C, accessed from Church Lane South, comprises c. 4,647 sq.m of office floorspace in a part 1 to part 5 storey building, above lower ground level;
- Block D, located to the west of St. Kevin's Park, comprises 181 no. Build to Rent units including 58 no. studios, 107 no. 1 beds, and 16 no. 2 beds, in a part 4 to part 14 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations. A 122 sq.m café / restaurant unit, and residential support facilities and amenity spaces are also proposed at ground floor and residential amenity space on the fourth floor of Block D. Balconies are proposed on the eastern and western elevations, and private amenity terraces at ground floor on the eastern elevation. 2 no. external communal roof terraces are proposed at 4th floor (235 sq.m) and 12th floor (250 sq.m) levels;
- Block E, located to the west of Block D, comprises 118 no. Build to Rent residential units including 72 no. studios, 23 no. 1 beds, and 23 no. 2 beds, in a part 1 to part 10 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations, and private amenity terraces at ground floor on the western elevation. A 305 sq.m creche with associated outdoor play area is also proposed at ground floor level;
- The ancillary resident amenities and support facilities for the BTR residential units have a total floor area of 1,703 sq.m and consist of a community lounge, WIFI lounge and information point lobby at ground floor level and residential gym, residential storage, billiards room, waste and recycling, cycle storage and repair at lower ground mezzanine floor level of Blocks D and E. A park lounge residential amenity space is located on the fourth floor of Block D and outdoor communal open space is located adjacent to Blocks D and E at ground level;
- Ancillary facilities for the commercial office use are proposed at lower ground / basement levels including storage space, recreation space, courtyards, an ancillary gym, waste and recycling area, showers, lockers and changing rooms;
- The lower ground / basement levels (3 no. levels) contains 217 no. car parking spaces (100 no. spaces for the commercial offices and 117 no. spaces for the residential units), 39 no. motorcycle spaces (24 no. for the commercial offices and 15 no. for the residential units), 1,250 bicycle spaces (550 no. for commercial offices and 700 no. for the residential units). The lower ground / basement levels also include ancillary residential and commercial facilities, plant rooms, bin storage and block cores. 52 no. bicycle spaces are provided at surface level;

- The development provides a double height exhibition space extension (245 sq.m) to the rear of Kevin Street Library;
 - The proposed development will also provide communal and public open space, hard and soft landscaping and improvements to the public realm, including new public streets and a public plaza;
 - The proposals include new boundary treatment (a 2.8m high railing) at the north western boundary of St. Kevin's Park (in place of a demolished TUD building which abuts this boundary), and reinstatement of a gated entrance to St Kevin's Park from Church Lane South. The existing western boundary and northern boundary walls of St. Kevin's Park will be retained with proposed strengthening works to the existing northern boundary wall within the application site;
 - The associated site development and infrastructural works will include a new priority-controlled access junction on New Bride Street, pedestrian and cyclist entrances from Church Lane South, Kevin Street Lower and Camden Road, foul and surface water drainage, lighting, boundary treatments, 5 no. ESB sub-stations and all associated site development and infrastructural works.
- An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

Area	Area 1 - South East
Application Number	2687/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Charlemont Regeneration Ltd
Location	Tom Kelly Road / Charlemont Street, Dublin 2, D02 P489

Additional Information

Proposal: The development will consist of amendments to Block 5 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. 4088/18. The proposed amendments to Block 5 will provide for an additional storey to Core 3 of the previously approved development to provide an 8-storey building at Core 3, and an increase in height from the approved 36.4m to the proposed 40.3m. The proposed development will provide for an additional 4 no. residential units consisting of 3 no. two-bedroom units and 1 no. one-bedroom unit and all ancillary internal wintergarden and external terrace areas for each unit.

Area	Area 1 - South East
Application Number	2688/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	16/07/2020
Applicant	Via Properties Limited
Location	146-156, Harolds Cross Road, Dublin 6W

Additional Information

- Proposal:** The development will consist of :
- Demolition of existing buildings on site;
 - Construction of a residential development of 38 no. apartments comprising 32 no. 1 bedroom units and 6 no. 2 bedroom units in a 5-storey over partial lower ground/basement level building;
 - Deck access to the rear (west) of the building at ground to fourth floor level;
 - Private open space (gardens) to rear (west) at lower ground level and private terrace to rear (west)

at first floor level;

- Communal amenity space at ground floor level and at fourth floor level (terrace);
- Bicycle store, bin store, substation and plant room at ground floor;
- Ancillary office at lower ground/basement level;
- Demolition and reconstruction of existing boundary wall to rear (west) with colonnade feature along western boundary;
- All ancillary site development works and services.

Area	Area 1 - South East
Application Number	2691/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Gary McGinty
Location	1, Fortfield Gardens, Rathmines, Dublin 6

Additional Information

Proposal: Planning permission is sought for partial demolition and construction of single and part two storey extension to the rear, alterations to side elevation including new gable wall, together with dormer window to rear of new attic conversion and all associated site works to end of terrace two storey dwelling.

Area	Area 1 - South East
Application Number	2692/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Ronan Mac Muiris
Location	80, Pigeon House Road, Ringsend, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of alterations and repairs to the existing Boathouse, a protected structure, and the addition of a rear extension, to create a new one-bedroom dwelling. Works include the upgrading and conversion of the boathouse to living space, the unblocking of the rear arch to the south and the repair of the timber doors to the north with fixed glazing internally, the replacement of the blockwork on the east facing window with timber shutter to match the west facing window, the installation of a new stove, new flooring, natural internal insulation and rooflights, and repairs to the existing building fabric and structure. The creation of a new, one storey 45m² zinc clad extension to the rear of the boathouse with dark aluminium windows, to accommodate a kitchen, bedroom, and a bathroom. The construction of new 6.5m² glazed link to the south side of the boathouse, to connect existing and proposed buildings, accessed via the existing arch. New drainage for the proposed kitchen and bathroom, and associated site works and landscaping.

Area	Area 1 - South East
Application Number	2709/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	17/07/2020
Applicant	Kostas Efthymiou

Location 54 & 55, Heytesbury Street, Portobello, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this site – nos. 54 & 55, Heytesbury Street, Portobello, Dublin 8. (No. 55 Heytesbury Street is a protected structure.)

The development will consist of the following works at no. 54 Heytesbury Street; the incorporation of balustrading (1.1m in height) at the east (front) and west (rear) parapets at roof level of the single storey over basement structure to allow for safe access to the area for service and maintenance purposes. Development works at no. 55 Heytesbury Street will consist of the addition of a new single storey access corridor extension (area 4 sq.m) at first floor level. The proposed corridor extension will be situated at the west (rear) of the site and will extend from the north end of the main three storey over basement structure. The corridor extension will give access to a terrace at first floor level (15sq.m) which will serve the main house and will extend to the east (front) parapet. All associated above and below ground site works are to be included as part of the proposed development works at nos. 54 and 55 Heytesbury Street.

Area Area 1 - South East
Application Number 2715/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/07/2020
Applicant Conor McEnroy
Location 2 Clyde Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of conservation based refurbishments, internal & external alterations and extensions. The works will comprise (a) conservation based repairs to roof slating, valleys, chimneys, flashings, rainwater goods, stonework, original external joinery and original wrought iron railings, (b) conservation based repairs to internal wall and ceiling plasterwork, suspended timber floors, internal joinery, fireplaces and flues, (c) minor alterations to internal layouts, (d) alterations to existing fireplace to accept new cooker location, (e) replacement/upgrading of existing heating, plumbing & electrical installations, (f) re-pointing of brickwork using lime mortar, (g) single storey extension to existing garage to north/front elevation, (h) two storey extension to west/side elevation, (i) two single storey bay window extensions to south/rear elevation, (j) new replacement roof and new rooflight over garage including the raising of the garage front parapet wall by 350mm, (k) removal and re-use within the garden of existing external granite steps and installation of new wrought iron external stairs to south/rear elevation, (l) relocation of existing stone setts to front forecourt, (m) relocation of chimney stack to west side elevation, (n) automation of existing front gates and (o) all associated site and landscaping works to front and rear gardens.

Area Area 1 - South East
Application Number 2716/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/07/2020
Applicant New Stadium DAC t/a Aviva Stadium
Location Aviva Stadium, Landsdowne Road, Dublin 4, D04 K5F9

Additional Information

Proposal: Planning permission for the temporary erection/installation of structures, plant, and machinery with associated works for the duration of the UEFA football finals from March to August 2021 at the

existing Aviva Stadium. These works involve a single-storey marquee-type structure on the western boundary with associated cable bridge to a TV compound area accessed from Shelbourne Road together with single and two storey TV cabins at the north western boundary, and other TV compound with single and two storey TV cabins, and associated works at the north eastern boundary on a portion of the Landsdowne FC pitch.

Area	Area 1 - South East
Application Number	2718/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	15/07/2020
Applicant	Christopher & Phyllis O'Neill
Location	18, Beech Hill Drive, Donnybrook, Dublin 4

Additional Information

Proposal: Planning Permission to demolish existing side garage and to erect a new two storey granny flat extension (90m²) to side and front of existing dwelling house and single storey front porch (3m²) onto existing dwelling and all associated site services and landscaping works at 18 Beechill Drive, Donnybrook, Dublin 4 D04K8H7.

Area	Area 1 - South East
Application Number	2726/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/07/2020
Applicant	Dolours Reynolds
Location	1 Annesley Park, Ranelagh, Dublin 6 D06 XW97

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following works to the two storey dwelling, a Protected Structure:

- Demolition of a single storey extension and out-building to rear
- Construction of a two storey extension with 2 no. roof-lights to the front side elevation in side passageway
- Construction of a new single storey extension with 1 no. linear roof-lights to the rear;
- Construction of 1 no. roof-light in existing two storey return roof to rear;
- Construction of 1 no. roof-light in existing roof at attic level to rear
- Front, side and rear elevation changes including new window at first floor level in existing two storey return to rear
- Refurbishment and internal amendments to the existing dwelling on all levels
- All associated conservation and repair work, landscaping to front and rear gardens, drainage and site development works.

Area	Area 1 - South East
Application Number	2728/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/07/2020

Applicant Lakefield Trust Property ulc, Nooney Dowdall Solicitors
Location 41, Percy Lane, Ballsbridge, Dublin 4 D04 A2W8

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for demolition of existing single storey storage unit, construction of new 2-storey mews house with garage and all associated site works. The site is located within the rear curtilage of a Protected Structure at No. 41 Percy Place, Ballsbridge, Dublin 4, D04 WK30.

Area Area 1 - South East
Application Number 2733/20
Application Type Outline Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/07/2020
Applicant Conor Murphy
Location 12, Mark's Lane, Dublin 2

Additional Information

Proposal: Outline Permission for a development on this site at 12 Mark's Lane, Dublin 2. The development will consist of demolition of an old three storey building consisting of 6 old one bedroom apartments and the construction of a new five storey building over basement with penthouse consisting of 12 new apartments, 3 studio apartments, one two bedroom apartment and eight one bedroom apartments and associated site works.

Area Area 1 - South East
Application Number 2737/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/07/2020
Applicant Beechlawn Investments Europe Ltd.
Location Coach Houses (Nos.14 & 15), located to the rear of 14 & 15 St. Stephens Green, Dublin 2. The site is accessed from the laneway between Nos. 20 & 21 Dawson Street, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: & RETENTION: Retention planning permission at the Coach Houses (Nos. 14 and 15), located to the rear of 14 and 15 St. Stephen's Green, Dublin 2, two protected structures (RPS Nos. 7772 & 7773), which the coach houses are located within the curtilage of. The site is accessed from the laneway between Nos. 20 & 21 Dawson Street, Dublin 2. The development for which retention permission is sought relates to alterations to the development permitted under Reg. Ref.: 3564/17, as amended by Reg. Ref.: 3133/18, which is currently being implemented on site and consists of the following:

- Internal and external alterations at ground floor level including omission of a permitted window opening, provision of new / larger door / window openings in existing walls, alterations to stairs layout, alterations to the bathroom layout and other minor associated works;
- Internal and external alterations at first floor level including relocation of the kitchen area and associated relocation of the seating area, omission of permitted window openings, provision of new / larger door / window openings in existing walls, alterations to stairs layout, alterations to the bathroom layout and other minor associated works;
- The provision of a flat roof on the two storey modern extension to provide for a mechanical plant area and relocation of rooflights and ventilation extracts at roof level.

Area Area 1 - South East
Application Number 2740/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2020
Applicant Michael Murphy
Location Lismoy, 8, Temple Gardens, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission at this site at Lismoy, 8 Temple Gardens, Rathmines, Dublin 6, a Protected Structure, for development consisting of: Demolition of the existing non-original single storey extensions to the rear and construct a new single storey extension containing a kitchen, dining and family room; extend existing return from first to second floor level to create a new bathroom with a hipped roof. Extend the existing garage to east of house and use it as a store. Demolish existing wall and non-original outbuilding on the western side of the house and construct a new single storey garage with ancillary wc to the rear. Internal alterations and refurbishment of the existing house including replumbing and rewiring, new opening from den to living room, block up door ope to den, block up non original wall ope to form door to utility room. Internal dry lining of all external walls of the existing house. 2 no. new conservation rooflights to internal slope of rear hipped roof. Refurbishment and repair / replacement where necessary of existing up and down timber sash windows and fitting of slim light double glazing. Remove existing slates as required throughout and re-fix on new underlay felt. Widen existing vehicular entrance to 3.6m and fit new electric gates to match existing using existing materials to extend gates. Landscape of front and rear garden including the repair of boundaries where required with a gravel/paved area and flower beds to the front and a paved patio to the rear and all with ancillary site works.

Area Area 1 - South East
Application Number 2741/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2020
Applicant Laragon Catering Ltd.
Location 62 Fitzwilliam Square, Dublin 2

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.

Area Area 1 - South East
Application Number 2744/20
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 16/07/2020
Applicant Cairn Home Properties Limited

Location Block D and The Gate Lodge, Marianella, 75, Orwell Road, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for amendments to Block D within the development permitted under Reg. Ref.: 2186/09 / An Bord Pleanala Ref. PL29S.234927 as previously amended under Reg. Ref.: 3961/17 and permission for development at the Gate Lodge all located on a site at: Marianella, 75 Orwell Road, Dublin 6. The Gate Lodge is a protected structure RPS no. 6137. The proposed development comprises of:

- Demolition of existing single storey, twentieth century extension to the rear and side of the Gate Lodge with an area of c. 44 sq.m.
- Construction of new single storey extension to the rear of the Gate Lodge with an area of c. 99 sq.m to accommodate new crèche of 134.7 sq.m resulting in an increase in the size of the Gate Lodge from 63 sq.m existing floor area to 134.7 sq.m.
- Internal alterations to the existing Gate Lodge and necessary works to facilitate extension to the rear.
- Facade upgrades include new window finishes to the existing Gate Lodge.
- Relocation of the crèche from Block D to the Gate Lodge resulting in a change of use from residential to crèche of c. 134.7 sq.m and associated outdoor play space.
- Change of use from crèche to residential and internal reconfiguration of Block D ground floor level to provide for an additional 7 no. 1 bed residential apartment units increasing the total number of units in Block D from 19 no. to 26 no. units (24 no. 1 beds and 2 no. 2 bed units).
- Provision of private terraces to serve each additional unit within Block D, along with revised fenestration to all ground floor elevations.
- Minor landscaping amendments and revised boundary treatment to the Gate Lodge as a result of the proposed development and all other associated works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	2748/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Vodafone Ireland Ltd
Location	Block F, Marianella, 75 Orwell Road, Rathgar, Dublin 6

Additional Information

Proposal: Planning permission for Vodafone, Three and Eir to erect in total 9 no. shrouds enclosing antennas and dishes together with associated equipment all on the rooftop.

Area	Area 1 - South East
Application Number	2753/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/07/2020
Applicant	Jacques Chelouche and Ari Ziv
Location	3, Burgh Quay, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at second floor, one two-bedroom apartment at third floor, comprising two dwelling units in total, with an extension and a balcony on the rear at each level.

Area Area 1 - South East
Application Number 2754/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/07/2020
Applicant Jacques Chelouche, Ari Ziv
Location 11 Burgh Quay, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for change of use from offices to one two-bedroom apartment at first, second floor and third floor, comprising three dwelling units in total, with a balcony on the rear at each level.

Area Area 1 - South East
Application Number 2755/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/07/2020
Applicant Three Ireland (Hutchison) Ltd.
Location Aras An Phiarsaigh, 207-211, Pearse Street, Dublin 2

Additional Information

Proposal: The development will consist of the erection of six telecommunications antenna, three dishes, equipment cabinet and other ancillary equipment at roof level.

Area Area 1 - South East
Application Number 2756/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/07/2020
Applicant Halact Limited
Location Grove House, 36, Grove Road, Rathmines, Dublin 6

Additional Information

Proposal: The proposed development is for modifications to the existing 5-storey residential building on site. The proposed development will provide one additional floor at roof level to provide an additional 3 no. apartments. The proposal will result in an overall amalgamated total of 21 no. residential units in a building comprising 6 storeys plus lift/stair overrun over existing basement. The proposed development will include 1 no. 1-bed apartment unit of 48.7sqm, 1 no. 2-bed apartment unit of 73sqm and 1 no. 3-bed apartment unit of 98.9sqm. Each unit will be provided with a private outdoor balcony. The proposed development will include connection to existing mains public services and all associated site works.

Area Area 1 - South East
Application Number 2798/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/07/2020

Applicant Michael Kelly & Jacqueline O'Donnell
Location 41, Dartmouth Square, Dublin, 6.

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 2964/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/07/2020
Applicant QIL Technologies Limited
Location Costello House at 1 Clarendon Row, Dublin 2

Additional Information

Proposal: Permission for alterations to the entrance of Costello House at 1 Clarendon Row, Dublin 2 to include new sliding glazed entrance doors, internal draught lobby and a 0.6m high x 1.2mm wide signage panel. Installation of a 3.67m wide by 1.99m high internal illuminated sign at second floor level facing Clarendon Row.

Area Area 1 - South East
Application Number 2969/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/07/2020
Applicant Basil Whelan
Location 95, Ringsend Road, Dublin 4, D04 R893

Additional Information

Proposal: PERMISSION & RETENTION: Retention Permission is sought for a change of use from shop to restaurant and planning permission for a single storey extension to side (61 sqm) with internal alterations at ground floor level and a two storey extension to the rear (23 sqm) with re-configuration and alterations of residential accommodation at upper floor levels with all associated site works and boundary treatments.

Area Area 1 - South East
Application Number 4239/19
Application Type Retention Permission
Decision REQUEST AI EXT OF TIME
Decision Date 17/07/2020
Applicant WK Catering Ltd
Location Hang Dai, 20 Camden Street Lower, Dublin 2

Additional Information

Proposal: RETENTION: the development to be retained comprises the construction of a single storey food store extension (c. 19.8m²) at 1st floor level on rear of building; the change of use of former store area at 1st floor level to restaurant/bar space (21.3m²); and existing illuminated signage (c.0.4m²) on front elevation.

Area	Area 1 - South East
Application Number	DSDZ2708/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2020
Applicant	GCS Hotel Property Limited
Location	The Marker Hotel, Grand Canal Square, Docklands, Dublin 2.

Additional Information

Proposal: Permission for development of a site of 0.17ha at the Marker Hotel - the site is bounded by Misery Hill to the South, Hibernian Road to the West, Chimney Park to the North and Forbes St. to the East. The development consists of the following: removal of the existing main hotel entrance doors and stone surround, construction of new front entrance doors, entrance canopy with signage, and an adjacent free standing totem sign and logo at street level and all associated site works. The proposed amendments result in an overall increase in floor area of 27sq.m.

Area	Area 1 - South East
Application Number	WEB1181/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2020
Applicant	Aisling O'Dalaigh
Location	85, Aughavanagh Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of a single storey porch extension to the front and a single and two storey bedroom and living room hipped roof extension to the rear including an attic room with a gable wall, including a window facing the rear, above the existing eaves level of the dwelling.

Area	Area 1 - South East
Application Number	WEB1249/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2020
Applicant	Hugh & Fidelma O'Neill
Location	13, Beechwood Road, Ranelagh, Dublin 6, D06EE02

Additional Information

Proposal: Relocate vehicle entrance eastward along Beechwood Road (to site front near hall door), change existing vehicle entrance to pedestrian access door, fit roof windows to south elevation of extension roof previously approved under Permission Ref; WEB 1641/19 (with roof modified as required by Condition 4) & all associated site works

Area	Area 1 - South East
Application Number	WEB1266/20
Application Type	Retention Permission

Decision GRANT RETENTION PERMISSION
Decision Date 15/07/2020
Applicant Roselyn Carroll
Location 103, Saul Road, Dublin 12

Additional Information

Proposal: RETENTION: The development consists of single storey side extension, single storey rear living extension, and widened front vehicular entrance to existing dwelling.

Area Area 1 - South East
Application Number WEB1289/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2020
Applicant John O Mahony & Victoria Romero
Location 75, Stannaway Road, Crumlin, Dublin 12

Additional Information

Proposal: Permission is sought to demolish existing shed and construct new flat roof single storey extension and link corridor to rear porch to front and convert attic to store at 75 Stannaway Road Crumlin Dublin 12 for John O Mahony and Victoria Romero.

Area Area 1 - South East
Application Number WEB1437/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/07/2020
Applicant EURONET 360 FINANCE LTD (IRISH BRANCH)
Location 63, Dame Street, Dublin 2, D02 A265

Additional Information

Proposal: The development will consist of the installation of an atm machine to the existing shop front to the south elevation.

Area Area 1 - South East
Application Number WEB1439/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/07/2020
Applicant Fort Dock 7 Ltd
Location 21A, Leeson Park, Dublin 6

Additional Information

Proposal: Demolition of the existing single storey dwelling and the construction of a new two storey one bedroom dwelling with a first floor terrace and ground floor external courtyard for storage of bins and bicycles along with all associated site and drainage works to accommodate the development.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	2334/20
Appeal Type	Written Evidence
Applicant	Bond Street the Collective Ltd.
Location	Site at the rear of 10/10A Lansdowne Terrace, Shelbourne Road and Lansdowne Lane, Dublin 4

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.

Area	Area 1 - South East
Application Number	2427/20
Appeal Type	Written Evidence
Applicant	Louise Morgan & Simon McCabe
Location	53, Iveagh Gardens, Dublin 12 (D12 XH94)

Additional Information

Proposal: The development will consist of:

- The construction of two storey (stairwell) extension to the side and single storey extension with rooflight to the rear.
- Alterations to existing roof to include new rooflight to the side roof slope.
- All associated internal alterations, site, landscaping, drainage and ancillary works.

Area	Area 1 - South East
Application Number	2428/20
Appeal Type	Written Evidence
Applicant	Joe Brennan & Sheila Galvin
Location	42, Northumberland Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at 42 Northumberland Road, Dublin D04 Y4C4 this being a Protected Structure. The development consists of an alteration to previously approved permission ref: 2887/19 comprising of an additional bedroom floor level to the permitted modified rear return and new opening from existing second floor level rear bedroom and stair mezzanine.

Area Area 1 - South East
Application Number 2519/20
Appeal Type Written Evidence
Applicant Sorcha Ni Scolai & Eamon Keane
Location 52, Terenure Road North, Dublin 6w

Additional Information

Proposal: Planning Permission for development at this site at 52 Terenure Road North, Dublin 6W, D6W K202. The development will consist of the erection of a new part single and part two storey flat roofed extension to the rear of existing dwelling at 52 Terenure Road North, Dublin 6W, D6W K202 including all ancillary works.

Area Area 1 - South East
Application Number 2538/20
Appeal Type Written Evidence
Applicant John Fitzgerald
Location 11, Sussex Road, Dublin 4

Additional Information

Proposal: Planning permission for a new two storey extension to rear, alterations to roof, attic conversion, new rear dormer roof window, full repairs, refurbishment and all associated site works.

Area Area 1 - South East
Application Number 4477/19
Appeal Type Written Evidence
Applicant 1 Merrion Land Limited
Location Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4

Additional Information Additional Information Received

Proposal: The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 2 no. apartment blocks ranging in height from 2 storeys up to 5 storeys with a total of 43 no. dwelling units comprising: 15 no. 1-bedroom apartments, 18 no. 2-bedroom apartments and 10 no. 3-bedroom apartments with associated north/south/east/west facing balconies/terraces. The development will also include the provision of a communal open space area at ground floor level and 43 no. car parking spaces at basement level. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

Area Area 1 - South East
Application Number 4777/19
Appeal Type Written Evidence
Applicant Green Sea Property Limited
Location 3-8, Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development to amend a previously permitted mixed-use scheme (Dublin City Council Reg. Ref. 2168/18 and ABP Ref. ABP302085-18) on a site of c. 0.178 ha at

Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, all of which are designated Protected Structures. Existing building at Nos. 3-8 Hume Street: The development will consist of modifications to the permitted scheme, including: alterations to internal layouts, including adjustments of internal partition walls where required: alterations and upgrades to existing stairs, existing handrails and provision of new handrails, where required, all at Nos. 3, 4, 6, 7 and 8 Hume Street; relocation of bicycle storage at Basement Level 1 at No. 8 Hume Street; replacement of 2 No. office storage areas with bicycle storage and art gallery storage at Basement Level 1 at Nos. 4 and 5 Hume Street, and associated reduction of office floor space; the provision of WC services at Ground, First, Second and Third Floor Levels at Nos. 4,5 and 6 Hume Street (relocated from permitted rear extension to Nos. 4-7 Hume Street and the permitted rear extension of No. 3 Hume Street), including alterations to proposed partitioning; and associated reduction of office floor space in Nos. 4, 5 and 6 Hume Street; provision of fire rated screens to existing stairwell windows at Nos. 4 and 6 Hume Street located behind the existing windows at Ground, First, Second and Third Floor Levels and to the existing windows to Nos. 7 and 8 Hume Street at Basement Level 1; formation of void above the rear entrance door at No. 7 Hume Street; provision of new stair from Second Floor to Third Floor Level, including removal of existing floor above Second Floor Level stairwell, at No. 6 Hume Street, including provision of new AOV (Actuated Opening Vent) above new stair; omission of permitted stair reinstatement from Second Floor to Third Floor Level and provision of new floor in place of stair at No. 7 Hume Street, to include omission of proposed associated AOV rooflight over stair; and provision of ventilation grills over existing doors, where required, at Basement Level 1 to Nos. 3-8 Hume Street. Rear extensions to No. 3 and No. 8 Hume Street: The development will consist of: alterations to internal layouts of the permitted rear extension to No. 3 Hume Street, including the adjustment of internal partition walls and omission of WC services from the Ground Floor Level; and proposed alterations to the permitted internal layout of the rear extension to No. 8 Hume Street, including the relocation of lift shaft and WCs and omission of 1 No. WC; a reduction in gross floor area of extension resulting from changes to external wall build-up (10 sq m gross floor area). Rear extension to Nos.4-7 Hume Street: The development will consist of proposed alterations to the permitted extension to the rear of Nos. 4-7 Hume Street, including: the omission of permitted Basement Level 3 (less 546 sq m gross floor area) and alterations to the internal layouts and the reorganisation of the permitted lift shafts to position within atrium, all at Basement Levels 1, 2, Ground, First, Second and Third Floor Levels, resulting in the provision of a car stacker over Basement Level 1 and Ground Floor Level (6 No. parking spaces proposed, also resulting in void at ground floor and associated reduction in gross floor area (57 sq m)), provision of bicycle parking and related facilities, plant room and introduction of sprinkler water tanks at Basement Level 2, provision of substation and switch rooms at Basement 1 and Ground Floor Level, and alterations to the permitted office floor area at all floor levels; and alterations to the permitted atrium connection to rear No. 4 Hume Street at Ground, First, Second and Third Floor Levels, including alterations to existing opes to create doorways to the atrium in the rear façade at No. 4 Hume Street. The development will also consist of the reduction to the thickness of external basement walls resulting in an increase to gross floor area at Basement Level 2 (13 sq m gross floor area). All alterations to the rear extension to Nos. 4-7 Hume Street will result in an overall reduction to its gross floor area (590 sq m gross floor area). Overall, the proposed amendments will result in a mixed-use scheme with a total gross floor area of 6761 sq m including Basement Levels 1 and 2 (5861 sq m office use, 339 sq m restaurant use, 362 sq m residential use and 200 sq m commercial art gallery use). The amendments will result in an overall reduction to the permitted gross floor area of 600 sq m. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Area	Area 1 - South East
Application Number	WEB1555/19

Appeal Type	Written Evidence
Applicant	Fidelma Macken
Location	23, Dartmouth Walk, Dublin 6, D06XH74
Additional Information	Additional Information Received

Proposal: The development will consist of: the demolition of an existing bathroom at first floor level, alterations to the interior layout and rear external elevation; the construction of a new bedroom extension with en-suite at first floor level and the provision of all other associated site excavation, infrastructural and site development works above and below ground.

**Area 1
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

29/20

(13/07/2020-17/07/2020)

Area Area 1 - South East
Application Number 0260/20
Application Type Social Housing Exemption Certificate
Applicant Fort Dock 7 Ltd
Location 21a, Leeson Park, Dublin 6
Registration Date 15/07/2020
Additional Information

Proposal: SHEC: Demolition of existing dwelling and construction of a new 2 storey one bedroom dwelling.



Dublin City Council

SECTION 5 EXEMPTIONS

29/20

(13/07/2020-17/07/2020)

Area Area 1 - South East
Application Number 0084/20
Application Type Section 5
Applicant Braddock Estates Ltd.
Location 23, Leeson Street Upper, Dublin 4
Registration Date 17/07/2020
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 0262/20
Application Type Section 5
Applicant Cignal Infrastructure Ltd
Location Lumen Building, 23/25, Baggot Street Upper, Dublin 4
Registration Date 14/07/2020
Additional Information

Proposal: EXPP: Install telecommunications equipment at the roof level of Lumen Building, 23/25 Baggot Street Upper, Dublin 4

Area Area 1 - South East
Application Number 0263/20
Application Type Section 5
Applicant Catherine Bent & Joe Tozer
Location 23 Grosvenor Square, Dublin 6
Registration Date 17/07/2020
Additional Information

Proposal: EXPP PROTECTED STRUCTURE; Construction of patio, bin storage area, erection of cycle stands in front garden, portion of garden to have reduced ground level.
