



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**32/20**

(04/08/2020-07/08/2020)

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** 2163/20  
**Application Type** Permission  
**Applicant** Spectre (Shelbourne) Limited  
**Location** 23, Shelbourne Road, Ballsbridge, Dublin 4  
**Registration Date** 05/08/2020  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the erection of a 6 metre high free standing flagpole to the front of the building adjacent to the Shelbourne Road boundary.

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**Area** Area 1 - South East  
**Application Number** 2561/20  
**Application Type** Permission  
**Applicant** Eadbhard O'Dubhthaigh  
**Location** 72, Ailesbury Road, Dublin 4  
**Registration Date** 05/08/2020  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** 3135/20  
**Application Type** Permission  
**Applicant** Eircom Ltd. (trading as "eir")  
**Location** Fumbally Exchange, 5, Dame Lane, Dublin 2  
**Registration Date** 04/08/2020  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission at Fumbally Exchange, No. 5 Dame Lane, Dublin 2 (Protected Structure) for development. The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2167/19 to include: (a) Omission of 2 no. permitted car parking spaces at basement level and reconfiguration of basement layout to include the provision of an additional 22 no. bicycle parking spaces (to provide a total of 47 no. bicycle parking spaces) and alteration of permitted bin store, changing rooms, shower rooms; plant rooms and male/female shower and changing facilities; (b) Omission of permitted platform lift to front entrance and provision of new handrails at entrance steps; (c) Alterations to existing vehicular access gate configuration onto Dame Lane and the provision of a new wheelchair ramp along and across/over the existing ramped access to basement level together with new disabled entrance to the ground floor reception area; (d) Internal alterations to permitted ground floor reception and office layout to include the replacement of open plan office with partitioned meeting rooms, replacement of male and female WC with new external accessed

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storeroom, new print room, cleaner's store and WC provision; (e) Alteration to the ground floor fenestration to include the provision of new windows to reception area and new meeting room looking out over the existing basement ramp and revised fenestration to the rear of the building, including reconfiguration of external door to new store and new louvre opening; provision of new fire escape door to the rear facade and reconfiguration of external escape stairs and mechanical plant to the rear yard; (f) Amendment of permitted fire escape double doors to the rear facade at first floor level; (g) Internal alterations at the upper levels include the provision of a cleaner's store at first floor level, an enlarged cleaner's store at second floor level and an IT room at third floor level with relocated cleaner's store; and (h) Installation of new Automatic Opening Vent (AOV) to roof slope over main stair core.

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**Area** Area 1 - South East  
**Application Number** 3148/20  
**Application Type** Permission  
**Applicant** Spectre (Shelbourne) Limited  
**Location** 23, Shelbourne Road, Ballsbridge, Dublin 4  
**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** The development will consist of the change of use of the established office use on the fifth floor to embassy (office) use.

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**Area** Area 1 - South East  
**Application Number** 3153/20  
**Application Type** Permission  
**Applicant** Clarendon Mews Ltd  
**Location** Nos. 5 & 6, Clarendon Mews, Lad Lane, Dublin 2  
**Registration Date** 06/08/2020

**Additional Information**

**Proposal:** PERMISSION AND RETENTION PERMISSION . Retention of office use at ground and first-floor levels at No 5 Clarendon Mews. Permission is also sought for development comprising the demolition of the existing roof structure and construction of a second-floor extension at nos 5 and 6 as well as internal reconfiguration and building alterations to convert two existing two-storey adjoining mews houses to a three-storey mixed-use building incorporating the retained office use referred to above and accommodating three dwelling units (1 x 1 - bed studio at ground-floor level and 1 x 1 bed apartment at first floor level at No. 6, 1 x 2 bed apartment at second-floor level atop Nos. 5 & 6), together with a terrace at second floor , balconies, parking, landscaping boundary treatments and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3163/20  
**Application Type** Permission  
**Applicant** Daniel & Mary O'Dea  
**Location** 30 Orwell Road, Rathfarnham, Dublin 6, D06 HE30  
**Registration Date** 07/08/2020

**Additional Information**

**Proposal:** Planning permission will consist of :

- A) The demolition of the existing shed fronting Orwell Mews to the rear of the main house,
  - B) The division of the site with a new boundary wall,
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- C) The construction of a 126 sqm, part two-storey/ part three-storey three-bedroom mews dwelling in lieu of the existing shed, with a first-floor level internal courtyard and separate recessed balcony overlooking Herzog Park. It will also include a gated, on-site parking space, bin storage and a pedestrian entrance fronting Orwell Mews and an additional private garden to the rear of the new dwelling,
- D) The formation of a vehicular car parking space at the front of the existing house accessed from Orwell Road which will include the construction of a gate pillar, inward opening gates and the dishing of the public footpath locally and
- E) all associated works to the above.

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**Area** Area 1 - South East  
**Application Number** 3164/20  
**Application Type** Permission  
**Applicant** IPUT plc  
**Location** 4, Fitzwilliam Place, Dublin 2  
**Registration Date** 07/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for development at 4 Fitzwilliam Place, Dublin 2 - A Protected Structure, RPS Reference no. 2757. The development will consist of: (i) Provision of office kitchenette to rear room at Lower Ground Floor (ii) Provision of a new door to reformed existing opening in internal wall at Lower Ground Floor (iii) Provision of 2no. WCs and 2no. WHBs at Lower Ground Floor (iv) Removal of non-original glass screen with glazed door to entrance hall at Upper Ground Floor (v) Removal of existing kitchenette and the provision of a new WC at Upper Ground Floor (vi) Widening of existing external door open to existing external terrace and provision of new steel framed glazed door at Upper Ground Floor (vii) Resurfacing of the flat roof at rear return with stone at Upper Ground Floor (viii) Removal of non-original partitions and door to existing WCs and provision of 1no. reconfigured WC room at First Floor rear return (ix) Removal of non-original partition and door and provision of new WC at Second Floor rear return (x) Removal of aluminium window with obscured glass and replacement with new top hung painted timber window at Second Floor rear return (xi) Removal of non-original partition / boxing out to existing WC wall at Third Floor; and all associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3165/20  
**Application Type** Permission  
**Applicant** Tanat Limited  
**Location** site of 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597  
**Registration Date** 07/08/2020

**Additional Information**

**Proposal:** Planning permission for amendments to previously permitted development, Reg. Ref. 3794/18 / ABP Ref. 302980-18 at site of c. 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 and existing Tara Street Station concourse accessed from Georges Quay. Kennedy's Public House (The Workshop) at no. 10 Georges Quay is contiguous but does not form part of the site or the application. No. 10 George's Quay (Licensed Premises) is a Protected Structure

RPS 3175.

The proposed amendments comprise of the following:

- Change of use at ground floor level from hotel/restaurant entrance foyer to restaurant/cafe/retail foyer (88 sq.m.);
- Change of use of the hotel to office at 1st, 2nd, 3rd and 4th floor level (3,112 sq.m.) and change of use of hotel/office to retail/cafe/restaurant at 5th floor level (c. 416 sq.m.) with associated outdoor terrace (205 sq.m.);
- New mezzanine level between ground and first floor (c. 181 sq.m.) for use as cafe/restaurant/retail;
- Internal reconfiguration of the permitted development to provide for a new core layout and internal office floorplate;
- Modifications to the facade detail as a result of the proposed introduction of the retail/cafe/restaurant area and internal core reconfiguration;
- Revised entrance to the ground floor retail/cafe/restaurant area;
- Modifications to the permitted colonnade along Tara Street;
- Modifications to basement layout to reduce the number of car parking spaces from 16 no. to 12 no. and provision of 144 no. cycle parking spaces;
- The development also includes all associated and ancillary works including site development works, and revisions hard and soft landscaping necessary to facilitate the proposed amendments.

The proposed amendments will result in an increase in gross floor area from 16,557 to 16,961 sq.m. (including basement) comprising of 14,185 sq.m. office use and 1,071 sq.m. of cafe/retail/restaurant use.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3167/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Mazars
<b>Location</b>	Block 3, Harcourt Centre, the junction of Harcourt Street and Harcourt Road, Saint Peter's, Dublin 2
<b>Registration Date</b>	07/08/2020

**Additional Information**

**Proposal:** Permission for replacement of existing signage and new signage as follows, 1) Replacement of existing backlit stainless steel sign at fourth floor level to Harcourt Street side elevation with new stainless steel and coloured Perspex illuminated sign 655mm high x 4080mm wide ; 2) Installation of new free-standing three dimensional aluminium finished totem sign between existing boundary wall and South elevation, 600mm wide x 600 mm deep x 5885mm high (note 4700mm height visible above boundary wall) with stainless steel and coloured Perspex illuminated signs to three sides with letters 411mm high.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3637/14/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Foxtrot Investment 2011 Ltd.
<b>Location</b>	4 & 5, Lad Lane, To The Rear Of No. 5, Fitzwilliam Square East, Dublin 2
<b>Registration Date</b>	06/08/2020

**Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: The development will consist of the construction of 2 no. semi-detached 2 storey: 2 & 3 bedroom mews residential units (No. 5- 125 sq.m; No 4 (110 sq.m ) Lad Lane) in lieu of existing surface parking. The works consist of a private landscaped courtyard to the front, with a

common area to the rear for off street car parking space for each unit accessed by a shared central arch; External terraces at first floor level with a central courtyard at ground level of each proposed unit; the provision of hard and soft landscaping, boundary treatments; and all associated site development and excavation works above and below ground. Vehicular access to the remaining car parking to the rear of No. 5 Fitzwilliam Square will be maintained from Lad Lane by a shared central arch. No works are proposed to the Protected Structures as part of this application.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4778/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Esprit Investments Limited
<b>Location</b>	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2
<b>Registration Date</b>	04/08/2020
<b>Additional Information</b>	A.I Article 35 Received

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

The proposed development consists of the following:

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1530/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Nespresso UK
<b>Location</b>	22, Duke Street, Dublin 2
<b>Registration Date</b>	07/08/2020
<b>Additional Information</b>	

**Proposal:** The proposed scheme is for an installation of a self standing video screen inside the premises of the building in one of the three windows' shop at 22 Duke Street – Dublin.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3125/20
<b>Application Type</b>	Permission
<b>Applicant</b>	JD Wetherspoon plc
<b>Location</b>	1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2 and Grantham Place, Dublin 8
<b>Registration Date</b>	31-Jul-2020
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: Retention Permission for development on lands (c.0.25ha) at No's 1, 2, 3, 4 and 5 Camden Street Upper and No's 49, 50 and 51 Camden Street Lower and all associated sites to the rear addressing Grantham Place, Dublin 2 (including 12 Grantham Place). No's 1, 2, 3, 4 and 5 Camden Street Upper and No's 50 and 51 Camden Street Lower are Protected Structures.

The development consists of modifications to development previously permitted under Reg. Ref. 2045/16 (PL29S.247635) at the above address.

The modifications for retention permission consist of:

(a) Alterations at lower ground floor level to include removal of 6no. guest bedrooms at lower ground floor of 1-5 Camden Street Upper and 50-51 (Camden Street Lower) to be replaced with staff and other hotel facilities; staff facilities altered to maintenance stores and general store changed to staff room; new openings to courtyard from atrium/ link at lower ground floor level; 2no. guest bedrooms relocated from lower ground floor of atrium/ link building and replaced with approx. 109sqm of function space/ meeting room separated from main customer area by screen doors; new plant area added at lower ground floor of No. 51 Camden Street Lower to replace 1 of 6no. hotel bedrooms; new sprinkler tank with green living wall screen added to courtyard to rear of 51 Camden Street Lower for fire safety of atrium design and No. 5 Camden Street Upper; Internal layout changes to new build at lower ground floor to the rear at Grantham Place including new stair layout to ground floor level and new fire escape stair to the rear;

(b) Alterations at ground floor level to include minor amendments to internal opening between front and rear reception at No. 5 Camden Street Upper; façade altered from render to original restored and repointed brick (at all levels); amendments to materials at entrance to No. 49; revised atrium design to include new link structure; 2no. bedrooms relocated from lower ground floor level to replace customer areas at rear of No. 50 and 51 Camden Street Lower; new fire escape stair exit to the rear at Grantham Place and associated alterations to rear elevation at Grantham Place including revised railing treatment; canopy roof omitted within courtyard; hotel reception moved from rear of No. 4 to front of No. 5 Camden Street Upper; luggage room moved from No. 5 to No. 4 Camden Street Upper; residents lounge/ waiting area moved from front to rear of No. 5 Camden Street Upper; windows at ground floor of chapel annex blocked up for fire safety purposes; and other related fire safety and internal improvements with new build element to the rear;

(c) Alterations at first floor level to include revised layout to hotel bedroom at No. 5 Camden Street Upper including new bathroom location; new sprinkler system added to rooms 111 and 112 for fire safety purposes; glass roof changed to solid roof at fire exit to north side of chapel annex; alterations to atrium design and internal walkway; relocation of internal stair within chapel to rear; additional openings added to chapel for structural stability; and infill of recess between chapel and new hotel block to the rear at Grantham Place;

(d) Alterations at second floor level to include alteration to hotel bedroom at No. 5 Camden Street Upper including new bathroom location; new sprinkler system added to rooms 211 and 212 for fire safety purposes; and other alterations as undertaken at lower levels including revised atrium design and recess infill;

(e) Alterations at roof level to include pitched roof design at atrium and recess infill between chapel and new hotel block at Grantham Place; and

(f) Permission is also sought for landscaping and all ancillary and associated site development works for the alterations described. The proposed changes will result in a reduction in the number of hotel bedrooms from 98 to 89 in total.

**\*\*\*Amendment to Week 31/20\*\*\***

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2718/20  
**Application Type** Permission  
**Applicant** Christopher & Phyllis O'Neill  
**Location** 18, Beech Hill Drive, Donnybrook, Dublin 4  
**Registration Date** 06/08/2020  
**Additional Information** Additional Information Received  
**Proposal:** Planning Permission to demolish existing side garage and to erect a new two storey granny flat extension (90m<sup>2</sup>) to side and front of existing dwelling house and single storey front porch (3m<sup>2</sup>) onto existing dwelling and all associated site services and landscaping works at 18 Beechill Drive, Donnybrook, Dublin 4 D04K8H7.

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**Area** Area 1 - South East  
**Application Number** 3141/20  
**Application Type** Permission  
**Applicant** Richard Lacey  
**Location** 77 Mount Tallant Avenue, Dublin 6W, D6W X376  
**Registration Date** 05/08/2020  
**Additional Information**  
**Proposal:** Planning permission consisting of the introduction of a vehicular access point at the front of the property involving partial removal of the front boundary wall, reconfiguration of external steps to allow for the creation of a gravel driveway with off street parking, the construction of a 1100mm high boundary wall to be shared with the neighbouring property at No. 75 Mount Tallant Avenue, dishing of the existing pavement in front of the property, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3143/20  
**Application Type** Permission  
**Applicant** John Moran  
**Location** 19, Palmerston Road, Rathmines, Dublin 6



**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the erection a new inward opening double gates to allow new vehicular access off Palerston Road along with associated landscaping works including dishing of the existing pavement.

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**Area** Area 1 - South East  
**Application Number** 3145/20  
**Application Type** Permission  
**Applicant** Sarah and Paul Egan  
**Location** 38 Oaklands Park, Sandymount, Dublin 4  
**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** The development will consist of the construction of the flat roof single storey extension to the rear of the existing house to include: part raised roof with rear window, part monopitched roof with side window, rooflights, landscaping, SuDS drainage and all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3147/20  
**Application Type** Retention Permission  
**Applicant** Carlisle Trust Ltd  
**Location** No. 22, Ailesbury Drive, Ballsbridge, Dublin 4, D04 P2Y7  
**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** RETENTION: Retention of ground floor window facing the boundary in the constructed exempt development, single storey, rear extension, to the rear of existing house.

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**Area** Area 1 - South East  
**Application Number** 3150/20  
**Application Type** Permission  
**Applicant** Peter and Kate McKenna  
**Location** 16 Windsor Road, Rathmines, Dublin 6, D06 Y6V9  
**Registration Date** 06/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development shall provide for a new vehicular entrance; 1 car parking space; an electric vehicle charging point; and associated works including replacing concrete with pebbles to improve drainage; all within the front garden.

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**Area** Area 1 - South East  
**Application Number** 3152/20  
**Application Type** Permission  
**Applicant** Ray & Laura Swanton  
**Location** 17, Claremont Road, Sandymount, Dublin 4

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**Registration Date** 06/08/2020

**Additional Information**

**Proposal:** Permission for: Demolition of non -original two storey extension & lean-to to rear of existing property. Construction of new two storey extension to rear of existing home consisting of bedroom, ensuite, kitchen, & living area. Both floors will contain roof lights. First floor will have one window facing to the rear and two windows facing north east. New soft landscaping to rear of home. All associated drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 3166/20  
**Application Type** Permission  
**Applicant** Vicky & Ciaran McGrath  
**Location** 39, Ailesbury Road, Dublin 4, D04 V8Y9  
**Registration Date** 06/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for modifications to the previously permitted application Register Reference 4366/19 for installation of an internal disabled access lift serving the basement, ground floor and 1st floor rear return. It is proposed to install a smaller lift in a different location within the existing rear return. It is also proposed to paint the render finishes to the rear elevation walls.

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**Area** Area 1 - South East  
**Application Number** 3170/20  
**Application Type** Permission  
**Applicant** Killian & Avril Whelan  
**Location** Thorndale, 31, Temple Road, Dartry, Dublin 6  
**Registration Date** 07/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission - the development will consist of the demolition of a two-storey extension to the side; the construction of new two-storey extensions to the side and rear; internal alterations to the house and general refurbishment works.

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**Area** Area 1 - South East  
**Application Number** WEB1516/20  
**Application Type** Permission  
**Applicant** Bill Sheridan and Una McCullagh  
**Location** 16, Sandymount Castle Park, Sandymount, Dublin 4  
**Registration Date** 04/08/2020

**Additional Information**

**Proposal:** 1) Construction of a new single storey porch extension and a single storey garage conversion to front and side  
2) Lowering of cill to existing front reception window  
3) Construction of a single storey extension and dormer extension to rear  
4) Increase of existing vehicular entrance width to 3.6M  
5) 2 new rooflights to front, all together with associated site and landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB1517/20  
**Application Type** Permission  
**Applicant** Killian Stokes  
**Location** 23, South Lotts Road, Dublin 4, D04 XD40  
**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** The development will consist of: the demolition of existing front wall and insertion of a new 3.3m wide centred gate for vehicular access, along with associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1519/20  
**Application Type** Permission  
**Applicant** Paraic McKeogh  
**Location** 12, Merlyn Park, Ballsbridge, Dublin 4  
**Registration Date** 05/08/2020

**Additional Information**

**Proposal:** The development will consist of demolition of existing - side garage, rear stores, rear structures, rear single storey extension at ground floor, and a chimney to rear pitch roof.

Construction of a two storey side extension with pitch roof to existing semi-detached dwelling, and single storey rear extension with flat roof structure, porch conversion, first floor rear windows modified, attic conversion to bedroom and ensuite with dormer window to rear, hip roof modified to accommodate new staircase, 2no. velux rooflights to front and rear, and solar panels to front pitched roof, and widening of vehicular access gate, and associated site development works on a site of 610m<sup>2</sup> area.

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**Area** Area 1 - South East  
**Application Number** WEB1531/20  
**Application Type** Permission  
**Applicant** Paula Donoghue and Ian McGarry  
**Location** 8, Lavarna Road, Dublin 6w  
**Registration Date** 07/08/2020

**Additional Information**

**Proposal:** The development will consist of Extensions and alterations to an existing two storey semi-detached dwelling comprising:

- a) The demolition of the existing single storey structure to the side,
- b) The construction of a two storey bay window extension to the side, a part two storey/ part single storey flat roof extension to the rear, a dormer roof extension to the rear and a non-habitable storage room attic conversion,
- c) Internal Alterations,
- d) Elevational Alterations which include a roof light to the front roof pitch,
- e) The widening of the existing vehicular entrance to 3600mm, and
- f) All associated site & landscaping works,

The proposed works result in an increase in habitable and non-habitable floor area from 116 sq.m. to 184sq.m

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0084/20  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 04/08/2020  
**Applicant** Braddock Estates Ltd.  
**Location** 23, Leeson Street Upper, Dublin 4  
**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.

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**Area** Area 1 - South East  
**Application Number** 0246/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 04/08/2020  
**Applicant** Zara Kenny  
**Location** Rear of 35 Mountpleasant Square, Fronting Mountpleasant Avenue Upper, Ranelagh, Dublin, 6  
**Additional Information**  
**Proposal:** SHEC; Single storey 1 bedroom mews of 80sqm on site of 0.01H

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**Area** Area 1 - South East  
**Application Number** 0247/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 04/08/2020  
**Applicant** Tomas & Leona O Leary  
**Location** Rear of 12, Garville Avenue, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** SHEC; 2 Mews houses

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**Area** Area 1 - South East  
**Application Number** 0254/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 05/08/2020  
**Applicant** Roy O'Connor  
**Location** 3, Ovoca Road, Portobello, Dublin 8  
**Additional Information**

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**Proposal:** EXPP: Demolition of existing (pre '64) extension to the rear of the subject site (circa 12.5sqm) & it's reconstruction plus an additional extension of circa 36sqm. Retaining garden area of 30sqm.

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**Area** Area 1 - South East  
**Application Number** 0255/20  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/08/2020  
**Applicant** Declan & Alice Clarke  
**Location** 5, Ashworth Place, Harolds Croos, Dublin 6

**Additional Information**

**Proposal:** EXPP: Existing roof re-felted with velux window fitted over kitchen. Existing roof housed and supported water tank. New boiler fitted which necessitated larger water tank, pump and new pipework. Advised to support roof to allow for heavier water tank boxing in of pipework, & maintenance. Sub-frame platform fitted for safety, maintenance of water tank, pump, also allows for cleaning/maintenance of windows and guttering. Custom made brackets fixed to external walls, finished in PVC Board, fascia board to meet guttering.

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**Area** Area 1 - South East  
**Application Number** 0256/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 05/08/2020  
**Applicant** Paula Bolger  
**Location** 3, Sydenham Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** SHEC: 2 storey 2 bed mews house to rear of No. 3 Sydenham Road

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**Area** Area 1 - South East  
**Application Number** 0257/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 04/08/2020  
**Applicant** Ganroyal Developments Limited  
**Location** Site at Athlumney Villas located to the rear of Nos. 6 & 7 Ranelagh Road, Dublin 6

**Additional Information**

**Proposal:** SHEC: The development will consist of the demolition of partial boundary wall in disrepair between rear gardens of Nos. 6 & 7 Ranelagh Road and of contemporary brick boundary wall to rear of both sites adjoining Construction Industry Federation site, construction of 2 no. two storey, two bedroom semi-detached houses with gross floor areas of 110 sqm (house to the rear of no. 6) & 112 sqm (house to the rear of no. 7) both with living spaces at first floor level, 2 no. rooflights each overhead, accessed via shared private courtyard via an existing pedestrian entrance off Athlumney Villas and all associated landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** 0260/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 07/08/2020  
**Applicant** Fort Dock 7 Ltd  
**Location** 21a, Leeson Park, Dublin 6  
**Additional Information**  
**Proposal:** SHEC: Demolition of existing dwelling and construction of a new 2 storey one bedroom dwelling.

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**Area** Area 1 - South East  
**Application Number** 0262/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 07/08/2020  
**Applicant** Cignal Infrastructure Ltd  
**Location** Lumen Building, 23/25, Baggot Street Upper, Dublin 4  
**Additional Information**  
**Proposal:** EXPP: Install telecommunications equipment at the roof level of Lumen Building, 23/25 Baggot Street Upper, Dublin 4

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**Area** Area 1 - South East  
**Application Number** 0263/20  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 05/08/2020  
**Applicant** Catherine Bent & Joe Tozer  
**Location** 23 Grosvenor Square, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** 0266/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 07/08/2020  
**Applicant** Mourneview Construction Ltd  
**Location** Adjoining No,86, Captain's Avenue, Crumlin, Dublin 12  
**Additional Information**  
**Proposal:** SHEC;The development will consist of the demolition of existing storage shed. Construction of an adjoining 2 storey, 3 bed dwelling to existing dwelling. Modifications to existing vehicular access to provide separate vehicular and pedestrian access to proposed dwelling and removal and replacement of existing windows to no 86. All with associated site works

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**Area** Area 1 - South East  
**Application Number** 2131/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2020  
**Applicant** Rockyvale Limited  
**Location** No. 16-18 Lord Edward Street and No. 18 Exchange Street Upper and Copper Alley, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development on a 0.11 ha site approximately located at Nos. 16-18 Lord Edward Street (a protected structure) and No. 18 Exchange Street Upper (known as "Fashion House") and Copper Alley, Dublin 2. The proposed development comprises minor amendment to the Parliament Hotel (permitted under DCC Reg. Ref. 3448/16, as amended by DCC Reg. Refs. 4521/17, 3280/18, 2525/19) and includes additional plant screening to Parliament Roof to match material of permitted plant screen, 3no. street level painted metal out of hours security screens at Lord Edward Street entrances, 2no. canopies to Fashion House fifth floor terrace, relocation of 2no. existing flag poles to Parliament building at first floor level to corner of Lord Edward Street and Exchange Street Upper and 2no. timber louvered panels within external door on Copper Alley towards Cow's Lane painted to match door finish.

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**Area** Area 1 - South East  
**Application Number** 2449/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/08/2020  
**Applicant** Anne Parsons  
**Location** 7, Seapoint Terrace, Strand Street, Irishtown, Dublin  
4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of amendments to the previously granted permission (28/01/2020 P0042) for works to the existing two-storey over basement building which included the conversion of basement and ground floors to a new yoga facility, maintaining the existing residential one-bedroom apartment at first floor level, the demolition of existing single storey builders material storage sheds to the rear (north) and construction of new single storey yoga studios with courtyard garden to the rear with single storey extension to the side (east) of existing main structure. The amendments cover the following items:

- The addition of an external insulated render system to the existing house.
- The removal of both chimneys to the east elevation.
- Changes in internal layouts to the first floor apartment and the ground floor reception area
- The enlargement of the ground floor front window
- The removal of the external stairs from the basement and internal changes to the basement area
- Amendments to the Yoga studio roofs and addition of photovoltaic array.

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**Area** Area 1 - South East  
**Application Number** 2841/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION

**Decision Date** 04/08/2020  
**Applicant** Ceanna Walsh  
**Location** 121, Strand Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of revisions to the previously granted permission File Register Reference 2064/18 for the provision of an additional mews dwelling to include:

- a. A new vehicular parking space to the front of the previously granted mews dwelling to the rear of the site, inclusive of the revision and localised widening of existing vehicular laneway and localised stone wall removal to provide for 2. no. passing bays to the front and rear of the site, using existing vehicular access onto Strand Road.
- b. The revision of the previously granted mews dwelling to facilitate the provision of the required parking space to the front of the previously granted mews dwelling.
- c. Associated internal layout revisions to the previously granted mews development along with associated fenestration, rooflights and overall height amendments.
- d. The provision of a new vehicular parking space to the main house to the front of the property, using existing vehicular access onto Strand Road.

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**Area** Area 1 - South East  
**Application Number** 2850/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2020  
**Applicant** Barry Murphy & Marian Burns  
**Location** 37, Dartmouth Square East, D06 YK81

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 37 Dartmouth Square East D06 YK81, a Protected Structure: Demolition of part of non-original concrete block garden wall, construction of single storey flat roofed utility extension to rear (4.8 sq.m) with roof light, minor alterations to existing extension including raising parapet by 150mm. Construction of a 19.26 sq.m single storey ancillary garden structure to rear with roof light. Enlarged pedestrian gate to rear boundary wall. Repointing of brickwork, insulation to attic, gutter cleaning, hard and soft landscaping to rear, suds drainage and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 2856/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2020  
**Applicant** Michael Whelan  
**Location** 38, Park Drive, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** Permission for development consisting of the creation of a new vehicular entrance and associated gates including for all associated site development works to the front of No. 38 Park Drive, Ranelagh, Dublin 6.



**Area** Area 1 - South East  
**Application Number** 2860/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/08/2020  
**Applicant** Brian and Helen Kennedy  
**Location** Elmhurst, 15, Temple Gardens, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the remodelling of the rear elevation and roof profile to resolve the unsatisfactory ceiling height when accessing the attic level bedrooms and to extend the floor area by 15sqm to create a new en-suite bedroom to the rear. At first floor level the works involve the interchanging of the study and bathroom. Refurbishment of the existing slate roof and ancillary site works in connection with the building works. The property is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 2861/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 05/08/2020  
**Applicant** Your Fitness Ltd.  
**Location** 14, Shamrock Villas, Harold's Cross, Dublin 6W

**Additional Information**

**Proposal:** RETENTION: Permission sought for retention of the existing change of use of a store to a fitness studio including 2 no. air conditioning units on south facing gable wall. Opening hours 7.00am-9.00pm Monday-Thursday, 7.00am-8.00pm Friday and 10.00am-3.00pm on Saturday.

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**Area** Area 1 - South East  
**Application Number** 2866/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/08/2020  
**Applicant** James Dunne  
**Location** 74 Bushes Lane, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development comprises; (i) the demolition of existing single storey garage on site; (ii) the construction of a two storey four bedroom mews dwelling with attic accommodation with pitched & flat roof, including; rooflights to flat roof, first floor balcony to rear, attic floor terrace to rear, first-floor courtyard to side, 1no. ground floor vehicular parking space accessed off Bushes Lane, pedestrian entrance off Bushes Lane, private amenity space at ground floor to rear, (iii) and all associated landscaping, boundary treatments and site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2867/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/08/2020

**Applicant** Mr Owen O'Meara  
**Location** No. 2 St Johns Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of the existing single storey garage and section of stone boundary wall to the side of the existing house and the construction of a new part two-storey part three-storey house in its place. The works will include the remodelling of the front garden to allow for additional car parking, a new section of stone boundary wall to the side, a new boundary wall between the proposed and existing dwellings, a reinstated pedestrian entrance, landscaping and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 2868/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/08/2020  
**Applicant** Jo Ann Nolan  
**Location** 32, Wexford Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of permission for extension into the roof and to the rear of existing building, to provide new top floor 1 bedroom apartment with modifications to existing stairwell at 3rd floor, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3083/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/08/2020  
**Applicant** Ann McGovern  
**Location** 31A Price's Place (formerly 1 Price's Lane) Ranelagh, Dublin 6

**Additional Information**

**Proposal:** Planning permission to re-build a two storey one bedroom cottage on site of similar type demolished cottage. This site is to the rear of a protected structure but not within the curtilage or ownership of a protected structure. This development was previously granted planning permission which has since lapsed.

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**Area** Area 1 - South East  
**Application Number** 3097/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/08/2020  
**Applicant** Fareplay Energy Limited  
**Location** Circle K Martello Service Station, 143 Strand Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist permission for (i) Car Wash (ii) Car Wash plant room (iii) All

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associated revisions to site layout including relocation of existing services and (iv) All associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3101/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/08/2020  
**Applicant** Jim Bennett  
**Location** 91, Belmont Avenue, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site of c.0.06ha at No. 91 Belmont Avenue. (Protected Structure RPS No. 675). The development will consist of modifications to permission DCC Reg. 2868/7 to include the following: revised ground floor rear extension (totalling c.10.4sqm) to include a single storey rear return for a utility room to No. 91 Belmont Avenue. The remainder of development to be carried out in accordance with parent permission DCC Reg. Ref. 2582/16.

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**Area** Area 1 - South East  
**Application Number** 4456/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2020  
**Applicant** St Agnes Medical Limited  
**Location** Lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12

**Additional Information**

Additional Information Received

**Proposal:** Permission for development on lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12 within the Primary Care and Sheltered Housing Development currently under construction. The development will consist of:- Construction of 1 no. residential building of 3 storeys in height, accommodating 12 no. 1-bedroom Independent Living Units, with associated balconies, 6 on-site carpark spaces. Associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1352/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/08/2020  
**Applicant** Paul and Sonya Lyons  
**Location** 12, Park Court, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Alterations to existing house to include new windows at ground floor to front and side elevation, single storey rear extension with one rooflight, first floor dormer window to front elevation, attic storey roof lights to front and rear elevation and stair case window from ground floor to attic level on side elevation, and associated internal alterations.

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**Area** Area 1 - South East  
**Application Number** WEB1354/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/08/2020  
**Applicant** Marnie & Brian O'Leary  
**Location** 20, Farney Park, Sandymount, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1369/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/08/2020  
**Applicant** John Murphy  
**Location** 13, Windsor Terrace, Portobello, Dublin 8, D08 X054

**Additional Information**

**Proposal:** Proposed widening of existing vehicular access to create off street parking with electric vehicle charge point in front garden and new electric gates and railing to front boundary

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**Area** Area 1 - South East  
**Application Number** WEB1497/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/08/2020  
**Applicant** Paula Donoghue and Ian McGarry  
**Location** 6, Lavarna Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of extensions and alterations to an existing two storey semi-detached dwelling comprising

- a) The demolition of the existing single storey structure to the side,
  - b) The construction of a two storey bay window extension to the side, a part two storey/ part single storey flat roof extension to the rear, a dormer roof extension to the rear and a non-habitable storage room attic conversion,
  - c) Internal Alterations,
  - d) Elevational Alterations which include a roof light to the front roof pitch,
  - e) The widening of the existing vehicular entrance to 3600mm, and
  - f) All associated site & landscaping works, The proposed works result in an increase in habitable and non-habitable floor area from 116 sq.m. to 184. sq.m.
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**Area** Area 1 - South East  
**Application Number** WEB1503/20  
**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/08/2020  
**Applicant** Ray & Laura Swanton  
**Location** 17, Claremont Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** We Ray & Laura Swanton of 17 Claremont Road, Sandymount Dublin 4, intend to apply for permission for: Demolition of non-original two storey extension & lean-to to rear of existing property. Construction of new two storey extension to rear of existing home consisting of bedroom, ensuite, kitchen & living area. Both floors will contain roof lights. First floor will have one window facing to the rear and two windows facing north east. New soft landscaping to rear of home. All associated drainage and site development works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0175/20  
**Appeal Type** Written Evidence  
**Applicant** James F Kenny  
**Location** Trinity Hall, Dartry, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The application relates to the question as to whether various works that have been carried out at Trinity Hall, Dartry, Dublin 6, namely:- (a) An increase in the floor area of Building 2 of 1,029m<sup>2</sup> compared to what was approved; and (b) An increase in the floor area of Building 3 of 1,342m<sup>2</sup> compared to what was approved are or are not development and, if they are development, whether they are or are not exempted development for the purposes of the Planning and Development Acts.

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**Area** Area 1 - South East  
**Application Number** 2529/20  
**Appeal Type** Written Evidence  
**Applicant** Nightline Screens Ltd  
**Location** St. Stephen's Green Shopping Centre, St. Stephen's Green, Dublin 2

**Additional Information**

**Proposal:** Permission for development at main (St Stephen's Green/Grafton Street) entrance to the St Stephen's Green Shopping Centre, St Stephen's Green, Dublin 2. The proposed development involves the replacement of the existing advertising panel over the main entrance to the shopping centre (from St Stephen's Green/Grafton Street), which projects full-motion/dynamic content with rapid transitions, with new signage which displays a loop of static content, separated by smooth transitions.

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**Area** Area 1 - South East  
**Application Number** 2572/20  
**Appeal Type** Written Evidence  
**Applicant** St Agnes Property Limited  
**Location** Lands to the rear of St. Agnes Convent, Captains

**Additional Information**

**Proposal:** Planning permission for the development on lands to the rear of St. Agnes Convent, Captains Place, St Agnes Avenue, Crumlin, Dublin 12 within the Primary Care and Sheltered Housing development currently being completed.

The development will consist of:- Construction of 2 no. infill residential buildings of 3-4 storeys in height each accommodating 10 no. 1 bedroom independent living units (total 20 units) with associated balconies/winter gardens. Associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2645/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Peter McVerry Trust CLG
<b>Location</b>	180-187, Townsend Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of amendment to the previously approved planning permission, DCC application no. 3991/17 comprising of the change of use of the 2no. existing ground floor retail units at nos. 181 & 185 Townsend Street from retail to residential use to provide 2 no. 1 bedroom ground floor apartments; North façade (front elevation to Townsend Street): removal of ground floor shopfronts and redundant fascia, repair and renewal of underlying brickwork; replacement of existing windows and doors; enlargement of existing door opening and provision of a gate for service access at no. 180 Townsend Street, South façade (rear elevation): the removal and reconstruction of 2 no. rear yard structures to unit no's 181 & 185 with a flat roof concrete deck structure as per adjacent approved units; 4 no. new openings to provide individual apartment windows & entrance doors accessed from the rear yard; omission of approved access gate to adjacent laneway to west of site; relocation of approved bin store to the east of the approved stair core on the south boundary; and all associated siteworks.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2675/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Niall & Babara Power Smith
<b>Location</b>	32 St. John's Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Permission for the following works at 32 St. John's Road, last used as a dwelling, (a) The removal of a detached outbuilding and demolition of the mid-twentieth century two-storey extension to the rear and sides of the dwelling that incorporates a former parish hall which will be refurbished; (b) modifications to the hall including energy efficiency upgrade and the removal of a c.1960 mezzanine floor; (c) the construction of a new, three-storey, 5 bedroom, residential extension to the east side and partially forward of the original structure, with rooflight and linked to the original structure by a single storey entrance hall, the third storey being a roof level studio with terrace (Total extension 489 sqm); (d) associated landscaping works and an underground rainwater attenuation/recycling tank; the entire to continue in use as a single family dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2679/20
<b>Appeal Type</b>	Written Evidence

**Applicant** Mitchelsfort Developments Limited  
**Location** No. 74A & 74B Rathgar Road, Dublin 6

**Additional Information**

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

- Change of use of existing structure from commercial use to residential use.
- Alterations to the existing structure including demolition of part of the existing single and two storey structure and removal of the existing roof structures.
- Construction of part single storey/part two storey residential scheme to include 2 no. 2 bed units and 2 no. 1 bed units. Each residential unit will be provided with rooflights, photovoltaic panels and private outdoor open space at ground and first floor levels.
- New entrances to each residential unit from Garville Mews.
- All associated internal and external alterations, bin storage and bicycle parking area; landscaping; drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1175/20  
**Appeal Type** Written Evidence  
**Applicant** Ignacio Moran & Martha Gomez  
**Location** 28, Seafort Gardens, Sandymount, Dublin 4

**Additional Information**

**Proposal:** New two-storey extension to the side and rear of the existing dwelling house (145.18m<sup>2</sup>), along with associated remodelling of the existing house, its drainage, landscaping and associated works. Including demolition of an existing single storey (11.4m<sup>2</sup>) rear extension, the widening of existing vehicular gateway and provision of car parking to the front of the house.

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**Area** Area 1 - South East  
**Application Number** WEB1191/20  
**Appeal Type** Written Evidence  
**Applicant** John and Leah McKenna  
**Location** 56, Claremont Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** We, John and Leah McKenna, intend to apply for planning permission for development at no. 56 Claremont Road, Sandymount, Dublin 4, consisting of the following principal elements-

1. Demolition of non-original single storey extension to side of existing property.
2. Construction of new two storey extension to side of existing house.
3. Construction of new extension to rear of one, two and three stories.
4. Attic conversion including new dormer window to rear.
5. New rooflights to existing roof and solar panels to roof of new dormer.
6. New single storey Garden Room to end of rear garden.
7. Widening of existing vehicular entrance to front of property.
8. New hard and soft landscaping to the entire site.
9. All associated drainage and site development works.

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**Area 1  
Appeals Decided**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4644/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	05/08/2020
<b>Applicant</b>	Ella Van Cauwelaert, Monica O'Loughlin and Liz Coman
<b>Location</b>	Site to the rear of 19 Grosvenor Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Permission is sought for;

- a) Construction of 4 No. 3-storey over basement 3-bedroom terrace dwellings each with a floor area of 261.8 sq.m. at the site to rear of 'Rathmore', 19 Grosvenor Road, Rathgar, Dublin 6 with access from Bushes Lane,
  - b) Removal of the existing boundary wall between the rear of the subject site and Bushes Lane,
  - c) Pedestrian and vehicular entrance provided from Bushes Lane to the rear of the site,
  - d) provision of 4 No. car parking spaces and 8 No. bicycle spaces,
  - e) bin storage in stand-alone detached single storey building with a floor area of 14.14 sq.m.,
  - f) construction of a new boundary wall between existing dwelling a new site and,
  - g) all associated site works.
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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

32/20

(04/08/2020-07/08/2020)

**Area** Area 1 - South East  
**Application Number** 0283/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Paul Larchet  
**Location** Rear of 12, Saint Mary's Road, Dublin 4  
**Registration Date** 06/08/2020  
**Additional Information**  
**Proposal:** SHEC: Proposed detached dwelling

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# Dublin City Council

## SECTION 5 EXEMPTIONS

32/20

(04/08/2020-07/08/2020)

**Area** Area 1 - South East  
**Application Number** 0178/20  
**Application Type** Section 5  
**Applicant** O'Callaghan Collection  
**Location** Davenport Hotel, 8-10, Merrion Street Lower, Dublin 2  
**Registration Date** 07/08/2020  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Repainting with specified colours the existing painted sections of the front and partial side facades of the Davenport Hotel.

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**Area** Area 1 - South East  
**Application Number** 0250/20  
**Application Type** Section 5  
**Applicant** Twinair Ltd  
**Location** 18, Ely Place, Dublin 2  
**Registration Date** 07/08/2020  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: New lime render with harl finish to existing exposed brick to lower section of north gable of No. 18 Ely Place.

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**Area** Area 1 - South East  
**Application Number** 0280/20  
**Application Type** Section 5  
**Applicant** Richard Skelton & Audrey Foley  
**Location** 20, Parnell Road, Harolds Cross, Dublin 12  
**Registration Date** 07/08/2020  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Works to restore the facade of the house to its historical best. Works to remove the 3 aluminium windows (single glazed white) and replace with "2 over 2" wooden sash windows. Replacement of front door.

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**Area** Area 1 - South East  
**Application Number** 0286/20  
**Application Type** Section 5  
**Applicant** IPUT plc  
**Location** 46 St. Stephen's Green, Dublin 2  
**Registration Date** 07/08/2020  
**Additional Information**  
**Proposal:** EXPP: The external works are as follows: 1) In order to control solar heating from the south west, external window blinds are to be installed+ADs- 2) In order to maintain and improve the roof and accommodate 'Part L' roof insulation requirements, the height of the setback top floor is to be increased by 290mm above existing (from c.19.530m above ground to c.19.820m above ground)+ADs- and 3) For aesthetic reasons, the existing guard rail to the rooftop terrace will be replaced.

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