



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**33/20**

(10/08/2020-14/08/2020)

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** 2201/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Kevin Warren  
**Location** 87, St. Mary's Lane, Dublin 4  
**Registration Date** 10/08/2020

**Additional Information**

**Proposal:** EXT. OF DUR.: To construct a new part 2-storey (with roof top plant room and solar panels), part single-storey mews over a basement, of total area 210.04 sq.m at a vacant site at 87 St. Mary's Lane, Dublin 4. The proposed house is situated between 2 single storey mews houses and will complete the terrace. A single car parking space is proposed behind new sliding vehicular gate off St. Mary's Lane.

---

**Area** Area 1 - South East  
**Application Number** 2655/20  
**Application Type** Permission  
**Applicant** Barnyard Property Development Development Limited  
**Location** 8 & 9, Erne Terrace Rear, Dublin 2  
**Registration Date** 10/08/2020

**Additional Information** Additional Information Received

**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 (54.87m<sup>2</sup>) and 9 (52.22m<sup>2</sup>) 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** 2819/20  
**Application Type** Permission  
**Applicant** Astenbond Limited  
**Location** 28, Westmoreland Street, Dublin 2  
**Registration Date** 13/08/2020

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for change of use from retail use to cafe/restaurant at basement, ground and first floor level only and all associated works at 28 Westmoreland Street, Dublin 2, D02 EY73. Protected Structure Ref. No. 8545.

---

**Area** Area 1 - South East  
**Application Number** 3181/20  
**Application Type** Permission  
**Applicant** Centric Health Primary Care Ltd  
**Location** Corner Unit, First Floor, Grafton Buildings, 34 Grafton Street, Dublin 2  
**Registration Date** 12/08/2020

### Additional Information

**Proposal:** Permission for the change of use of part of an existing building (112 sqm) from office use to medical use.

---

**Area** Area 1 - South East  
**Application Number** 3187/20  
**Application Type** Permission  
**Applicant** Fareplay Energy Limited  
**Location** Circle K Martello, Strand Road, Sandymount, Dublin 4,  
D04 W3 C4  
**Registration Date** 12/08/2020

### Additional Information

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

- (i) Car Wash
  - (ii) Car wash plant room
  - (iii) All associated revisions to site layout including relocation of existing services and
  - (iv) All associated site development works.
- 

**Area** Area 1 - South East  
**Application Number** 3189/20  
**Application Type** Retention Permission  
**Applicant** Esprit Investment Limited , Jones Engineering House  
**Location** Mespil Court, Mespil Rd. and Burlington Rd., Dublin 4,  
D04 E516  
**Registration Date** 13/08/2020

### Additional Information

**Proposal:** RETENTION: Retention permission for 1) existing 9 no. car parking spaces (181 sqm) to the south-west of Mespil Court and 2) existing bin storage area (15 sqm) to the west of Mespil Court, both on Burlington Road at Mespil Court, Mespil Road / Burlington Road, Dublin 4, D04 E516.

---

**Area** Area 1 - South East  
**Application Number** 3194/20  
**Application Type** Permission  
**Applicant** Parish of the Immaculate Heart of Mary  
**Location** Church Of The Immaculate Heart Of Mary, 10-12 City  
Quay, Dublin 2  
**Registration Date** 13/08/2020

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for development at the The Church of The Immaculate Heart of Mary, a protected structure, RPS No. 1864 at City Quay, Dublin 2.

The development will consist of the following:

1. External works to the existing church building to include pointing and stone repair to the south elevation and campanile;
    - new lead capping to the external buttress wall at the south east corner;
    - insertion of 6 no. slate vents into the east and west church roof;
  2. Works to main entrance area to include a new short access ramp, adjustment to existing door for
-

- accessibility purposes, new matwell and tiled floor finish; relocation of 2 no. holy water fountains; relocation Shrine to Our Lady, demolition of existing timber lobby screen and doors and replacement with new glazed screen and doors, additional light and wiring to new routes;
3. Works to the western annex to include the removal of 1 no. existing confessionals, installation of an accessible WC and installation of new fire escape doors in eastern elevation.
  4. Works to the main body of the church to include redecoration, renewal of flooring and selected joinery, relocation of 4 no. shorter pews from the rear to the front of the main aisle to allow for new wheelchair spaces, new Olea Sacra to the western nave, new floor finish, repair work to stained glass window in the north facade, repair works to the window above the altar as well as various repairs to the windows on east and west facades, replacement of cover plates to the donation boxes; Insertion of a new Olea Sacra cabinet on the narthex adjacent to the existing baptismal font;
  5. Works to the altar area to include commissioning of a new altar and steps to the pulpit;
  6. Refurbishment of stained glass windows including repair work to stained glass window in North facade, repair work to the window above the altar, as well as various repairs to the windows in the east and west facades;
  7. Works to the sacristy area;
  8. New brass guardrail to choir area;
  9. Upgrading of mechanical and electrical services throughout the building including the addition of new lighting and wiring routes, installation of new destratification fans suspended from the roof.

**Area** Area 1 - South East

**Application Number** 3196/20

**Application Type** Permission

**Applicant** Strandmount Limited

**Location** 0.1024 Ha site at Charlemont place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews',

**Registration Date** 13/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a 0.1024 ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwelling to the north and the 'Hilton Mews'. 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development will consist of amendments to the permitted aparthotel development as granted under DCC Reg. Ref. 3549/19 (ABP Reg. Ref. PL29S.305585) to include the following modifications which are principally proposed within the permitted form/building envelope; an additional 8 No. aparthotel bedrooms which will increase the total number of bedrooms from 36 No. to 44 No. aparthotel bedrooms; the reduction in car parking at basement level -1 from 9 No. spaces to 3 No. spaces; the provision of a gym (22 sq.m), breakfast room (100 sq.m), breakfast preparation area (28 sq.m) and an external open area (15 sq.m) at basement level -1 (principally in lieu of the removed car parking spaces); additional minor modifications to the basement including the addition of a guest w.c., relocation of bin store and loading bay and relocation and reduction of bicycle parking spaces; additional plant at roof level; signage to the permitted entrance canopy; and all associated elevational changes and site development works above and below ground, The total gross floor area of the permitted aparthotel development will be slightly reduced from 1,763 sq.m over 660 sq.m at basement level to 1,737 sq m over basement level of 666 sq.m.

---

**Area** Area 1 - South East  
**Application Number** 3203/20  
**Application Type** Permission  
**Applicant** The Board of St. James's Hospital  
**Location** St. James's Hospital, James's Street, Dublin 8, D08 F2  
H7  
**Registration Date** 14/08/2020

**Additional Information**

**Proposal:** Planning permission - the proposed development will consist of a 4 storey, 1072 sq. m., 14.02 metre high infill to vacant yard and extension to the north of the existing mortuary building to serve as a bio-bank process storage unit accommodated over 2 floors with the additional 2 floors allocated to associated laboratory and administration functions; included will be a louvered open plant area 140 sq. m. at roof level, a further 2.7 metres high, all to match the existing building finishes; plant equipment and all other site development works, above and below ground required to facilitate the development, all located adjacent the north eastern boundary of the hospital campus. Vehicular access will be through the north entrance gates from Ewington Lane.

---

**Area** Area 1 - South East  
**Application Number** WEB1548/20  
**Application Type** Permission  
**Applicant** Fáilte Ireland  
**Location** 3, Palace Street, Dublin 2  
**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** Permission is sought by Fáilte Ireland for new signage and wayfinding totem to the existing building at 3 Palace Street, Dublin 2 to include: provision of coloured powder coated signage to the existing Palace Street, Dame Street and Barnardo's Square facades and provision of a wayfinding totem to the Dame Street concourse at the proposed Fáilte Ireland Tourist Information Centre, Ground Floor Unit, 3 Palace Street.

---

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2843/20  
**Application Type** Permission  
**Applicant** David Kavanagh & Erin Barnett  
**Location** 44, Kimmage Grove, Kimmage, Dublin 6W  
**Registration Date** 11/08/2020  
**Additional Information** Additional Information Received

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

- Construction of ground and first floor extension to the rear
- Construction of single storey porch element to the front
- All associated alterations to existing elevations, internal layouts, site, drainage and landscaping works.

**Area** Area 1 - South East  
**Application Number** 3173/20  
**Application Type** Permission  
**Applicant** Loretta Raso  
**Location** 7, Granite Place, Ballsbridge, Dublin 4, D04 T1X8  
**Registration Date** 11/08/2020

**Additional Information**

**Proposal:** Planning permission for development consisting construction of a second floor and roof terrace on existing two storey over basement house, amendments to front facade and minor internal works to existing ground floor and first floor internal arrangement and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3182/20  
**Application Type** Retention Permission  
**Applicant** Susan Sherry  
**Location** 25 Tyrconnell Street, Inchicore, Dublin 8  
**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** Planning permission consisting of the retention of alterations and extensions to an existing house including a first floor balcony to the rear, single storey extension to the rear and french doors in the rear wall.

---

**Area** Area 1 - South East  
**Application Number** 3184/20  
**Application Type** Permission  
**Applicant** Ann McGovern  
**Location** 31A Price's Place, (formerly No. 1 Price's Lane),  
Ranelagh, Dublin 6  
**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission to re-build a two storey one bedroom cottage on site of similar type demolished cottage (formerly 1 Price's Lane).

---

**Area** Area 1 - South East  
**Application Number** 3185/20  
**Application Type** Permission  
**Applicant** Justin Hintze  
**Location** 35 Victoria Street, Portobello, Dublin 8  
**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** Planning permission consists of extension at first floor to side of dwelling with associated alterations to existing front elevation.

---

**Area** Area 1 - South East  
**Application Number** 3191/20  
**Application Type** Permission  
**Applicant** Ronan Culligan  
**Location** 13, Wilfield Road, Sandymount, Dublin 4, D04 WK51  
**Registration Date** 13/08/2020  
**Additional Information**  
**Proposal:** Permission to create vehicular entrance to front garden & associated works.

---

**Area** Area 1 - South East  
**Application Number** 3195/20  
**Application Type** Permission  
**Applicant** Karen Erwin  
**Location** 23, Waterloo Lane, Ballsbridge, Dublin 4 D04 K2W4  
**Registration Date** 13/08/2020  
**Additional Information**  
**Proposal:** The development will consist of the following: Change of use of existing attic storage rooms into a home office, separate bedroom and a shared toilet.

---

**Area** Area 1 - South East  
**Application Number** 3198/20  
**Application Type** Permission  
**Applicant** JC Decaux Ireland Limited  
**Location** 40 Lower Kevin Street, Dublin 8  
**Registration Date** 13/08/2020  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission will consist of the replacement of the existing illuminated static advertising display (6m wide x 6m high) with a digital advertising display (6.44m wide x 6.876m high) on the gable wall of 40, Lower Kevin Street, Dublin 8 including all associated site works and services and to permanently decommission and remove 3 no. 48 sheet advertising displays at Western Way, (on the roadside boundary walls) beside the junction with Dominick Street Upper, Dublin 7

---

**Area** Area 1 - South East  
**Application Number** 3202/20  
**Application Type** Permission  
**Applicant** Ruth Casey  
**Location** 2, Chelmsford Road, Ranelagh, Dublin 6  
**Registration Date** 14/08/2020  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning Permission sought for the following works. New pitched roof to utility area, together with new glazed opes and removal of chimney breast to create open plan kitchen area. Repairs to chimney and chimney structure and to sun room roof. New glazing to rear of sun room. No increase in footprint. Creation of new vehicular access to the rear on Chelmsford Lane by removal of 3.5 meters of stone wall, construction of piers and installation of a sliding gate.

---

**Area** Area 1 - South East  
**Application Number** WEB1543/20  
**Application Type** Permission  
**Applicant** Oonagh Carney and John Power  
**Location** 15, Saint Albans Park, Dublin 4, D04 F2A4  
**Registration Date** 11/08/2020

**Additional Information**

**Proposal:** The development will consist of a first floor extension to the side of their existing house with new pitched roof over incorporating rooflights to side and rear; amendments to the roof profile to the side and rear previously approved 5490/06 with the removal of existing slate roof with rooflights to the side replaced with flat rooflights over the kitchen and utility room and replacement of slate conical roof to the rear with flat roof over dining area; the increase in height of parapet to the southern boundary; new lead roof over existing ground floor bay window; and all associated site works

---

**Area** Area 1 - South East  
**Application Number** WEB1552/20  
**Application Type** Permission  
**Applicant** Omar & Huda Barakat  
**Location** 34, Eblana Villas, Dublin 2  
**Registration Date** 13/08/2020

**Additional Information**

**Proposal:** First Floor bedroom extension over existing ground floor kitchen extension at the rear and all ancillary works.

---

## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0276/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/08/2020  
**Applicant** Ann McGovern  
**Location** 31a, Price's Place, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** SHEC: Construction of a two storey cottage

---

**Area** Area 1 - South East  
**Application Number** 0283/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/08/2020  
**Applicant** Paul Larchet  
**Location** Rear of 12, Saint Mary's Road, Dublin 4

**Additional Information**

**Proposal:** SHEC: Proposed detached dwelling



---

**Area** Area 1 - South East  
**Application Number** 2401/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2020  
**Applicant** Miro Property Holdings Limited  
**Location** 1, Irishtown Road, Dublin 4, D04 H7E8

**Additional Information**

**Proposal:** EXT. OF DUR.: Single storey extension (24 sq.m.) at basement (lower ground floor) level to the side & rear of 1 Irishtown Road, Dublin 4, to enable the basement to be used as a 1 bedroom, own door, apartment and courtyard.

---

**Area** Area 1 - South East  
**Application Number** 2424/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/08/2020  
**Applicant** Harold Properties Ltd  
**Location** 13 Shamrock Villas, Harolds Cross, Dublin 6W

**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** 2641/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Martin Doran & Elisabeth Pfeiffer  
**Location** 36, Shelbourne Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the removal of an existing garden shed and the construction of a detached garden room to the rear of No. 36 Shelbourne Road, Dublin 4. The proposed single -storey structure (36sqm) consists of: (A) A garden room (27sqm), bike store (5sqm) and a WC (4sqm) all of which are subservient to and accessed from the main residence; and (B) A canopy over the existing car parking space; and all associated landscaping site works.

---

**Area** Area 1 - South East  
**Application Number** 2872/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/08/2020  
**Applicant** Mount Way Offices Limited  
**Location** 94/95, Mount Street Lower, Dublin 2 (D02 P958 and D02

**Additional Information**

**Proposal:** Permission is sought for development at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958 and D02 F682) (with frontage to Love Lane East). The development will consist of the following: (i) demolition of the existing 2 no. interconnected, three-storey over basement buildings at Nos. 94/95 Mount Street Lower, Dublin 2 (D02 P958) and all ancillary structures and buildings on site, including the existing two-storey structure to the rear (D02 F682) with frontage to Love Lane East; (ii) construction of an eight-storey over basement office development, with a set-back seventh floor level, comprising of: (a) office space, including the provision of staff facilities and a bin store, bicycle storage area and plant room at basement level; (b) office space, including office lobby/reception area; staff facilities and an ancillary break out coffee/meeting space at ground floor level; (c) office space on upper floor levels, including staff facilities on each floor level; and (d) roof access and lift overrun at roof level; and (iii) drainage, landscaping and all associated site works necessary to facilitate the development.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2873/20
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	10/08/2020
<b>Applicant</b>	The Royal College of Surgeons in Ireland
<b>Location</b>	Block A Ardilaun Centre ( also known as NOs. 112-114, St. Stephen's Green, Dublin 2, D02 AF59, No. 4 Proud's Lane, Dublin 2, D02 WY28, part of No.26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted education and research building ( DCC Reg . Ref: 2016/19; ABP Ref: 305501-19) on this site of c.0. 3945 hectares comprising Block A Ardilaun Centre ( also known as Nos. (112-114), St. Stephen's Green, Dublin 2, D02 AF59, No. 4 Proud's Lane, Dublin 2, D02 WY28, part of No. 26 York Street, Dublin 2, D02 P796 and part of the courtyard of the Ardilaun Centre, Dublin 2

The proposed development will consist of: an additional storey of education and research floorspace (7th Floor Level) (838 sq m) and extensions to the permitted 5th Floor Level at the south-west and south-east corners (49 sq m). The total gross floor area of the building increases by 887 sq m (from 12,381 sq m permitted to 13,268 sq m proposed), resulting in an eight storey building over basement. The development will also consist of: alterations to the permitted elevations and internal layouts; and associated alterations to the permitted plant and services ( mechanical and electrical, water supply, sewage disposal and surface water disposal).

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2879/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	11/08/2020
<b>Applicant</b>	Olympia Productions Unlimited
<b>Location</b>	Nos. 72 (Olympia Theatre – Eircode D02 K135), 73 Dame Street (Olympia Theatre Ticket Office – Eircode D02

V597) and Crampton Court, Dublin 2. (No. 72 Dame Street is a protected structure)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site of c. 0.164 hectares at nos. 72 (Olympia Theatre – Eircode D02 K135), 73 Dame Street (Olympia Theatre Ticket Office – Eircode D02 V597) and Crampton Court, Dublin 2. (No. 72 Dame Street is a protected structure). The proposed development will consist of the removal of the existing established (c. 20.54 sq.m existing non-original) signage and its replacement with new signage (new lettering, colour and logos) within existing locations and extent (c. 20.54 sq.m) as follows: Dame Street Elevation: replacement of 2 no. double sided wall mounted signs onto first and second floors of no. 72 and 73 Dame Street. At ground floor level replacement of existing signage with new signage (over no.73 – Olympia Theatre Ticket Office) as well as 3 no. announcement signage at the entrance doors to the Theatre, and the replacement of the 2 no. modern insert signs in the canopy with new signs. Crampton Court Elevation: Replacement of a wall mounted sign with new signage (at first and second floors), as well as replacement of 2 no. entrance signs with new signage.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2886/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/08/2020
<b>Applicant</b>	Lorenzo Borza
<b>Location</b>	5, Barrow Street, Dublin 4 D04E1W3

**Additional Information**

**Proposal:** Planning Permission sought for a two storey extension to the rear with internal alterations and all associated site works to existing dwelling house.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2890/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/08/2020
<b>Applicant</b>	Board of Trinity College
<b>Location</b>	The Museum Building, Trinity College, The University of Dublin, College Green, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 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 modern glazing, glazing caps, glazing fixings & flashings to the apex rooflights over the inner hall
- Replacement of modern roof access walkways to the inner roof wells at The Museum Building, Trinity College, The University of Dublin, College Green, Dublin 2 by The Provost, Fellows, Foundation Scholars and other members of the Board of the College of the Holy and undivided Trinity of Queen Elizabeth near Dublin.

**Area** Area 1 - South East  
**Application Number** 2891/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**Applicant** Zoe Mollaghan & Mark McCormack  
**Location** 8, Ferrard Road, Terenure, Dublin 6W, D06 E510

**Additional Information**

**Proposal:** The development will consist of the removal of the existing single storey garage and covered side passage to the side of the dwelling and the construction of a flat roof single storey extension to the rear and a pitched roof two storey extension to the side of the dwelling, 2 no. roof windows, for the widening of the existing vehicular entrance, hard and soft landscaping and for all associated works above and below ground.

---

**Area** Area 1 - South East  
**Application Number** 2892/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**Applicant** IPUT PLC  
**Location** 4, Fitzwilliam Place, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for development at No. 4 Fitzwilliam Place, Dublin 2 - A Protected Structure, RPS Reference no. 2757. The development will consist of: (i) The removal of an internal wall with 2 no. non-original doors to the rear room of the basement (Lower Ground Floor Level) so as to restore the original room proportions; (ii) The formation of a new opening in the mid-wall separating the two reception rooms at basement level (Lower Ground Floor Level) and the fitting of a new steel framed glass screen and door; (iii) The formation of a new 2.25m wide opening in the mid wall separating the two reception rooms at entrance level (Upper Ground Floor Level) and fitting of new painted hardwood, folding, double doors to match the detail of existing double doors above at first floor level; and (iv) The formation of new 2.45m wide door opening to the external wall of the rear reception room at basement level (Lower Ground Floor Level) and fitting of new slimline glazing system with glazed double doors forming a connection to the lower yard to the rear garden.

---

**Area** Area 1 - South East  
**Application Number** 2893/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Anthony and Margaret Childs  
**Location** Rear of 15 Leeson Street Upper, accessed off Warner's Lane, Dublin 4, D04 E6H6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission will be sought for minor amendments to previously approved planning permission reference 2399/19 including a zinc clad box dormer to the rear elevation with translucent glazing; parapet wall detail to the front elevation; replacement of brickwork to gable elevation with plaster finish; and minor changes to finished floor levels.

---

---

**Area** Area 1 - South East  
**Application Number** 2895/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Peter MacNamara  
**Location** 87, Heytesbury Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for:

- a) Demolition of existing modern lean-to to rear;
- b) Construction of new lower ground floor single storey extension to rear;
- c) Construction of new upper ground floor rear return extension with metal cladding;
- d) Replacement of lower ground floor solid ground with new geo-cell and limecrete floor build-up;
- e) Revised layout to lower ground floor front room;
- f) Upgrading of existing building services;
- g) Enlarge opening to rear wall at lower ground floor;
- h) Block up modern door opening to front elevation to create new window;
- i) Re-pointing original brickwork and granite steps;
- j) Replacement of non-original cement render to front elevation at lower ground floor with lime render;
- k) Structural repair works to rear garden north boundary wall;
- l) Repair and redecoration of cast iron railings at 87 Heytesbury Street, Dublin 8, a protected structure (RPS no. 3813)

---

**Area** Area 1 - South East  
**Application Number** 2904/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2020  
**Applicant** Sawbridge Ltd.  
**Location** The Swan Centre, Rathmines Road Lower & Castlewood Avenue, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the sub-division of an existing shop unit into four separate units and a new fire escape corridor; reconfiguration of the steps down into the external terrace; provision of new glazed balustrade to the external terrace.

---

**Area** Area 1 - South East  
**Application Number** 2905/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Noele McEvoy  
**Location** 49, Arnott Street, Dublin 8  
**Additional Information**

**Proposal:** Permission is sought for construction of pitched roof extension at first and second floor level over existing part single storey, part two storey flat roof, including 2 no. new external terraces at front/north of house, and construction of projecting first floor level bay window to rear, all to existing end of terrace house.

---

**Area** Area 1 - South East  
**Application Number** 2908/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Kate Kennedy & Peter Shanley  
**Location** 29, Castlewood Avenue, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the existing dwelling, a protected structure, as follows: to front elevation: at garden level reinstate original window opening and replace window with new timber sash, new timber entrance screen, new door to under stair. To side elevation (at return): changes to window/door openings, omit 1no. window opening, remove steps, new drainage/rainwater goods. To rear elevation: enlarge window opening at garden level to form doorway. To rear elevation (at return): new door opening and new rainwater goods. To rear garden: reduce level to rear terrace and form new brick planters. To front garden: form new vehicle access gate from Castlewood Park and provide parking space to front garden. At pitched roofs: relay pitched roofs to incorporate membrane under slates, lay all new valleys/flashings, install 1no. new rooflight and new solar panels to inner roofs, replace existing rooflight. New membrane and omit rooflight at flat roof to return. Internally: make layout changes including structural openings at: garden level, return at all levels, and at first floor; new breathable floor slab at garden level, tanking and wall insulation to garden level external walls, reduce floor levels to return at garden level and first return, new secondary glazing to 2no. front floor sash windows. Generally: strip all plumbing/heating and electrical services and install all new systems, remove non-original fittings, install new fittings and redecorate, and any associated repairs, drainage works and builders works.

---

**Area** Area 1 - South East  
**Application Number** 2919/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/08/2020  
**Applicant** Zara Kenny  
**Location** Rear of 35 Mountpleasant Square, Mountpleasant Avenue  
Upper, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a 1-no. bedroom single storey mews of 80m<sup>2</sup> with demolition of rear existing garage building (32m<sup>2</sup>) and alterations to existing rear boundary wall with associated site works, bin stores, bicycle parking and landscaping.

---

**Area** Area 1 - South East  
**Application Number** 3118/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID

---

**Decision Date** 10/08/2020  
**Applicant** Michael Sadlier  
**Location** 108, Sandford Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** Planning permission for (1) The construction of an extension to the rear of the existing house (2) The addition of a first floor bedroom window on the existing south eastern elevation and (3) The addition of 3no. velux type windows on the existing roof line of the house along with all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3119/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2020  
**Applicant** Anne and Fintan O'Shea  
**Location** 70 Charleville Close, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of amendments to planning reference 4074/19 including the creation of a pedestrian access between Charleville Close and Leinster Square, and the relocation of first floor window in accordance with planning condition No. 2(b) onto the northern facing elevation.

---

**Area** Area 1 - South East  
**Application Number** 3125/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2020  
**Applicant** JD Wetherspoon plc  
**Location** 1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2 and Grantham Place, Dublin 8

**Additional Information**

**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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4194/19
<b>Application Type</b>	Permission
<b>Decision</b>	EXTENSION OF TIME
<b>Decision Date</b>	11/08/2020
<b>Applicant</b>	Nanny Sisters Limited trading as Il Forniao Caffè
<b>Location</b>	15, College Green, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1) Change of use of existing 4-storeys overbasement mid-terraced 5-storey building comprising ground floor cafe (with associated basement staff WC & stores) and first, second & third floor offices to integrated guest house use including: a) provide restaurant use at ground floor to incorporate portion of rear hall and; b) change of use of offices at first, second and third floors to 6 no. guest house bedroom suites in total; 2) internal demolitions and alterations to include: Basement: (a) remove spiral stairs, (b) install door opening to connect front and rear basements; (c) replace timber steps to rear basement with a lobbied stairs; Ground Floor (d) replace rear WCs with food preparation area; (e) provide new unisex ambulant disabled WC; (f) reinstate former doorset to hall / stairs lobby; (g) install new door opening to rear portion of proposed restaurant; (h) replace stair light to first floor as per historic layout; Upper Floors (i) install and fit-out new ensuite bathrooms to adjoining new bedrooms; 3) upgrade mechanical and electrical installations throughout including fire safety installation & protection; 4) upgrade building fabric throughout; 5) provide new protected lobbies on upper floors to comply with fire safety requirements.



---

**Area** Area 1 - South East  
**Application Number** 4301/19  
**Application Type** Permission  
**Decision** EXTENSION OF TIME  
**Decision Date** 14/08/2020  
**Applicant** Tim and Margaret Murphy  
**Location** 42, Waterloo Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission at existing 4 storey house at 42, Waterloo Road, Ballsbridge, Dublin 4 (a protected structure), as follows:- General conservation repairs. - New 2 storey over basement extension at existing rear return.- replacement and enlargement of projecting timber clad bathroom to rear at half landing between first and second floor levels.- two new ensuite bathrooms at second floor level within existing house.- Re-instatement of missing portion of front boundary railings, and new paving in front garden area.

---

**Area** Area 1 - South East  
**Application Number** 4677/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/08/2020  
**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.

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**Applicant** Oak Down Limited  
**Location** No. 2, Cardiff Lane, Dublin 2 (D02 E395)  
**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** WEB1361/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/08/2020  
**Applicant** Declan Pierce  
**Location** 10, Gordon Street, Dublin 4  
**Additional Information**

**Proposal:** A new first floor extension with part flat roof over to existing house at the Gordon Street elevation with a change in facade to the Gordon Street elevation of existing house, to accommodate a new bedroom and bathroom. A change in roof pitch to the existing pitched roof at the Gordon Street and Hope Street elevations to accommodate additional head height to access new extension. New roof window to the pitched roof on the Hope Street elevation. A converted attic space for storage usage.

---

**Area** Area 1 - South East  
**Application Number** WEB1372/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2020  
**Applicant** William & Ann Marie Smyth  
**Location** 131, Bangor Road, Dublin 12  
**Additional Information**

**Proposal:** New ground floor extension to front with internal modifications and associated site works

---

---

**Area** Area 1 - South East  
**Application Number** WEB1376/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Karl Anderson & Susan James  
**Location** 16, Seafort Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Planning permission is being sought for 1) Demolition of existing two storey return (53sq.M)and 2) The construction of new two storey extension (71sq.M) to rear, and all associated site & development works

---

**Area** Area 1 - South East  
**Application Number** WEB1388/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/08/2020  
**Applicant** Olga Ramos  
**Location** 266, Clogher Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** I Ms Olga Ramos, intend to apply for planning permission for the construction of a single storey 8m2 extension to the front & partially to the side of house. consisting of a new entrance porch & room extension. including ancillary works to existing street boundary wall, to form new pier & entrance gate at: 266 Clogher Road, D12 FN36.

---

**Area** Area 1 - South East  
**Application Number** WEB1517/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2020  
**Applicant** Killian Stokes  
**Location** 23, South Lotts Road, Dublin 4, D04 XD40

**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.

---

**Area** Area 1 - South East  
**Application Number** WEB1530/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2020  
**Applicant** Nespresso UK  
**Location** 22, Duke Street, Dublin 2

**Additional Information**

**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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1543/20
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/08/2020
<b>Applicant</b>	Oonagh Carney and John Power
<b>Location</b>	15, Saint Albans Park, Dublin 4, D04 F2A4

**Additional Information**

**Proposal:** The development will consist of a first floor extension to the side of their existing house with new pitched roof over incorporating rooflights to side and rear; amendments to the roof profile to the side and rear previously approved 5490/06 with the removal of existing slate roof with rooflights to the side replaced with flat rooflights over the kitchen and utility room and replacement of slate conical roof to the rear with flat roof over dining area; the increase in height of parapet to the southern boundary; new lead roof over existing ground floor bay window; and all associated site works

---

## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2583/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	College Square GP3 Limited
<b>Location</b>	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** 2631/20  
**Appeal Type** Written Evidence  
**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** 2688/20  
**Appeal Type** Written Evidence  
**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** 2871/20  
**Appeal Type** Written Evidence  
**Applicant** Caroline Devlin & Colm O'Se  
**Location** 24, Morehampton Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE, PERMISSION & RETENTION: Planning Permission for the following development at existing garden room (original register reference no. 3834/17) to rear of 24 Morehampton Road, Donnybrook, Dublin 4 (a Protected Structure). Retention of 5.8 sq.m of additional floor area. New roof profile with mezzanine attic store and one roof light on each side.

---

**Area** Area 1 - South East  
**Application Number** WEB1181/20  
**Appeal Type** Written Evidence  
**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** WEB1308/20  
**Appeal Type** Written Evidence  
**Applicant** Fiona & Barry Power  
**Location** 3A, Derrynane Gardens, Dublin 4

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** WEB1315/20  
**Appeal Type** Written Evidence  
**Applicant** Colin Daly  
**Location** The Coach House, 1A, Larch Grove, Dublin 6

**Additional Information**

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

---

**Area 1  
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3651/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @10/08/2020  
**Applicant** Widestar 2 Ltd.  
**Location** 47, Drury Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of : the change of use of semi-basement and ground floor from car park and retail to bar and jazz club with part retail / cafe-bar fronting onto Drury Street; the construction of a sub-basement for customer toilets and store (c.45.6sq.m.); increase in the height of the existing basement level; reconfiguration of the internal layout to make it fit for purpose; modifications to the fire escape exit to South William Street at basement level; new pedestrian entrance and ground floor facade treatment to the bar and jazz club; relocation of pedestrian entrance and facade treatment to the ground floor retail / cafe-bar unit; associated elevational changes; and all associated works; all on a site of c.0.042ha (c.422.1sq.m.).

---

**Area** Area 1 - South East  
**Application Number** 4710/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @13/08/2020  
**Applicant** Darragh Fitzsimons  
**Location** 11, Kenilworth Lane East, Rathgar, Dublin 6  
**Additional Information**

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

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

33/20

(10/08/2020-14/08/2020)



**Area** Area 1 - South East  
**Application Number** 0287/20  
**Application Type** Section 5  
**Applicant** Regent Bridge Club  
**Location** 25, Waterloo Road, Dublin 4  
**Registration Date** 10/08/2020

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed to replace 5 no. windows from old aluminium windows to original Georgian windows to keep in line with street development.

---

**Area** Area 1 - South East  
**Application Number** 0288/20  
**Application Type** Section 5  
**Applicant** Barry Conlon and Lorna-Jane Hyland  
**Location** 46, Warner's Lane, Ranelagh, Dublin 6  
**Registration Date** 10/08/2020

**Additional Information**

**Proposal:** EXPP: Garden room at rear of back garden to be used as home office. Approx. 24sqm, 21sqm internally.

---

**Area** Area 1 - South East  
**Application Number** 0292/20  
**Application Type** Section 5  
**Applicant** Sine Quinn & Martin Bradley  
**Location** 201, upper rathmines road, Dublin, 6  
**Registration Date** 14/08/2020

**Additional Information**

**Proposal:** EXPP, PROTECTED STRUCTURE, Works related to the rear exterior of the structure.

It is proposed to remove three single storey modern lean-to structures to the rear of the house. None are part of the original historic fabric.

It is proposed to remove a modern blockwork garage at the end of the garden.

It is proposed to remove the roofing felt from the original single storey section of the rear return, repair and replace slate, and install 2 conservation roof lights in the repaired roof.

It is proposed to install a set of glazed French doors into the return, to provide access to the garden from the kitchen.

---

**Area** Area 1 - South East  
**Application Number** 0293/20  
**Application Type** Section 5  
**Applicant** Michael & Maureen O'Shaughnessy  
**Location** 12, Fade Street, Dublin, 2  
**Registration Date** 14/08/2020

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: a) Brick chimney repairs, to include repointing, brick and sandstone repairs, re-flashing, re-haunching and replacement of chimney pots.

b) Restoration of the decorative cast-iron roof ridge cresting, to include timber splice repairs to ridge board and replacement of lead ridge flashing.

---

- c) Re-fixing of slipped roof slates.
  - d) Brick front facade restoration to include localised brick/terracotta repairs and localised re-opening.
  - e) Re-decoration of sliding timber sash windows to include localised timber splice repair.
  - f) Removal of all redundant fittings and fixings, i.e. alarm boxes, wiring, signs,
  - g) Re-instatement of missing cast-iron downpipe parts.
-