



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**34/20**

(17/08/2020-21/08/2020)

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** 2815/20  
**Application Type** Permission  
**Applicant** Peter & Dr. Mary Jones  
**Location** 34, Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 21/08/2020  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for additions and alterations to 34 Lansdowne Road, Ballsbridge, Dublin 4 (a protected structure) comprising: Demolition of existing dilapidated garden wc and store and external concrete steps to south west gable of dwelling. Part demolition of existing three storey return to rear to provide for new two storey extension to rear at south west gable for new lift and additional accommodation for main dwelling comprising Living/Family and Utility Room at lower garden level with kitchen and deck at upper ground level. Extending existing three storey return to rear of south west gable for additional bedroom accommodation for main dwelling at first floor and upper return levels and extending existing roof over matching existing roof profile; blocking up of existing first floor window in north east gable return wall, new openings in rear and gable return wall to north east at lower garden level. Formation of existing bedroom 2 to en-suite and bedroom 4 to dressing room with new door to master bedroom and, internal reconfiguration of existing self-contained two bedroom flat at lower garden level and provision of a single storey extension to rear for bedroom associated with garden level flat. Erection of new masonry boundary wall sub-dividing site to rear in lieu of existing post and wire fence to match existing stone boundary walls and widening of existing front vehicular entrance gates to 3.5 metres and provision of new hard landscaping to front garden.

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**Area** Area 1 - South East  
**Application Number** 3208/20  
**Application Type** Permission  
**Applicant** No. 5 Andrew Street Ltd.  
**Location** 5, St. Andrew's Street, Dublin 2  
**Registration Date** 17/08/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development encompasses 1. The retention of the current use as a hairdressing salon at ground floor level and day spa at basement level including all currently installed furnishings, fixtures, and fittings.  
2. The retention of the internal glazed screen and doors between the ground floor level entrance hall and hair salon.  
3. The retention of the existing internally illuminated exterior sign.  
4. New works comprising the removal of 3 no. treatment rooms at basement level to create a staff room, the installation of 1 no. additional internal doorway at ground floor level to facilitate safe escape from basement level and the installation of removable planters on the public footpath immediately adjacent to the front facade.

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**Area** Area 1 - South East  
**Application Number** 3209/20  
**Application Type** Permission

**Applicant** Berwick Properties Ltd.  
**Location** Peter Place, Dublin 2  
**Registration Date** 17/08/2020

**Additional Information**

**Proposal:** Permission for development consisting of a 7 storey above ground floor residential building, totalling 8 storeys overall, at a height of 26.8m containing 24 apartments comprising of 5 no. studio units, 10 no. 1 no. bedroom units, and 9 no. 2 bedroom units all with private balcony, concierge facilities, a communal meeting room at ground floor level of 56m<sup>2</sup> and a communal terrace at fourth floor level of 34.43m<sup>2</sup>. Bin storage is provided at ground floor level as well as a 24-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3216/20  
**Application Type** Permission  
**Applicant** Ger Mooney & John Burke  
**Location** 71-72 Grove Road, Dublin 6, D06 XK82, at the corner of Grove Road and Grove Avenue  
**Registration Date** 19/08/2020

**Additional Information**

**Proposal:** The development will consist of the construction of 3 no. terraced houses as follows: (1) Demolition of the existing 2 storey and part 1 storey building, containing a showroom and first floor residential apartment, (2) Construction of 2 no. 3 storey, part 4 storey 2 bedroom houses facing onto Grove Road and Grove Avenue, to include roof gardens and balconies at 2nd floor level on the east and west elevations, (3) Construction of 1 no. 2 storey, part 3 storey 2 bedroom house facing Grove Avenue, to include a roof garden, (4) All ancillary site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 3230/20  
**Application Type** Permission  
**Applicant** Herbert Park Hotel 2 Ltd  
**Location** The Herbert Park Hotel, Ballsbridge Terrace & Anglesea Road, Ballsbridge, Dublin 4  
**Registration Date** 21/08/2020

**Additional Information**

**Proposal:** Permission for development comprising - Design amendments to covered entrance area permitted under Reg. Ref. 4465/19, comprising further extension to the relocated entrance lobby (c.28.3 sq m) at the north-eastern ground floor elevation of the existing hotel building, to accommodate an ancillary concierge / coffee dock. Associated works include 2no. additional doors on either side of the permitted main entrance door and a new external colonnade feature (c. 4.5m high) containing an outdoor seating area (c.36.9 sq m) ancillary to the hotel use.

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**Area** Area 1 - South East  
**Application Number** 3232/20  
**Application Type** Permission  
**Applicant** Charisma Ltd  
**Location** Airfield House, 3 Rathgar Avenue, Dublin 6

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**Registration Date** 21/08/2020

**Additional Information**

**Proposal:** The development will consist of renovation of the existing building to return it to a single dwelling. The development will include internal and external alterations to the existing building; removal of and alterations to existing single storey rear extensions; the addition of rooflights and solar panels to the rear roofs; alterations to existing boundary walls and construction of new boundary walls; the addition of a new vehicular access to Harrison Row and provision of one off-street parking space; relocation of existing side pedestrian access; all associated site works; and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1561/20  
**Application Type** Permission  
**Applicant** Appalachian Property Holdings Limited  
**Location** 9-17, Saint Andrew's Lane, Dublin 2  
**Registration Date** 17/08/2020

**Additional Information**

**Proposal:** Permission for the erection of 2nos. advertising structures, within curtilage and affixed to the hotel development at 09-17 St. Andrew's Lane, Dublin 2; covered by existing granted Planning Permission (Reg. Ref. 4342/16 and 2537/19).

The Planning Permission (Reg. Ref. 4342/16) had previously indicated the location of these advertising structures; 1no. to the West of the Development at Ground Level (0.6msq) and 1no. to the North of the Development at 5550mm above External Ground Level (2.6msq).

The signage lettering will be a mirror black stainless steel finish. On the North, the lettering will be back lit and supported off a satin black powdercoated aluminium frame. To the West, the lettering will be supported through a glazed balustrade.

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**Area** Area 1 - South East  
**Application Number** WEB1567/20  
**Application Type** Permission  
**Applicant** Nespresso UK  
**Location** 22, Duke Street, Dublin 2  
**Registration Date** 19/08/2020

**Additional Information**

**Proposal:** The proposed scheme is for the 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 2.

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**Area** Area 1 - South East  
**Application Number** WEB1577/20  
**Application Type** Permission  
**Applicant** Horizon Therapeutics Ireland DAC  
**Location** 70, Saint Stephen's Green, Dublin 2, D02 T856  
**Registration Date** 21/08/2020

**Additional Information**

**Proposal:** External signage to the north elevation of previously approved office building (Reg Ref 3068/15). The signage will consist of:

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1. New 170mm high back-lit stainless steel individual lettering to stone band above ground floor windows.
  2. New logo lightbox in existing front window measuring 1675mm high by 1155mm wide.
  3. Two new 500mm high backlit logos and lettering mounted to existing stone-clad reveals at main entrance.
- External signage to the north elevation of previously approved office building (Reg Ref 3068/15).

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3207/20  
**Application Type** Permission  
**Applicant** Michael Sadlier  
**Location** 108, Sandford Road, Ranelagh, Dublin 6  
**Registration Date** 17/08/2020

**Additional Information**

**Proposal:** Permission for (1) the construction of a first floor 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 3 no. Velux type windows on the existing roof line of the house along with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3222/20  
**Application Type** Permission  
**Applicant** Adrian and Anne Marie Trenaman  
**Location** 7 Wasdale Park, Dublin 6, D06, A256  
**Registration Date** 20/08/2020

**Additional Information**

**Proposal:** Planning permission for demolition of bay window and canopy to the fore and construction of a single storey extension rear, with first floor extension to side and fore, attic extension including dormer to rear and 2 no. rooflights to fore; and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3702/14/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Thor & Karen O'Brien  
**Location** 2, Prices Lane, Ranelagh, Dublin 6 and lands to the rear of No.29 Ranelagh Road, Ranelagh, Dublin 6.  
**Registration Date** 20/08/2020

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: The construction of a 2 storey extension to the northern side of the existing detached 2 storey over basement level dwelling at No.2 Price's Lane, to be located in lands to the rear of No.29 Ranelagh Road, and to include all associated site works.

**Area** Area 1 - South East  
**Application Number** WEB1334/20  
**Application Type** Permission  
**Applicant** Christina Lonergan & Jonathan Goff  
**Location** 71, Haddington Road, Dublin 4  
**Registration Date** 18/08/2020  
**Additional Information** Additional Information Received

**Proposal:** Permission to construct a single storey flat roof extension consisting of roof lights, balcony and external staircase to lower ground floor terrace and garden level to the rear and will be constructed over an existing extension located at lower ground floor level, and this will also, have an extension to the side, all to an existing terraced dwelling, changes will consist to the rear elevation, internal alterations on all floors including additional roof lights to the rear and including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1559/20  
**Application Type** Permission  
**Applicant** Oonagh Carney and John Power  
**Location** 15, Saint Albans Park, Sandymount, Dublin 4, D04 F2A4  
**Registration Date** 17/08/2020  
**Additional Information**

**Proposal:** 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.

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**Area** Area 1 - South East  
**Application Number** WEB1568/20  
**Application Type** Permission  
**Applicant** Killian Stokes  
**Location** 23, South Lotts Road, Dublin 4  
**Registration Date** 19/08/2020  
**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** WEB1570/20  
**Application Type** Permission  
**Applicant** Aoife & Daryl Hoy  
**Location** 16, Airfield Road, Rathgar, Dublin 6, D06 T262  
**Registration Date** 19/08/2020  
**Additional Information**

**Proposal:** Conversion of existing attic space to non-habitable room with dormer window & all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1579/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Patrick O' Driscoll & Grace Cox
<b>Location</b>	8, Seafort Gardens, Sandymount, Dublin 4
<b>Registration Date</b>	21/08/2020

**Additional Information**

**Proposal:** The development will consist of a new, part single-storey, part two-storey extension to the side and rear of the existing house, new vehicle access from street with new gate piers and partial removal of hedge, new dish to the kerb, and new off-street parking space, as well as all associated siteworks.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0274/20
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	21/08/2020
<b>Applicant</b>	Housing Agency
<b>Location</b>	53 Mount Street Upper, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Introduction of new Part-M compliant glazed security screen with integrated doorway to existing archway at rear of entry hall, incorporating steel hollow section lintel to support and to conceal services. Localised interventions to facilitate electrical connectivity of doorway and ensure compliance with Part B of Building Regulations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2019/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/08/2020
<b>Applicant</b>	Killian & Fiona Mallin
<b>Location</b>	21, Saint Mary's Road, Ballsbridge, Dublin 4

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission for the alteration and extension of the rear return at ground level to provide additional kitchen and dining space for the family to include: a new single storey flat roof extension to the side of the dwelling to provide a garden store, utility room, study and a family seating area/library; together with ancillary landscaping and site works all at protected structure (ref. no. 7736) of 21 Saint Mary's Road, Ballsbridge, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2573/20
<b>Application Type</b>	Permission

**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2020  
**Applicant** Brendam Ltd  
**Location** No. 56 Charleston Road, Ranelagh, Dublin 6 (D06 DH48) and land located to the front (and within the curtilage) of No. 57 Charleston Road, Ranelagh, Dublin 6 (D06 PX78) (and is a corner site with Charleston Avenue)

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought at No. 56 Charleston Road, Ranelagh, Dublin 6 (D06 DH48) and land located to the front (and within the curtilage) of No. 57 Charleston Road, Ranelagh, Dublin 6 (D06 PX78) (and is a corner site with Charleston Avenue) for development consisting of: (a) demolition of No. 56 Charleston Road, a six-bedroom two-storey (with attic accommodation detached dwelling); (b) construction of a terrace of 4 no. four-storey, three-bedroom townhouses. Each townhouse to be provided with 1 no. internalised parking space and private amenity space in the form of rear garden (25.5sq.m-31.8sq.m), upper ground floor terrace (12 sqm) to the rear and 2nd floor terrace (10.7sqm) at front elevation. Permission is also sought for the following works: (i) removal of existing pedestrian and vehicular entrances on Charleston Road and provision of a new vehicular entrance to serve the development; and, (ii) removal of vehicular entrance on Charleston Avenue and provision of a new pedestrian entrance. The development also includes landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2902/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Piperbrook Limited  
**Location** 10, Pembroke Place, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Permission for development at a site (c. 0.05 Ha) at 10 Pembroke Place, Ballsbridge, Dublin 4. For development comprising: - Change of use from office to medical clinic use (c. 239 sqm gfa) at upper ground floor (level 0) of existing office building subject of planning permission refs. 3391/15 and 4741/18.

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**Area** Area 1 - South East  
**Application Number** 2906/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Niall McCormack  
**Location** 24, Belgrave Square South, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of the following principal elements:

1. Demolition of existing screen wall and gate to the rear garden of the existing property;
2. Construction of a detached Garden Building of two stories over small basement, the upper storey being in the roofspace, to the end of the rear garden to accommodate a wine store at basement level, garage at



- ground floor level and an artist's studio at the upper level. The new structure will have a barrel vaulted roof with a dormer window facing north into the rear garden of the existing house;
3. New hard and soft landscaping on the garden side of the proposed structure;
  4. The development will include all associated drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 2907/20  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Churches Estate Agents Limited  
**Location** 2, Merrion Road, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** RETENTION: The development consists of retention of signage to side elevation.

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**Area** Area 1 - South East  
**Application Number** 2909/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2020  
**Applicant** Derek Ruxton & Julie McFadden  
**Location** No 77 The Cloisters, Terenure, Dublin 6, D6W TW10  
**Additional Information**  
**Proposal:** The development will consist of (a) Ground floor single storey rear extension for kitchen & dining area, with flat roof (including 2x roof lights) at 32m<sup>2</sup> c/w new GF WC.  
(b) First floor rear bedroom extension at 3.0m<sup>2</sup> and  
(c) Attic conversion for domestic storage including rear facing dormer window at 20m<sup>2</sup> all to the rear of existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 2911/20  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Ken Coogan  
**Location** 33, Beechwood Avenue Lower, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: Planning permission for a temporary period of 3 years for the retention of the conversion of a single storey shed to a 1 bedroom residential unit at the rear.

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**Area** Area 1 - South East  
**Application Number** 2912/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION

**Decision Date** 18/08/2020  
**Applicant** Bayvan Limited  
**Location** Tara Towers Hotel and ancillary car park on Merrion Road and Bellevue Avenue, Dublin 4

**Additional Information**

**Proposal:** The development consist of minor amendments to the previously permitted development (DCC Reg. Ref. 3608/17) incorporating the expansion and internal rationalisation of the previously permitted rooftop plant area (with an overall increase in area of 165sqm) on the hotel to the east of the site; an increase in the height of the lift overrun of 1.6m; an increase in height of the enclosed plant room parapet of between 0.4m and 0.7m; and the installation of a total of 68no. photovoltaic panels on the roof of the previously permitted apartments.

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**Area** Area 1 - South East  
**Application Number** 2915/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/08/2020  
**Applicant** Dublin St. Patricks Properties B.V.  
**Location** 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69, Bride Street, Dublin 8, D08 C8CN

**Additional Information**

**Proposal:** Planning permission for development at a c. 0.1918 ha site at 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69 Bride Street, Dublin 8, D08 C8CN. The development will consist of the following; 1) The demolition of an existing single-storey pitched roofed light industrial building (c. 480sqm) and a 2/4/5-storey office building including the remaining external walls and roof of Molyneux Chapel (c. 2,639sqm); 2) The construction of a 247-room hotel building comprising of a part 4-storey, part 5-storey brickwork and polyester-powder coated framed glazed block facing Bride Street and a nine storey brickwork and polyester-powder coated framed glass block at the corner of Bride Street and Peter Street. A total of 14 disability accessible bedrooms are included; 3) The proposed building has a total height of 31.856m above ground (+44.41m ODM, including lift overrun), stepping back at 4th, 5th and 6th floor levels with a gross floor area of c. 8,326 sqm (including basement of c. 261 sqm); 4) The retention of a 4-storey brick facade element to Bride Street to create an 'art-link' open air gallery space at ground floor level and the insertion of a linked gallery 'Stephenson Room' at 2nd floor level; 5) Polyester powder-coated steel entrance gates, cycle parking stands both inside and outside gates and hard and soft landscaping elements and external seating to the existing terrace courtyard at the northern boundary of the site; 6) A ground floor 'Living Room' foyer area will include a bar and servery, check-in pods, soft seating areas and meeting rooms, toilets and back of house areas with links to the open air gallery and landscaped terrace courtyard. This area will span the entire width of the building on Bride Street and include side hung glazed terrace doors as well as a draught lobby with 2 no. sets of bi-parting automated doors; 7) An electrical sub-station located at ground floor on the Peter Street facade; 8) An existing part basement area is proposed to be retained for plant; 9) Rooftop plant areas above both 5th floor and 9th floor areas will be screened with polyester powder-coated louvered metal panels; 10) Artwork poem at 3rd, 4th and 5th floor levels to brickwork panel to Bride Street corner of the Peter Street facade; 11) 2 no. signage panels at 9th floor level to brick panels; 12) All other engineering and associated site development works.

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**Area** Area 1 - South East  
**Application Number** 2920/20

**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/08/2020  
**Applicant** Clair Daly  
**Location** 66, Gilford Road, Sandymount, Dublin 4, D04 H729

**Additional Information**

**Proposal:** Permission to demolish single storey rear extension, & construct single storey rear extension & 2-storey side / rear extension, internal alterations, new side pedestrian gate, rear dormer window.

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**Area** Area 1 - South East  
**Application Number** 2921/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 20/08/2020  
**Applicant** Robert Gray  
**Location** 4, Belville Mews, Stillorgan Road, Donnybrook, Dublin  
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**Additional Information**

**Proposal:** The development will consist of reconfiguring and extending to change from 1no. 4 bedroom dwelling house over 2 storeys (area : 146 square meters) to 2no. 2 bedroom apartments (area apartment 1 : 83 square metres, area apartment 2 : 103 square metres). Works include; retention of existing stone front and rear elevations; and internal demolitions; addition of clerestory windows at first floor level onto Stillorgan Road; new internal brick elevations with modern fenestration including internal winter garden; change existing pitched hipped roof to flat roof; retention of existing pedestrian entrance onto Stillorgan Road to serve apartment 1; retention of existing pedestrian and vehicular entrance and retention of one existing car parking space with addition of vehicular turntable to serve apartment 2.

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**Area** Area 1 - South East  
**Application Number** 2925/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 20/08/2020  
**Applicant** Walthill Properties Ltd.  
**Location** Baggotrath House, Newbridge Avenue, Sandymount, Dublin  
4 including 11 Newbridge Drive, Sandymount, Dublin 4.

**Additional Information**

**Proposal:** The development consists of: demolition of a single dwelling (248sqm) at 11 Newbridge Drive, Sandymount, Dublin 4, and the construction of: i. A total of 18 no. units comprising 4 no. 2 storey 3-bedroom, 12 no. 3 storey 3-bedroom, 1 no. 1 storey 2-bedroom and 1 no. 1 storey 1-bedroom housing units with a total GFA of 2,335 sqm; ii. 454.5 sqm of communal open space; ii. Access to housing units 1-16 and 18 will be from Newbridge Avenue and access to house unit No. 17 will be from Newbridge Drive; iv. All associated ancillary works including car parking on site of 4,901 sqm.

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**Area** Area 1 - South East  
**Application Number** 2931/20  
**Application Type** Permission

**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/08/2020  
**Applicant** Aaron MacRaghne & Edel Marley  
**Location** 40, Fortfield Road, Terenure, Dublin 6w, D6W RX50

**Additional Information**

**Proposal:** Permission for demolition of existing shed building to the rear, full refurbishment and reconfiguration of existing dwelling, conversion of existing attic space, proposed rear extension, conversion of existing garage incorporating a new concealed, integrated side passage, heat pump, photovoltaic panels and associated site works including soakaway.

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**Area** Area 1 - South East  
**Application Number** 2932/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Tullington Limited  
**Location** 18 - 20, Ranelagh, Dublin 6, D06 DC68

**Additional Information**

**Proposal:** Permission for the demolition of an existing coffee kiosk (area 6sq.m) and ancillary fencing etc., erected to the front of 18 to 20 Ranelagh, Dublin 6, D06 DC68 to include all ancillary works required to make good the existing building finishes.

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**Area** Area 1 - South East  
**Application Number** 2933/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Tullington Limited  
**Location** 26, Ranelagh, Dublin 6, D06 WY97

**Additional Information**

**Proposal:** Permission for a change of use of the ground floor retail unit from retail to coffee shop use (area 58.35sq.m). This new use is required to facilitate the transfer of the user from an existing coffee shop kiosk on the same street which will be closed and removed. An application for demolition of this kiosk is being lodged concurrently with this application.

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**Area** Area 1 - South East  
**Application Number** 2934/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Emily Gibson and Fiachra Sweeney  
**Location** 52, South Hill, Dartry, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: Demolition of: garage, stores and chimney to side; existing single-storey extension to rear. Construction of: 2-storey extension to side, single-storey extension to rear,

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dormer window to rear roof. Changes to: porch roof and window/door openings to front elevation. All associated drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 2936/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Jim Flynn  
**Location** Rear Gardens of, 62 & 63, Leinster Road, Rathmines,  
Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: Development consisting of amending a previously permitted development ABP- 304871-19 (DCC Reg. Ref. 2810/19) by the addition of a recessed extra floor at second floor level containing a family room, wc and store and all with ancillary siteworks.

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**Area** Area 1 - South East  
**Application Number** 2937/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/08/2020  
**Applicant** Smorgs (Ireland) Limited  
**Location** The Travelodge Hotel, Mercer Street Lower, Dublin 2

**Additional Information**

**Proposal:** The proposed development will consist of the following: (i) minor amendments to the ground floor elevations along Mercer Street Lower and York Street to include; (a) the removal of the existing canopy; (b) the over-cladding of the existing brickwork; (c) providing a new replacement glazed screen and canopy at the main front entrance on Mercer Street Lower; (d) providing new details to the configuration of existing windows and screens; (e) providing new fixed projecting awning; (f) new lighting. (ii) new bar-restaurant signage over existing entrance doors at Mercer Street Lower and York Street. (iii) a change of use of existing ground floor meeting room on York Street to become bar-restaurant.

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**Area** Area 1 - South East  
**Application Number** 2942/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/08/2020  
**Applicant** Tomas & Leona O'Leary  
**Location** Garville Lane and to rear of No. 12, Garville Avenue,  
Rathgar, Dublin 6, D06 P382

**Additional Information**

**Proposal:** The proposed development will consist of the construction of 2 no. semi-detached three storey, three bedroom mews dwellings each with access off Garville Lane and the removal and relocation of the internal boundary wall within the site as well as all ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** 3006/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/08/2020  
**Applicant** Courtney McNally & Benjamin Thomas  
**Location** No. 25, Pembroke Cottages, Donnybrook, Dublin 4, D04 X0E1

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3068/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Irish Life Assurance PLC  
**Location** Hainault House, 69-71, St Stephen's Green South, Dublin 2

**Additional Information**

**Proposal:** EXT. OF DUR.: Planning permission for development at a site of c. 0.15 hectares at Hainault House, Nos. 69-71 St Stephen's Green, Dublin 2. The development will consist of the demolition of the existing six storey office development (c.3,686 sq m) over basement (c.401 sq m) and construction of a new six storey office development comprising c.6,887 sq m gross floor area of office space over a 2,547 sq m double level basement (of which 1,406 sq m relates to parking). The proposed development includes: a setback 5th floor level and setback screened rooftop plant with an overall height of c.26.4 metres; removal of existing vehicular access from St Stephens Green with proposed access from Earlsfort Terrace only; provision of 20 No. basement car parking spaces and 80 No. bicycle spaces together with main plant, storage areas, waste facilities, and ancillary gym facilities; relocation of ESB substation to rear at ground floor level; and all ancillary development and site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3129/20  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/08/2020  
**Applicant** Mahmoud Hamza  
**Location** 86 Herberton Road, Rialto, Dublin 8

**Additional Information**

**Proposal:** RETENTION: Planning permission is sought for retention for shed conversion to bedroom facility, single storey extension to rear of property connected to existing kitchen and all associated site works.

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

**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** 3187/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/08/2020  
**Applicant** Fareplay Energy Limited  
**Location** Circle K Martello, Strand Road, Sandymount, Dublin 4, D04 W3 C4

**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.
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**Area** Area 1 - South East  
**Application Number** 3584/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 17/08/2020  
**Applicant** Suzanne Cosentino & Terance Corish  
**Location** 9 & 10, Eustace Street, Temple Bar, Dublin 2

**Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: Alternations and additions to previously granted permissions (Ref. 3546/13 and 3619/13). Works include:

- (a) The modification of steps and ground scape at basement level, drainage and enabling works together with a new fire escape stairs and door opening at ground floor level.
  - (b) The construction of a balcony (6.3 sq.m) at third floor level with two doors.
  - (c) Fire lobbies, fire doors and internal alterations at ground, first, second and third floor levels.
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**Area** Area 1 - South East  
**Application Number** 3850/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION

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**Decision Date** 21/08/2020  
**Applicant** Emmet & Joyce Rice  
**Location** 6, Upper Camden Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention planning permission is sought for continuation of lapsed permitted use (planning register reference 2190/12) for change of use of ground and basement and retention of use of first, second and third floors from commercial office space to childcare facility.

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**Area** Area 1 - South East  
**Application Number** 4416/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Ternary Limited  
**Location** The Dublin Institute of Design, No. 45, Kildare Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site at No. 45 Kildare Street, Dublin 2. No. 45 Kildare Street is identified on the Record of Protected Structures (RPS) under RPS Ref. No. 4217 and currently accommodates the third level institute known as the Dublin institute of Design. No. 45 forms part of a terrace of buildings that front onto Kildare Street, a Conservation Area. The adjoining structure to the north, No. 46 Kildare Street, is also identified as a Protected Structure (RPS Ref. No. 4218). The proposed development will consist of change of use from educational to office use and repair, refurbishment, maintenance and upgrade works including to windows, brickwork, internal joinery and plasterwork. The development will also consist of demolition of the fifth storey constructed in the 1970's (mansard roof structure) and construction of new fifth storey in its place (c.142sq.m) encompassing a light well garden and two roof terraces (to the Kildare Street elevation) and demolition of non-original structures to rear and construction of new plant room, roof light to basement and outdoor sitting area. The proposed works also involve the removal of limited sections of internal fabric. The main entrance doorway to the office development will be via the existing entrance doorway off Kildare Street with secondary entrances at basement level. The proposed development also provides for the installation of a new internal lift to make the building accessible and useable to all. All proposed works have been subject to expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1396/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Siobhan Walsh  
**Location** 1, Moyne Road, Rathmines, Dublin 6, D06 XF53

**Additional Information**

**Proposal:** The construction of a first floor rear extension with pitched roof along with the associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1397/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Caroline O'Brien & Tim Hinton  
**Location** 4, St. Kevins Park, Dartry, Dublin 6, D06 XN57

**Additional Information**

**Proposal:** The development consists of alterations to existing roof to accommodate a rear dormer, convert existing side garage/shed, new vehicular access off St Kevin's Park, retention permission sought for the existing access gate off St Kevin's Gardens and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1402/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2020  
**Applicant** Cathal and Triona Gibson  
**Location** 25, Park Drive, Dublin 6

**Additional Information**

**Proposal:** The development will consist of demolition and removal of an existing rear extension and conservatory, and existing outhouse/shed, construction of a new single story extension to the rear (west) of the dwelling serving a dining area, kitchen area and utility room with new rooflights over the dining and kitchen areas, alteration of the existing two storey extension to the side elevation (south), consisting of new W.C. and cloakroom at ground floor, extending the existing bedroom at first floor, with a new section of hipped roof proposed over, in lieu of the existing flat roof, with roof tiles to match existing main roof. Total additional floor area proposed, 64.4msq – 27.9msq at ground, 11.4msq at first and 25.1msq at attic level. Additional works include internal alterations, construction of attic storage and access, new rainwater goods, soffits and fascias to match existing, a new front door and side lights within the existing arched opening, and replacement of existing windows with new thermally efficient windows, and all associated site development works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 2709/20  
**Appeal Type** Written Evidence  
**Applicant** Kostas Efthymiou  
**Location** 54 & 55, Heytesbury Street, Portobello, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site – nos. 54 & 55, Heytesbury Street, Portobello, Dublin 8. (No. 55 Heytesbury Street is a protected structure.) The development will consist of the following works at no. 54 Heytesbury Street; the incorporation of balustrading (1.1m in height) at the east (front) and west (rear) parapets at roof level of the single storey over basement structure to allow for safe access to the area for service and maintenance purposes. Development works at no. 55 Heytesbury Street will consist of the addition of a new single storey access

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corridor extension (area 4 sq.m) at first floor level. The proposed corridor extension will be situated at the west (rear) of the site and will extend from the north end of the main three storey over basement structure. The corridor extension will give access to a terrace at first floor level (15sq.m) which will serve the main house and will extend to the east (front) parapet. All associated above and below ground site works are to be included as part of the proposed development works at nos. 54 and 55 Heytesbury Street.

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**Area** Area 1 - South East  
**Application Number** 2782/20  
**Appeal Type** Written Evidence  
**Applicant** Genesis Estates Ltd.  
**Location** 1A, Maxwell Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Permission for the demolition of the two storey house and single storey garages and the construction of four two-storey houses as two semi-detached pairs and all associated works at 1A Maxwell Road, Rathgar, Dublin 6, D06 TP86.

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**Area** Area 1 - South East  
**Application Number** 2799/20  
**Appeal Type** Written Evidence  
**Applicant** Hermitage Construction and Development Ltd  
**Location** 27-28, Mount Pleasant Avenue Lower, Rathmines, Dublin 6

**Additional Information**

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

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

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2056/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @20/08/2020  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 40, South Great Georges Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of the installation of an ATM machine to the existing shop front to the west elevation.

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**Area** Area 1 - South East  
**Application Number** 2185/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @20/08/2020  
**Applicant** Fort Dock 7 Limited  
**Location** 21A, Leeson Park, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: alterations, extensions, refurbishments & demolitions to the existing single storey dwelling house structure including: 1) Construction of new split-level part two-storey and part single storey dwelling house arrangement including a new semi-basement floor level, ground floor level and upper ground floor level upward extension; 2) Construction of new external terrace at upper ground floor level; 3) Construction of new roof structures; 4) Revisions to elevations / external dwelling perimeter wall; 5) Construction of new bicycle and bin store area; 6) All ancillary site works, boundary treatments and services.

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**Area** Area 1 - South East  
**Application Number** 4599/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 18/08/2020  
**Applicant** Andy Burton  
**Location** Rear of No. 6, Rathgar Avenue, Dublin 6, with direct access to the rear lane (off Harrison Row).

**Additional Information**

**Proposal:** Planning permission for change of use of the existing structure at rear of No 6 Rathgar Avenue, with direct access to the rear lane (off Harrison Row), from studio / play space to private dwelling house accessed from that laneway. Proposed works to include raising part of the roof profile, modifications to elevational treatment including retention and re use of existing cladding, windows and doors, raising the level and extent of a mezzanine to form a first floor habitable space, formation of a new garden wall bisecting the existing shared area as private open space.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

34/20

(17/08/2020-21/08/2020)

**Area** Area 1 - South East  
**Application Number** 0291/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Berwick Properties Ltd  
**Location** Peter Place, Dublin, 2  
**Registration Date** 17/08/2020  
**Additional Information**  
**Proposal:** SHEC:7 Storey above Ground Floor Apt Building, 24 Apts 5 Studio, 10, 1 bed, 9, 2 bed

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**Area** Area 1 - South East  
**Application Number** 0294/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Daniel and Mary O'Dea  
**Location** 30, Orwell Road, Rathfarnham, Dublin 6  
**Registration Date** 19/08/2020  
**Additional Information**  
**Proposal:** SHEC: 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,  
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** 0298/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Ger Mooney & John Burke  
**Location** 71/72, Grove Road, Rathmines, Dublin 6  
**Registration Date** 19/08/2020  
**Additional Information**  
**Proposal:** SHEC: Construction of 3 no. terraced houses as follows,  
1. Demolition of the existing 2 storey and part 1 storey building, containing a showroom and first floor residential apartment,  
2, Construction of 2no. 3 storey part 4 storey 2 bedroom houses facing onto Grove Road and Grove Avenue, to include roof gardens and balconies at 2nd floor level on the east and west elevations,  
3. Construction of 1no. 2 storey, part 3 storey 2 bedroom house facing Grove Avenue, to include a roof garden.  
4. All ancillary site and landscaping works.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

34/20

(17/08/2020-21/08/2020)

**Area** Area 1 - South East  
**Application Number** 0290/20  
**Application Type** Section 5  
**Applicant** Gavin Buckley  
**Location** 10/12, Exchequer Street, Dublin, 2  
**Registration Date** 17/08/2020

**Additional Information**

**Proposal:** EXPP, PROTECTED STRUCTURE; Replacement of existing window with hardwood french doors.  
Restoring 2 sash windows and new decking to rear.

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