



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**36/20**

(31/08/2020-04/09/2020)

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** 2559/20  
**Application Type** Permission  
**Applicant** Mount Argus Monastery Ventures Limited  
**Location** Former Mount Argus Monastery, Mount Argus. Kimmage Road Lower, Dublin 6W  
**Registration Date** 01/09/2020  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at the residential accommodation courtyard wings at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:- - Conversion of attic space to residential accommodation with dormer windows and rooflights added to the roof space in the north wing, accommodating 9 family accommodation units; - A new three-storey residential accommodation wing extending from the east corridor wing into the courtyard accommodating 12 family accommodation units; - A single-storey extension from the south wing into the courtyard to accommodate a recreation/play space structure; - Vehicular access to existing car parking from Mount Argus Avenue; - All associated site works, landscaping and services.

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**Area** Area 1 - South East  
**Application Number** 3282/20  
**Application Type** Permission  
**Applicant** James Dunne  
**Location** 74 Bushes Lane, Rathgar, Dublin 6, D06 FK70  
**Registration Date** 31/08/2020  
**Additional Information**

**Proposal:** Planning Permission is sought for development comprising: (i) demolition of existing single storey garage on site; (ii) construction of a contemporary two storey three-bedroom mews dwelling. The proposed mews dwelling is served by 1 no. ground floor car parking space accessed off Bushes Lane and private amenity space in the form of a rear garden and a terrace at first floor level facing Bushes Lane; and (iii) all associated landscaping, boundary treatment and site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3285/20  
**Application Type** Permission  
**Applicant** Eamonn & Margaret Boland  
**Location** 39 Herbert Lane, Dublin 2, D02 ET80  
**Registration Date** 31/08/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for change of use of existing terrace mews, from use as a garage to a 2 bed residential apartment. The proposal includes 1 no. off street car parking space, 3 no. rooflights to the rear, raising the ridgeline to match no. 37 Herbert Place, using the existing foul, potable and surface water connections and existing access to Herbert Lane.

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**Area** Area 1 - South East  
**Application Number** 3287/20  
**Application Type** Permission  
**Applicant** Discus Partnership  
**Location** 36A, Rathdown Park, Terenure, Dublin 6W, situated between No's 36 and 38 Rathdown Park  
**Registration Date** 31/08/2020  
**Additional Information**  
**Proposal:** Planning Permission for development consisting of a new 2 storey 3 bedroom detached dwelling with attic conversion including 3 no. rooflights, new driveway with vehicular and pedestrian entrance and ancillary siteworks.

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**Area** Area 1 - South East  
**Application Number** 3293/20  
**Application Type** Permission  
**Applicant** Ray McNamara  
**Location** 65, Leeson Close, Rear 65 Leeson Street Lower, Dublin 2  
**Registration Date** 01/09/2020  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: (RPS 4427) - Planning permission. Development will consist of demolition of dilapidated non-original single and 2 storey additions to original coach mews. Removal of non-original pitched roof and replacement with new slate pitched roof to match ridge line to 64 Leeson Close. Construction of new 2 storey extensions to front and rear of original coach mews demise. Retention of remaining original stone gables and part front stone wall to original coach mews to provide for a 3-bedroom mews dwelling. All ancillary site development work including all new surface and foul drainage. The subject site is within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3294/20  
**Application Type** Permission  
**Applicant** Gambetta Limited  
**Location** No. 16 Harcourt Street, Dublin 2  
**Registration Date** 02/09/2020  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: (RPS. 3525) . Planning Permission. Development consists of the installation of a new platform lift located to the street entrance, providing wheelchair accessibility from street level to the basement level. Planning is also sought for the removal of the existing stairs and construction of a new steel platform / landing area and stairs to provide for ambulant disabled access to the basement level, with associated security gate and site works.

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**Area** Area 1 - South East  
**Application Number** 3295/20  
**Application Type** Permission  
**Applicant** Emer Shields and Carl Egan  
**Location** 2, Manders Terrace, Ranelagh, Dublin 6, D06 FW35

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**Registration Date** 02/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission consisting of Subdivision (change of use) of existing two storey over basement terraced house into 2 no. separate dwelling units: main dwelling reduced to upper ground and first floor three bedroom unit, with lower ground floor two bedroom unit ancillary to existing dwelling; both with own door access from front; alterations to existing openings to front facade (lower ground floor) and rear facade (upper ground floor); alterations to modern lower ground floor extension to rear, Construction of new upper ground floor extension to rear; to include terrace and access to rear garden; demolition of existing mews structure at rear of site; construction of 1 no. new two storey two bedroom detached mews dwelling unit at rear of site, ancillary to existing dwelling, including first floor terrace to south, rooflight to east, and access to rear garden of main house with own door access via lane shared by residents of Manders Terrace and 38-40 Charlestown Road; complete with all associated site works and landscaping, to include rainwater harvesting tank, geothermal heat pump and locally adjusted ground levels.

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**Area** Area 1 - South East  
**Application Number** 3300/20  
**Application Type** Permission  
**Applicant** IPUT Plc  
**Location** Wilton Square, Dublin 2 and adjacent Public Roads  
**Registration Date** 02/09/2020

**Additional Information**

**Proposal:** IPUT plc intend to apply for a seven-year planning permission for development at lands comprising Wilton Square, Dublin 2 and adjacent public roads. The proposed development involves amendments to indicative road works previously permitted under ABP 303706.19 and revised proposals for Wilton Square (the park), previously refused permission under ABP 303706.19. The proposed development includes the following elements: Wilton Square: (c.0.62 ha). The proposed development includes closure of an existing entrance and path leading from Wilton Terrace to the park fountain (including closing the existing gate and grassing over the path); creation of a new entrance and pathway from Wilton Terrace to the fountain to match its historic position (including the creation of an opening in the existing railings and plinth wall); restoration of the historic fountain in its current location; creation of two new entrances to the park (one from Wilton Terrace and one from Wilton Place, including the creation of new openings in the existing railings and plinth wall); removal of some low-level planting and trees and introduction of new low-level planting and trees; installation of new park furniture; installation of wayfinding lighting and all associated and ancillary development and site works above and below ground. Adjacent public roads: (c0.21 ha). The proposed development includes works to the adjacent public roads, including sections of Wilton Place, Wilton Terrace, Cumberland Road and Lad Lane. These works include road resurfacing and reconfiguration, changing Wilton Place (from Cumberland Road to the LinkedIn corner) to a one-way traffic system (northwards from Cumberland Road to LinkedIn); removal of 16 on-street car parking spaces (12 from Wilton Place, 3 from Lad Lane and 1 from Cumberland Road), reconfiguration of the Wilton Terrace/Cumberland Road/Wilton Place road junction, provision of pedestrian crossing areas, provision of three loading bays (one on Cumberland Road, one on Lad Lane and one on Wilton Place); all of the preceding to include all associated and ancillary development and site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3301/20  
**Application Type** Permission

**Applicant** Domhnach Limited  
**Location** 22-24, Donnybrook Road (former Kiely's Public House),  
Donnybrook, Dublin 4  
**Registration Date** 02/09/2020

**Additional Information**

**Proposal:** The application site is bound by Donnybrook Road to the south west, Mulberry Lane to the North West and Pembroke Cottages to the east.

The proposed development will consist of the demolition of all existing buildings on site (comprising the former Kiely's public house and outbuildings) and the construction of a mixed-use building of part 3 to part 7 storeys in height, above basement level. The development comprises a café/restaurant unit (GFA of 92sqm) at ground floor level and Build to Rent Shared Accommodation comprising 100 no. single occupancy shared living units (ranging from 18.2sqm to 27sqm), associated reception/concierge area and communal amenities and facilities, from basement to sixth floor level. The shared accommodation scheme includes resident support facilities including laundry, concierge/reception, management offices and bin storage area at basement and ground floor level, a multifunctional communal area at ground and first floor level and communal amenity space (kitchen/living/dining area) at each level to serve the shared living units. External open space is located within the courtyard at ground floor level and the roof terrace at fifth floor level. The developments includes plant rooms, storeroom facilities and 152 no. bicycle parking spaces at basement level and a screened plant area at roof level. The development proposes relocating the existing ESB substation and switch room within the site from the Pembroke Cottages boundary to Mulberry Lane. The proposal includes foul and surface water drainage, signage, landscaping, and all associated site development and infrastructural works.

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**Area** Area 1 - South East  
**Application Number** 3303/20  
**Application Type** Permission  
**Applicant** Frank McNerney  
**Location** 189 & 190, Rathgar Road, Rathmines, Dublin 6  
**Registration Date** 03/09/2020

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road.

The proposed development will comprise of 29 no. apartments, with a unit mix of . no. studio units, 13 no. one bedroom units and 12.no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha.

The proposal includes:

- . The demolition of 2 no. two storey residential buildings on site - No. 189 is divided into five apartments.
- . The construction of 29. no. apartments comprising of 4 no. studios, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey set back from Rathgar Road;
- . All units will be provided with private open space in the form of balconies/terraces;
- . A roof garden shall be provided at fourth floor level;
- . 5 no. surface car parking spaces will be provided at surface level;
- . 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;
- . Bin storage, lockers, switchroom and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;

. The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be provided; the existing vehicular entrance at 189 Rathmines to be widened with new front boundary treatment. A new boundary wall will be provided along the rear of the site. The proposed development includes landscaping and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3315/20  
**Application Type** Permission  
**Applicant** Gambetta Limited  
**Location** 17, Montague Street, Dublin 2  
**Registration Date** 04/09/2020

**Additional Information**

**Proposal:** The development consists of a change of use from vacant office use to cafe use, with ancillary staff areas, office space and kitchen at first floor, with removal works to the existing front facade to provide service hatch to Montague Street and general upgrading of the existing facade, internal removal works to allow for cafe use, together with removal and replacement of the rear external wall to allow for an extension and increased floor area of circa 10.5 sqm, the extension is proposed into the rear courtyard associated with the curtilage of No. 16 Harcourt Street, Dublin 2 (a Protected Structure, Dublin City Council RPS no. 3525). All with associated signage, drainage and site works.

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**Area** Area 1 - South East  
**Application Number** 3326/20  
**Application Type** Permission  
**Applicant** Basil Whelan  
**Location** 95, Ringsend Road, Dublin, D04 R893  
**Registration Date** 04/09/2020

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Planning Permission is sought for (1) retention of permission for a change use from shop to restaurant; (2) the removal of existing 2 no. twenty-foot shipping containers and demolition of the single storey store room and WC's to the rear of the property; (3) planning permission for a single storey extension to side (61 sqm with internal alterations at ground floor level and a two storey extension to the rear (23 sqm) with re-configuration and alterations of residential accommodation at upper floor levels with all associated site works and boundary treatments at 95 Ringsend Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3327/20  
**Application Type** Permission  
**Applicant** Carsara Inns Ltd.  
**Location** 34, 35, 36 & 37 Pembroke Street Lower, Dublin 2  
**Registration Date** 04/09/2020

**Additional Information**

**Proposal:** The development will consist of demolition of Nos. 34, 35, 36 & 37 Pembroke Street Lower (3 no. 2-storey buildings; c.268 sqm total) comprising 3 no. commercial units; construction of a new 5 storey mixed use development consisting of 4 storeys of apartments including set back penthouse level with sedum roof containing 4 no. 2 bed and 3 no. 1 bed apartments (ranging in area from 45.7 - 86.2 sqm) each with private amenity terrace spaces; over commercial unit (90.4 sqm) at ground floor level; separate

apartment entrance and communal facilities including secure bicycle parking (14 spaces) and refuse storage at ground floor level; all plant and ancillary site development works. The total gross floor area of the proposal is 713.4 sqm.

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**Area** Area 1 - South East  
**Application Number** WEB1601/20  
**Application Type** Permission  
**Applicant** Appalachian Property Holdings Limited  
**Location** 9 - 17, Saint Andrew's Lane, Dublin 2  
**Registration Date** 02/09/2020

**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 powder coated aluminium frame. To the west, the lettering will be supported through a glazed balustrade.

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**Area 1  
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2609/20  
**Application Type** Permission  
**Applicant** Karen Hartery  
**Location** 7, Beechwood Avenue Lower, Ranelagh, Dublin 6  
**Registration Date** 03/09/2020

**Additional Information** Additional Information Received

**Proposal:** Planning Permission to construct a part single storey extension and part two storey extension to the rear of the existing dwelling and all associated site works at 7 Beechwood Avenue Lower, Ranelagh, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 2955/20  
**Application Type** Permission  
**Applicant** Timothy Mills  
**Location** 20 Pigeon House Road, Ringsend, Dublin 4, D04 H9P3  
**Registration Date** 04/09/2020

**Additional Information** Additional Information Received

**Proposal:** Permission for the construction of a first floor addition to the rear of the existing, single storey terraced house. The development will consist of demolition of the rear roof and a portion of the existing rear walls and construction of a new first floor addition to the rear, with a 2.2m<sup>2</sup> first floor courtyard, screened with translucent glass, and minor alterations to the existing ground level extension, leading to an overall increase in footprint area of 2m<sup>2</sup>. The development will consist of extending the existing front roof

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to a new higher ridge level, to match neighbouring extensions, with 3 No. Velux type roof windows to the front of the house, and a new flat roof to the rear, with 2. No. skylights, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3290/20  
**Application Type** Permission  
**Applicant** Ann & Jim King  
**Location** 12, Upper Hollybank Avenue, Ranelagh , Dublin 6  
**Registration Date** 01/09/2020

**Additional Information**

**Proposal:** Permission is being sought for the demolition of existing garage and construction of a two storey and attic level domestic extension onto the gable (south) of the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 3298/20  
**Application Type** Permission  
**Applicant** Fintan & Anne O'Shea  
**Location** 70 Charleville Close, Rathmines, Dublin 6  
**Registration Date** 02/09/2020

**Additional Information**

**Proposal:** The development will consist of amendments to Planning Reference 4074/19 including the creation of 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.

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**Area** Area 1 - South East  
**Application Number** 3310/20  
**Application Type** Permission  
**Applicant** Stephen & Elaine Huggard  
**Location** 10, Kenilworth Square North, Dublin 6  
**Registration Date** 03/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed works will consist of the demolition of a non-original, three storey extension, the reinstatement of two windows and one door opening in the return, the construction of a single-storey extension (11sqm) and the installation of two rooflights, all to the rear. The application includes repairs to 3 No. brick chimneys and the rainwater goods. Internal alterations and renovations include, removal of non - original stud partitions and dry-lining ; the forming of a new opening at Lower Ground and First Floor levels; the opening of a blocked-up doorway and the blocking-up of a non-original opening, the construction of new stud walls to facilitate installation of new bathroom facilities at Upper Ground and First Floor levels; and the installation of new fitted kitchen and utility at Lower Ground Floor level. Works include; the replacement of a concrete slab with a breathable limecrete type at Lower Ground Floor level; the renewal of mechanical and electrical services throughout; general conservation and associated repairs, including refurbishment of existing sash windows and joinery and sundry repairs and renewals not impacting on the special interest of the protected structure.

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**Area** Area 1 - South East  
**Application Number** 3312/20  
**Application Type** Permission  
**Applicant** Jim Bennett  
**Location** 91, Belmont Avenue, Donnybrook, Dublin 4  
**Registration Date** 03/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site of c.0.06ha at No. 91 Belmont Avenue, Donnybrook, D04A2R3 Dublin 4, (Protected Structure RPS No. 675). The development will consist of modifications to permission DCC Reg. 2868/17 to include the following: revised ground floor rear extension (totalling c.10.4 sq.m; Site area c.0.06ha to include a single storey rear return for a utility room to No. 91 Belmont Avenue. The remainder of development to be carried out in accordance with parent permission DCC Reg. Ref. 2582/16.

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**Area** Area 1 - South East  
**Application Number** 3316/20  
**Application Type** Permission  
**Applicant** Aideen Hogan  
**Location** 79, Marlborough Road, Dublin 4  
**Registration Date** 04/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to carry out the following works at 79 Marlborough Rd., Dublin 4, a Protected Structure: (a) Single-storey extension to existing single-storey extension to rear of main house at basement level; (b) Single-storey extension to roof of return at rear (at first floor level of main house); (c) Dormer window to rear roof of main house at attic level; (d) New bathroom at basement of main house, including window in front wall; (e) Modification to existing bathroom at landing between first floor at attic of main house; (f) Non-structural modifications to existing internal wall at basement level of main house; (g) New bathroom in existing bedroom at first floor of main house; (h) New front wall and gates and associated site works at front of site.

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**Area** Area 1 - South East  
**Application Number** WEB1405/20  
**Application Type** Permission  
**Applicant** Nessa Whelan  
**Location** 27, Ovoca Road, Portobello, Dublin 08 H7F6  
**Registration Date** 02/09/2020

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: (1) Alteration and refurbishment works to existing 2 storey semi detached house, to include provision of new roof lights to rear (southern) roof facade, (2) Demolition of existing single storey side extension and garage (fronting rear laneway), and construction of a new part single part 2 storey extension & single storey study/guest bedroom to rear of side/back garden, with photovoltaic solar panels and roof lights to flat roof, (3) Associated site improvements, drainage and landscaping works (including relocated off street parking and bicycle storage to front garden), at 27 Ovoca Road, Portobello, Dublin 8, at the corner with Carlisle Street.

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**Area** Area 1 - South East  
**Application Number** WEB1595/20  
**Application Type** Permission  
**Applicant** Aoife & Daryl Hoy  
**Location** 16, Airfield Road, Rathgar, Dublin 6, D06 T262  
**Registration Date** 31/08/2020

**Additional Information**

**Proposal:** conversion of existing attic space to non-habitable room with a dormer window to rear, the works also consist of a single storey exempt development extension to rear & all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1596/20  
**Application Type** Permission  
**Applicant** Patrick O' Driscoll & Grace Cox  
**Location** 8, Seafort Gardens, Sandymount, Dublin 4, D04, AN20  
**Registration Date** 31/08/2020

**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 dishing to the kerb, and new off-street parking space, as well as all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1597/20  
**Application Type** Permission  
**Applicant** Alan O Hare and Ruth Dunne  
**Location** 19, Sandymount Road, Sandymount, Dublin 4  
**Registration Date** 01/09/2020

**Additional Information**

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

- a) The addition of a new pedestrian gate to the front boundary to serve 19 Sandymount Road, designed to match the existing pedestrian gate currently serving 19 and 17 Sandymount Road (existing gate to be retained to serve 17 Sandymount Road),
  - b) The addition of a railing to the centre of the existing granite steps to the front of the dwelling designed to match the existing railings,
  - c) The addition of a railing on a granite plinth to the northern boundary of the front garden designed to match the style of the existing central railings along the street,
  - d) The enlargement of the existing lower courtyard to the front of the dwelling to accommodate bicycle storage,
  - e) The addition of railings designed to match the existing railings to the front boundary to provide guarding and a handrail to the enlarged courtyard and
  - f) All associated site works.
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**Area** Area 1 - South East  
**Application Number** WEB1604/20  
**Application Type** Permission  
**Applicant** MAHA AZEEZ & CONOR LAHIFF

**Location** 93, Tritonville Road, Sandymount, Dublin 4, D04AT10  
**Registration Date** 03/09/2020

**Additional Information**

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

The demolition of a single storey rear ground floor flat roof toilet/washroom extension (3.32 sqm), relocation of ground floor toilet and sundry works required to accommodate the above to the rear of 93 Tritonville Road, Sandymount, Dublin, D04AT10

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0286/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 02/09/2020  
**Applicant** IPUT plc  
**Location** 46 St. Stephen's Green, Dublin 2

**Additional Information**

**Proposal:** EXPP: The external works are as follows: 1) In order to control solar heating from the south west, external window blinds are to be installed+ADs- 2) In order to maintain and improve the roof and accommodate 'Part L' roof insulation requirements, the height of the setback top floor is to be increased by 290mm above existing (from c.19.530m above ground to c.19.820m above ground)+ADs- and 3) For aesthetic reasons, the existing guard rail to the rooftop terrace will be replaced.

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**Area** Area 1 - South East  
**Application Number** 0287/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 04/09/2020  
**Applicant** Regent Bridge Club  
**Location** 25, Waterloo Road, Dublin 4

**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.

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**Area** Area 1 - South East  
**Application Number** 0288/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 04/09/2020  
**Applicant** Barry Conlon and Lorna-Jane Hyland  
**Location** 46, Warner's Lane, Ranelagh, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 2163/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2020  
**Applicant** Spectre (Shelbourne) Limited  
**Location** 23, Shelbourne Road, Ballsbridge, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the erection of a 6 metre high free standing flagpole to the front of the building adjacent to the Shelbourne Road boundary.

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**Area** Area 1 - South East  
**Application Number** 2561/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** Eadbhard O'Dubhthaigh  
**Location** 72, Ailesbury Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Permission for demolition of an existing two storey dwelling and single storey outbuilding and the erection of a new 5 bedroom two storey dwelling to include a recessed roof light between roof pitches and glazed canopy over bi-folding doors to rear. Finishes of the proposed dwelling to include painted render, natural roof slates, aluminium gutters & downpipes and precast copings & trims. Metal railings fitted on top of existing stone wall and construction of new pillars and gates recessed back from the existing road frontage as well as associated landscaping and an external open structure outhouse at 72 Ailesbury Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 2655/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** Barnyard Property Development Development Limited  
**Location** 8 & 9, Erne Terrace Rear, Dublin 2  
**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.

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**Area** Area 1 - South East  
**Application Number** 2843/20  
**Application Type** Permission

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**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** David Kavanagh & Erin Barnett  
**Location** 44, Kimmage Grove, Kimmage, Dublin 6W  
**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

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**Area** Area 1 - South East  
**Application Number** 2986/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2020  
**Applicant** Jennifer O'Carroll  
**Location** Herbert Montessori School, 10, Herbert Avenue,  
Merrion Road, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning Permission for development comprising retention of unauthorised development to rear consisting of a part single, part two storey extension exceeding the permitted floor area by 29.5 sqm at ground floor level and 1.5 sqm at first floor level with modified design; and an increase in the maximum permitted number of childcare places from 38 to 64 places.

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**Area** Area 1 - South East  
**Application Number** 2991/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** Keith & Una McMahon  
**Location** 82 Ailesbury Road, Ballsbridge, Dublin 4, D04 F3P1

**Additional Information**

**Proposal:** Permission for development consisting of 10.7 sqm ground floor extension, bay window, incorporating garden room to rear of existing house, revised internal layout to ground floor, new wooden trellis to eastern rear boundary wall and all associated internal and site works.

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**Area** Area 1 - South East  
**Application Number** 2992/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2020  
**Applicant** Yong Feng Gao  
**Location** 12, Aston Quay, and 3/3A, Aston Place, Dublin 2

**Additional Information**

**Proposal:** Permission is sought for the change of use from a commercial to retail and restaurant use. Works to include linking the three premises, internal alterations, new frontage with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2994/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2020  
**Applicant** Ganroyal Developments Limited  
**Location** Site at Athlumney Villas located to the rear of Nos. 6 & 7 Ranelagh Road, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 2996/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** Charlotte Callaghan  
**Location** 102, Kildare Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning Permission to widen existing pedestrian access to create vehicular access for off street parking for one car.

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**Area** Area 1 - South East  
**Application Number** 2997/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2020  
**Applicant** Terenure Sports Club  
**Location** Terenure Sports Club, 54, Terenure Road North, Dublin 6W

**Additional Information**

**Proposal:** Planning permission for the removal of two existing single storey prefabricated changing room buildings, and the installation of two new single storey prefabricated changing room buildings in their place, with associated site works.

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**Area** Area 1 - South East  
**Application Number** 2999/20  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2020  
**Applicant** Bread Nation  
**Location** 40, Pearse Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of the change of use of existing commercial office unit to bakery retail unit. To include changes to front elevation and internal layouts, also to include all associated signage and site works.

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**Area** Area 1 - South East  
**Application Number** 3001/20  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 03/09/2020  
**Applicant** Dr. Paula Bolger  
**Location** 3, Sydenham Road, Ballsbridge, Dublin 4, D04 H5Y9

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retain and complete alterations to previous approved Planning Ref 3546/17 for the construction of a detached garage building with a converted attic space with a pitched roof with roof lights within both roof slopes.

Planning Permission is sought for change of use of the detached garage building with a converted attic space, to a 2 bedroom 2 storey mews house. The first floor is within the converted attic space. Other works for which Planning Permission is sought include:

- (1) An increase of 16m<sup>2</sup> floor area at first floor / attic floor level (total first floor / attic floor area = 54m<sup>2</sup>)
- (2) The roof shape has been revised from a pitched roof with roof lights within both roof slopes to a pitched roof with dormer windows within the front and rear slope. The roof height has been increased by 218mm
- (3) Connections to all services and
- (4) All necessary ancillary site development works to facilitate this development.

Retention Planning Permission is sought for works carried out to date as per approved Planning Ref 3546/17 to include the construction of an increased ground floor area of 6m<sup>2</sup>, (total ground floor area = 54m<sup>2</sup>).

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**Area** Area 1 - South East  
**Application Number** 3002/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2020  
**Applicant** Michael Crowley & Laura White  
**Location** 43, Clonfert Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning permission sought for to raise the existing main tiled roof by two tiles & ridge tile to the existing two storey terraced dwelling, convert the existing attic area into a new storage area for non-habitable use, new dormer roof structure to the existing rear tiled roof with external finishes to match existing and internal alterations.

**Area** Area 1 - South East  
**Application Number** 3034/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/09/2020  
**Applicant** Carechoice (Parnell Road) Ltd  
**Location** Menni House, Parnell Road, Dublin 12

**Additional Information**

**Proposal:** Permission for a decrease of 28.64m<sup>2</sup> (8464.84m<sup>2</sup> permitted to 8436.1m<sup>2</sup> proposed) to the permitted nursing home under Planning Ref no. 3705/19, at the lands of Menni House, Parnell Road, Dublin 12. This amended proposal primarily allows for the replacement of 8no twin bedrooms with 12no single bedrooms en-suite, resulting in a total beds provision of 143, reconfiguration of stairwell no 1 & 2, and consequent decrease in basement parking provision from 39no granted permission to 37no proposed bringing the total on site provision to 62no spaces. The alterations also result in a reconfiguration of the south east and a part of the south west elevation of the building and change of roof profile over the stairwell 1 and variation of the ridge levels over mono pitch roof. It is also proposed to diminish the size of the glazed section to the Day Room at ground floor level to address Fire Safety requirements and apply brick finish to new solid surface.

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**Area** Area 1 - South East  
**Application Number** 3041/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 04/09/2020  
**Applicant** Mark Lochrin  
**Location** 6, Wellington Place, Ballsbridge, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3054/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/09/2020  
**Applicant** William Fogarty  
**Location** No. 7, Ailesbury Drive, Donnybrook, Dublin 4, D04 X8N3

**Additional Information**

**Proposal:** Planning permission is sought for works to existing semi-detached 2-storey dwelling – including demolition of single storey flat roof structure to side & rear, construction of new single storey extension to side & rear, alterations to side gable first floor window, attic conversion with new rooflights to front & rear of main roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3115/20



**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2020  
**Applicant** Bayvan Limited  
**Location** Tara Towers Hotel and ancillary car park on Merrion Road and Bellevue Avenue, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the erection 1 no. high level illuminated sign 4.5m wide x 1.560m high (7.02m<sup>2</sup>) on the north elevation, 1 no. illuminated sign 4.5m x 1.560m (7.02m<sup>2</sup>) on the east elevation, 1 no. illuminated sign 3.5m x 0.55m (1.91m<sup>2</sup>) over the entrance door on the east elevation, 1 no. illuminated free standing external totem sign 1.6m x 4.5m (14.4m<sup>2</sup>) to the east of site on corner of Bellevue Avenue and Merrion Road, 1no. non-illuminated external sign 1m x 0.35m (0.35m<sup>2</sup>) above car park entrance on south elevation, 1 no. of non-illuminated external sign 1m x 0.5m (0.5m<sup>2</sup>) at car park entrance on south elevation, 4 no. of non-illuminated external signs 1.5m x 0.5m (0.75m<sup>2</sup>) at residential entrances, 1 on the east elevation above entrance doors, 1 on the south elevation by stairway, 1 on the south elevation left of residential entrance, 1 on the northern elevation of Residential Block 2 south of Bellevue Avenue.

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**Area** Area 1 - South East  
**Application Number** 3184/20  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 01/09/2020  
**Applicant** Ann McGovern  
**Location** 31A Price's Place, (formerly No. 1 Price's Lane), Ranelagh, Dublin 6

**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).

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**Area** Area 1 - South East  
**Application Number** 3251/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2020  
**Applicant** Pdraig Ryan  
**Location** 46, Wicklow Court, 38-40, South Great George's Street, Dublin 2

**Additional Information**

**Proposal:** Permission of change of use of part to short term letting of the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 4778/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2020  
**Applicant** Esprit Investments Limited

**Location** (0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2

**Additional Information** A.I Article 35 Received

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

The proposed development consists of the following:

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1435/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/08/2020
<b>Applicant</b>	Tatiana Smirnova & Ivan Smirnov
<b>Location</b>	49, Synge Street, Dublin 8, D08 H5Y4.

**Additional Information**

**Proposal:** The development will consist of

- installation of bicycle storage unit to front garden
- installation of timber fence 1.5m high to boundary
- installation of bin storage unit to front garden
- all associated site, landscaping, ancillary & drainage works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1451/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/09/2020
<b>Applicant</b>	Pauline Smith

**Location** 9, Sandford Avenue, Donnybrook, Dublin 4, D04AOTO

**Additional Information**

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

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**Area 1  
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 2424/20  
**Appeal Type** Written Evidence  
**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.

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**Area** Area 1 - South East  
**Application Number** 2841/20  
**Appeal Type** Written Evidence  
**Applicant** Ceanna Walsh  
**Location** 121, Strand Road, Sandymount, Dublin 4  
**Additional Information**

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

- a . A new vehicular parking space to the front of the previously granted mews dwelling to the rear of the site, inclusive of the revision and localised widening of existing vehicular laneway and localised stone wall removal to provide for 2. no. passing bays to the front and rear of the site, using existing vehicular access onto Strand Road.
  - b. The revision of the previously granted mews dwelling to facilitate the provision of the required parking space to the front of the previously granted mews dwelling.
  - c. Associated internal layout revisions to the previously granted mews development along with associated fenestration, rooflights and overall height amendments.
  - d. The provision of a new vehicular parking space to the main house to the front of the property, using existing vehicular access onto Strand Road.
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**Area** Area 1 - South East  
**Application Number** 2867/20  
**Appeal Type** Written Evidence  
**Applicant** Mr Owen O'Meara  
**Location** No. 2 St Johns Road, Sandymount, Dublin 4  
**Additional Information**

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

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proposed and existing dwellings, a reinstated pedestrian entrance, landscaping and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 2895/20  
**Appeal Type** Written Evidence  
**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)
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**Area** Area 1 - South East  
**Application Number** 4456/19  
**Appeal Type** Written Evidence  
**Applicant** St Agnes Medical Limited  
**Location** Lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12

**Additional Information** Additional Information Received

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

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 3159/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 31/08/2020  
**Applicant** Hibernia REIT plc

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**Location**

Site at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Marine House onto Clanwilliam Place, to the east; Love Lane to t

**Additional Information**

Additional Information Received

**Proposal:** Permission for development on a site of 0.54 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Marine House onto Clanwilliam Place, to the East; Love Lane to the West and Mount Street, to the South West. The development consists of the following: The proposed development consists of the demolition of the existing Elm House (D02 A344), Block 1, Clanwilliam Court (D02 CF97) and Clanwilliam House (D02 CV61) office buildings and the construction of a commercial office building ranging in height from 4 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be circa 18,629 sq.m (including floorspace at -1). The ground floor includes a double height office entrance and foyer, a bar/restaurant unit of 154 sq.m (with space at basement -1 of 324 sq.m). Associated Townhall space at 350 sq.m to be office and corporate meeting & events space for use of Hibernia REIT tenants and other businesses and a gym entrance of 59 sq.m (with gym at basement -1 of 413 sq.m). The development includes for external terraces at Basement -1 on the south-east elevation, at ground floor on north-west elevation, at first floor level on internal south-east elevation, at fourth floor on north-east elevation and north west elevation, at fifth floor on north-east elevation and northwest and south-west elevations, at sixth floor on north-east elevation and south-east elevation. Access to the two level basement will be via the existing ramp accessed from Love Lane, basement -2 contains 42 no. car parking spaces, 4 no. motorbike parking spaces and associated plant and basement -1 contains 384 no. cycle spaces (including 12 visitor spaces at ground level) and associated shower & toilet facilities, plant area. Cycle access to the basement will be via a dedicated access controlled cycle ramp accessed from Clanwilliam Place and from the existing basement entrance on Love Lane. The development will also include for upgrading of the central podium access courtyard area accessed from Lower Mount Street via a double height covered walkway including proposed hard and soft landscaping features. The development also includes for upgrades to the public realm treatment of Love Lane and associated surrounding street landscaping. The proposed development also includes for the provision of green roofs; plant at roof level; PV panels, signage; new ESB substations onto Love Lane; associated site servicing (foul and surface water drainage and water supply; and all other associated site excavation and site development works above and below ground.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

36/20

(31/08/2020-04/09/2020)

**Area** Area 1 - South East  
**Application Number** 0308/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** James Dunne  
**Location** 74 Bushes Lane, Rathgar, Dublin 6  
**Registration Date** 31/08/2020

**Additional Information**

**Proposal:** SHEC i) Demolition of existing single storey garage on site  
ii) Construction of a contemporary 2 storey 3 bed mews dwelling. The proposed mews dwelling is served by 1 no. ground floor car parking space accessed off Bushes Lane and private amenity space in the form of a rear garden and a terrace at first floor level facing Bushed Lane; and iii) all associated landscaping, boundary treatment and site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 0312/20  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Emer Shields & Carl Egan  
**Location** 2, Manders Terrace, Ranelagh, Dublin 6  
**Registration Date** 02/09/2020

**Additional Information**

**Proposal:** SHEC,: Planning permission consisting of Subdivision (change of use) of existing two storey over basement terraced house into 2 no. separate dwelling units: main dwelling reduced to upper ground and first floor three bedroom unit, with lower ground floor two bedroom unit ancillary to existing dwelling; both with own door access from front; alterations to existing openings to front facade (lower ground floor) and rear facade (upper ground floor); alterations to modern lower ground floor extension to rear, Construction of new upper ground floor extension to rear; to include terrace and access to rear garden; demolition of existing mews structure at rear of site; construction of 1 no. new two storey two bedroom detached mews dwelling unit at rear of site, ancillary to existing dwelling, including first floor terrace to south, rooflight to east, and access to rear garden of main house with own door access via lane shared by residents of Manders Terrace and 38-40 Charlestown Road; complete with all associated site works and landscaping, to include rainwater harvesting tank, geothermal heat pump and locally adjusted ground levels.

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