



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

37/19

(09/09/2019-13/09/2019)

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.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	2089/19
Application Type	Permission
Applicant	Neal Foy & Laura Bresnan
Location	72, Meadowbank Road, Bushy Park Road, Dublin 6
Registration Date	11/09/2019
Additional Information	Additional Information Received

Proposal: Planning permission for the construction of a two storey extension to the side, with permission being sought for the ground floor of the extension to be used as a one teacher Montessori unit complete with separate access, internal alterations to the layout of the first floor, provision of a rooflight to the existing rear roof, alterations to the front driveway and all ancillary site works, all to the existing two storey end of terrace two storey dwelling.

Area	Area 1 - South East
Application Number	3957/19
Application Type	Permission
Applicant	John Ryan
Location	39-45, Crumlin Road, Crumlin, Dublin 12
Registration Date	09/09/2019
Additional Information	

Proposal: Planning permission to re-locate the existing entrance 2.3 metres to the North East, re-locate the existing sign from the North West side of the entrance to the North East side of the entrance, construct new internal security gate and railings 7 metres to the South East of the roadside boundary, new 1.2 metre high railings between pedestrian entrance to apartments and car parking area and all ancillary works.

Area	Area 1 - South East
Application Number	3961/19
Application Type	Permission
Applicant	Lispopple Point Ltd
Location	McCloskeys, 83-85, Morehampton Road, Donnybrook, Dublin 4, D04 K589
Registration Date	09/09/2019
Additional Information	

Proposal: The development will consist of the partial demolition of the existing 3-storey mid-terrace building and rear extensions, while retaining the existing basement, 3-storey front facade, gable wall and chimneys, and the construction of 2no. 3-storey buildings. Block A, fronting Morehampton Road and incorporating the existing facade, gable and basement, will contain 2no. 2-bed duplex apartments over a 128sqm ground floor retail unit with new shopfront and signage, over basement store. Block B, to the rear of the site will contain 2no. 2-bed duplex apartments over a ground floor 3-bed apartment. Both blocks will contain balconies and roof solar panels. Block B will contain 4no. roof lights. The residential development will be accessed via a new pedestrian entrance on Morehampton Road, while the existing entrance on the lane leading from Marlborough Road will be replaced with a new pedestrian service entrance/exit. A new raised courtyard will be provided at first floor level of Block A. Bin Stores, a bicycle shelter and 15no. bicycle spaces will also be provided, along with landscaping and associated site works.

Area Area 1 - South East
Application Number 3962/19
Application Type Permission
Applicant Anthony Fleming
Location 20, South Lotts Road, Dublin 4
Registration Date 10/09/2019

Additional Information

Proposal: Planning permission is sought for change of use of an existing three storey building from Media Offices & residential apartment use, approved under planning reference 2002/08, to complete shared residential accommodation, internal alterations to provide for 6 no. bedroom units with en-suite bathrooms (4 no. single occupancy and 2 no. twin occupancy) and shared ground floor facilities including kitchen, sitting room, dining room, laundry and accessible WC all in accordance with Planning Guidelines 28, Sustainable Urban Housing, March 2018, Sect 5.13-to-5.24, 'Shared Accommodation' and additional 3 no. Velux style vfe1 single roof-over skylights to rear elevation mezzanine roof hip.

Area Area 1 - South East
Application Number 3963/19
Application Type Permission
Applicant OHT Developments Limited
Location Side Garage, 2, Mount Tallant Avenue, Terenure, Dublin 6W
Registration Date 10/09/2019

Additional Information

Proposal: The development will consist of the change of use of an existing garage - industrial unit into a 1 bed residential unit. Works include formation of window openings, replacement of existing plaster finish, insertion of three rooflights and separation of side garden of No. 2 Mount Tallant Avenue as private open space.

Area Area 1 - South East
Application Number 3966/19
Application Type Permission
Applicant Paul Mackay
Location 34, Orwell Park, Rathgar, Dublin 6
Registration Date 11/09/2019

Additional Information

Proposal: I Paul Mackay intend to apply for planning permission for the construction of a new four-bedroomed detached house part two-storeys over basement and part two-storeys with developed roof space over basement - and all associated site works including additional vehicular access from the street, beside the existing house - Kintulagh.

Area Area 1 - South East
Application Number 3967/19
Application Type Permission
Applicant Eircom Limited

Location On the footpath at Merrion Road (outside St. Vincent's Hospital), Dublin 4

Registration Date 11/09/2019

Additional Information

Proposal: The development will consist of the relocation and replacement of the existing telephone kiosks with a new Telephone Kiosk with integral Communication Unit and a 1.53 sq. metre Digital Display Screen positioned 2.1m southeast of position of the existing telephone kiosks. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 1 - South East

Application Number 3968/19

Application Type Permission

Applicant Clear Channel Ireland Limited

Location On the existing Taxi Shelter on the public footpath opposite The National Concert Hall, Earlsfort Terrace, Dublin 2

Registration Date 11/09/2019

Additional Information

Proposal: The proposed development is to replace the existing internal advertising paper panel at the right hand side of the shelter with a digital display unit. The advertising panel on the left hand side will be removed and replaced with a transparent glass panels. The proposed new advertising unit has an overall height of 2.162m, a depth of 0.305m and a width of 1.34m, with a digital display area of 1.52m²

Area Area 1 - South East

Application Number 3972/19

Application Type Permission

Applicant Canal Basin Holdings Limited

Location The Lennox Building, 47-51 Richmond Street South, Dublin 2

Registration Date 11/09/2019

Additional Information

Proposal: Permission is sought to rearrange the layout of the parking area associated with the recently constructed 6 storey office and restaurant development at the Lennox Building, 47-51 South Richmond Street, Dublin 2, which was built under planning permission Reg. Ref. 3015/15 and amended by Reg. Ref.4638/17. Permission has been granted for the parking of 9 cars in the rear yard associated with the development (Reg. Ref.2958/19). Permission is sought to rearrange the parking, so that 10 cars can be parked in this space. The area would continue to accommodate bicycle parking, disabled parking space and access to the building as originally approved.

Area Area 1 - South East

Application Number 3983/19

Application Type Permission

Applicant Guide Friday Ireland Limited

Location 117 & 118 Grafton Street,, Dublin 2.

Registration Date 12/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the proposed change of use, internal alterations and fit-out of second and third floor and part first floor from office use to residential use, at 117-118 Grafton Street, Dublin 2 (Protected Structure). The proposal intends 2 no. three bed roomed apartments and 2 no. short-stay double occupancy studio residential units. The works include re-glazing existing windows to the front (north-west) facade and alterations to the rear (south-west) facade including window repair / replacement and the provision of 2 no. external balconies, together with a smoke vent and rooflight to the rear roof.

Area Area 1 - South East
Application Number 3984/19
Application Type Permission
Applicant Irish Life Assurance plc
Location Seagrave House, (No.'s 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road), Dublin 2 (D02 TW27)
Registration Date 12/09/2019

Additional Information

Proposal: The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a Protected Structure (RPS 2421) and is bounded by Earlsfort Terrace, Adelaide Road and, to the rear, by Hatch Place. The proposed development seeks to amend a permission granted under Reg. Ref. 3040/17 (ABP-300914-18), and includes the replacement of a permitted 'green-wall' finish on parts of the south and east-facing rear elevations by glazed spandrels (incorporating a frit pattern) and also proposes a change of use from 'plant enclosure' to 'office' of an area of c.65sq m at the 6th Floor (and consequent relocation of plant to basement level). There is no change proposed to overall height or floorspace.

Area Area 1 - South East
Application Number 3986/19
Application Type Permission
Applicant Three Ireland (Hutchison) Ltd.
Location Harmony Court, Harmony Row, Dublin 2
Registration Date 12/09/2019

Additional Information

Proposal: The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

Area Area 1 - South East
Application Number 3987/19
Application Type Permission
Applicant Tom Quinn
Location 280, 282 & 284 Rathmines Road Lower, Dublin 6
Registration Date 12/09/2019

Additional Information

Proposal: The development will consist of a change of use of existing first-floor Games Room/Snooker Hall to 6 no. apartments (3 no. 2-bed and 3 no. 1-bed units; total area 379 sq.m, accessed from existing entrances at Castlewood Avenue and Castlewood Place. The development includes (a) provision of replacement external escape staircase behind existing return B and adjacent open chair-lift, connecting

ground level yard to deck at first floor level, (b) removal of a section of first-floor flat roof to provide an open courtyard at first floor level, (c) replacement of existing link at second floor level, between front and rear block with new bridge link and its connection to first-floor courtyard by new external stairs, (d) provision of rooflight to existing roof over apartment no. 6, (e) alterations to existing flat roof at rear to provide private balconies and communal open spaces on deck, (f) removal of 2 no. existing steel staircases and provision of a balcony and replacement stairs to rear of apartment no. 3, (g) modifications to Rathmines Road elevation to include the provision of 2 no. wintergarden-type balconies at first floor level, (h) extension (2 sq.m) and alterations to existing entrance from Castlewood Avenue, (i) alterations to existing entrance gates from Castlewood Place, (j) provision of refuse bin storage, bicycle parking, landscaping & all associated site works at rear and (j) various internal and external alterations to existing building fabric.

Area Area 1 - South East
Application Number 3989/19
Application Type Permission
Applicant Oliver Morris
Location 45, Avenue Road, Dublin 8
Registration Date 12/09/2019

Additional Information

Proposal: The development will consist of demolition of existing commercial garage. Erection of proposed two storey fully serviced dwelling to consist of kitchen living & dining with WC on ground floor, two bedrooms with ensuite, study room and main bathroom on first floor with flat roof and roof lights over. Provision of new boundary walls to front, sides and rear of proposed dwelling between 47 Avenue Road and 43 Avenue Road with vehicular entrance gates off Avenue Road accessing on-site parking to the front of the property. Proposed foul water sewer and surface water connection to existing combined sewer and all ancillary site works.

Area Area 1 - South East
Application Number 3996/19
Application Type Permission
Applicant Kesteven Limited
Location Site bounded by 71-75 Aungier Street, 17-18 Longford Street Great and, 6-14A Stephen Street Upper, Dublin 2
Registration Date 13/09/2019

Additional Information

Proposal: The development will consist of the installation of a development sign on the Longford Street Great elevation comprising individual internally LED illuminated letters attached to the building face.

Area Area 1 - South East
Application Number 3997/19
Application Type Permission
Applicant Joan Lynch
Location 1, Kenilworth Lane East, (Rear of 1 Kenilworth Road), Dublin 6.
Registration Date 13/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the construction of 3 no. two-storey dwelling houses, with 3 no. vehicular and three no. pedestrian access gates and associated boundary walls attenuation tanks and bin and bicycle stores at 1 Kenilworth Lane East, Dublin 6 (to the rear of No. 1 Kenilworth Road, Dublin 6, a Protected Structure).

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3959/19
Application Type Permission
Applicant Jude Curtis & Alan Reilly
Location 70, Brighton Road, Dublin 6
Registration Date 09/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for proposed works consisting of the following principal elements: 1. Demolition of existing single-storey return to the rear of the property; 2. Construction of a new single-storey and part-two-storey extension to the rear of the existing house; 3. Alterations to the existing house, including removal of non-original bathroom and kitchen, and creation of new opening between two of the formal reception rooms; 4. Provision of new conservation rooflight at attic level; 5. General repair works and internal remodelling; 6. Hard and soft landscaping to the rear of the house; 7. The development will include all associated drainage and site development works.

Area Area 1 - South East
Application Number 3970/19
Application Type Permission
Applicant Geraldine & John Hallinan
Location 48, Killeen Road, Dublin 6
Registration Date 11/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to rebuild extension at 48 Killeen Road, Dublin 06 E9F9, a Protected Structure. The development will consist of rebuilding fire damaged 2 storey Granny Flat extension to the side, single storey garage to the rear, rebuild of 2 storey stairwell enlarged to incorporate a utility room at ground floor and larger bathroom on first floor and all associated site works.

Area Area 1 - South East
Application Number 3971/19
Application Type Permission
Applicant Shane and Una de Blacam
Location 29 Raglan Lane, Dublin 4
Registration Date 11/09/2019

Additional Information

Proposal: The development will consist of a two storey extension, including attic floor, to the rear of the existing mews house corresponding with the rear extensions of the adjoining mews houses and a small extension at ground floor to the front.

Area Area 1 - South East
Application Number 3991/19
Application Type Permission
Applicant Neil & Aoife Collins
Location 69, Palmerston Road, Dublin 6
Registration Date 13/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development shall provide for a new vehicular entrance (c. 2.6m wide) in the form of an electric swing gate; 2 no. car parking spaces (5m x 3m each); an electric vehicle charging point and associated site development works, all within the curtilage of 69 Palmerston Road (a Protected Structure). This permission seeks to remove Condition 5a of planning application Reg. Ref. 3470/18. All other development remains as permitted under this parent permission.

Area Area 1 - South East
Application Number 3994/19
Application Type Permission
Applicant Sylvia & Andrew O'Donohue
Location 62 Grosvenor Square,, Rathmines,, Dublin 6.
Registration Date 13/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: a) Demolition of original single storey lean to extension to rear of property along with opening up works at ground floor level of rear return. b) New single storey flat roof extension. c) Internal modification & associated site work at 62 Grosvenor Square, Rathmines, Dublin 6.

Area Area 1 - South East
Application Number WEB1327/14/X1
Application Type Extension of Duration of Permission
Applicant Mirka Kelly
Location 14, Eastmoreland Place, Ballsbridge, Dubkin 4
Registration Date 13/09/2019

Additional Information

Proposal: EXT. OF DURATION: Construction of a two-storey extension together with associated changes to the fenestration and roof profile and the insertion of opening glazed roof-lights and folding glazed doors to an existing single storey room creating a winter-garden.

Area Area 1 - South East
Application Number WEB1534/19
Application Type Permission
Applicant Andrew Farrell
Location 177, Strand Road, Sandymount, Dublin 4
Registration Date 09/09/2019

Additional Information

Proposal: First floor atrium extension at the rear incorporating a balcony

Area	Area 1 - South East
Application Number	WEB1539/19
Application Type	Permission
Applicant	Kathy & Paddy Herbert
Location	24A, Lea Road, Sandymount, Dublin 4
Registration Date	12/09/2019

Additional Information

Proposal: Planning Permission for 23 sq.m. single storey extension attached to side of no. 24a, Lea Road, Sandymount, D4. The development will consist of a new family room and utility room to rear, connected via a new door opening, together with a sedum plant green flat roof over. The flat roof will extend over the existing main entrance to form an integrated porch roof.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0366/19
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	10/09/2019
Applicant	Maurice C. Wallis & Kitty Kearney
Location	2, Dartmouth Square, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replace single glazed window glass with Energlaze, Pilkington Low-E double glazing - 6 windows on front of the house + 1 on rear.

Area	Area 1 - South East
Application Number	0373/19
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	10/09/2019
Applicant	Farmer Browns Eatery Ltd.
Location	170, Rathmines Road Lower, Dublin 6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the replacement of existing ventilation system with a new ventilation extractor hood to the roof over the kitchen area located to the rear of 170 Rathmines Road Lower is or is not development and is or is not exempted development.

Area	Area 1 - South East
Application Number	0374/19
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	12/09/2019
Applicant	Derek McGrath

Location 1, St. Mary's Road, Ballsbridge, Dublin 4

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Having regard to the planning history of this premises would planning permission be required to use this premises as a restaurant again.

Area Area 1 - South East
Application Number 0395/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/09/2019
Applicant Kathleen Garrett
Location 55, Waterloo Lane, Dublin 4
Additional Information
Proposal: SHEC: 3-storey mews dwelling.

Area Area 1 - South East
Application Number 0403/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/09/2019
Applicant Genesis Estates Ltd.
Location 1A, Maxwell Road, Rathgar, Dublin 6
Additional Information
Proposal: SHEC: Two semi-detached 3-bed houses and a terrace of three 3-bed houses.

Area Area 1 - South East
Application Number 3076/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/09/2019
Applicant Fallon & Byrne Ltd.
Location Fallon & Byrne, 11-17, Exchequer Street, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of: a ground floor extension of 158sqm to the existing shop, with associated changes to access and delivery area to the rear; a 92m extension of the existing restaurant first floor opening on to a roof terrace of 127 sq.m with associated new fire escape stair to rear; a new 19 sq.m prep kitchen and a roof terrace of 79sq.m second floor level and minor revisions to ancillary services, storage and circulation areas.

Area Area 1 - South East
Application Number 3497/19
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 09/09/2019

Applicant Basil Whelan
Location 95, Ringsend Road, Dublin 4

Additional Information

Proposal: RETENTION & PERMISSION: Retention permission sought for change of use from shop to restaurant, including associated alterations, signage & shop front, at ground level and retention of 2 twenty-foot shipping containers (6.1m x 2.44m each) in place of original sheds, rear store / staff room, wcs, open seating area with canopy, bin store at front corner. Permission sought for relocation and replacement of chimney flue removal of painted timber panels to front boundary and replacement with boundary treatment with flower boxes, alterations to the internal layout including repositioning of internal stairs and new access door to Ringsend Road for dwelling and associated works.

Area Area 1 - South East
Application Number 3501/19
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/09/2019
Applicant Sisu Izakaya
Location UNIT 4, Drury Hall, Stephen Street Lower, Dublin 2

Additional Information

Proposal: RETENTION: the retention of the change of use from a shop to restaurant.

Area Area 1 - South East
Application Number 3502/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/09/2019
Applicant Copper Bridge C2015 ICAV
Location The Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Permission for development at a site (c.1.73ha) at the Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4 bounded generally by Lansdowne Road to the north, Lansdowne Place development (currently under construction) to the east, Pembroke Road to the west and One Ballsbridge to the south, at Ballsbridge, Dublin 4. The development will consist of a scheme of residential, hotel, retail, non-retail services, licenced restaurants, bars, cafes and ancillary uses above and below ground (81,024.7sq.m gross floor area), comprising: The demolition of structures on site (excluding the primarily retained external posts, plinths and railings around the site perimeter to the public road)(approximately 35,500sq.m); The construction of 7 no. buildings (Blocks 1, 2, 8, 9, 10, 11 primarily residential and inter-linked; Block 12 primarily hotel) over a 2 level basement, comprising: 313 no. residential units (42,794.8 sq.m including arcaded walkways); a 152 no. bedroom hotel (8,185sq.m, including leisure/spa facility, conference facilities, and restaurant and bar facilities above and below ground floor level); an anchor retail unit (2,444.2 sq.m gross); licenced restaurants, cafes and bars (1,540.3sq.m, 7 no. in total); 7 no. retail (including an off-licence)/commercial/non-retail service units (1,399.9sq.m, to accommodate Use Class 1 and 2 uses such as retail, professional/financial services); and ancillary plant, circulation and landscaped areas. The basement levels will accommodate 636 no. car spaces, 32 no. motorcycle spaces and 458 no. bicycle spaces together with circulation, storage and services areas (24,351sq.m). 76 no. bicycle spaces are also provided at surface level within the proposed public realm. Vehicular access to the development (including to basement) is

provided from Pembroke Road. A pedestrian entrance, together with a vehicular entrance to cater for residents' drop-off facility and emergency access is provided from Lansdowne Road. The basement connects at L-1 and L-2 with the already constructed basement under the adjoining Lansdowne Place development which is separately accessed at present from both Shelbourne Road and Lansdowne Road. The residential units are accommodated in Blocks 1, 2, 8, 9, 10, 11 (313 no. residential units comprising: 33 no. 1-bed apartments; 249 no. 2-bed apartments; 4no. 2-bed apartments with study; 6 no. 2-bed duplex apartments; 12 no. 3-bed apartments; 2 no. 3-bed apartments with study; 5 no. 3-bed duplex apartments; 2 no. 4-bed apartments): (Blocks 1, 2 and 11 are over a Lower Ground Floor level to accommodate duplex units.) Block 1 has a shoulder level of 8 storeys stepping up to 9 storeys and contains a licenced restaurant/café use at ground floor level with residential use over (21 no. apartments); Block 2 has a shoulder level of 8 storeys stepping up to 9 storeys and is in residential use (24 no. apartments); Blocks 8-11 are centred around the feature courtyard gardens over the ground floor anchor retail unit; Blocks 8, 9 and 10 have a shoulder height of 8 storeys stepping up to 9 storeys (stepping from 7 to 8 storeys within the courtyard) with a feature 13 storey landmark element at the corner of Block 8; Blocks 8, 9 and 10 contain retail/non-retail service/licenced restaurant/café/bar uses at ground floor level with residential uses over (Block 8 -70 no. apartments; Block 9 - 42 no. apartments; Block 10 - 46 no. apartments); Block 11 has a shoulder height of 9 storeys stepping up to 10 storeys (stepping from 8 storeys to 9 storeys within the courtyard) and contains retail/non-retail service/licenced restaurant/café/bar and residential uses at ground floor level with residential uses over (110 no. apartments); Block 12 has an overall height of 10 storeys and contains the 152 no. bedroom hotel with associated facilities including a licenced restaurant/bar at 9th floor level and retail/non-retail service, licenced restaurant/café/bar uses at ground floor level, together with conference and leisure facilities at Basement Level -1. The development will also consist of: vehicular connections at Basement Levels -1 and -2 to adjoining basement of previously permitted mixed-use scheme (under construction) at 'Lansdowne Place' - Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18; the provision of private, semi-private, and public open spaces, and external circulation areas in the form of winter-gardens, balconies, garden areas including a raised courtyard green, roof terraces, a public plaza, and covered and open pedestrian streets and paths; all hard and soft landscaping including boundary treatments (including alterations to parts of the external posts, plinths and railings), changes in level; substations; plant; and all other associated site excavation and site development works above and below ground. Works to the external pavement will consist of new paving, lay-bus, set-down and taxi facilities.

Area	Area 1 - South East
Application Number	3503/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/09/2019
Applicant	Aghoco 1215 Limited
Location	5, Elgin Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the creation of two tripartite sash windows to the front elevation serving a bedroom at basement level. The property is a protected structure.

Area	Area 1 - South East
Application Number	3508/19

Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/09/2019
Applicant James Dalton and Alwyn Lyes
Location 7, Derry Park, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of: 1. Removal of the existing front entrance porch. 2. Removal of the existing single storey side and rear extension. 3. Proposed new front boundary treatment and new vehicular access existing onto Derry Park, Dublin 12. 4. Construction of a new flat roof entrance porch. 5. Construction of a two storey side extension with a tiled pitched roof to consist of a kitchen, utility and WC at ground floor and a bedroom and bathroom at first floor. 6. Construction of single storey flat roof rear extension to consist of a dining room. 7. General internal remodelling at both floors to suit the proposed layouts. 8. All structural, drainage and associated site works to be implemented.

Area Area 1 - South East
Application Number 3511/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/09/2019
Applicant Padraig Cronin
Location 75, Palmerston Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for development consisting of cleaning, repair and repointing brickwork to front elevation and chimneys of the existing house.

Area Area 1 - South East
Application Number 3513/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/09/2019
Applicant Garvagh Homes Ltd
Location ESB Depot at Parnell Avenue, Dublin 12

Additional Information

Proposal: The development consists of the demolition of the remaining buildings on site, the construction of a 55 unit residential development (6 studios, 8 one-bed units and 41 two-bed units), over an underground car parking area for 57 cars. The basement includes plantrooms, bike spaces (82) and waste storage facilities. The form of development consists of two blocks of development, both 4-storeys with a step down to 3-storeys. Block A contains 33 units and Block B with 22 units, a landscaped communal open space (400 sq.m) between the blocks and visitor car and bike spaces at surface level. The existing entrance will be modified to facilitate the extending of the footpath on Parnell Avenue to give access to the site. An ESB substation and switch room will be located on the ground floor of Block B.

Area Area 1 - South East
Application Number 3514/19
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)

Decision Date 09/09/2019
Applicant Maurice Regan
Location No. 4, 6, 8, 10 Elgin Road, and 4, 6, 8 Pembroke Lane,
Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development Reg. Ref. 3973/18 for development at No's 4, 6, 8 and 10 Elgin Road and 4, 6 and 8 Pembroke Lane, Ballsbridge, Dublin 4. The subject site includes 4 no. protected structures, RPS No. 2498 (4 Elgin Road), RPS No. 2500 (6 Elgin Road), RPS No. 2501 (8 Elgin Road) and RPS No.2503 (10 Elgin Road). The proposed amendments comprise of the following: - Provision of 3 no. new vehicular off street entrance points to serve units 4, 6 and 8 no. Elgin Road respectively; - Replacement of boundary treatment to No. 10 Elgin Road with original salvaged fabric from 4, 6 and 8; - Refurbishment and repair of existing boundary treatment; - Revised landscaping to front gardens. - Provision of 3 no. off street car parking space to serve 4, 6 and 8. - All other ancillary site development works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3518/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/09/2019
Applicant Michael Walsh
Location 10, Beechwood Avenue Lower, Ranelagh, Dublin 6

Additional Information

Proposal: The planning application involves the demolition of existing single storey extension to the rear of the semi-detached residential property to be replaced by the construction of a new two storey rear extension, internal alterations and all associated site works.

Area Area 1 - South East
Application Number 3519/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 10/09/2019
Applicant Carnivan Bay Property Limited
Location 48, Rathmines Road Lower, Dublin 6, D06 A244

Additional Information

Proposal: Planning permission is sought for alterations to previously approved development (Reg. Ref 2325/18) which consisted of internal and external alterations to the existing three-storey over basement building with part-three, part-four storey rear return (former presbytery accommodation associated with the Mary Immaculate Refuge of Sinners Church) to facilitate a change of use from institutional accommodation to 6 no. one bedroom residential apartments. The proposed development in this application relates only to the lower ground floor level of the existing building and consists of the following: (i) change of use of lower ground floor level storage unit as approved under Reg. Ref. 2325/18 to 1 no. one-bedroom apartment (62 sq.m): (ii) modification of openings to 2 no. windows on the southern elevation at lower ground floor level and alteration of cill height to 1.6 metres above finished floor level; (iii) installation of 2 no. new window openings to serve the proposed kitchen at lower ground floor level; and iv) all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3526/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/09/2019
Applicant Declan McLaughlin
Location 17, South Circular Road, Dublin 8

Additional Information

Proposal: Planning permission to demolish and rebuild the existing two storey return and single storey extension to the rear of no. 17 South Circular Road, Dublin 8 and build a new replacement rear extension to be in part, single storey and in part two/three storey.

Area Area 1 - South East
Application Number 3533/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/09/2019
Applicant Insomnia Coffee Company
Location Unit 4, Harcourt Hall, Charlotte Way, Saint Kevin's,
D02 VX20, Dublin 2

Additional Information

Proposal: The development will consist of the change of use to the ground floor unit from a coffee shop to restaurant use, installation 1 no. backlit fascia sign to the front elevation and all associated site works.

Area Area 1 - South East
Application Number 3537/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/09/2019
Applicant Insomnia Coffee Company
Location 77, Morehampton Road, Dublin 4

Additional Information

Proposal: The development will consist of (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone and (c) all associated site works.

Area Area 1 - South East
Application Number 3543/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/09/2019
Applicant Irish Life Assurance plc
Location 74-75, Baggot Street Lower, Dublin 2

Additional Information

Proposal: Planning permission for development at 74-75 Baggot Street Lower, Dublin 2. The site is bounded by Baggot Street Lower to the east and Wilton Terrace (and beyond it, the Grand Canal) to the south. The proposed development seeks to amend a permission granted under Reg. Ref. 4166/16 (ABP 29S.248884), and includes an overall increase over the permitted gross floorspace of c. 495 sq m (from c.6,331 to c.6,826 sq.m). There will be no increase in the permitted height of five storeys (c.21.9m). The development proposes widening the footprint of the permitted building by c.1.5 metres northwards along part of its northern elevation (with associated elevational changes); changes to the permitted atrium space at the main entrance (with associated elevational changes); replacing the permitted vehicle access ramp to the basement level -2) car park (access via Pembroke Row) with two car lifts and an increase of 3 car spaces (from 11 to 14) and 36 bicycle spaces (from 44 to 80) with associated improvements to shower/changing facilities (relocated from basement level -2 to -1). The proposed amendments also include an increase in basement plant provision (to improve environmental ratings to nZeb compliant), conversion to 'office/ancillary office' use of c.585 sq.m of space at Basement -1 (previously permitted as 'staff facilities'), relocating/rearranging internal cores to improve internal floor layout, minor adjustments to floor-to-floor heights, widening of lightwells (to enhance light and amenity at basement level-01) and all associated works, including landscaping, above and below ground.

Area	Area 1 - South East
Application Number	3544/19
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	12/09/2019
Applicant	St Agnes Property Limited
Location	Lands to the rear of St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, within the sheltered housing development currently under construction

Additional Information

Proposal: The development will consist of:- Construction of 2 no. infill residential buildings of 3-4 storeys in height, each accommodating 11 no. 1-bedroom independent living units (total 22 units) with associated balconies.- Associated site works and services.

Area	Area 1 - South East
Application Number	3547/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/09/2019
Applicant	Molly Burke
Location	9 Prince of Wales Terrace, Ballsbridge, Dublin D04XW65

Additional Information

Proposal: PROTECTED STRUCTURE: permission is sought for demolition of single storey extension, 1st and 2nd floor rear extensions. Provision of 3 storey extension comprising of ground floor and 2 storey over extensions to rear of existing 2 storey terraced house, provision of en-suite shower rooms within existing bedrooms at 1st and 2nd floor. Replacement of main roof finish with natural slates. Removal of rough cast render to front elevation and associated repairs to brickwork, replacement of 2nd floor front windows & associated upgrading and ancillary works at 9 Prince of Wales Terrace, Ballsbridge, Dublin D04XW65, No 9 is recorded as a protected structure.

Area Area 1 - South East
Application Number 3549/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/09/2019
Applicant Strandmount Limited
Location Charlemont Place, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a 0.1024 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development will consist of: a 36 No. bedroom part one to part six storey (over a part double basement) aparthotel (1,763 sq m over 660 sq m at basement level); 9 No. ancillary basement car parking spaces; vehicular access to the basement car park via the existing ramp to the west; pedestrian access via the existing laneway at the south-east of the site; a screened roof terrace (facing all directions) at fourth floor level; bicycle parking; hard and soft landscaping including a green wall; loading bay; boundary treatments; plant and all associated development works above and below ground.

Area Area 1 - South East
Application Number 3550/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Grantham Cafe
Location Rear of 58 Camden St. Lower with access from Pleasants Place, Dublin 8

Additional Information

Proposal: The development consists of the change of use from workshop to coffee roasters. The development a total of 74sqm will include a production & packaging area to the rear, stores rooms and ancillary services. There is no proposed works to the external envelope with the exception of repair and maintenance.

Area Area 1 - South East
Application Number 3552/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Newydd Limited
Location No. 3 & 4 (Part), Fownes Street Upper, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this site No. 3 & No. 4 (part) Fownes Street Upper, Dublin 2. (Protected Structure). The development will consist of alteration of existing residence into 4 no. apartments with storage and laundry area. The proposal includes basement

storage, gym, shower, lockers, laundry and bike storage; ground floor entrance only; first floor 72 sqm one bedroom apartment; second floor 104 sqm two bedroom apartment; third floor 62.7 sqm one bed apartment and 75 sqm one bed apartment.

Area Area 1 - South East
Application Number 3553/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Mary Doherty
Location 49, Upper Beechwood Avenue, Dublin 6, D06 H1F3

Additional Information

Proposal: Planning permission is sought for the construction of 1 no. new dormer window to the rear slope of the existing 2 storey (plus attic), semi detached house, and two new rooflights to the rear slope of the existing house, associated elevational changes and all associated site works.

Area Area 1 - South East
Application Number 3557/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Barry & Siobhan Cudmore
Location 16, Oaklands Drive, Sandymount, Dublin 4, D04 KP46

Additional Information

Proposal: Planning permission is sought for demolition of single storey extensions to rear, construction of new 2 storey extension to rear, alterations to existing dormer, alterations to front garage elevation, widening of vehicular access, construction of garden room to rear and all associated internal and site works at a 2 storey with attic terraced house.

Area Area 1 - South East
Application Number 3558/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Zara McGrath
Location 84, Derry Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of demolition of existing rear extension and garden walls, widening of the existing single storey porch, enlargement of the front porch window, a new two storey extension with flat roof and rooflights to the side and rear of the existing house, internal alterations and ancillary site works.

Area Area 1 - South East
Application Number 3559/19

Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/09/2019
Applicant Peshawar Ltd.
Location 96, Moyne Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this site address 96 Moyne Road, Dublin 6, a Protected Structure. The development will consist of: Change of use from 3 no. bed-sits to a single residential unit; internal alterations to existing house; demolition of existing single-storey side extension apartment for construction of new single-storey side and rear garden-room and utility extension with rooflights and associated landscaping and drainage works.

Area Area 1 - South East
Application Number 3661/19
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 10/09/2019
Applicant Sarah Murphy
Location 43, Palmerston Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: i) the removal of shed and non original external stairs at the rear of the existing dwelling; ii) partial demolition of the rear wall at basement level to create an opening for the proposed extension; iii) infilling 2 number existing rear windows at basement level; iv) the construction of a new single storey extension to the rear of the existing dwelling which includes one additional bedroom and roof lights; v) the construction of the new garage to the rear of the back garden, providing one car parking space off the public lane; vi) all associated ancillary works to facilitate the development including: landscaping and drainage works.

Area Area 1 - South East
Application Number 3856/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/09/2019
Applicant James Sweeney
Location 67 Cowper Road, Rathmines, Dublin 6

Additional Information

Proposal: PERMISSION & RETENTION: Retention permission for conversion of attic to store room with dormer to the side, roof light to existing roof along with removal of 2 no. chimneys. Planning permission is also sought for widening the existing driveway by 300mm and adjustment of existing pier to suit. Including all associated site works.

Area Area 1 - South East
Application Number 3864/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/09/2019

Applicant Boolakeel Ltd. t/a Bunsen
Location 53, Dame Street, Dublin 2, D02 V525

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The proposed development will consist of the following:

1. Retention of external fascia signage.
2. Retention of internal pendant signage.
3. Retention of reinstatement / enlargement of front elevation window opening.
4. Retention of internal fit out works to ground and basement floor levels.
5. Internal changes, alterations and all ancillary associated site works.

Area Area 1 - South East
Application Number 3867/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/09/2019
Applicant Jim & Sinead Bennett
Location 91, Belmont Avenue, Donnybrook, Dublin 4

Additional Information

Proposal: This development consists of modifications to Planning Permission Reg. Ref. 2582/16 to include the following: A) Modifications to Elevations B) Increase in Gross Floor Area from 50.76sqm to 91sqm C) Relocation to the North East corner of the site D) All associated site development works.

Area Area 1 - South East
Application Number 3886/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 13/09/2019
Applicant Dr. Paula Bolger
Location 3, Sydenham Road, Ballsbridge, Dublin 4

Additional Information

Proposal: RETENTION: planning permission to retain and complete alterations to previous approved planning ref 3546/17 for the construction of a detached garage building to a 2 storey mews house.

Area Area 1 - South East
Application Number 3896/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 13/09/2019
Applicant Fintan & Anne O'Shea
Location 20 Charleville Close, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of internal walls and part of existing boundary walls, formation of a new vehicular access from Leinster Square and construction of a new two storey extension to the front and rear of the property to include garage, utility room, first floor bedroom, extended living room and first floor

bedroom. Works also include the installation of new external windows and doors, site landscaping and site works.

Area	Area 1 - South East
Application Number	DSDZ3545/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/09/2019
Applicant	Cardiff Lane GP3 Limited
Location	The (former) An Post Depot, Cardiff Lane and Hanover Street East, Dublin 2 (which is now known as 'Ropemaker Place')

Additional Information

Proposal: The application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. The development consists of modifications to the mixed-use scheme permitted under Reg. Ref. DSDZ2457/16 (the 'parent permission') and subsequently amended by Reg. Refs. DSDZ2041/17 and DSDZ3639/17. The permitted development provides for demolition of existing structures and construction of a 5-6 storey plus set back (over basement) commercial, retail and residential development (56 no. residential units) in 2 no. mixed-use blocks. Planning permission is sought for the following modifications to the permitted commercial block (Block 04): Addition of external building lighting to all elevations at all levels; Minor modifications to the positioning of permitted vertical fins on the east and south-east elevations at 1st to 4th floor levels to accommodate the proposed facade lighting; Provision of additional lighting within the ground floor / surface level public realm / podium landscaping / external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium landscaping/external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium at ground floor level below all external elevations; Square uplighters recessed within grill in between permitted vertical fins on the east and south-east elevations at 1st and 3rd floor levels; Recessed linear uplighters mounted within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector semi-recessed within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector semi-recessed within grill on the east and south-east elevations at 5th floor level; Surface mounted cylindrical downlighters to be located on the south elevation within the 1st floor level canopy above the podium landscaping/public realm; Surface and recessed wall lighting to the ground floor northern courtyard and on all elevations to the 5th and 6th floor level external terraces; Emergency lighting above all external fire exist doors on all elevations at ground, 5th and 6th floor levels; and, Landscape strip lighting integrated within planters on the external terraces at 5th and 6th floor levels.

Area	Area 1 - South East
Application Number	WEB1424/19
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	09/09/2019
Applicant	Leo Cullen & Dairine Kennedy
Location	77, Strand Road, Sandymount, Dublin 4, D04

Additional Information

Proposal: Construction of a new room at attic level located in the valley between the front and back roofs.

The new attic room will have a glazed roof over the line of the existing ridge tiles. Internal development and refurbishment works. The development will include all associated drainage and site development works.

Area Area 1 - South East
Application Number WEB1428/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/09/2019
Applicant Avril and Gordon Ryan
Location 36, Fortfield Terrace, Rathmines, Dublin 6, D06 FP84

Additional Information

Proposal: Avril and Gordon Ryan are applying for permission for development at 36 Fortfield Terrace, Rathmines, Dublin 6. The development will consist of demolition of existing two storey extension to the rear, construction of part-single, part-two storey extension with rooflights, localised alterations to layout of existing house, all associated ancillary, landscaping and site development works.

Area Area 1 - South East
Application Number WEB1434/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/09/2019
Applicant Pauline and Ronan O'Connell
Location 39, St. Kevin's Park, Dartry, Dublin 6

Additional Information

Proposal: Construction of a two-storey detached three-bedroom house with pitched roof and rooflight and associated landscaping works to side of No. 39 St. Kevin's Park, Dublin 6, with access via existing western gates.

Area Area 1 - South East
Application Number WEB1436/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/09/2019
Applicant Ciaran O'Loan
Location 274, Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: The application is for a revised design to replace previously permitted planning application 2793/14. The revisions include alterations to elevations, additional floor area and an additional storey.

Area Area 1 - South East
Application Number WEB1438/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 13/09/2019

Applicant Aidan Brady
Location 17, Newbridge Avenue, Sandymount, Dublin 4

Additional Information

Proposal: Permission is sought for 1. a new vehicular entrance (3m wide) and off street parking to the front of the house and all associated site works at no.17 Newbridge Avenue, Sandymount, Dublin 4.

Area Area 1 - South East
Application Number WEB1529/19
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/09/2019
Applicant Philip Daly and Katie McGlade
Location 17, Albert Place East, Dublin 2

Additional Information

Proposal: RETENTION: A first floor flat roof extension to rear of existing house, 2 roof lights to existing rear roof plane and rear private open space of area 22.09 sq. metres.

Area Area 1 - South East
Application Number WEB1530/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/09/2019
Applicant Victoria Kortenhorst
Location 8, Moyne Court, Ranelagh, Dublin, D06 X336

Additional Information

Proposal: Construction of a new rear dormer at attic level and associated internal works.

Area Area 1 - South East
Application Number WEB1534/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 13/09/2019
Applicant Andrew Farrell
Location 177, Strand Road, Sandymount, Dublin 4

Additional Information

Proposal: First floor atrium extension at the rear incorporating a balcony

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 2556/19
Appeal Type Written Evidence
Applicant Bryony Bethell

Location 77, Heytesbury Street, Portobello, Dublin 8

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the partial demolition of the boundary walls and the construction of a new two storey mews house with roof terrace to the rear of the site, accessible from St. Kevin's Cottages and demolition of the existing single storey structure to the rear of the main dwelling to create a new single storey extension, minor internal alterations to the lower ground floor and associated site works.

Area Area 1 - South East

Application Number 2809/19

Appeal Type Written Evidence

Applicant Thomas A Menton

Location Site to the rear of 38 and 40, Rathdown Park,
Terenure, Dublin 6W

Additional Information Additional Information Received

Proposal: Planning permission for development consisting of a new 2 storey 2 bedroom detached dwelling with new vehicular entrance and driveway.

Area Area 1 - South East

Application Number 3302/19

Appeal Type Written Evidence

Applicant Bedwyn Limited

Location 11B, Clyde Lane, Dublin 4, D04 H6P4

Additional Information

Proposal: Planning permission is sought for: The demolition of the existing two-storey mews house and the construction of a new two-storey 3-bedroom house including modifications to entrance gates together with associated external works.

Area Area 1 - South East

Application Number 3315/19

Appeal Type Written Evidence

Applicant Thomas Small & Yvonne Sadlier

Location 44, Terenure Road North, Terenure, Dublin 6W

Additional Information

Proposal: Permission is sought for the construction of a new attached part single, part two storey, flat roof, extension to rear of existing dwelling and all ancillary works.

Area Area 1 - South East

Application Number 3447/19

Appeal Type Written Evidence

Applicant Osteria Lucia

Location Osteria Lucio, The Malting Tower, Grand Canal Quay,
Clanwilliam Terrace, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Retention permission for development at "Osteria Lucio", The Malting Tower, Grand Canal Quay, Clanwilliam Terrace, Dublin 2. The property fronts onto Clanwilliam Terrace to the west and is south of Grand Canal Quay Railway Bridge which is a protected structure (RPS Ref: 883/3276). The development consists of the following: Retention (for 2 years) of outdoor seating area structure (c. 23.2sq.m) comprising aluminium and glass enclosure with retractable roof (c. 2.9 metres height, c. 1.74 metres width and c. 11.1 metres length). A small area of the site falls within the North Lotts and Canal Dock Strategic Development Zone Planning Scheme area, however the majority of the site is outside of the SDZ Planning Scheme Area. The specific development, the subject of this retention application is located outside the SDZ Planning Scheme area.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2312/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@11/09/2019
Applicant	Temple Bar Cultural Trust DAC
Location	25 Eustace Street,, Temple Bar,, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: Retention permission (change of use) and permission for development at this site: No. 25 Eustace Street, Temple Bar, a Protected Structure (No. 2706). The development will consist of: retention of change of use of the basement from office to ancillary use, the first and second floors from office to short-term let residential use and the third floor from residential to short-term let residential use; the carrying out of fire upgrade works to the existing building to include partition and floor upgrade, new lobbies at basement and ground floor level, relocation of basement stairs, installation of a fire suppression system and fire detection and alarm system with associated automated venting and sundry other related works.

Area	Area 1 - South East
Application Number	2537/19
Appeal Decision	SPLIT DECISION
Appeal Decision Date	@10/09/2019
Applicant	Appalachian Property Holdings Limited
Location	9-17, St. Andrew's Lane, Dublin 2

Additional Information

Proposal: Permission for development comprising alterations and revisions to an existing planning permission (Reg. Ref. 4342/16 (ABP Ref. 29S.248844)) relating to the development of a hotel at 9-17 St. Andrew's Lane, Dublin 2. The approved development permitted the demolition of an existing two storey building and replacement with an eight storey + plant level over lower ground floor hotel development consisting of 136 bedrooms; reception, bike store and lobby area, and associated back of house facilities including, linen store, staff rooms, changing area and associated uses. The approved development also permitted works to the public realm. The proposed alterations comprise (1) the reconfiguration of the internal layout of the upper ground floor and the first floor levels, (2) the reconfiguration of the roof profile to include the development of an additional storey to create a nine storey + plant level over lower ground floor development. The proposal would increase the number of bedrooms to 156; ancillary accommodation

includes reception, bike store and lobby area, and associated back of house facilities including, linen store, staff rooms, changing areas and associated uses.

Area	Area 1 - South East
Application Number	2743/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@09/09/2019
Applicant	Steven Cochrane & Fiona O'Regan
Location	96, Orwell Road, Rathgar, Dublin 6

Additional Information

Proposal: Planning permission is sought for alterations and additions to an existing 2-storey detached dwelling, comprising the construction of a new single storey extension with pitched roof to rear, and the construction of a new first floor extension above an existing single storey flat-roofed extension to the rear, together with revisions to existing window openings to front, side and rear elevations, new Velux rooflights to the roof, and all ancillary site works.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

37/19

(09/09/2019-13/09/2019)

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Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area Area 1 - South East
Application Number 0403/19
Application Type Social Housing Exemption Certificate
Applicant Genesis Estates Ltd.
Location 1A, Maxwell Road, Rathgar, Dublin 6
Registration Date 10/09/2019
Additional Information
Proposal: SHEC: Two semi-detached 3-bed houses and a terrace of three 3-bed houses.

Area Area 1 - South East
Application Number 0407/19
Application Type Social Housing Exemption Certificate
Applicant EL Patrick Thomas Holdings LTD
Location 2 Maxwell Road,, Rathmines,, Dublin 6.
Registration Date 11/09/2019
Additional Information
Proposal: SHEC: (i) demolition of existing dilapidated concrete garage/store to the rear of the main dwelling; (ii) construction of a contemporary style, two-storey, two-bedroom, detached mews dwelling (110.6sqm) fronting Maxwell Lane served by a private open space (rear garden); (iii) installation of a dry riser and associated signage adjacent to the site's south-western boundary; and (iv) SUDS drainage, boundary treatment, landscaping and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 0414/19
Application Type Social Housing Exemption Certificate
Applicant Lispopple Point Ltd.
Location McCloskey's, 83-85, Morehampton Road, DUBLIN 4
Registration Date 09/09/2019
Additional Information
Proposal: SHEC: The proposal consists of demolition of existing structure, construction of 2 no. 3 storey buildings containing 4 no. 2-bed duplex apartments, 1 no. 3-bed apartment and 1 no. retail unit.

Area Area 1 - South East
Application Number 0421/19
Application Type Social Housing Exemption Certificate
Applicant Paul Mackay
Location 34, Orwell Park, Rathgar, Dublin 6
Registration Date 11/09/2019
Additional Information
Proposal: SHEC: planning permission for the construction of a new four-bedroomed detached house - part two-storeys over basement and part two-storeys with developed roof space over basement - and all associated site works including additional vehicular access from the street, beside the existing house - Kintullagh, all at 34 Orwell Park, Rathgar, Dublin 6

Area Area 1 - South East
Application Number 0426/19
Application Type Social Housing Exemption Certificate
Applicant Tom Quinn
Location 280, 282, 284, Lower Rathmines Road, Dublin 6
Registration Date 12/09/2019
Additional Information
Proposal: SHEC: Change of use from commercial to residential at first floor of existing building.

Area Area 1 - South East
Application Number 0430/19
Application Type Social Housing Exemption Certificate
Applicant Smart Fusion Ltd
Location 1, Kenilworth Lane East, to the rear of No.1
Kenilworth Road, Rathgar, Dublin 6.
Registration Date 13/09/2019
Additional Information
Proposal: SHEC: PROTECTED STRUCTURE: Construction of 3 no two-storey dwelling houses, with three no vehicular and three no pedestrian access gates and associated boundary walls, attenuation tanks and bin and bicycle stores.



Dublin City Council

SECTION 5 EXEMPTIONS

37/19

(09/09/2019-13/09/2019)

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area Area 1 - South East
Application Number 0315/19
Application Type Section 5
Applicant Damien Keaney
Location 6, Florence Terrace, Leeson Park Avenue, Dublin 6
Registration Date 10/09/2019
Additional Information Additional Information Received
Proposal: EXPP: Whether works consisting of demolition and construction constitute development which is or is not exempted development.

Area Area 1 - South East
Application Number 0417/19
Application Type Section 5
Applicant Mark Fitzgerald
Location 30, Palmerston Road, Rathmines, Dublin 6
Registration Date 10/09/2019
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: internal alterations involving modifications to the existing bathroom layout at third floor level, proposed new kitchen fit out to the existing first floor level study, new utility fit out to the existing garden level utility, general upgrades to the existing windows, replacement of the existing back garden stone paving.

Area Area 1 - South East
Application Number 0427/19
Application Type Section 5
Applicant Persian Properties LTD
Location The Mont Hotel, 1-4 Merrion Street Lr, 13-14 Clare Street and Merrion Close, Dublin 2
Registration Date 12/09/2019
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: painting of the existing front and side facade at 13-14 Clare Street protected structure (RPS REF. 1890) at the Mont Hotel, 1-4 Merrion Street Lower, 13-14 Clare Street and Merrion Close, Dublin 2.

Area Area 1 - South East
Application Number 0412/19
Application Type Section 5
Applicant Penny Linton
Location 28, Grand Canal Street Upper, Dublin, D04 X9C9
Registration Date 05-Sep-2019
Additional Information
Proposal: EXPP: Installation of 4 no. solar panels (pv) on the southern roof elevation.

Amendment to Week 36/19

Area Area 1 - South East
Application Number 0413/19
Application Type Section 5
Applicant Patrick Molony
Location 38 Waterloo Road, Ballsbridge, Dublin 4.
Registration Date 06-Sep-2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed Works Schedule

External:

Repaint existing front entrance door. Replace non original windows with timber sash windows, profile to match neighbouring houses, front and rear façade.

Lower Ground Floor:

Upgrade existing kitchen, new appliances and units. Replace sanitary ware in ensuite and bathroom, new tile and paint. Repaint walls and ceilings. Replace tile and carpets. Replace non original windows with timber sash windows, profile to match neighbouring houses, front and rear façade.

Ground Floor:

Remove existing kitchen units at window of return and install new kitchen in non-original extension. Repaint walls and ceilings. Retain and repaint existing mouldings and joinery. Replace tile and carpets. Upgrade existing doors to form protected stairwell. Replace non-original windows with timber sash windows, profile to match neighbouring houses, front and rear façade.

First Floor:

Remove non-original 2 no. en suites, partition walls, tile finish, sanitary ware etc. and make good to increase size of bedroom. Reinststate cornices to original room layouts following removal of non-original en suite bathroom and built in wardrobes. Remove non-original in built wardrobes in master bedroom. Convert existing master bedroom to walk in wardrobe and en suite, new sanitary ware, tile and ceiling lights. Repaint walls and ceilings. Retain and repaint existing mouldings and joinery. Replace tile and carpets. Upgrade existing doors to form protected stairwell. Replace non-original windows with timber sash windows, profile to match neighbouring houses, front and rear façade.

Second Floor:

Replace wardrobes to bedroom 4. Remove non-original sinks at bedrooms 2,3,4. Repaint walls and ceilings. Repaint existing joinery. Upgrade existing doors to form protected stairwell. Replace non-original windows with timber sash windows, profile to match neighbouring houses, front and rear façade.

*****Amendment to Week 36/19*****

Area Area 1 - South East
Application Number 0418/19
Application Type Section 5
Applicant The Board of Management, Loreto College
Location 53-55 St. Stephens Green,, Dublin 2.

Registration Date

05-Sep-2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works involve the careful removal of flat roof membrane and the non-original lantern type rooflights and replacement with new flat roofing membrane and Velux type flat rooflights to the roof of 53 St. Stephens Green. The work also involve the careful removal of the fibre cement wall cladding to the external to the external roof plant room and replacement with vertical zinc cladding to the roof of 54 St. Stephens Green. The works as proposed will not in any way materially affect the protected status of the buildings. The proposal will in fact have a positive impact on the building by improving the quality of fabric and increasing the buildings resilience to weathering into the future given the increased maintenance required in recent years to the top floor ceilings in both 54 & 55 St. Stephens Green.

*****Amendment to Week 36/19*****
