



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**38/19**

(16/09/2019-20/09/2019)

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3100/19
<b>Application Type</b>	Permission
<b>Applicant</b>	The Fleet Street Hotel Limited
<b>Location</b>	The Fleet Street Hotel, Fleet Street, Dublin 2
<b>Registration Date</b>	16/09/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for the change of use of existing ancillary accommodation to 7 no. additional bedrooms all at First Floor level, resulting in an overall increase in the total number of bedrooms in the existing hotel from 93 to 100. This application will not affect the existing permission for 11 additional bedrooms (Reg. Ref. 2149/17). The proposed works comprise of internal alterations to the existing layouts with minor elevational modifications to non-original windows facing internal roofed areas. The proposed development consists of development to a Protected Structure in accordance with the Dublin City Council Record of Protected Structures (RPS Reference Nos. 2920 and 8537). The development is located within a Conservation Area and an Architectural Conservation Area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4001/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Tulyar Property & Weltara Holdings Ltd
<b>Location</b>	Site of 0.825 hectares at the Former Veterinary College site, Shelbourne Road, and No. 126, Pembroke Road, Ballsbridge, Dublin 4
<b>Registration Date</b>	16/09/2019

**Additional Information**

**Proposal:** The development consists of change of use at Ground, Basement -1 and Basement -2, from office & bike storage to provide an enlarged Spa & Gym to include staff welfare and laundry facilities. The development will consist of an amendment to the original permission (previously granted under Planning Permission Ref. No. 2227/15) including an increase in the size of the permitted spa & gym, of 1417 sq.m at basement level -1 by 605 sq.m to 2022 sq.m, change of use of part of existing bike storage area at basement level -2 to accommodate 92 sq.m bicycle shower facilities, change of use of 87 sq.m from approved storage use (Ref. 4798/07) at Ground Floor to use as a spa/leisure area. The development also includes a reduction in ancillary office space for Block 3 of 276 sq.m to accommodate the increased leisure centre at basement level -1; a reduction of 44 sq.m in storage space in Block 1 at basement level -1, the rearrangement of bicycle parking facilities within the premises to include 246 bicycle parking spaces at Basement -1 level and 56 bicycle parking spaces at Basement -2 level; the relocation of bicycle shower facilities from Basement -1 to Basement -2, and the removal of 4 no. commercial parking spaces at Basement -1. The total floor area of the completed Spa Leisure development would be 2109 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ4006/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Balark Investments Limited and Balark Trading GP Limited
<b>Location</b>	20-24 Sir John Rogersons Quay (a Protected Structure), 25-27 Sir John Rogerson's Quay, Dublin 2

**Registration Date**

17-Sep-2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Balark Investments Limited and Balark Trading GP intend to apply for a ten year Permission for development at 20-24 Sir John Rogerson's Quay (a Protected Structure), 25-27 Sir John Rogerson's Quay, 1-5, 11/11a, 12-14 Lime Street, Lime Court and at 8-10 Hanover Street East, Dublin 2. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area.

The proposed development will consist of :-

- Change of use from office to retail/non-retail services/café/restaurant at ground floor and associated refurbishment and internal alterations to the 3 storey structure at 25-27 Sir John Rogerson's Quay;
- Construction of an office building ranging from 5 to 8 storeys (over lower ground & basement levels), including retail/non-retail services at ground floor on Lime Street and commercial office development throughout the remainder of the proposed building fronting Sir John Rogerson's Quay and Lime Street;
- Terraces at third and fifth floors and roof garden at sixth floor;
- Car parking (16no. spaces), bicycle parking, plant rooms, waste store, staff facilities and ancillary commercial space at basement level;
- Vehicular entrance to basement from Lime Street;
- All other ancillary site development works and services, surface level bicycle parking , sub-station, roof plant area and landscaping;
- Commercial and retail signage.

The application includes a Natura Impact Statement

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4015/19
<b>Application Type</b>	Permission
<b>Applicant</b>	The Electricity Supply Board (ESB)
<b>Location</b>	c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south, Pigeon House Road, Dublin 4, D04 Y5N2
<b>Registration Date</b>	17-Sep-2019

**Additional Information**

**Proposal:** c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements:

- (a) c. 488 sq.m. turbine module building up to c. 15.5 m high (typically comprising a gas turbine platform, elevated air intake unit, vent air outlet, bleed valve plenum) with a c. 30 m high stack;
- (b) ancillary buildings comprising: (1) c. 38 sq. m., single storey fire fighting pumps building; (2) c. 68 sq. m., single storey electrical and control room; (3) c. 20 sq. m., 3.2 m high lube oil skid building; (4) c. 128 sq. m., 6 m high gas compressor building; (5) c. 60 sq. m., single storey welfare

facilities building (6) c. 36 sq. m. single storey compressed gas bottle storage and CO<sub>2</sub> fire suppression system building;

(c) industrial / electrical plant comprising: (1) c. 28 sq. m., 4 m high gas compressor cooler; (2) c. 9 m. high de-mineralised water tank (579 cubic metre capacity); (3) c. 14 m. high raw / fire water tank (1,420 cubic metre capacity); (4) c. 279 sq. m. transformer compound housing 2 transformers partially surrounded by a wall of 8.6 m in height; (5) c. 38 sq. m., 4 m high Fin Fan Coolers; (6) 22 sq. m., 2.6 m high emergency diesel generator;

(d) c. 2.6 m high palisade fencing and gates and a vehicle and pedestrian restraint system; and

(e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, and connections to site services networks.

These include connections into existing gas, electrical, water supply, surface water drainage / attenuation, and wastewater services within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). It also includes a liquid fuel connection into the existing the National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015).

Primary access will be via the existing access located on the southern boundary, from South Bank Road.

Secondary access if required would be via the existing access to the east from Shellybanks Road.

Planning permission is being sought for a duration of 10 years. The proposed development is for the purposes of an activity requiring an application to the EPA for a licence under the Industrial Emissions Directive.

A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of the Planning Authority.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4016/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Brona Burke & Philip Gilboy
<b>Location</b>	Northern Side of Nutgrove House 58A (known as 58B) Gilford Road Sandymount Dublin 4
<b>Registration Date</b>	18/09/2019

**Additional Information**

**Proposal:** Permission sought to demolish the existing outbuildings at 58B Gilford Road, Sandymount, Dublin 4, in order to construct a new contemporary style 2/3 storey 3 bedroomed dwelling house. The outbuildings referred to are on the northern side of 58A Gilford Road which is also known as Nutgrove House. The front building line of the proposed house will be set back to line with the facade of the adjoining Sandymount Pet Hospital building. The building line at ground floor level will be recessed to line with 58A and the Application includes a request for Permission to create vehicle access from Gilford Road to one off-street car parking space and other utility areas.

To facilitate vision when accessing/exiting this parking space, it is proposed to cut back the first 1.5m of the projecting wall on the northern Pet Hospital side. The main facade of the house will be two storey n height with a parapet to line with the Pet Hospital Building. The proposal also incorporates a second floor the roof of which will line with the ridge line of 58A on the southern side with the facade set back to line with the building line of this house. The recessed building lines provide for a roof terrace on the eastern side and a roof terrace with solar panels on the western side.

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**Area** Area 1 - South East  
**Application Number** 4021/19  
**Application Type** Permission  
**Applicant** David & Susie Stafford  
**Location** Rear of 7 Leeson Park, Ranelagh, Dublin 6 D06 V654  
**Registration Date** 18/09/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of demolition of existing non-original 2 storey residential mews building and the replacement with a new 2 storey mews building comprising garage, gym and 2 bedrooms with bathroom on ground floor with living, dining, kitchen and master bedroom at first floor. Works will include all replacement foul and surface water drainage including all boundary/landscaping works at mews site within the curtilage and to the rear of 7 Leeson Park, Ranelagh, Dublin 6 D06 V654 (A Protected Structure) and opening onto Chelmsford Avenue.

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**Area** Area 1 - South East  
**Application Number** 4031/19  
**Application Type** Permission  
**Applicant** Lorien Ranelagh Ltd T/A Zaytoon  
**Location** 64-66, Ranelagh, Dublin 6  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** The development will consist of alterations to the existing shopfront at ground floor level and associated works to the existing main entrance and window ope. Proposed new 2 no. external fascia signs and 1 no. projecting internally illuminated sign to right hand side of shopfront.

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**Area** Area 1 - South East  
**Application Number** 4032/19  
**Application Type** Permission  
**Applicant** Maxwell Square Owners Management Company  
**Location** Maxwell Square, Rathmines, Dublin 6  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** The development will consist of: erection of a vehicular and pedestrian gate and all associated site works at the entrance to Maxwell Square.

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**Area** Area 1 - South East  
**Application Number** 4033/19  
**Application Type** Permission

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**Applicant** Hermitage Construction & Development Ltd  
**Location** 27-28 Lower Mount Pleasant Avenue, Dublin 6  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** Planning permission for a) The construction of a new duplex apartment at the back including all associated new doors, fenestration and roof terrace. This is an addition to the proposal in application number 4690/18, decision number P2643 dated and approved on the 22/02/2019. b) On completion the total development will consist of the previously granted 1 no. 2 bed flat at second floor level, 2 no. one bedroom flats at first floor level, 1 no. 2 bedroom flat at third floor level and the new duplex 1 bed apartment at the rear on first and second floors. The licenced premises on the ground floor to be retained.

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**Area** Area 1 - South East  
**Application Number** 4040/19  
**Application Type** Permission  
**Applicant** Fionn McCann  
**Location** 33, Avenue Road, Dublin 8  
**Registration Date** 20/09/2019

**Additional Information**

**Proposal:** Permission for (1) change of use of the existing office unit to residential to become part of the residential use previously granted under planning no. 4375/16 and for (2) retention of alterations to front & rear elevations.

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**Area** Area 1 - South East  
**Application Number** 4041/19  
**Application Type** Permission  
**Applicant** Miro Hotel 2 Limited  
**Location** Nos. 33-36, Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and Nos. 3-4 Joshua Lane, Dublin 2  
**Registration Date** 20/09/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on a site of c. 0.25 hectares at Nos. 33-36 Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and 3-4 Joshua Lane, Dublin 2 to amend part of the development permitted under Dublin City Council Reg. Ref. 3656/18. There are four buildings within the application site which are Protected Structures - No. 33 Dawson Street (Ref. 2263), No. 34 Dawson Street (Ref. 2264), No. 36 Dawson Street (Ref. 2265), No. 37 Dawson Street (Ref. 2266). The proposed development seeks to provide a basement of c. 628 sqm (previously omitted under Condition No. 6 of Dublin City Council Reg. Ref. 3656/18) which will provide 30 No. valet car parking spaces to serve the Royal Irish Automobile Club at Nos. 33-34 Dawson Street, Dublin 2 and associated access stairs to ground floor level.

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**Area** Area 1 - South East  
**Application Number** 4045/19  
**Application Type** Retention Permission  
**Applicant** Boolakeel Ltd  
**Location** 53, Dame Street, Dublin 2  
**Registration Date** 20/09/2019

## Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention permission for works at this address: 53, Dame Street, Dublin 2 D02V525 a protected structure Ref: No. 2115. 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. Internal changes, alterations and all ancillary associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ2679/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Receiver Mark Reynolds
<b>Location</b>	The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A, Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4
<b>Registration Date</b>	17/09/2019

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Versus Ltd. (In Receivership), Abbono Ltd. (In Receivership), Beckton Properties Ltd. (In Receivership) & Candourity Ltd. (In Receivership) (each acting by the Receiver Mark Reynolds, Savills, 33 Molesworth Street, Dublin 2) intend to apply for Planning Permission: for development at a site of 1.056 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street (Car Park) at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Rd., to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The site accommodates 4 protected structures including: Block B referred to as 1 Ringsend Road (RPS 7377); Block D comprising nos 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building)(RPS 485).

The proposed development seeks planning permission for amendments to Block B1, B2, B3, B4 and B5 previously permitted under Reg. Ref. 3796/14 and as amended by DSDZ3264/17. The proposed amendments will comprise of the following: Building B (comprising B1 - B5):

- Reconfiguration of internal layout on all floors to Building B2 to provide open plan configuration
- Infill of part of the void space at 2nd floor level to Building B2
- Unblocking of existing windows along the northern and southern elevations of Building B2 and B3 at all levels
- Reconfiguration of doors at lower ground and ground level to Buildings B1, B2, B4 & B5 North, South and East elevations for compliance with fire safety and disability access certificates
- Reconfiguration of internal layout on all floors and infill of void space at second floor level to Building B3 for building control compliance
- Reconfiguration of internal layout to permitted cafe / restaurant / retail unit at ground floor in Building B4/B5
- A revised dormer roof to Building B2 roof (north) and an additional dormer to Building B2 roof (South) to accommodate mechanical and electrical services necessary to serve the office spaces in Buildings B1 and B2
- AOVs to Building B5 and B2 roof serving Stair 1 and Stair 2
- Relocation of retained industrial archaeology items within the existing building due to revised internal layouts
- Additional of 1 no. rainwater downpipe to Ringsend Road (North) elevation.

The proposed development will result in an increase in floor area from 3,505 sq.m. (926 sq.m. Block B1, 2,579 sq.m. Block B2, B3, B4 & B5) resulting in a decrease in the overall restaurant /



cafe / retail use from 594 sq.m. to 561 sq.m. and an increase in the overall office floor area from 3,125 sq.m. to 3,435 sq.m. The proposed development will also include minor modifications as a result of the proposed amendments and all other associated site developments works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1415/19  
**Application Type** Permission  
**Applicant** National Transport Authority  
**Location** Bus Stop Nos. 317, 318, 319 on the Public Footpath in front of Nos. 16-18 and Ballast House, Westmoreland Street, Dublin 2 (western side of the street)  
**Registration Date** 20/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the installation of two 3-bay, 4.350m long x 2.160m wide x 2.870m high stainless steel and glass bespoke bus shelters each with 1 no. 86 inch double sided digital advertising display including all associated site works and services.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2520/19  
**Application Type** Permission  
**Applicant** Anna & Francis Drought  
**Location** 2, Pearse Square, Dublin 2  
**Registration Date** 20/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission at 2 Pearse Square, Dublin 2, a Protected Structure RPS 6446 in a Special Area of Conservation. The development will consist of the demolition of the single storey extension to the rear and construction of a new 2-storey extension to the rear, internal layout changes with new doors at basement level connecting to the rear garden, replacement of non-original windows with new timber sliding sash windows and necessary repairs to roof.

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**Area** Area 1 - South East  
**Application Number** 3437/19  
**Application Type** Permission  
**Applicant** Jo-Ann Nolan  
**Location** 32, Wexford Street, Dublin 2  
**Registration Date** 20/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development at this site 32 Wexford Street, Dublin 2. The development will consist of permission for extension of 3 no. existing studio apartments to the rear of the building at 1st, 2nd and 3rd floors and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4004/19  
**Application Type** Permission  
**Applicant** Brendan & Catherine Rooney  
**Location** 20, Old County Road, Crumlin, Dublin 12, D12 YR88  
**Registration Date** 16/09/2019

**Additional Information**

**Proposal:** Planning permission is sought for proposed minor alterations to an existing single storey ground floor kitchen extension to rear of an existing two-storey three-bedroom semi-detached dwelling, to include a minor extension and increase in floor area to the existing ground floor structure, construction of a new bedroom at first floor level with pitched roof over to include a new rooflight to side elevation, new windows to rear and side elevations, conversion of an existing attic space to storage, minor alterations to the existing attic/roof structure to include new rooflights to rear elevation, minor internal alterations and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 4009/19  
**Application Type** Retention Permission  
**Applicant** Aoife & David Fitzpatrick  
**Location** 36, Rathgar Avenue, Rathgar, Dublin 6 (corner site with Rathgar Villas Road)  
**Registration Date** 17/09/2019

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Planning permission is sought for the retention of a privacy screen, on an existing rear boundary wall, within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 4030/19  
**Application Type** Permission  
**Applicant** Jim and Sinead Bennett  
**Location** Lands to the rear of 85-91, Belmont Avenue, Donnybrook, Dublin 4  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** The 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 91 sqm c) relocation to the north east corner of the site d) all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4034/19  
**Application Type** Permission  
**Applicant** James Sweeney  
**Location** 67, Cowper Road, Rathmines, Dublin 6  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission for conversion of attic to store

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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.

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**Area** Area 1 - South East  
**Application Number** 4036/19  
**Application Type** Permission  
**Applicant** Andrew Murtagh and Aileen Brett  
**Location** 30, Tudor Road, Dublin 6  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** Permission for (1) Single storey extension to rear comprising kitchen, dining, living and utility space. (2) Alteration to rear elevation to include new entrance from back alley. (3) Works to facilitate above.

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**Area** Area 1 - South East  
**Application Number** 4037/19  
**Application Type** Permission  
**Applicant** Ken Murphy  
**Location** 29, Williams Place South, Dublin 8  
**Registration Date** 19/09/2019

**Additional Information**

**Proposal:** The development will consist of: (i) demolition of the ground floor extension at the rear; (ii) construction of part single, part two storey extension with flat and pitched roofs to the rear; (iii) other works include: rooflights, balcony, landscaping, SuDS drainage and all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1541/19  
**Application Type** Permission  
**Applicant** Thomas Maguire  
**Location** 81, Waterloo Place, Ballsbridge, Dublin 4  
**Registration Date** 16/09/2019

**Additional Information**

**Proposal:** Change of use of the existing garage to a study, removal of existing garage doors and provision of a new window all to the front.

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**Area** Area 1 - South East  
**Application Number** WEB1542/19  
**Application Type** Retention Permission  
**Applicant** Philip Daly and Katie McGlade  
**Location** 17, Albert Place East, Dublin 2  
**Registration Date** 16/09/2019

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1545/19  
**Application Type** Permission  
**Applicant** Kathy & Paddy Herbert  
**Location** 24a, Lea Road, Sandymount, Dublin, D04 W5K5  
**Registration Date** 17/09/2019

**Additional Information**

**Proposal:** Planning permission for 23 sq.m single storey extension attached to side. The development will consist of a new family room and utility room to the 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.

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**Area** Area 1 - South East  
**Application Number** WEB1546/19  
**Application Type** Permission  
**Applicant** Leah and John McKenna  
**Location** 56, Claremont Road, Sandymount, Dublin, D04 HC91  
**Registration Date** 17/09/2019

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey construction to the gable and rear of the property to extend the kitchen, provide an additional bedroom at first floor and to extend the attic room along with other associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1548/19  
**Application Type** Permission  
**Applicant** Victoria Kortenhorst  
**Location** 8, Moyne Court, Ranelagh, Dublin 6, D06 X336  
**Registration Date** 18/09/2019

**Additional Information**

**Proposal:** Construction of a new rear dormer at attic level, new dormer will be higher than existing ridge line and associated internal works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0382/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 18/09/2019  
**Applicant** Transaction Network Services (Ireland) Limited  
**Location** 23, Shelbourne Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXPP: To determine whether or not the conversion of a single floor in this 5 storey building, from office use to Embassy use, is exempt development.

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**Area** Area 1 - South East  
**Application Number** 0385/19  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/09/2019  
**Applicant** Avestec Limited  
**Location** 18, Richmond Hill, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: The proposal is to convert the basement back to a single dwelling.

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**Area** Area 1 - South East  
**Application Number** 0394/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 20/09/2019  
**Applicant** S. Mahoney  
**Location** 1, Belleville Avenue, Rathgar, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: Take frosted film off window glass in first floor window facing onto side lane of house.

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**Area** Area 1 - South East  
**Application Number** 3080/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Goldrun Properties Ltd.  
**Location** Corner of Sandwith Street and Boyne Street, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission to demolish the existing 397sqm single-storey industrial building and construction of 28 apartments in a seven-storey apartment building containing 22 no. two-bedroom units and 6 no. one-bedroom unit with private balconies facing west and south over ground floor containing entrance, bike storage, refuse storage, private garden and commercial office/gym, all with associated works.

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**Area** Area 1 - South East  
**Application Number** 3159/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/09/2019  
**Applicant** Hibernia REIT plc  
**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,  
**Additional Information** Additional Information Received

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**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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3163/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/09/2019
<b>Applicant</b>	Aelred & Maud Doyle
<b>Location</b>	10, Leeson Park Avenue, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following works: removal of c.1990's 21sqm two storey extension to rear; erection of new 40sqm two storey extension to side and rear incl. new opening in rear wall of upper ground floor; alterations to lower ground floor layout; new door ope to bedroom on lower ground floor; renovation works to main house incl. restoration of sash windows; landscaping works to front and rear garden; new gate in railings to front; new platform for bin store to front garden and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3193/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/09/2019

**Applicant** Crestland Limited  
**Location** Unit 1 KCR Estate, Ravensdale Park, Kimmage, Dublin 12  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of:- Demolition of existing 2-storey office building and boundary wall; Construction of a 4-storey residential building to accommodate 12 no. apartments comprising 7 no. 1-bedroom units, 3 no. 2-bedroom units and 2 no. 3-bedroom units; - Provision of balconies at first, second and third floor levels, landscaped open space, 7 no. car parking spaces, bicycle parking, new boundary treatments and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 3208/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Ciaran, Niall and Damien Tansey  
**Location** 4, Herbert Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of demolition of a modern single storey flat roof extension to the rear of existing return at ground floor garden level, essential internal and external repairs and maintenance work, minor material alterations and new refurbishment works to an existing 4 storey over basement and 3 storeys over basement rear return office building.

External works to include:

- Removal of an external water tank on second floor rear flat roof return.
- Removal and replacement of second floor flat roof on rear return.
- Existing parapets and valleys to be re-pointed and relined with appropriated materials.
- Roof slates to be replaced where required and roof access to be refurbished.
- Removal of later modern window interventions and replacement with appropriate style 'like for like' windows in the front lower ground floor return.
- Provision of wall vent openings for room ventilation to front and rear elevations.
- Upgrade of rainwater goods in appropriate style.
- Local brick repairs to the front and rear elevations including pointing repairs.
- Repairs to existing windows and lintels to front and rear.
- Opening and blocking up walls under the footpath store.
- Repairs to existing railings and window guards to front and rear elevations.
- Removal of redundant services/cables on the front and rear elevations.
- Proposed application to include for new external glazed/steel staircase from upper ground floor front footpath on Herbert Street to lower ground basement area to include opening of railings to provide for a replica gate, to match the railings.
- Proposed hard and soft landscaping to rear garden areas including the provision of a screen fence separating the mews property at the rear.
- Proposed air conditioning unit in the rear lower ground floor courtyard.
- Removal of non-original hard landscaping and provision of new landscaping.
- Provision of new guarding rails to existing rear retaining wall at steps.
- New replacement business wall plaque at front entrance. Internal works to include:  
Replacement and upgrading of all existing services, including plumbing, electrics, lighting, heating, radiators, ventilation fire alarm and fire escape signs.
- Floor strengthening where required.
- Removal and upgrading of toilets on 2nd floor return and lower ground floor.
- Provision of new disabled toilet and coffee area to upper ground floor with adjustment of later stud walls.

- Removal of later picture rails in all principle rooms.
- Removal of later open string staircase to lower ground floor and replacement with 'like for like' traditional staircase.
- Removal of later dividing studwork to the front room on the second floor.
- Removal of lower ground floor later concrete floor and replacement with an insulated concrete floor complete with underfloor heating.
- Removal and replacement of later plaster board ceilings in the lower ground floor.
- Removal of all later furniture fittings including kitchen and cupboards.
- Provision of new insulated stud walls and panelling to the front entrance hall upper ground floor, where walls have been removed.
- Removal and replacement glazed lobby door at entrance hall, upper ground floor and later floor tiles.
- Provision for sound proofing party walls and floors and between offices on party walls.
- Refurbishment of all original fireplaces and removal of all non-original fire surrounds.
- New internal desk layout and fitted furniture and services.
- New floor finishes and complete redecoration.
- Upgrading of existing internal doors to provide required fire resistance.
- General internal improvement works and other minor associated alterations at 4 Herbert Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3560/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/09/2019
<b>Applicant</b>	Greyburch Limited
<b>Location</b>	Nos. 5, 6, & 7, George's Quay, Nos. 1A, 1A, 1, 3, 5, 7, 9, 11, 13 and 15 Tara Street & No. 11 Poolbeg Street, Dublin 2

#### **Additional Information**

**Proposal:** The proposed development consists of the demolition of existing structures at the following addresses: Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11, 13 and 15 Tara Street and No. 11 Poolbeg Street and the construction of a mixed-use development ranging in height from three to eight storeys, including rooftop plant. The total gross floor area above ground on this building will be circa 4740 square metres and the gross floor area including basement is 5284 square metres. The site area is 0.799 Ha. The ground floor includes a hotel reception/bar/restaurant totalling 150 square metres, a co-working reception and cafe totalling 163 square metres and a cafe/restaurant/retail unit totalling 74 square metres. The first floor comprises a co-working office space with circa 490 square metres of nett office space. The second to seventh floor levels inclusive comprise of hotel use with a total of 116 hotel bedrooms. A breakfast room/bar associated with the hotel is located on the sixth floor opening onto a roof terrace. Three private roof terraces will be provided to hotel bedrooms: one located at fourth floor to the North elevation and two to the South elevation located at third and sixth floors. One basement level, floor area 540 square metres provides ancillary uses to the hotel and retail uses of the building, including plant, bicycle storage, staff amenities and a commercial kitchen. The gross floor area including basement is 5,284 square metres. The proposed development also includes for provision of hotel/retail/cafe/restaurant signage, associated site servicing (foul and surface water drainage, water supply and electricity supply), and all other associated site excavation and site development works above and below ground. The site is bounded by George's Quay to the North, Poolbeg Street to the South and Tara Street to the East. All located at the following addresses: Nos. 5, 6 &



7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11 and 13 and 15 Tara Street and No. 11 Poolbeg Street, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 3563/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 16/09/2019  
**Applicant** Darren Pickford  
**Location** 77, Gordon Street, Ringsend, Dublin 4  
**Additional Information**  
**Proposal:** RETENTION: Permission is sought for retention of ground floor extension to rear with connection to all services and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3567/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 16/09/2019  
**Applicant** Bartra Property (Rathmines) Limited  
**Location** 3, Ardee Road, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** Permission for a Build-to-Rent Shared Living Residential Development at a 0.0796 Ha site. The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey warehouse/office building (c. 764 sq m) and the construction of part 5 to part 7 No. storey over basement Build-to-Rent Shared Living Residential Development comprising 102 No. bedspaces (92 No. single occupancy rooms, 2 No. accessible rooms, 2 No. double occupancy rooms and 2 No. premium double occupancy rooms) with circulation core a roof level (3,736 sq m). The development also consists of the provision of a communal living/kitchen/dining room at each floor level from ground floor to sixth floor level to serve the residents of each floor; communal resident amenity spaces for all residents including gymnasium and party/function/cinema room at basement level and a games lounge and reception/lounge at ground floor level; a roof garden at fifth floor level (105.5 sq m) facing north, east and south; vegetable garden/landscaped amenity areas at roof level facing all directions (138.2 sq m); a 4.5 sq m balcony facing south and west off the communal living/kitchen/dining rooms at each level from first to sixth floor levels; resident facilities including laundrette, linen stores, accessible WC and bin storage; delivery bay; bicycle parking; boundary treatments; hard and soft landscaping; photovoltaic panels; plant; lighting; and all other associated site works and service connections above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3573/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/09/2019  
**Applicant** John Dillon  
**Location** Rear of 64, Ranelagh, Dublin 6. The site is accessed via a private laneway off Westmoreland Park, Ranelagh, Dublin 6

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### Additional Information

**Proposal:** The existing disused stores at ground floor level will be demolished and 2no. three-storey two-bedroom townhouses will be constructed with frontage onto the private laneway. The townhouses will comprise: entrance and storage at ground floor level; bedrooms and bathroom at first floor level; and kitchen, living, dining at second floor level. There will be a shared landscaped roof garden above the ground floor restaurant unit (Grant Order No. P0061), to the rear (southwest) of the development, and 2 no. second floor level balconies to the rear (southwest) of the proposed development overlooking the landscaped roof garden. 2no. screened terraces are proposed to the front (northeast) of the development addressing the private lane. Permission is also sought for all other associated above and below ground works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3576/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	17/09/2019
<b>Applicant</b>	Mary Rose Geraty
<b>Location</b>	6, Bessborough Parade, Ranelagh, Dublin 6

### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: Planning permission is sought for: \*Construction of single storey rear extension 6.5sqm, removal of 2 no. non-original windows and external door (ground floor side elevation), section of wall (3m width) to access proposed extension and rear return chimney breast (both levels), \* Replacement of ground floor rear non-original window with double doors to courtyard, \* Reduction in level of rear garden, \*Provision of ground floor shower room, \* Refurbishment of first floor return bathroom, \* Upgrade and extension of heating and plumbing systems and redecoration. Retention is sought for the following works: \* Replacement of pvc windows with hardwood double glazed. \* Replacement of floors to ground floor reception rooms, \* Formation of ope with double doors between front and rear reception rooms, \* Replacement of rear return roof, \* Replacement of first floor and first floor return ceilings, \* Repointing brickwork to front and rear elevations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3580/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/09/2019
<b>Applicant</b>	Barry & Ciara Benson
<b>Location</b>	172, Oliver Plunkett Avenue, Stella Gardens, Dublin 4, D04 EY24

### Additional Information

**Proposal:** The development will consist of upgrading works to include demolition of existing single storey extension to the rear of existing house, construction of new two storey extension to the rear of existing house, internal alterations, 2 no. new roof lights to rear, landscaping works, SuDS drainage and all associated ancillary works to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3586/19
<b>Application Type</b>	Permission

**Decision** GRANT PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Brendan O'Mahoney  
**Location** Site to rear of 74, Ranelagh Village, Dublin 6  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: The part demolition of the existing single storey garage and store within the curtilage of the existing Protected Structure to rear of No. 74 Ranelagh Village. The construction of a new two storey, two bedroom mews dwelling, including one car parking space, all accessed off Chelmsford Lane. New services connections, external storage space and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3587/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Cairn Homes Properties Ltd  
**Location** Greenfield, Lands off Greenfield Park, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for alterations to previously approved development Reg. Ref. 4459/16 (An Bord Pleanála Ref. PI29S.248443), Reg. Ref. 3256/18 and Reg. Ref. 4143/18. Alterations comprise the following: (i) removal of single storey concierge (13sq.m) to the south of Apartment Block 1, previously approved under Reg. Ref. 4459/16, to the south of Apartment Block 1. A concurrent application has been lodged with Dun Laoghaire-Rathdown County Council for the construction of a concierge on Dun Laoghaire-Rathdown administrative lands; (ii) replacement of 1 no. previously approved three bed apartment at ground floor level of Apartment Block 1 with a club house (149.84 sq.m), comprising gym, cafe, terrace area, outdoor gym area and WC to serve the development, resulting in a reduction in overall apartments nos. from 86 no. to 85 no.; and (iii) all ancillary works, including landscaping, necessary to facilitate the works. Part of previously approved apartment block 1 lies within the Dun Laoghaire-Rathdown County Council administrative area, alterations to which are subject to a concurrent planning application to Dun Laoghaire-Rathdown County Council.

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**Area** Area 1 - South East  
**Application Number** 3589/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/09/2019  
**Applicant** Ann Marie and Peter Clarke  
**Location** Kilfenora, 16, Temple Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development consisting of extensions and renovation of an existing house at 'Kilfenora', 16 Temple Gardens, Rathmines, Dublin 6, D06 CP73. (A protected structure.) Works will include the demolition of existing side single storey scullery and other non-original out buildings including a lean-to glass house to west and rear south side of the existing house. Provision of a) New 2 storey extension set back over the existing single storey garage on the west side of the house incorporating 2 no. ensuite bathrooms opening off existing bedrooms on first floor return and first floor levels and provision of new utility room to rear of garage on ground floor. b) New part single storey, part two storey extension with an

extended 2nd floor return extension to the rear and south side of the existing house, incorporating the existing 3 storey return and providing new rear hall, kitchen dining and family area with single storey dining room linked to existing sitting room via French door opening on ground floor with a new master bedroom complete with dressing area and ensuite at first floor return and extended second floor return above to provide a family bathroom. c) Internally to the existing house, works will include conversion of existing kitchen to a reception WC, store and boot room linking to new utility room and incorporating an ensuite and dressing area to bedroom 2 at first floor level on the east side. d) Permission is sought for replacement slim light double glazing to all existing windows, internal dry lining to all walls of existing house, repointing of brickwork, reslating/repairs to main roof and chimney repairs. e) External works will include new drainage works, new landscaping to front and rear gardens and repair works to all boundaries including widening of existing vehicular gate to 3.6m and alterations to existing railings and all other associated site works. f) Provision of new services throughout including a new air to water heat pump serving underfloor heating to entire ground floor of existing and extended house.

**Area** Area 1 - South East  
**Application Number** 3592/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Ireland Israel JV Fund Ltd  
**Location** 69-73, Harold's Cross Road, Harold's Cross, Dublin 6W

**Additional Information**

**Proposal:** Permission for development, comprising the provision of a Build to Rent Shared Living accommodation scheme consisting of 61 no. bed spaces and associated shared, communal and service/utility areas. The existing part single storey part three storey commercial (2 no. units at ground floor) and residential (8 no. units at first and second floor) building will be converted/renovated and partially demolished (to the rear) and extended (to the rear and above, up to four storey height), with existing elevations altered. The proposal includes external landscaped areas, demolition of external store/outbuildings, provision of cycle parking, connections to services, and all associated and ancillary works and development.

**Area** Area 1 - South East  
**Application Number** 3593/19  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Mercroft Taverns Ltd  
**Location** The Market Bar, 14a, Fade Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention permission of projecting illuminated sign over the arched street entrance.

**Area** Area 1 - South East  
**Application Number** 3594/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/09/2019

**Applicant** Conor Twomey  
**Location** 3 Avenue Road (rear of 26 Victoria Street) Dublin 8,  
D08 R9C7

**Additional Information**

**Proposal:** Development consists of change of use from 2 storey workshop to 2 storey studio apartment and alterations to front facade and roof.

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**Area** Area 1 - South East  
**Application Number** 3595/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Fibre Optics Signs and Lighting Ltd  
**Location** 48/48A Donnybrook Road (wall of Arthur Maynes Public House) Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Planning permission for a replacement of existing static type light box advertising sign (3.250m high by 6.140m wide) on the gable of 48/48A Donnybrook Road (wall of Arthur Maynes Public House) Donnybrook, Dublin 4, with new 3m x 6m LED display static advertising sign. The LED displays shall carry a series of static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, a similar outdoor sign in Tyrconnell Road, Inchicore, Dublin 8, on the gable of the Oblate View mixed use development.

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**Area** Area 1 - South East  
**Application Number** 3596/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** HubSpot Ireland Ltd.  
**Location** Nos. 1, 2, 3, 4, 5 & 6 Sir John Rogerson's Quay, Nos. 21 and 22 Windmill Lane and No. 17 Creighton Street (also known as 16-25 Creighton Street), Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The site includes protected structures at No. 4 (RPS Ref: 7544) and No. 5 (RPS Ref: 7545) and the facade of No. 2 (RPS Ref: 7543) Sir John Rogerson's Quay. The development will consist of the installation of four new signs comprising an internally illuminated acrylic sign at high level on the Creighton Street facade, a house name sign made of stainless steel letters front fixed to metal panels at low level at the corner of Sir John Rogerson's Quay and Creighton Street, a logo sculpture within the entrance courtyard and a back-lit brushed stainless steel sign mounted at high level on the East facade of the entrance courtyard.

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**Area** Area 1 - South East  
**Application Number** 3602/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/09/2019  
**Applicant** Robert Walsh

**Location** 50, Sandford Road, Ranelagh, D6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development at the rear of a protected structure, comprising construction of a 72 sqm one bed two storey mews with access on to Marlborough Lane, Dublin 4, and all associated services and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3608/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	19/09/2019
<b>Applicant</b>	Donnybrook Hotel Limited
<b>Location</b>	Former St. Mary's College, Bloomfield Avenue, Donnybrook, Dublin 4, D04 X8N5

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site, the former St. Mary's College, Bloomfield Avenue, Donnybrook, Dublin 4, D04 X8N5, a protected structure. The development will consist of the extension, alteration and change of use of the premises to a hotel with associated guest facilities:

- (a) The demolition of the following structures within the curtilage not included on the Record of Protected Structures - a four storey cement-rendered former accommodation block on the western side, a two storey outbuilding and garage to the western side of the west yard;
- (b) The construction of:
  - i) a three storey extension to the west of the retained chapel to provide ancillary services (delivery area, stores, laundry, plant areas, waste storage) at lower ground floor; a spa facility with indoor/outdoor swimming pool, toilets and kitchen at ground floor; and spa facility and bedrooms at first floor;
  - ii) A two storey steel and glass orangerie extension in the courtyard between the retained college building and the former chapel to provide staff facilities at lower ground floor level and a tea room/lounge and external terrace at ground floor;
  - iii) Two five storey extension to the south and south west of the retained college building to provide hotel bedrooms with a setback top floor and juliet balconies to bedrooms on the fourth floor; and
  - (iv) A single storey building adjacent to the northern boundary wall to accommodate an ESB substation and switch room.
- (c) Change of use of the retained college building to provide hotel offices and meeting rooms at lower ground; reception and concierge areas, hotel offices, bar and lounge and restaurant (in the chapel building) at ground floor; and hotel bedrooms at first and second floors.
- (d) Alterations to the retained college building including alterations to the entrance steps and the provision of a ramp access to the entrance; alterations to the interior (door openings and internal walls) to facilitate proposed hotel functions and bedrooms.
- (e) Site development works, including:
  - i) The construction of single level basement adjacent to the eastern boundary providing 56 no. car parking spaces, 56 no. cycle parking spaces and storage areas with ramp access;
  - (ii) The construction of a vehicle ramp to the delivery area adjacent to the northern and western boundaries (accessed from the existing access on Bloomfield Avenue);
  - iii) Alterations to the existing entrance to the north east (shared with adjacent Avila Centre) and the provision of new entrance piers and walls for the hotel and gates on the vehicular access to the Avila Centre;
  - (iv) Internal vehicle and fire tender access roads, vehicle turning area to the east of the retained building, 2 no. surface disabled car parking spaces and a coach set down area; and

- (v) A comprehensive landscape scheme including a courtyard between the proposed bedroom blocks incorporating the existing orchard boundary wall (with adaptations) and formal gardens to the north of the external terrace to the orangeries extension and spa facility; and
- (f) Other developments including two flag poles, a free-standing hotel sign and Avila Centre sign adjacent to the entrance to the north east.

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**Area** Area 1 - South East  
**Application Number** 3610/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 19/09/2019  
**Applicant** Michael Dam  
**Location** 125, Old County Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Also known as The Old County Bar, the subject site is located on the corner of Old County Road and Clonard Road. The development will consist of the retention permission for change of use of existing first floor space above existing pub to residential use. Previously, the first floor was used as a function room, storage area and office space. The first floor is currently occupied and separated into 6 separate self-contained studio apartments. Permission is now sought to make internal alterations to existing studios and make provision for 1 large co-living apartment to first floor with 6 number of en-suite bedrooms with study areas and a large communal kitchen and dining area. It is proposed to add a flat roof extension and terrace area at first floor, above keg store of pub below, to provide a new kitchen and dining space for residential occupants. All 6 no. ensuite bedrooms will be retained, modified / upgraded internally and given access to a screened terrace area at first floor. Permission is also sought for a flat roof extension to side yard of existing laneway to make provisions for new enclosed bin storage and secure bicycle parking for residents at first floor. Separate entrance door and stairs at ground floor to shared living apartment will also be retained. A new enclosed smoking area to front of pub with a pitched perspex roof and glass screens is also proposed. Development to include all associated internal and external works.

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**Area** Area 1 - South East  
**Application Number** 3612/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/09/2019  
**Applicant** HubSpot Ireland Ltd.  
**Location** Nos. 1, 2, 3, 4, 5, & 6 Sir John Rogerson's Quay, Nos. 21 and 22 Windmill Lane and No. 17 Creighton Street (also known as 16-25 Creighton Street), Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The site includes protected structures at No. 4 (RPS Ref: 7544) and No. 5 (RPS Ref: 7545) and the facade of No. 2 (RPS Ref: 7543) Sir John Rogerson's Quay. The development will consist of the installation of one internally illuminated acrylic facade sign at high level on the Sir John Rogerson's Quay facade.

**Area** Area 1 - South East  
**Application Number** 3615/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Davy Property Holdings  
**Location** 6 and 13 Pembroke Row, Baggot Street Lower, Dublin 2

**Additional Information**

**Proposal:** Planning permission is sought for revisions to a previously approved development (permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921 and previously amended under Reg. Ref. 2328/19) to consist of the change of use at fifth floor level from 'media associated use' (previously permitted under Reg. Ref. 4303/16; ABP Ref. PL29S.248921) to 'office' use.

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**Area** Area 1 - South East  
**Application Number** 3618/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Ann & John Tilson  
**Location** 27, Fergus Road, Terenure, Dublin 6W, D6W 9N77

**Additional Information**

**Proposal:** The development will consist of the provision of vehicular access for one car and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3619/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 19/09/2019  
**Applicant** Robert & Georgina Murray  
**Location** 43, Waterloo Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of: - The provision of a new vehicular access from Waterloo Road to the front of the property, the amendment of the existing cast iron railings for the provision of automated inward opening gates, fabricated from the existing cast iron railings, the amendment and reuse of the existing granite plinth along with associated controls and site works. - The dishing of the existing footpath to the front of No. 43 Waterloo Road and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3620/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Amazon Data Services Ireland Limited  
**Location** Shannon, 5, Burlington Road, Dublin 4

**Additional Information**

**Proposal:** Permission for the erection of 1 no. fixed internally illuminated totem sign (2.2m high,

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signage totalling c.2sqm) at the main pedestrian entrance on the Burlington Road frontage of the previously approved development permitted under Reg. Ref: 2786/13.

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**Area** Area 1 - South East  
**Application Number** 3622/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Charlemont Leisure Investments Limited  
**Location** Hilton Dublin Hotel, Charlemont Place, Dublin 2

**Additional Information**

**Proposal:** Permission for development at a site of c.057ha at Hilton Dublin Hotel, Charlemont Place, Dublin 2. The site is bounded by the Luas Green Line to the north-east and east; "Harcourt Green" residential development to the north-west; "Charlemont Exchange" to the west; and Charlemont Place and the Grand Canal to the south. The development will consist of modifications to permission DCC Reg. Ref.: 2661/18 and to the existing hotel as follows;

- Omission of permitted glazed atrium extension at ground floor level to retain the existing configuration;
- Omission of permitted sixth floor in the central block containing 18 no. bedrooms, retaining the permitted link to the permitted rear block;
- Replacement of permitted 1 no. bedroom, executive lounge and associated service rooms with 13 no. bedrooms on the front block ( southern) at sixth floor level;
- Reconfiguration and relocation of the existing/permitted plant from the front block to the middle block at sixth floor level.

The modifications will result in a decrease in the total number of existing and permitted hotel bedrooms from 303 to 297 with associated minor alterations to the north, east, west, and south elevations and at roof level. The remainder of development to be carried out in accordance with permission DCC Reg. Refs.: 2661/18 and 2209/16 / ABP PL29S.246976.

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**Area** Area 1 - South East  
**Application Number** 3626/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Leinster Branch IRFU  
**Location** Leinster Branch IRFU, Donnybrook Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention permission for a single storey Plantroom of 14m2 which is servicing the new training facilities of Leinster Branch IRFU. The platform is located to the rear of the new training facilities overlooking the existing playing fields at Leinster Branch IRFU.

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**Area** Area 1 - South East  
**Application Number** 3783/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/09/2019  
**Applicant** Eircom Ltd.

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**Location** On the public footpath at Rathmines Road, Rathmines (north of junction with Castlewood Avenue), Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3785/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/09/2019  
**Applicant** Eircom Ltd.  
**Location** On the public footpath at Terenure Road North, (at junction with Eaton Road), Dublin 6W

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3790/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/09/2019  
**Applicant** Eircom Ltd  
**Location** On the public footpath at Harold's Cross Road, Dublin 6 (North of junction with Mount Drummond Avenue)

**Additional Information**

**Proposal:** The development will consist of the replacement of the existing telephone kiosk with a new telephone kiosk with integral communication unit and a 1.53 sq. metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

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**Area** Area 1 - South East  
**Application Number** 3795/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/09/2019  
**Applicant** Eircom Ltd.  
**Location** On the public footpath at Merrion Street Lower, (opposite the Mont Clare Hotel), Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3954/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/09/2019  
**Applicant** Peter Crowley  
**Location** 9, Cranmer Lane, Dublin 4

**Additional Information**

**Proposal:** The proposed development comprises the construction of a new 218sq.m. terraced mews house and associated site development works. The proposed house is three storeys tall, and set-back approximately 9.4 metres from Cranmer Lane, save for a single-storey extension to the front that flanks an entrance courtyard accommodating 1no. off-street parking space. The proposed accommodation comprises: Ground Floor - entrance hall, utility / cloakroom, accessible WC, kitchen / dining and living room; First Floor - 2no. bedrooms and 2no. en-suite bathrooms; Second Floor - 1no. bedroom, 1no. study / studio space and 1no. bathroom. The proposed development also includes associated foul and surface water connections to the public drainage system. This planning application is being submitted concurrently with a separate application for a change from offices to residential use of No. 82 Haddington Road.

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**Area** Area 1 - South East  
**Application Number** 4148/18  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** George Maloney (Receiver)  
**Location** 71, Radcliff Hall, Radcliff Hall Residential Development, St. John's Road East, Sandymount, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** RETENTION: Retention of single storey 1 no. bedroom detached mews dwelling of 33m2 and associated landscaping on lands to the courtyard and adjacent to the existing Radcliff Hall Residential Development, St. John's Road East, Sandymount, Dublin 4

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**Area** Area 1 - South East  
**Application Number** WEB1444/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/09/2019  
**Applicant** Suzanne Teevan  
**Location** 8, Greenfield Crescent, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** The development will consist of (i) demolition of existing two-storey, four-bedroom, detached dormer bungalow and ancillary outbuildings, (ii) construction of a replacement part-single, part two-storey pitched-roof, four-bedroom, detached dwelling with green roof over single storey element and balcony to rear at first floor level, (iii) reconfiguration of existing vehicular entrance to provide new 3.485m wide gateway, (iv) provision of landscaping and tree-planting, and, (v) all ancillary and engineering works necessary to facilitate the development including SuDS drainage.

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**Area** Area 1 - South East  
**Application Number** WEB1446/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/09/2019  
**Applicant** Noele Mc Evoy  
**Location** 49, Arnott Street, Portobello, Dublin 8  
**Additional Information**  
**Proposal:** The construction of a first floor extension to front, side and rear (wrapped around existing first floor extension).

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**Area** Area 1 - South East  
**Application Number** WEB1452/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Katie Guardianelli  
**Location** 24, Wilfield Park, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** Planning retention permission for single-storey bay window to front and planning permission for single-storey shed to side

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**Area** Area 1 - South East  
**Application Number** WEB1454/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** David & Anna Sheedy  
**Location** 22, Mayfield Road East, Terenure, Dublin 6w  
**Additional Information**  
**Proposal:** The demolition of existing garage to the side of existing house, the construction of part single storey/part two storey extension to the side of existing house and for alterations to existing window/external door opes to the rear/side of existing house at ground floor.

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**Area** Area 1 - South East  
**Application Number** WEB1455/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/09/2019  
**Applicant** Mr & Mrs Mark and Grainne Nugent  
**Location** 62B, Fortfield Road, Terenure, Dublin 6W  
**Additional Information**  
**Proposal:** The construction of a first floor level, rear, two bedroom and ensuite extension (c.43m2). All above existing single storey rear projection with minor associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1539/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/09/2019  
**Applicant** Kathy & Paddy Herbert  
**Location** 24A, Lea Road, Sandymount, Dublin 4

**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.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3363/19  
**Appeal Type** Written Evidence  
**Applicant** Ken Fennell (Receiver over certain assets Con & Pamela Creedon)  
**Location** 129, Tritonville Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development consists of: New vehicular entrance in existing front wall and railings and the provision of parking space in front garden. by Ken Fennell (Receiver) over certain assets of Con & Pamela Creedon in receivership.

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**Area** Area 1 - South East  
**Application Number** 3381/19  
**Appeal Type** Written Evidence  
**Applicant** John Burke  
**Location** 59, Ringsend Road, Ringsend, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought for change of use of 1 no. 3 storey dwelling into short term letting use.

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 2028/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 19/09/2019  
**Applicant** Aoife Nic an Coilligh  
**Location** 2, Temple Gardens, Rathgar, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development consisting of extension and renovation of existing house. Works will include the demolition of existing non original single storey

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extension to the side and rear of existing house. Provision of new replacement single storey extension to side and rear incorporating new kitchen/dining/family room to rear with covered outdoor dining area, ancillary service areas including entrance boot room, wc, utility/laundry and den to side. Works to the existing house will include alterations to form playroom and reception wc at lower ground floor and reconfiguration of rooms at first floor level to provide new master bedroom with conversion of existing front bedroom to form new dressing area and ensuite together with the refitting of a new bathroom to replace existing ensuite. External works to include revised parking layout to front garden together with new hard landscaping and planting beds. The rear garden will be relandscaped with provision of new terrace and detached single storey gym/plant room and store along the western garden boundary. Works will also include repairs to all boundaries, repointing works to existing elevations, roof, window and chimney repairs where deemed necessary.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2627/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	16/09/2019
<b>Applicant</b>	Folio Homes Ltd.
<b>Location</b>	Vacant site at Le Vere Terrace (future No. 14), Rear of 4, Armstrong Street, Harold's Cross, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing garden wall with gate; the construction of a new part two storey, part single storey dwelling with pitched roof to two storey section, including 2no. roof lights to rear and dormer window to front; parapet flat roof to single storey to rear and all ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3766/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	16/09/2019
<b>Applicant</b>	Trustees of Mountpleasant LTC
<b>Location</b>	Mountpleasant LTC, Mountpleasant Square, Ranelagh, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the following - Relocation of existing vehicle and pedestrian entrance of the club from its current position to a new position closer to the south eastern corner of Mountpleasant Square; The re-arrangement of car parking bays within the club grounds and the construction of an extension of 265 sq.m containing two additional squash courts and an accessible toilet, all built attached to the western gable of the existing club house building and all associated ancillary works.

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## 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.**

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

38/19

(16/09/2019-20/09/2019)



## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0435/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Oliver Morris  
**Location** 45, Avenue Road, Dublin 8, D08 F6P3  
**Registration Date** 20/09/2019

**Additional Information**

**Proposal:** SHEC: 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 en suite, 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 works.

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**Area** Area 1 - South East  
**Application Number** 0438/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brona Burke & Philip Gilboy  
**Location** Northern side of Nutgrove House, 58A Gilford Road also referred to as 58B Gilford Road, Sandymount, Dublin 4  
**Registration Date** 18/09/2019

**Additional Information**

**Proposal:** SHEC: Construct a 2/3 storey, 3 bedroom one infill dwelling house

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# Dublin City Council

## SECTION 5 EXEMPTIONS

38/19

(16/09/2019-20/09/2019)

## WEEKLY PLANNING LISTS

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

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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** 0255/19  
**Application Type** Section 5  
**Applicant** Martin Brady  
**Location** 22 Charleston Road, Ranelagh, Dublin 6  
**Registration Date** 17/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed to replace the front windows with painted hardwood sliding sash windows to match existing windows. The windows will match the original glazing pattern of the building.

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**Area** Area 1 - South East  
**Application Number** 0256/19  
**Application Type** Section 5  
**Applicant** Martin Brady  
**Location** 21 Charleston Road, Ranelagh, Dublin 6  
**Registration Date** 17/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed to replace the front windows with painted hardwood sliding sash windows to match the original windows. The windows will match the original glazing pattern of the building.

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**Area** Area 1 - South East  
**Application Number** 0333/19  
**Application Type** Section 5  
**Applicant** Braddock Estates Ltd.  
**Location** 23, Leeson Street Upper, Dublin 2  
**Registration Date** 16/09/2019  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: clean and paint railings front and back, decorate doors and windows, interior decoration throughout, local parapet/valley flashings repairs, paint previously painted external walls, replace sanitary ware + finishes and kitchen fittings including floor and wall tiling

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**Area** Area 1 - South East  
**Application Number** 0437/19  
**Application Type** Section 5  
**Applicant** Mr Aidan Murphy  
**Location** 10, Pigeon House Road, Ringsend, Dublin 4  
**Registration Date** 16/09/2019  
**Additional Information**  
**Proposal:** EXPP: Construct a timber lath screen to the exterior of a rear first floor window in order to avoid overlooking a neighbouring property.

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**Area** Area 1 - South East  
**Application Number** 0442/19  
**Application Type** Section 5  
**Applicant** Collen Assets Trading Limited  
**Location** No. 2, Parnell Court, Granby Row, Dublin 1  
**Registration Date** 16/09/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: convert all vacant three floors to a one-bedroom apartment on each floor. The building is to be protected, retained and adaptively reused together with its surviving early significant features, which are few. No alterations are proposed to the existing surviving historic fabric.

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**Area** Area 1 - South East  
**Application Number** 0443/19  
**Application Type** Section 5  
**Applicant** Collen Assets Trading Limited  
**Location** No. 5, Parnell Court, Granby Row, Dublin 1  
**Registration Date** 16/09/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: convert the building to a new house on both the ground floor and basement. The basement is vaulted and had been unused in recent years. The previous use for the round floor has been modern offices. Few alterations are proposed to the building, which consist of providing partitions that were removed and up to date mechanical and electrical services. There are little or no alterations to the surviving historic fabric.

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**Area** Area 1 - South East  
**Application Number** 0446/19  
**Application Type** Section 5  
**Applicant** Capital Estate Management LTD  
**Location** 6, College Street, Dublin 2  
**Registration Date** 20/09/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Scope of opening up works contract may include the following:

1. Opening up of manholes checking of inverts and camera survey
  2. Lift selected skirting's for inspection
  3. Remove floor boards, floor covering to inspect floors
  4. Lift floor boards to inspect joists and wall plates
  5. Remove sections of plaster to inspect, noggins, timber lintels and hidden timbers
  6. Remove linings and architraves to expose timbers
  7. Provide plaster and mortar samples for analysis
  8. Provide safe access to parapets, roofs, and valleys
  9. Provide for attendance of damp specialist, timber decay specialist, and material specialist
  10. Provide CCTV of drainage. Provide smoke test and CCTV survey of flues.
-

External works as outlined below and accordance with structural engineer's report and drawings where they apply.

1. Complete the restoration and repair of windows in accordance with the attached methodology and schedule
  2. Repair or replacement of cast iron rainwater pipe to the front
  3. In accordance with the structural engineers report complete repair complete repair of the shopfront including structural work to overhead timber beam if requires, replacement of flashings, decayed timbers and retention of sound timbers, windows, consols, doors and frames, repair of doors including the reopening of the closed up shop door, repainting including the repainting of the existing timber signage retaining the name and shop number.
  4. Minor repairs to pointing and minor cleaning.
  5. The repair of roof and leaking parapet gutters
  6. The investigation of the plastered upper level of front wall, its replacement with existing or appropriate recycled brick
  7. Removal of quoins to the west for preference or replacement of missing quoins to the east
- Internal works as outlined below and accordance with structural engineers report and drawings where they apply.

1. Structural works including investigation of shopfront beam, wall plates, floors, beams
  2. Repair of collapsed basement walls and the replacement
  3. The tying of front wall to party wall
  4. The investigation of beams, floors
  5. The repair of all floors, including improved floor structure, use of joist hangers to replace decayed joists end, replacement of decayed floorboards
  6. Replacement of ground floor structure
  7. The repair of damaged plasterworks
  8. Redecoration
  9. Reinstatement of original cast iron fireplaces being repaired
  10. Treatment for timber decay
  11. Treatment for dampness
  12. Replacement of staircase roof light
  13. Replacement of decayed timber lintels with precast
  14. Fire safety requirements including fire separation of floors and walls where required
  15. Installation of electrical services including fire alarm
  16. Removal of all sanitary fittings and plumbing
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