



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

38/20

(14/09/2020-18/09/2020)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	2904/20
Application Type	Permission
Applicant	Sawbridge Ltd.
Location	The Swan Centre, Rathmines Road Lower & Castlewood Avenue, Rathmines, Dublin 6
Registration Date	17/09/2020
Additional Information	A.I Article 35 Received

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

Area	Area 1 - South East
Application Number	2975/20
Application Type	Permission
Applicant	Ciaran Harris
Location	Rere of 151, Rathgar Road, Dublin 6 (Eircode D06ND61)
Registration Date	15/09/2020
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission to demolish existing single-storey crèche building and to construct a two-storey mews residence on the site to follow the outline of the existing structures on the laneway, comprising of a total of 110m² internal floor area, containing a bedroom, bathroom and study on the garden level, and bedroom, bathroom and living area on the first floor level. Existing stone walls to the garden will be retained and the proposed mews will have a selected brick finish to match the existing adjacent properties. No windows are proposed on the laneway side at first floor level, and windows to the garden side will be screened by a solid brick wall to 2.1m above finished floor level. Provision for bicycle and bin storage is made within the site. The site is within the curtilage of a Protected Structure at No. 151 Rathgar Road.

Area	Area 1 - South East
Application Number	3375/20
Application Type	Permission
Applicant	Austin Keyes
Location	Rear of No. 71 Sandford Road & Cherryfield Avenue Lower, Dublin 6
Registration Date	14/09/2020
Additional Information	

Proposal: This development will consist of planning permission for new mews dwelling (3 storeys) which incorporates the attic space as accommodation using existing vehicular entrance with proposed new entrance to the rear of No. 71 Sandford Road with connection to existing foul sewer and associated site works.

Area Area 1 - South East
Application Number 3381/20
Application Type Permission
Applicant Frank McNerney
Location 189-190, Rathgar Road, Rathmines, Dublin 6, D06 E103,
D06 C6P2
Registration Date 14/09/2020

Additional Information

Proposal: The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha.

The proposal includes: - The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments;

- The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road;

- All units will be provided with private open space in the form of balconies/ terraces;

- A roof garden shall be provided at fourth floor level;

- 5 no. surface car parking spaces will be provided at surface level;

- 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;

- Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;

- The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site.

The proposed development includes landscaping and all ancillary site works.

Area Area 1 - South East
Application Number 3397/20
Application Type Permission
Applicant Shared Access Limited
Location Brookfield Lawn Tennis Club, Palmerston Park,
Rathmines South, Dublin 6 D06 EY73
Registration Date 17/09/2020

Additional Information

Proposal: The development will consists of the removal of an existing 16m high shrouded telecommunications support structure together with a floodlight and CCTV on it and replacement with a

new 18.5m high shrouded telecommunications support structure with the relocated existing floodlight and CCTV on it, carrying telecommunications equipment including antennas, RRUs and dishes, together with associated exchange cabinets and all associated site development works. The development will provide for wireless data and broadband services.

Area Area 1 - South East
Application Number 3405/20
Application Type Permission
Applicant Mark Harrington
Location Hospitality House, Nos. 16-20, South Cumberland Street, Dublin 2
Registration Date 18/09/2020

Additional Information

Proposal: PERMISSION & RETENTION: The retention of a change of use from office use to flexible office/education use (language school for adult education) at Unit 1A, and the change of use from office use to flexible office/education use (language school for adult education) at Unit 1B, both at ground floor level.

Area Area 1 - South East
Application Number 4514/19
Application Type Permission
Applicant Soundvale Limited
Location Merrion Road/Rock Road, Booterstown, Blackrock, Co. Dublin
Registration Date 16/09/2020

Additional Information Additional Information Received

Proposal: Permission for development on a site of c. 1.17 ha at Merrion Road/Rock Road, Booterstown, Blackrock, Co. Dublin (the site is bounded to the north by greenfield lands and an existing car park; to the south by greenfield lands within the administrative boundary of Dun Laoghaire Rathdown County Council; to the east by the Nutley stream and rail line; and to the west by Merrion Road/Rock Road R118). The proposed development shall provide for a new recreational and interpretive centre building (total GFA c. 6,329 sq m) and a range of associated biodiversity proposals. The overall proposal shall comprise the following development over 5 floor levels (overall building height c. 18.55m parapet): 1. Main External Entrance Area (c. 334 sq.m) at upper ground floor level. 2. An Interpretive Centre (c. 500 sq m GFA) at upper ground floor and mezzanine floor levels and associated external terrace area at mezzanine floor level only (c. 165 sq m). 3. A Crèche Facility (c. 278 sq m GFA) and associated outdoor play area/external terrace area (c. 440 sq m) at upper ground floor level. 4. A Members Area at upper ground floor level (c. 190 sq m GFA). 5. A Cafe/Reception Area (c. 340 sq m GFA) and associated shared WC facilities (c. 52 sq m GFA) at upper ground floor level. 6. 6 no. Health Studios (c. 842 sq m GFA) and 2 no. external health studio terrace areas (c. 75 sq.m and 40 sq m respectively) at upper ground floor and mezzanine floor levels. 7. A Gym facility (total GFA c. 630 sq m) and an external gym terrace area (c. 135 sq m) at first floor level. 8. A 20m Internal Swimming Pool, Jacuzzi and Hydro Pool area (c. 575 sq m GFA) and external pool terrace area (c. 230 sq m) at first floor level. 9. Service/Changing Facilities (including circulation space) for the health studios, gym and pool area (c. 876 sq m GFA) at upper ground floor, mezzanine floor and first floor levels. 10. A Spa Facility (c. 687 sq m total GFA) comprising (a) a reception area, treatment rooms, sauna, salt room, steam room, relaxation rooms and circulation areas (c. 547 sq m GFA); and (b) spa changing facility and WC (c. 140 sq m GFA) at second floor level. An External Spa area (total c. 568 sq m) comprising a

relaxation terrace area (c 88 sq m); a spa jacuzzi and external pool area (c. 100 sq m); and pool run around area (c. 380 sq m) is also proposed at second floor level and within the main building envelope. 11. A restaurant (c. 452 sq m total GFA) comprising restaurant floor space (c. 344 sq m GFA) and ancillary areas (c. 108 sq m GFA) and ancillary areas (c. 108 sq m GFA) at second floor level. An external restaurant terrace area (c. 300 sq m) is also proposed at second floor level. 12. Service areas (c. 271 sq m GFA) comprising (a) a bin store, acid store, alkaline store, delivery area and water storage and pump area (c 184 sq m GFA); (b) ICT Room (c. 6 sq m GFA); (c) ESB Sub Station and Low Voltage Switch Rooms (c. 26 sq m GFA); and (d) Water Treatment Plant (c. 55 sq m GFA) at lower ground floor, upper ground floor and mezzanine floor levels. 13. Recessed car parking area, circulation and ramp space (c. 1,910 sq m) at lower ground floor level. 14. Shared Circulation Space including fire-fighting cores (c. 636 sq.m GFA) at lower ground floor, upper ground floor, mezzanine floor, first floor and second floor levels. A total of c.4,197 sq m external areas (external terraces/run around areas/car parking areas) are proposed. The proposal also provides for open landscaped space, which forms part of an overall biodiversity plan for this site and the adjoining Dun Laoghaire Rathdown County Council lands to the south (a number of biodiversity proposals are the subject of a separate planning application lodged concurrently to Dun Laoghaire Rathdown County Council). Biodiversity proposals for this site include (1) a portion of the new coastal meadow; (2) A coastal tree belt; and (3) coastal grass and shrub internal garden. An access ramp to the overall development is proposed at lower ground and upper ground floor levels. A second access ramp leading to a mown grass path is also proposed to facilitate a new bird hide on the adjoining site to the south (which is the subject of a concurrent planning application to Dun Laoghaire Rathdown County Council). Vehicular access (entry point) to the overall development is proposed via Merrion Road/Rock Road (R118) in the form of a priority controlled junction with an associated right turn lane opposite Bellevue Avenue. A separate vehicular access (exit point) to serve the development along Merrion Road/Rock Road (R118) is the subject of a separate planning application lodged concurrently to Dun Laoghaire Rathdown County Council. A total of 68 no. car parking spaces; 92 no. bicycle spaces; and 3 no. motorcycle spaces are proposed. Pedestrian access is also facilitated at 2 locations from Merrion Road/Rock Road (R118). The associated site and infrastructural works proposed include provision for water services; foul and surface water drainage and connections; attenuation proposals; all landscaping works; boundary treatment (including the provision of steel gates along the boundary frontage of the site at Merrion Road/Rock Road R118; internal roads and footpaths; and electrical services. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with this planning application.

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Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	2401/15/X1
Application Type	Extension of Duration of Permission
Applicant	Miro Property Holdings Limited
Location	1, Irishtown Road, Dublin 4, D04 H7E8
Registration Date	14/09/2020
Additional Information	Additional Information Received
Proposal:	EXT. OF DUR.: Single storey extension (24 sq.m.) at basement (lower ground floor) level to the side & rear of 1 Irishtown Road, Dublin 4, to enable the basement to be used as a 1 bedroom, own door, apartment and courtyard.

Area Area 1 - South East
Application Number 3380/20
Application Type Permission
Applicant Phillip Lally
Location 624, Clonard Road, Kimmage, Dublin 12, D12 X2R9
Registration Date 14/09/2020

Additional Information

Proposal: Permission sought for single storey extension at rear.

Area Area 1 - South East
Application Number 3383/20
Application Type Permission
Applicant Anna & Richard Hurley
Location 18, Merlyn Park, Ballsbridge, Dublin 4
Registration Date 14/09/2020

Additional Information

Proposal: The development will consist of: (i) The demolition of the existing conservatory and rear return at ground level and chimney to rear roof,

(ii) A ground floor extension to the side and rear with flat roof, clerestory windows,

(iii) First floor rear windows to be modified,

(iv) Attic conversion to bedroom and ensuite with dormer window to rear,

(v) Widening the front vehicular gates,

(vi) Provision of solar panels to front pitch of main roof,

(vii) Associated site and drainage works on a site measuring 701sq.m.

Area Area 1 - South East
Application Number 3387/20
Application Type Permission
Applicant David & Catriona McKeating
Location 8, Beach Avenue, Sandymount, Dublin 4
Registration Date 15/09/2020

Additional Information

Proposal: Permission to construct an on-site parking area to the front of the existing dwelling along with all associated site development works at 8 Beach Avenue, Sandymount, Dublin 4.

Area Area 1 - South East
Application Number 3399/20
Application Type Permission

Applicant Aoife O'Driscoll & Anna Maccarthy Adams
Location 244, Kildare Road, Dublin 12
Registration Date 18/09/2020

Additional Information

Proposal: Permission for the following works:

A) Proposed two storey flat roof extension to side and single storey extension to rear of the existing building

B) Associated internal modifications and siteworks.

Area Area 1 - South East
Application Number 3401/20
Application Type Permission
Applicant Courtney McNally & Benjamin Thomas
Location 25, Pembroke Cottages, Dublin 4, D04 EOX1
Registration Date 18/09/2020

Additional Information

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

Area Area 1 - South East
Application Number WEB1627/20
Application Type Permission
Applicant Robert Watson
Location 23, Serpentine Avenue, Ballsbridge, Dublin 4, D04 E4Y9
Registration Date 15/09/2020

Additional Information

Proposal: The development consists of the creation of a vehicular access to include, dished footpath and kerb, new entrance of max. 3m with inward opening gates and a permeable paving and gravel finish.

Area Area 1 - South East
Application Number WEB1632/20
Application Type Permission
Applicant Ann White
Location 32, Poddle Close, Crumlin, Dublin 12, D12 XE61
Registration Date 17/09/2020

Additional Information

Proposal: Extension to the existing rear garden shed, for storage.

Area Area 1 - South East
Application Number WEB1636/20

Application Type Permission
Applicant Celine Hogan
Location 25, Wilfield Road, Sandymount, Dublin 4
Registration Date 17/09/2020

Additional Information

Proposal: Replacement of 3.05m wide section of existing front garden railings by new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped, offstreet parking in front garden area.

Area Area 1 - South East
Application Number WEB1637/20
Application Type Permission
Applicant Ken O'Byrne & Caroline Spillane
Location 11, Strand Road, Sandymount, Dublin 4, D04 YX24
Registration Date 18/09/2020

Additional Information

Proposal: Alterations to main roof with ridge to be extended to new gable at rear to provide enlarged rear attic room, enhanced stairs and landing and all associated site works

Area 1 Decisions

Area Area 1 - South East
Application Number 0124/20
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 15/09/2020
Applicant The Butler's Pantry
Location Ground Floor Retail Unit 13 Harcourt Street, Dublin 2
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: refurbishment and repairs to existing historic fabric prior to fit-out of this retail unit.

Area Area 1 - South East
Application Number 0230/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 14/09/2020
Applicant Mr. Owen Owens
Location No. 1 & 3, South William Street, & No. 36 & 38
Exchequer Street, Dublin 2
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: EXPP: Repairs to roof structures and weatherings as well as associated window intels.

Area Area 1 - South East
Application Number 0255/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 14/09/2020
Applicant Declan & Alice Clarke
Location 5, Ashworth Place, Harolds Croos, Dublin 6
Additional Information Additional Information Received

Proposal: EXPP: Existing roof re-felted with velux window fitted over kitchen. Existing roof housed and supported water tank. New boiler fitted which necessitated larger water tank, pump and new pipework. Advised to support roof to allow for heavier water tank boxing in of pipework, & maintenance. Sub-frame platform fitted for safety, maintenance of water tank, pump, also allows for cleaning/maintenance of windows and guttering. Custom made brackets fixed to external walls, finished in PVC Board, fascia board to meet guttering.

Area Area 1 - South East
Application Number 0303/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 14/09/2020
Applicant Conor & Karina Walshe
Location 30, Castlewood Park, Rathmines, Dublin 6
Additional Information

Proposal: EXPP, PROTECTED STRUCTURE Construction of a 14.27sqm extension to side of dining room

Ref 1. The extension will consist of a block built structure, insulated internally and finished with a pointed render finish to match the existing house. The extension will be set back 100mm from the side of the existing house and will not be visible from public view at the front of the property. The extension will be set back 2.2m from the rear of the main house at the French doors from the reception room.

Ref 2. Removal of existing side wall of dining room and installation of RSI steel support to Engineers details.

Ref 3. Removal of 1970's built mono-pitch roof and installation of fiberglass flat roof system to new and existing dining room area. Installation of 2x roof lights on 300mm upstands.

Ref 4. The proposed works will not affect any internal historical features of the original house. Works are limited to the rear of the house as shown.

Ref 5. The proposed works will not affect any element of the front elevation of the original house. Refer to images 1 & 2 in appendix.

Ref 6. Original first floor window not affected.

Ref 7. Original ground floor French doors from the reception room, steps and handrail not affected. Refer to image 3 in appendix.

Ref 8. Existing rear French doors from dining room to remain in place.

Area Area 1 - South East
Application Number 0308/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 14/09/2020
Applicant James Dunne
Location 74 Bushes Lane, Rathgar, Dublin 6
Additional Information
Proposal: SHEC i) Demolition of existing single storey garage on site

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

Area Area 1 - South East
Application Number 0312/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 14/09/2020
Applicant Emer Shields & Carl Egan
Location 2, Manders Terrace, Ranelagh, Dublin 6
Additional Information

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

Area Area 1 - South East
Application Number 0318/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 14/09/2020
Applicant Thomas Maguire
Location 34-37, Pembroke Street Lower, Dublin 2
Additional Information
Proposal: SHEC: New five-storey building, with commercial use at ground floor and apartment accommodation on the four levels above. (7 units)

Area Area 1 - South East
Application Number 2609/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/09/2020
Applicant Karen Hartery
Location 7, Beechwood Avenue Lower, Ranelagh, Dublin 6
Additional Information Additional Information Received
Proposal: Planning Permission to construct a part single storey extension and part two storey extension to the rear of the existing dwelling and all associated site works at 7 Beechwood Avenue Lower, Ranelagh, Dublin 6.

Area Area 1 - South East
Application Number 2815/20
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 17/09/2020
Applicant Peter & Dr. Mary Jones
Location 34, Lansdowne Road, Ballsbridge, Dublin 4
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning Permission for additions and alterations to 34 Lansdowne Road, Ballsbridge, Dublin 4 (a protected structure) comprising: Demolition of existing dilapidated garden wc and store and external concrete steps to south west gable of dwelling. Part demolition of existing three storey return to rear to provide for new two storey extension to rear at south west gable for new lift and additional accommodation for main dwelling comprising Living/Family and Utility Room at lower garden level with kitchen and deck at upper ground level. Extending existing three storey return to rear of south west gable for additional bedroom accommodation for main dwelling at first floor and upper return levels and extending existing roof over matching existing roof profile; blocking up of existing first floor window in north east gable return wall, new openings in rear and gable return wall to north east at lower garden level. Formation of existing bedroom 2 to en-suite and bedroom 4 to dressing room with new door to master bedroom and, internal reconfiguration of existing self-contained two bedroom flat at lower garden level and provision of a single storey extension to rear for bedroom associated with garden level flat. Erection of new masonry boundary wall sub-dividing site to rear in lieu of existing post and wire fence to match existing stone boundary walls and widening of existing front vehicular entrance gates to 3.5 metres and provision of new hard landscaping to front garden.

Area Area 1 - South East
Application Number 3082/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/09/2020
Applicant Edwina Governey
Location 2, Morehampton Terrace, Dublin 4
Additional Information
Proposal: PROTECTED STRUCTURE: Permission is being sought for the alteration of the existing two storey

return and the construction of an extra storey to the return, internal alterations and associated external works.

Area	Area 1 - South East
Application Number	3086/20
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	16/09/2020
Applicant	Bowers Childcare Ltd
Location	47 Ranelagh Road, Ranelagh, Dublin 6

Additional Information

Proposal: RETENTION: Planning permission is sought for a change of use from Medical Practice to Childcare facility to the lower ground floor and rear extension of an existing building.

Area	Area 1 - South East
Application Number	3088/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/09/2020
Applicant	Red Rock Gloucester Street Ltd.
Location	Lands (c.0.064ha) including, 1 and 3, Prince's Court at the junction of Gloucester Street South and Prince's Street South, Dublin 2

Additional Information

Proposal: Planning Permission for amendments to previously permitted hotel development (Reg. Ref. 4805/19) on lands (c. 0.064ha) including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street, South, Dublin 2. The proposed amendments comprise of the following:

- Provision of 5 no. additional hotel rooms, increasing the number of rooms from 108 no. permitted to 113 no.
- Infill of permitted set back on the 6th floor level to the west elevation with set back now occurring at 8th floor and part 7th floor level.
- Infill of permitted set back at 6th floor level on the south elevation with the set back now occurring on the 7th floor level.
- Infill of permitted set back at 7th floor on the south east elevation with the set back now occurring at 8th floor level.
- Minor modifications to the permitted entrance door detail.
- Internal reconfiguration of the permitted 6th and 7th floor hotel layout.

The overall development will result in a minor increase the total floor area from GFA of c. 4,655.2 sq.m previously permitted under Reg. Ref. 4805/19 to c. 4,795.7 sq.m GFA.

Area Area 1 - South East
Application Number 3098/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/09/2020
Applicant Peter & Claire Finlay
Location 14, Clyde Lane, Ballsbridge, Dublin 4, D04 F9R2
Additional Information
Proposal: Permission to construct a small, flat roofed, single storey extension to the front.

Area Area 1 - South East
Application Number 3099/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/09/2020
Applicant IPUT Plc
Location Wilton Park House, Gardner House and the former Lad Lane Apartments, Dublin 2

Additional Information

Proposal: Seven year planning permission for development at a site (c.0.99ha), comprising lands at Wilton Park House, Gardner House and the former Lad Lane Apartments and a 1.1m strip off the Wilton Place roadway (along the southern boundary of the site), all bounded by Wilton Place to the southeast, Cumberland Road to the southwest and Lad Lane to the northwest. The proposed development involves amendments to a permission granted for the site on July 10th 2019 (ABP 303706.19). (The permitted development comprises buildings referred to as Numbers 2, 3 and 4 Wilton Park.) The proposed development includes increases to permitted parapet heights (at No's. 2 and 3 Wilton Park) by up to 2.82m (leading to a maximum of 30.67m above ground compared to the permitted parapet maximum of 27.85m); changes to roof level layout and landscaping; changes to the building massing and fenestration of No's. 2 and 3 Wilton Park along their Lad Lane frontage; changes to permitted retail, restaurant and leisure uses at lower ground and ground floors; increased depth and changes at entrances to covered street; widening of the public footpath along the Wilton Place frontage (extending c.1.1m into public road); omission of ESB sub-stations from rear of No. 2 and 4 Wilton Park; relocation of the Logistics Hub from rear of No. 3 to rear of No. 2 Wilton Park; reduction of permitted office floor space of c.2,063sqm., reduction in car parking spaces from 122 to 111, and increase of bicycle parking from 500 to 674 spaces, all of the preceding to include all associated and ancillary development and site works above and below ground.

Area Area 1 - South East
Application Number 3100/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/09/2020
Applicant Conor Power & Loraine Mulligan
Location 5, Dartmouth Square, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought comprising of the provision of a new stair between

the lower ground floor and ground floor, with the associated removal of the existing bathroom from the ground floor landing and provision of a small WC in the same location, provision of a new door leaf in the existing door frame between kitchen and hall, and the refurbishment of the bathroom on the uppermost floor level including replacement of the existing bathroom window in the rear façade.

Area	Area 1 - South East
Application Number	3112/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2020
Applicant	Helen Callanan
Location	22 Terenure Road East, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Widening of the existing vehicular entrance and provision of automated gates to the front along the Terenure Road East boundary, a bike stand to the front garden and associated works.

Area	Area 1 - South East
Application Number	3113/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/09/2020
Applicant	Sheenagh Walsh
Location	133 Meadowbank, Rathgar, Dublin 6

Additional Information

Proposal: Planning permission for residential development. The proposed development consists of:

- a. The demolition of an existing single storey lean-to extension;
- b. The construction of a new two storey extension to the side of existing dwelling;
- c. The removal of the existing roof and reconstruction with an increased ridge level;
- d. The construction of a new attic bedroom including installation of two roof lights and a bay window located on the eastern elevation;
- e. The re-cladding of a previously constructed rear extension (ref: 2806/10) to match the proposed new side extension;
- f. Minor alterations to existing structure;
- g. Hard & soft landscaping including new green roofs and all associated site works.

Area	Area 1 - South East
Application Number	3127/20
Application Type	Permission

Decision GRANT PERMISSION
Decision Date 14/09/2020
Applicant James Hargrave
Location 18 Ranelagh Avenue, Ranelagh, Dublin 6, D06 R2W9
Additional Information
Proposal: Permission sought for a first floor extension over the existing single storey structure to the rear.

Area Area 1 - South East
Application Number 3141/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/09/2020
Applicant Richard Lacey
Location 77 Mount Tallant Avenue, Dublin 6W, D6W X376
Additional Information
Proposal: Planning permission consisting of the introduction of a vehicular access point at the front of the property involving partial removal of the front boundary wall, reconfiguration of external steps to allow for the creation of a gravel driveway with off street parking, the construction of a 1100mm high boundary wall to be shared with the neighbouring property at No. 75 Mount Tallant Avenue, dishing of the existing pavement in front of the property, and all associated site works.

Area Area 1 - South East
Application Number 3173/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/09/2020
Applicant Loretta Raso
Location 7, Granite Place, Ballsbridge, Dublin 4, D04 T1X8
Additional Information
Proposal: Planning permission for development consisting construction of a second floor and roof terrace on existing two storey over basement house, amendments to front facade and minor internal works to existing ground floor and first floor internal arrangement and all associated site works.

Area Area 1 - South East
Application Number 3333/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/09/2020
Applicant Vickers Capital Limited
Location Rear of 11, Pearse Square, fronting onto Byrne's Lane, Dublin 2, D02 FW95
Additional Information
Proposal: PROTECTED STRUCTURE: Permission is sought for the demolition of wall along lane and construction of a three bedroom two-storey mews house with attic accommodation, roof terrace, and associated boundary walls and site works.

Area	Area 1 - South East
Application Number	3335/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/09/2020
Applicant	Declan Lernihán & Connor Gunne
Location	66 Leeson Close to rear 66 Leeson Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development consisting of alterations and extensions to existing vacant and dilapidated coach mews house previously in office use. Works to include removal of non-original fabric including roof slates and window/doors and installation and repair with new roof slates and windows and doors, cleaning and repairs of existing stone and brick work, construction of new two storey extension to front to provide additional accommodation, alterations, refurbishment and restoration of interior to provide two bedroom plus study mews dwelling house, with new landscaping and boundary walls to rear and all other associated site development works, drainage, etc., alterations and changes to existing access and car parking and open space to rear of main property to facilitate works.

Area	Area 1 - South East
Application Number	3340/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/09/2020
Applicant	Mark Harrington
Location	Hospitality House, Cumberland Street South, Dublin 2, D02 Y097

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for development comprising the retention of a change of use from office use to flexible office/education use (language school for adult education) at Unit 1A, and the change of use from office use to flexible office/education use (language school for adult education) at Unit 1B, both at ground floor level.

Area	Area 1 - South East
Application Number	WEB1334/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/09/2020
Applicant	Christina Lonergan & Jonathan Goff
Location	71, Haddington Road, Dublin 4
Additional Information	Additional Information Received

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

Area Area 1 - South East
Application Number WEB1498/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/09/2020
Applicant Dearbhaile O'Brien
Location 13, Larkfield Park, Harolds Cross, Dublin 6W

Additional Information

Proposal: I, Dearbhaile O'Brien, intend to apply for permission for development at No. 13 Larkfield Park, Harold's Cross, Dublin 6W. The proposed development will consist of the construction of a new vehicular entrance with front boundary alterations and footpath dishing to the front of the existing property.

Area Area 1 - South East
Application Number WEB1619/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/09/2020
Applicant Robert Watson
Location 23, Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information

Proposal: The creation of a vehicular access to include, dished footpath and kerb, new entrance of max. 3m with inward opening gates and a permeable paving and gravel finish.

Area Area 1 - South East
Application Number WEB1622/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/09/2020
Applicant Ronan Daly
Location 1, Grosvenor Place, Rathmines, Dublin 6

Additional Information

Proposal: RETENTION: Retention permission is sought for the removal of the non-original metal railings and steps to the front conservatory in line with the proper conservation of the existing dwelling (Planning Application No WEB 1521/16, Decision Order No P0597 and An Bord Pleanala No PL29S.2484188).

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 4429/19
Appeal Type Written Evidence
Applicant Minister for Education & Skills
Location Roslyn Park, Beach Road, Sandymount, Dublin 4
Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: The Minister for Education & Skills intends to apply for planning permission for development on a 2.11 ha site approximately at Roslyn Park, Beach Road, Sandymount, Dublin 4. (Roslyn Park House, also known as the Gandon Villa, is a Protected Structure – see RPS Ref. No. 496). The development, which will comprise a new educational campus, delivered on a phased basis, will include the phased demolition/removal of the existing educational/institutional buildings on the site including the two storey Roslyn College, the link element between the two storey rear extension to Roslyn Park House and Roslyn College, the two storey Sandymount Park House and the existing temporary accommodation to the rear of Sandymount Park House. The development will consist of the provision of 1 no. two storey over basement 24 classroom primary school (Shellybanks Educate Together National School: Roll No. 20441S) with a gross floor area of 3,830 sq m, including all ancillary teacher and pupil facilities, and 1 no. part-three storey over double basement 1,000 no. pupil post-primary school (Sandymount Park Educate Together Secondary School: Roll No. 68305F), which will include the part of the site currently occupied by the temporary school as permitted under An Bord Pleanála Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17, with a gross floor area of 11,116 sq m, including all ancillary teacher and pupil facilities; the re-configuration and revision of the existing internal layout of the rear extension of Roslyn Park House for educational and related administrative uses and the refurbishment and upgrade of the existing vacant building at No. 12 Seafort Avenue for educational and related uses. Vehicular access to the site will be from the widened Newgrove Avenue entrance (as previously permitted under An Bord Pleanála Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17) with egress onto Beach Road by way of a one-way system through the campus. Pedestrian and cycle access to the site will be from Newgrove Avenue, Seafort Avenue and Beach Road. The development will include the provision of bicycle and scooter parking; hard and soft play areas (including rooftop area); piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation and 2 no. substation access doors to the site boundary wall on Newgrove Avenue; privacy screens; ancillary ramps and stairs; signage; attenuation tank; changes in level and all associated site development and excavation works above and below ground.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2449/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	09/09/2020
Applicant	Anne Parsons
Location	7, Seapoint Terrace, Strand Street, Irishtown, Dublin 4
Additional Information	Additional Information Received

Proposal: The development will consist of amendments to the previously granted permission (28/01/2020 P0042) for works to the existing two-storey over basement building which included the conversion of basement and ground floors to a new yoga facility, maintaining the existing residential one-bedroom apartment at first floor level, the demolition of existing single storey builders material storage sheds to the rear (north) and construction of new single storey yoga studios with courtyard garden to the rear with single storey extension to the side (east) of existing main structure. The amendments cover the following items:

- The addition of an external insulated render system to the existing house.
- The removal of both chimneys to the east elevation.

- Changes in internal layouts to the first floor apartment and the ground floor reception area
- The enlargement of the ground floor front window
- The removal of the external stairs from the basement and internal changes to the basement area
- Amendments to the Yoga studio roofs and addition of photovoltaic array.

*****Amendment to Week 37/20*****



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

38/20

(14/09/2020-18/09/2020)

Area Area 1 - South East
Application Number 0325/20
Application Type Social Housing Exemption Certificate
Applicant Austin Keyes
Location 71 Sandford Road and Cherryfield Avenue Lower, Dublin
6
Registration Date 14/09/2020
Additional Information
Proposal: SHEC: Mews style dwelling over 3 floors with all associated site works

Area Area 1 - South East
Application Number 0331/20
Application Type Social Housing Exemption Certificate
Applicant Michael Duncan
Location rear of 33, Park Avenue / 10 Park Lane, Sandymont,
Dublin, 4
Registration Date 18/09/2020
Additional Information
Proposal: SHEC; one new 2 storey 4 bed house on a site in the rear garden of 33 Park Avenue the site is fronting on to Park lane



Dublin City Council

SECTION 5 EXEMPTIONS

38/20

(14/09/2020-18/09/2020)

Area Area 1 - South East
Application Number 0328/20
Application Type Section 5
Applicant Susan Stafford-Langan
Location 30, Mount Tallant Avenue, Terenure, Dublin 6W
Registration Date 17/09/2020
Additional Information
Proposal: EXPP: Rendering of gable end wall to prevent rainwater damage inside the house

Area Area 1 - South East
Application Number 0330/20
Application Type Section 5
Applicant Housing Agency
Location 52, Mount Street Upper, Dublin 2
Registration Date 15/09/2020
Additional Information
Proposal: EXPP;PROTECTED STRUCTURE; Reversible works to achieve attenuation between front and rear reception rooms at ground floor level. Works to consist of blocking up of double doorway between front and rear rooms, on the rear (south) side of the doorway only. Existing historic doors to be retained in situ. Works to include new timber frame set within and screw-fixed to reveals of doorway, with timber studs inset and filled with Rockwool sound insulation, slabbed with single layer of plasterboard, to be recessed from face of doorway ope. joints to be taped and face of plasterboard to be skimmed, painted to finish, with hardwood timber skirting.
