



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**45/19**

(04/11/2019-08/11/2019)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2745/14/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Maggie Sweetman and Gordon Kelley  
**Location** 23, Fitzwilliam Street, Ringsend, Dublin 4  
**Registration Date** 07/11/2019

**Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of: 3-storey dwelling house with 2nd floor and roof terraces, home office on ground floor, 1 no. car parking space with access from Fitzwilliam Street.

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**Area** Area 1 - South East  
**Application Number** 4349/19  
**Application Type** Permission  
**Applicant** Marie Nolan  
**Location** 22, Lakelands Park, Dublin 6W, D6W HE48  
**Registration Date** 04/11/2019

**Additional Information**

**Proposal:** Permission is sought for the construction of 1no. two storey detached 5 bedroom dwelling along with widening of existing vehicular access and all other ancillary site development works on the site of the existing two storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** 4350/19  
**Application Type** Permission  
**Applicant** Aviva Life & Pensions Ireland DAC  
**Location** 1 Coppinger Row and 57 South William Street, Dublin 2.  
**Registration Date** 04/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for changes to the previously granted development 57 South William Street under reg. ref. 2396/19 to include: a) internal layout alterations to basement and ground floor; b) change of use of previously granted educational use at first, second and third floor to educational/office use; c) 28.4m<sup>2</sup> flat-roofed rear (east) extension at first floor level to provide storage d) reinstatement of granite plinth and cast iron railing to the front (west) elevation all with associated works.

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**Area** Area 1 - South East  
**Application Number** 4360/19  
**Application Type** Permission  
**Applicant** Kieran & Miriam Rumley  
**Location** 0.1026 Ha. site at 132, Terenure Road West, Terenure, Dublin 6W  
**Registration Date** 05/11/2019

**Additional Information**

**Proposal:** Planning permission is sought for

- (a) Change of use of existing 16sq.m physiotherapy rooms from medical use to residential use,
- (b) The construction of a two-storey extension to side, part single/part two-storey extension to rear with an additional floor area of 73 sq.m,
- (c) Sub-division of extended dwelling to form additional dwelling. Existing dwelling - 136.68sq.m., reduced from 218.75sq.m. and reduced from 5 bedroom to 3 bedrooms. Additional dwelling 167.91sq.m. with 4 bedrooms.
- (d) Partial sub-division of existing front garden while retaining existing vehicular entrance to serve existing and proposed dwelling, sub-division of existing rear garden including boundary treatments, and
- (e) All associated site works.

**Area** Area 1 - South East  
**Application Number** 4375/19  
**Application Type** Permission  
**Applicant** Hibernia REIT plc  
**Location** 1, Cumberland Place, Fenian Street, Dublin 2  
**Registration Date** 06/11/2019

**Additional Information**

**Proposal:** Planning permission for development at 1 Cumberland Place, Fenian Street, Dublin 2 (formerly known as Cumberland House). The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east. The proposed development consists of amendments to the development permitted under Reg. Ref.:3595/16, as amended by Reg. Ref.:2833/18, Reg. Ref.:4467/18 and Reg. Ref.:3336/19. The proposed amendments comprise of the following: \*Modifications of glazing to the building facades. \* Extension of building managers facilities to the rear of the building at ground floor level; \* Rearrangement of changing rooms, showers, lockers, and bicycle parking at lower ground floor level; \*Modifications to permitted landscaping and external access arrangements; \* Modification of emergency access at ground floor level; and \* All ancillary and associated site development and landscaping works. The proposed amendments will result in an increase of c.10.5sq.m in the overall gross floor area (GFA) of the permitted office building, resulting in a total GFA of c.7,864.9sq.m.

**Area** Area 1 - South East  
**Application Number** 4376/19  
**Application Type** Permission  
**Applicant** Wave Point Ltd  
**Location** 21, Ship Street Great, Dublin 8  
**Registration Date** 07/11/2019

**Additional Information**

**Proposal:** Permission for amendments to previously approved grant of permission (ref. 2701-16& PL29S.247947 & 3157/18) at 21 Ship Street Great, Dublin 8. The development consists of: a) 18sq.m extension and internal re-planning at fifth floor level fronting Ship Street Great to provide 1 extra bedroom at this level. b) 160sq.m extension at sixth floor level providing 7 additional bedrooms at this level. c) Construction of new 415sq.m penthouse level at seventh floor level to provide for a total of 10 additional bedrooms at this level. d) Provision of terraces to 4 no. bedrooms at seventh floor level fronting Ship Street Great. e) Relocation of plant screen enclosure from sixth to seventh floor level and provision of additional screen space at seventh floor level all to the rear of the site. f) All associated changes to elevations and materials associated with the works. The gross floor area of the development is 6332sq.m, an increase of 593sq.m. 152 bedrooms are proposed, a net increase of 18 over previously approved and will be up to seven-storeys in height (max. 24.57m to parapet from finished internal ground floor level).

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**Area** Area 1 - South East  
**Application Number** 4380/19  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** On the public footpath at Harold's Cross Road, (north of junction with Mount Drummond Avenue), Dublin 6  
**Registration Date** 07/11/2019  
**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 1.53sq.metre digital advertising display. 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** 4382/19  
**Application Type** Permission  
**Applicant** Eircom Ltd.  
**Location** On the public footpath at Merrion Street Lower, (opposite The Mont Clare Hotel), Dublin 2  
**Registration Date** 07/11/2019  
**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 1.53sq.metre digital advertising display. 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** 4384/19  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** On the public footpath at Merrion Road, (outside St. Vincent's Hospital), Dublin 4  
**Registration Date** 07/11/2019  
**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 1.53sq.metre digital advertising display positioned 2.1m southeast of position of the existing telephone kiosks. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

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**Area** Area 1 - South East  
**Application Number** 4398/19  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** On the public footpath at Rathmines Road, Rathmines, (north of junction with Castlewood Avenue), Dublin 6  
**Registration Date** 07/11/2019

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**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 1.53sq.metre digital advertising display. 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** 4399/19  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** On the public footpath at Terenure Road North, (at junction with Eaton Road), Dublin 6  
**Registration Date** 07/11/2019

**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 1.53sq.metre digital advertising display. 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** 4400/19  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** On the public footpath at Eglington Road, (east of junction with Clonskeagh Road), Dublin 4  
**Registration Date** 07/11/2019

**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 1.53sq.metre digital advertising display. 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** 4406/19  
**Application Type** Retention Permission  
**Applicant** Premier Dale Ltd  
**Location** 117-119, Ranelagh, Dublin 6  
**Registration Date** 07/11/2019

**Additional Information**

**Proposal:** RETENTION: Retention permission for approximately 75sqm retractable fabric canopies with aluminium support structure, covering the front (north-east) roof/3rd floor level terrace of the Devlin Hotel.

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**Area** Area 1 - South East  
**Application Number** 4414/19  
**Application Type** Permission  
**Applicant** Ternary Limited

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**Location** 47, 48 and 49 Kildare Street and No.'s 1 and 2 Nassau Street, Dublin 2 comprising the premises known as the 'Kildare Street Hotel' and incorporating public house known as 'JP Mooney's

**Registration Date** 08/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: We, Ternary Limited, intend to make a planning application for planning permission for development at a site at No.'s 47, 48 and 49 Kildare Street and No.'s 1 and 2 Nassau Street, Dublin 2 comprising the premises known as the 'Kildare Street Hotel' and incorporating public house known as 'JP Mooney's. (49 Kildare Street is also known as No. 1 Nassau Street). No. 2 Nassau Street is identified on the record of Protected Structures under RPS Ref. No. 5795. To the north the application site is bounded by Nassau Street itself and the rear of no.'s 3, 4 and 5 Nassau Street. No.'s 3, 4 and 5 Nassau Street are also Protected Structures (RPS Ref. No.'s 5796, 5797 and 5798), to the south by No. 46 Kildare Street (RPS Ref. No. 4218), to the east by Kildare Street and to the west by the complex of buildings and structures known as the Setanta Centre.

The proposed development will consist of the demolition, excavation and clearance of 47, 48 and 49 Kildare Street and No. 1 Nassau Street including basements and demolition of the modern twentieth century fourth storey to No. 2 Nassau Street and construction of a new fourth storey in its place (all other floors and basement to No. 2 Nassau Street are being retained).

Following the demolition, excavation and site clearance works, the development provides for the construction of a new 5 storey over double basement mixed-use building, with setback incorporating roof terrace at the fifth storey to Kildare Street/Nassau Street. A roof terrace is also proposed at first floor level to the rear (western side) of the proposed building. The proposed development will have a gross floor area of c.2774sq.m. The development provides for ground floor retail/café uses at the corner of Kildare Street/Nassau Street with office use on upper floors and at basement level B1 and plant / tenant facilities at basement level B2 as well as boundary treatments. The main entrance doorway to the proposed building is provided off Kildare Street, with a second entrance doorway provided off Nassau Street. It is also proposed to provide a pedestrian only connection from basement level (B2) to the existing basement car park serving the Setanta Centre.

The proposed development also includes internal and external repair, maintenance, upgrade and alterations works No. 2 Nassau Street (RPS Ref. No. 5795), including the refurbishment and upgrade to the existing non-original shop front and windows at first and second floor to Nassau Street. The development also provides for the change of use of the existing ground floor of No. 2 Nassau Street from public house to retail/café and change of use of basement, first and second floors of No. 2 Nassau Street from hotel/pub/nightclub use to office use. The proposed development has been subject to expert Conservation Assessment.

The proposed development also provides for all associated site development works including lift over run and roof top plant. In addition green infrastructure is proposed including green roof, pv/solar thermal panels and air handling units at roof top level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4415/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Ternary Limited
<b>Location</b>	No.'s 17, 18 (incorporating Lapis Jewellers and Butler's Chocolates Cafe) and 19 (formerly Knobs and Knockers) Nassau Street, and Frederick Street South, Dublin 2

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**Registration Date** 08/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of repair, refurbishment, maintenance and upgrade works to roofs, windows and brickwork; structural repairs to stabilise the building; reconfiguration of internal layout and repositioning of entrance doors on Nassau Street and installation of new staircase to serve upper floor office accommodation and basement plant, services and storage. New shopfronts are proposed to Nassau Street and Frederick Street South. The proposed works will safeguard and prolong the life of these buildings. The reconfiguration will provide two commercial units at ground floor for use as retail/cafe with office use on paper floors. All proposed works have been subject to expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4416/19  
**Application Type** Permission  
**Applicant** Ternary Limited  
**Location** The Dublin Institute of Design, No. 45, Kildare Street, Dublin 2  
**Registration Date** 08/11/2019

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4424/19  
**Application Type** Permission  
**Applicant** College Green Hotel Ltd  
**Location** The Westin Hotel, 35-41 Westmoreland Street, 1-5 and 5a College Street & 32-37 Fleet Street, Dublin 2  
**Registration Date** 08/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for the change of use from Office to Hospitality to the



Mezzanine Level a Protected Structure (Area 165.8m<sup>2</sup>) of the Westin Hotel 5 College Green (previous grant of permission 3914/17) to become the Presidential Suite for the hotel. The building is a protected structure (RPS:2009). The works will include soft refurbishments to change existing office space into a lounge, bedroom, cloak room and ensuite with an upgrade to mechanical and electrical and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1444/19  
**Application Type** Permission  
**Applicant** Suzanne Teevan  
**Location** 8, Greenfield Crescent, Donnybrook, Dublin 4  
**Registration Date** 05/11/2019  
**Additional Information** Additional Information Received

**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** WEB1660/19  
**Application Type** Permission  
**Applicant** L&C Cubic Ireland Limited  
**Location** 233, Windmill Road, Crumlin, Dublin 12  
**Registration Date** 08/11/2019  
**Additional Information**

**Proposal:** For development at this site 233 Windmill Road, Crumlin, Dublin 12 The development will consist/consists of Construction of a new 79 sq.m, 2 bedroom, two storey detached house on back land site to rear of 233 Windmill Road, Crumlin, Dublin 12. It's to be externally finished in cement render with PVC casement windows and doors and flat roof with parapet and one roof light. Work will include demolition of existing single storey structure (39.3sq.m), retained existing gates to windmill Road with new postal address 233A Windmill Road, Crumlin, Dublin 12, with parking to front of existing dwelling, with underground rain water harvesting system and all required ancillary site and landscaping works.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3858/19  
**Application Type** Permission  
**Applicant** Basil Kennedy  
**Location** 10 Windmill Crescent, Crumlin, Dublin 12  
**Registration Date** 05/11/2019  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for ground floor side/rear extension with pitched roof over & 1No. Velux roof light over.

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**Area** Area 1 - South East  
**Application Number** 4352/19  
**Application Type** Permission  
**Applicant** Michael and Tina Moran  
**Location** 42, Morehampton Road, Donnybrook, Dublin 4, D04 T2V3  
**Registration Date** 04/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for the reinstatement of the previous pedestrian gate and entrance and the relocation/formation of a new vehicular entrance along the front boundary wall, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4366/19  
**Application Type** Permission  
**Applicant** Vicky & Ciaran McGrath  
**Location** 39, Ailesbury Road, Dublin 4  
**Registration Date** 05/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of installation of an internal disabled access lift serving the basement, ground floor and 1st floor rear return; removal of the existing glazed roof to the 1st floor rear return and replacement with a pitched slated roof; conversion of a living room to a bedroom, conversion of a bedroom to an accessible bathroom, and construction of a timber framed gazebo to the rear garden.

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**Area** Area 1 - South East  
**Application Number** 4422/19  
**Application Type** Permission  
**Applicant** Cliona Cleary & Adrian Wrixon  
**Location** 26, Charleston Avenue, Ranelagh, Dublin 6  
**Registration Date** 08/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1 no. rear single storey brick extension (27sqm), the provision of a W.C to the ground floor, the modification of an existing window to the rear of the property at ground floor level, the subdivision of an upstairs bedroom and all associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1644/19  
**Application Type** Retention Permission  
**Applicant** Donna McGrath  
**Location** 1A, Dromard Terrace, Sandymount, Dublin 4  
**Registration Date** 04/11/2019

**Additional Information**

**Proposal:** planning permission for a detached garden shed to side and planning retention permission for

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single-storey extensions to front, sides and rear, chimney to the rear, two-storey extension to rear and alterations to windows on front, rear and sides of the existing detached dwelling

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**Area** Area 1 - South East  
**Application Number** WEB1649/19  
**Application Type** Permission  
**Applicant** Roseanne Dillon & Dermot Murphy  
**Location** 13, Cherryfield Avenue Upper, Ranelagh, Dublin 6  
**Registration Date** 05/11/2019

**Additional Information**

**Proposal:** Partial demolition of existing garage to side, partial demolition of existing single and two storey extension to rear, construction of new ground floor extension to side, construction of new ground and first floor extension to rear, installation of 3 no. new rooflights to existing rear main roof and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1650/19  
**Application Type** Permission  
**Applicant** Tadhg & Isabel Cotter  
**Location** 77A, Bushes Lane, Grosvenor Villas, Dublin 6  
**Registration Date** 06/11/2019

**Additional Information**

**Proposal:** Ground floor extension to rear, restyling of front and rear elevations including addition of new dormer and roof window to replace open terrace to the front and new dormer to replace roof windows to the rear (all at existing first floor level), related internal and external work and also addition of roadside gates to enclose frontage at 77A Bushes Lane, Grosvenor Villas, Dublin D06 C5T9 for Tadhg & Isabel Cotter

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**Area** Area 1 - South East  
**Application Number** WEB1652/19  
**Application Type** Permission  
**Applicant** Charlie and Margaret O'Connor  
**Location** 36 Wilfield Road, Sandymount, Dublin 4  
**Registration Date** 06/11/2019

**Additional Information**

**Proposal:** Replacement of 3.1m 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.

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**Area** Area 1 - South East  
**Application Number** WEB1653/19  
**Application Type** Permission  
**Applicant** Stephen & Emily McLearie  
**Location** 44, Oaklands Park, Sandymount, Dublin 4  
**Registration Date** 07/11/2019

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### Additional Information

**Proposal:** The development will consist of demolition of an existing 19m<sup>2</sup> single storey rear pitched roof extension to be replaced by a 66m<sup>2</sup> single storey rear flat roof extension, minor internal alterations to existing terraced dwelling, and associated landscape works on a site of 348m<sup>2</sup> area.

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**Area** Area 1 - South East  
**Application Number** WEB1655/19  
**Application Type** Permission  
**Applicant** Sean Murphy  
**Location** 10, Morehampton Terrace, Donnybrook, Dublin 4  
**Registration Date** 07/11/2019

### Additional Information

**Proposal:** Dublin City Council – Planning permission is sought for 1. demolition of existing two storey rear extension (circa. 33sq m), 2. construction of new two storey rear extension to the existing house (circa.41sq m extension), 3. internal alterations, 4. widening of existing rear boundary gate (existing: 910mm, proposed: 1400mm) and ancillary works at No.10 Morehampton Terrace, Dublin 4, D04 A3Y4 for Sean Murphy and Sinead Doherty.

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**Area** Area 1 - South East  
**Application Number** WEB1658/19  
**Application Type** Permission  
**Applicant** Emmet O'Reilly and Áine McHugh  
**Location** 29, Nutley Avenue, Dublin 4  
**Registration Date** 08/11/2019

### Additional Information

**Proposal:** single storey extension to the side and rear of the existing house, front porch, alteration to the front facade, external insulation, some internal alterations, widening vehicular access gate, and associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0472/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 04/11/2019  
**Applicant** Brian McCreery  
**Location** 17, Elgin Road, Ballsbridge, Dublin 4

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Basement level

Throughout basement level

1. Remove tongued and grooved engineered timber flooring (and porcelain tile flooring in shower room)
  2. Remove screed/slab topping
  3. Remove radiators
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4. Install under-heating system (insulated panels, clip-in hot water tubing, screed/slab topping)
  5. Replace electrical services, including wiring, sockets, switches, smoke detectors, heating controls
- Foyer
6. Form/reinstate opening for door in wall between foyer and hall, and install door, frame and architrave to match existing
  7. Install stud partition between foyer and bedroom
  8. Install encaustic cement floor tile
  9. Install painted timber panelling to walls
- Living Room (proposed bedroom)
10. Install engineered timber parquet flooring
- Hall
11. Remove exterior doors and interior cupboard, including doors
  12. Install engineered timber parquet flooring
- Bedroom (proposed sitting room)
13. Remove window and form new opening in rear wall to connect to proposed extension
  14. Reverse swing of door from hall
  15. Install engineered timber parquet flooring
- Shower Room
16. Remove sanitary fittings and brassware
  17. Remove wall tie
  18. Install porcelain floor tile and ceramic wall tie
  19. Install sanitary fittings, brassware and towel radiator
- Bedroom (proposed kitchen)
20. Lower floor level to align with floors in remainder of basement
  21. Remove window and form new opening in flank wall to connect to proposed extension
  22. Replace French doors with new to match existing (due to floor level being lowered)
  23. Install porcelain floor tile
  24. Install kitchen units
- Rear Exterior
25. Construct single-storey extension, connecting to proposed sitting room and proposed kitchen
- Raised Ground Floor Level
- Throughout raised ground floor level
26. Remove sanitary fittings and brassware
  27. Remove radiators
  28. Install cast iron column radiators
  29. Replace electrical services, including wiring, sockets, switches, smoke detectors, heating controls
- Front hall
30. Install plywood subfloor and engineered timber parquet flooring
- Living room
31. Install plywood subfloor and engineered timber parquet flooring
- Dining room
32. Install plywood subfloor and engineered timber parquet flooring
  33. Remove door & frame, and infill opening to kitchen (proposed w.c.)
  34. Remove exterior balcony
- Rear hall
35. Form/reinstate opening in wall at intermediate stair landing
- Kitchen (proposed w.c.)
36. Remove kitchen units
  37. Install stud partition, door frame and partially glazed door

38. Install plywood subfloor and encaustic cement flooring
  39. Install sanitary fittings and brassware
- Kitchen (proposed study)
40. Install stud partition, door frame and partially glazed door
  41. Install plywood subfloor and engineered timber parquet flooring
- Rear exterior
42. Form roof terrace on roof of proposed extension, with stone paving to floor, flush structural glass rooflight, and painted metal railings
- First floor level
- Throughout first floor level
43. Remove radiators
  44. Install cast iron column radiators
- Bathroom
45. Remove floor tile and subfloor
  46. Remove bath and brassware
  47. Install plywood subfloor and porcelain floor tile
  48. Install ceramic wall tie
  49. Install sanitary fittings, brassware and towel radiator
- Bedroom (rear)
50. Remove stud partitions, cupboards and hot water cylinder from corner of room
  51. Patch wall surfaces to match existing following removal of stud partitions, etc.
  52. Reinstate portions of ceiling & cornice to match existing
- Second floor level
- Shower room (proposed w.c.)
53. Remove sanitary fittings and brassware
  54. Remove wall and floor tile
  55. Move stud partitions separating shower room from bedroom
  56. Remove portion of floor extending into bedroom
  57. Reinstate wall between w.c. and bedroom
  58. Install porcelain floor tile and ceramic wall tie
  59. Install sanitary fittings, brassware and towel radiator

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0477/19
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	05/11/2019
<b>Applicant</b>	October Management Limited
<b>Location</b>	16 St. Stephens Green, Dublin 2, D02 KF34

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: refurbishment of existing roof including: stripping all slates and valleys, safe disposal of asbestos slate, removal of fibre cement slate, maximum salvage of Bangor blue slate, new breathable felt, battens, salvaged slate to front slope & rear to maximum extent, new blue Bangor slate to inward slopes, code 6 lead valleys, repointing of chimneys/relaunching necessary.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0484/19

**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 04/11/2019  
**Applicant** Sean Murphy  
**Location** 3, Ailesbury Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: 1) Removal of non-original steel balcony at rear return. 2) Temporary removal of rainwater goods and soil pipes from works areas. Provision of temporary rainwater system to be carried off scaffold. Reinstatement of existing rainwater goods and soil pipes following works. 3) Removal of cement render from west side of house, from rear elevation of the porch and from part of west side elevation of the porch. 4) Re-rendering of the rear elevation, return and side elevation with lime render. 5) Removal of cement pointing from side elevation of porch. 6) Re-pointing of brick and stonework joints of rear and side elevation of porch with lime mortar. 7) Removal of non-original cement render from two chimneystacks over west elevation. Repair and re-pointing of chimneystack brickwork, flashings and flaunchings, and localised brickwork repairs if necessary as per original. 8) Temporary opening up of non-original basement floor in front room to east to allow for assessment of joists and voids.

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**Area** Area 1 - South East  
**Application Number** 0488/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 08/11/2019  
**Applicant** Mary Carty  
**Location** 68, Brighton Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the replacement of rooflights is considered to be development or exempted development?

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**Area** Area 1 - South East  
**Application Number** 3267/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/11/2019  
**Applicant** Mark Legge, John O'Leary & Ruvann Kavanagh  
**Location** corner of 75a, Leeson Street Upper and Swan Place, north Morehampton Square, Dublin 4

**Additional Information**

**Additional Information Received**  
**Proposal:** The development will consist of the demolition of the existing single-storey commercial building, change of use to residential, and the construction of a terrace of three, three-storey, two-bedroom dwelling houses with a total gross internal floor area of 295.2m<sup>2</sup> (98.4m<sup>2</sup> per unit). The terrace has a maximum parapet height of 9 metres with set-backs to the upper level on the Leeson Street Upper, Swan Place and Morehampton Square facades. The provision of private open space is accommodated for each house at the upper level, with three individual loggias facing Swan Place and a planted terrace addressing Leeson Street Upper. No vehicular parking is to be required but two bicycle parking spaces are located within each unit. Bin storage is also accounted for within each unit, externally accessed. A new one metre wide footpath is to be created along the full length of the Swan Place facade, for public use, allowing

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pedestrian access to each of the three dwellings and to Swan Place generally. All associated hard landscaping and site works are to be included.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3501/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	06/11/2019
<b>Applicant</b>	Sisu Izakaya
<b>Location</b>	UNIT 4, Drury Hall, Stephen Street Lower, Dublin 2
<b>Additional Information</b>	Additional Information Received

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3589/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/11/2019
<b>Applicant</b>	Ann Marie and Peter Clarke
<b>Location</b>	Kilfenora, 16, Temple Gardens, Rathmines, Dublin 6
<b>Additional Information</b>	Additional Information Received

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3970/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION



**Decision Date** 05/11/2019  
**Applicant** Geraldine & John Hallinan  
**Location** 48, Killeen Road, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3972/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/11/2019  
**Applicant** Canal Basin Holdings Limited  
**Location** The Lennox Building, 47-51 Richmond Street South, Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3983/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/11/2019  
**Applicant** Guide Friday Ireland Limited  
**Location** 117 & 118 Grafton Street,, Dublin 2.

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3984/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 05/11/2019  
**Applicant** Irish Life Assurance plc  
**Location** Seagrave House, (No.'s 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road), Dublin 2 (D02 TW27)

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3986/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/11/2019  
**Applicant** Three Ireland (Hutchison) Ltd.  
**Location** Harmony Court, Harmony Row, Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3987/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/11/2019  
**Applicant** Tom Quinn  
**Location** 280, 282 & 284 Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** The development will consist of a change of use of existing first-floor Games Room/Snooker Hall to 6 no. apartments (3 no. 2-bed and 3 no. 1-bed units; total area 379 sq.m, accessed from existing entrances at Castlewood Avenue and Castlewood Place. The development includes (a) provision of replacement external escape staircase behind existing return B and adjacent open chair-lift, connecting ground level yard to deck at first floor level, (b) removal of a section of first-floor flat roof to provide an open courtyard at first floor level, (c) replacement of existing link at second floor level, between front and rear block with new bridge link and its connection to first-floor courtyard by new external stairs, (d) provision of rooflight to existing roof over apartment no. 6, (e) alterations to existing flat roof at rear to provide private balconies and communal open spaces on deck, (f) removal of 2 no. existing steel staircases and provision of a balcony and replacement stairs to rear of apartment no. 3, (g) modifications to Rathmines Road elevation to include the provision of 2 no. wintergarden-type balconies at first floor level, (h) extension (2 sq.m) and alterations to existing entrance from Castlewood Avenue, (i) alterations to existing entrance gates from Castlewood Place, (j) provision of refuse bin storage, bicycle parking,

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landscaping & all associated site works at rear and (j) various internal and external alterations to existing building fabric.

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**Area** Area 1 - South East  
**Application Number** 3989/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/11/2019  
**Applicant** Oliver Morris  
**Location** 45, Avenue Road, Dublin 8

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3991/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Neil & Aoife Collins  
**Location** 69, Palmerston Road, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3994/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/11/2019  
**Applicant** Sylvia & Andrew O'Donohue  
**Location** 62 Grosvenor Square,, Rathmines,, Dublin 6.

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3996/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Kesteven Limited  
**Location** Site bounded by 71-75 Aungier Street, 17-18 Longford Street Great and, 6-14A Stephen Street Upper, Dublin 2

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3997/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Joan Lynch  
**Location** 1, Kenilworth Lane East, (Rear of 1 Kenilworth Road), Dublin 6.

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4001/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/11/2019  
**Applicant** Tulyar Property & Weltara Holdings Ltd  
**Location** Site of 0.825 hectares at the Former Veterinary College site, Shelbourne Road, and No. 126, Pembroke Road, Ballsbridge, Dublin 4

**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

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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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**Area** Area 1 - South East  
**Application Number** 4004/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Brendan & Catherine Rooney  
**Location** 20, Old County Road, Crumlin, Dublin 12, D12 YR88

**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** 4214/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/11/2019  
**Applicant** Courtney McNally & Benjamin Thomas  
**Location** 25, Pembroke Cottages, Donnybrook, Dublin 4

**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 habitable room, internal alterations and all associated ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4256/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/11/2019  
**Applicant** Garret Walsh & John Walsh  
**Location** 98/100, Baggot Lane, Ballsbridge, Dublin, 4

**Additional Information**

**Proposal:** Planning permission is sought for partial demolition of two existing two-storey terraced mews houses, currently subdivided into five dwelling units and construction of two new two-storey three bed roomed mews houses, following the form, roof profile, materials and building line of the existing structures and retaining where possible existing external features each with one off-street car parking space, all at 98-100 Baggot Lane, Dublin 4, D04DH61, D04PV05, D04PP27, D04VE89, D04Y972.

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**Area** Area 1 - South East  
**Application Number** 4269/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/11/2019  
**Applicant** Erikside Ltd  
**Location** 27, Eustace Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for change of use of 27, Eustace Street, Dublin 2 (a protected structure) from ground floor retail jewellers and associated basement and first floor light industrial use, and office and apartment use at second and third floors, and alterations to the internal layouts, to provide for a coffee shop, and two en suite hotel bedrooms, including one invalid friendly bedroom, at ground floor; kitchen, staff rooms, storage and plant rooms at basement level, and 9 no. en suite hotel bedrooms on first second and third floors, and the removal of all existing signage with no further changes to the existing facade.

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**Area** Area 1 - South East  
**Application Number** 4271/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/11/2019  
**Applicant** David McHugh and Eoin O'Cofaigh  
**Location** 6, Upper Mount Street, Dublin 2.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for internal alterations and change of use from residential to offices of area c.75 sq.m, at basement level only, in existing four storey over basement terraced building in use as offices, permitted under Reg.Ref. 0594/02, of area c.386 sq.m, which is a Protected Structure, at the site comprising 6 Upper Mount Street, and 6 Stephens Place, Dublin 2. The internal alterations proposed include the removal of non-original doors and partitions, and the reinstatement of a timber stairs to connect basement and ground floor levels. No original fabric will be removed.

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**Area** Area 1 - South East  
**Application Number** 4280/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/11/2019  
**Applicant** Michael O'Driscoll & Mary Warner  
**Location** 16, Kenilworth Square North, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing rear two storey extension and external stairs, the construction of a new two storey extension and stairs, reinstatement of circular rooflight, removal of non-original partitions and alterations, the reconfiguration of existing internal staircase, reinstatement of internal staircase to basement, internal alterations and all associated site works at 16 Kenilworth Square North, Dublin 6, a protected structure.

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**Area** Area 1 - South East  
**Application Number** WEB1327/14/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 05/11/2019  
**Applicant** Mirka Kelly  
**Location** 14, Eastmoreland Place, Ballsbridge, Dublin 4

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** WEB1541/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Thomas Maguire  
**Location** 81, Waterloo Place, Ballsbridge, Dublin 4

**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  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Philip Daly and Katie McGlade  
**Location** 17, Albert Place East, Dublin 2

**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** WEB1548/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/11/2019  
**Applicant** Victoria Kortenhorst  
**Location** 8, Moyne Court, Ranelagh, Dublin 6, D06 X336

**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** Area 1 - South East  
**Application Number** WEB1638/19

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**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/11/2019  
**Applicant** L&C Cubic Ireland Limited  
**Location** 233, Windmill Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** For development at this site 233 Windmill Road, Crumlin, Dublin 12 The development will consist/consists of Construction of a new 79 sq.m, 2 bedroom, two storey detached house on back land site to rear of 233 Windmill Road, Crumlin, Dublin 12. It's to be externally finished in cement render with PVC casement windows and doors and flat roof with parapet and one roof light. Work will include demolition of existing single storey structure (39.3sq.m), retained existing gates to Windmill Road with new postal address 233A Windmill Road, Crumlin, Dublin 12, with parking to front of existing dwelling, with underground rain water harvesting system and all required ancillary site and landscaping works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0315/19  
**Appeal Type** Written Evidence  
**Applicant** Damien Keaney  
**Location** 6, Florence Terrace, Leeson Park Avenue, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** EXPP: Whether works consisting of demolition and construction constitute development which is or is not exempted development.

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**Area** Area 1 - South East  
**Application Number** 3696/19  
**Appeal Type** Written Evidence  
**Applicant** Farmer Browns Eatery Ltd.  
**Location** Farmer Browns, 170, Rathmines Road Lower, Dublin 6  
**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: The development consists of a retractable demountable rectangular parasol at lower ground floor level to front.

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**Area** Area 1 - South East  
**Application Number** 3710/19  
**Appeal Type** Written Evidence  
**Applicant** Espirit Investments Ltd.  
**Location** Car park adjacent to, 4, Herbert Place, Dublin 2  
**Additional Information**

**Proposal:** Planning permission for the construction of a new 5-storey 2,050 sq.m office building with a relocated vehicle access off Herbert Lane to 3 no. parking spaces and 20 cycle spaces, including a new sub-station at lower ground floor and with new railings, signage and a pedestrian access off Herbert Place to the upper ground floor, on a site within a Conservation Area currently used as a car park.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3718/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	The Provost Fellows, Foundation Scholars and other Members of the Board
<b>Location</b>	Site, c 0.47 ha within the campus of Trinity College Dublin, Dublin 2

#### **Additional Information**

**Proposal:** Permission for development (to be known as the E3 Learning Foundry) at this site, c0.47 ha within the campus of Trinity College Dublin, Dublin 2, consisting substantially of the area of the four-storey Biochemistry building fronting Parade Ground, two storey portacabin single storey Roberts Laboratory, glasshouses and ancillary single storey structures which has permission for the demolition and removal of structures pursuant to Planning Ref. 3884/18. The development site will also include the Anatomy Annexe building, parts of the Zoology/Physiology and Anatomy/Chemistry buildings and part of Parade Ground. The development consists of: 1. New university building c. 7,256 sqm, fronting Parade Ground, ranging from 4 to 6 storeys over basement (c. 26m above ground level at the central lantern element of the building). The new building will connect to the rear of the Zoology/Physiology building at ground floor level. 2. Demolition of 2 storey Anatomy Annexe building c. 270 sqm and extensions to that building c. 135 sqm located adjacent to the Zoology and Anatomy / Chemistry buildings, creating a new landscaped plaza and providing a pedestrian connection between Parade Ground and College Park over part basement. 3. Demolition of accretions (additions) to rear of Zoology/Physiology building c. 270 sqm and consequent alterations to rear elevations with minor reconfiguration works at the interface between the existing building and proposed new development. 4. Creation of an external access to the north elevation of the Anatomy building and alterations to that elevation. 5. All ancillary works, including: bicycle provision (c. 360 spaces); attenuation tank; basement and rooftop plant; rooftop pv panels, greenhouse and terrace on roof of 4 storey element; landscaping and public realm works; drainage; signage; all related site development and excavation works above and below ground.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3755/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Robert Booth
<b>Location</b>	69, Waterloo Lane, Dublin 4

#### **Additional Information**

**Proposal:** The development will consist of: (i) demolition of existing detached two-bedroom, two-storey dwelling (105.3sq.m); (ii) construction of a replacement two-storey over basement, three-bedroom contemporary style, flat roofed, detached dwelling. The dwelling will be provided with private open space in the form of a courtyard and lower garden at basement level, a rear garden at ground floor level and a balcony to proposed first floor level master bedroom; (iii) provision of an enlarged vehicular entrance from Waterloo Lane and 2 no. on curtilage car parking spaces; and (iv) landscaping boundary treatments, drainage and all ancillary works necessary to facilitate the development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3807/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Roebuck General Trading & Advisory Ltd.
<b>Location</b>	14, Lad Lane, Dublin 2

#### **Additional Information**

**Proposal:** Permission for development of lands (0.0245 hectares) at No. 14 Lad Lane, Dublin 2. The site falls within the curtilage, and to the rear of a Protected Structure at No. 14 Fitzwilliam Square East, Dublin 2. The development will consist of the demolition of a contemporary 2 No. storey mews dwelling house (140 sq m) and the construction of a part 1 No. to part 3 No. storey mews building (364 sq m) containing 4 No. apartments comprising 2 No. one bed apartments (47 sq m and 64 sq m), 1 No. two bed apartment (85 sq m) and 1 No. three bed apartment (118 sq m). The development also includes balconies and terraces facing south-east and north-west; internal courtyards and terraces; bicycle store; bin store; green roofs; landscaping; boundary works; plant and all other ancillary works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3831/19  
**Appeal Type** Written Evidence  
**Applicant** Andrea Free  
**Location** 31, Orwell Road & Washerwomans Lane, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Permission for residential development at this site, area of approximately 0.0694 hectares. The proposal consists of: the demolition of a 4 bedroom, 2-storey derelict house (total floor area of 192 m<sup>2</sup>) and the construction of 5 residential units consisting of; 2 no. 4 bedroom three storey semi-detached houses facing Orwell Road with terrace balconies to the front at second floor level (houses 1 & 2 only) and 3 n. 2 bedroom two storey terrace houses accessed from Washerwomans Lane with balconies to the rear at first floor level (houses 3, 4 & 5 only). The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwomans Lane to include 5 car parking spaces, 5 bicycle spaces and all associated landscaping and infrastructural works.

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**Area** Area 1 - South East  
**Application Number** 3919/19  
**Appeal Type** Written Evidence  
**Applicant** Siobhan Ryan & Kevin Kavanagh  
**Location** 23, Church Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission to erect a two storey extension to the side & a single storey extension to rear of my dwelling and replace existing road boundary railings & gates with new Bifold railings.

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**Area** Area 1 - South East  
**Application Number** WEB1493/19  
**Appeal Type** Written Evidence  
**Applicant** Greg and Lucy Lynch  
**Location** 59, Nutley Avenue, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** 01) Construction of new 11.8m<sup>2</sup> first floor extension to front of house including associated new gable roof to adjoin existing roof, 02) Conversion of existing garage to side of house to office, wc, cloak and utility room, 03) Construction of new 2.5m<sup>2</sup> single storey porch extension to front of house, 04) Partial demolition of single storey element to rear of house, 05) Construction of new 4.4m<sup>2</sup> bay window extension to rear of house, 06) Replacement of roof to remaining single storey element to rear of house, 07) Replacement of flat roof section of existing first floor element to rear of house, 08) Replacement and reconfiguration of fenestration to front of house, 09) General internal alterations, 10) Widening of 1 No. vehicular entrance to front to 3400mm and removal of 1 No. vehicular entrance to front, 11) All associated

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## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2611/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @06/11/2019  
**Applicant** Anne Marie Godfrey  
**Location** 3, Kingsland Parade, Portobello, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal:** Permission is sought to reinstate and enlarge the two storey, pitched roof, rear return, at 3 Kingsland Parade, Portobello, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** 2907/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 08/11/2019  
**Applicant** Atlas GP Ltd.  
**Location** Apollo House, Tara St. (D02 N920); 9-11 Townsend St. (incl. the Long Stone Pub) (D02 FE00); College House, Nos. 2-3 Townsend Street (D02 F990 and the Screen Cinema, 16-19 Hawkins Street (D02 DP65). Dublin 2.

### **Additional Information**

**Proposal:** Permission for development at a site of 0.5 ha at Apollo House, Tara St. (D02 N920); 9-11 Townsend St. (incl. the Long Stone Pub) D02 FE00; College House Nos. 2-3 Townsend Street (D02 F990) and the Screen Cinema, 16-19 Hawkins Street (D02 DP65, Dublin 2. The site is bounded by Townsend St. to the South, Tara St. to the East, Hawkins St. to the East, Hawkins House to the North and West and Poolbeg St. to the North. The development consists of the amendment of previous permissions relating to College House and the former Screen Cinema (DCC Reg. Ref. 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) as follows: 1. The proposed development consists of the extension, amalgamation and reorganisation of the permitted basements and floor levels of both buildings and the removal of the permitted car lifts onto Townsend St., as permitted for the redeveloped College House site. The combined, two-level, basement will be accessed from a single ramp onto Townsend St. Cycle access to the basement will be via a dedicated, access controlled cycle lifts accessed from Townsend St.; an additional 71 cycle spaces are proposed in the basement, in addition to a relocation of some surface level cycle parking at ground level Reconfiguration of the permitted core layouts, from basement -2 to upper levels, including roof, in both buildings and amendments to associated site servicing (foul and surface water drainage and water supply) Amendments to finished floor levels in both buildings to align throughout and allow interconnectivity.. 2. Extension and increase in the extent and partial increase in heights of permitted Apollo House and College House developments where they adjoin onto the corner of Townsend St. and Tara St. There is no increase in overall maximum height of the permitted buildings as a result of these proposed amendments. 3. Alterations to the proposed material finishes of both permitted buildings. 4. Alterations to the permitted ground floor layouts of College House and Apollo House to include: Increased office entrance foyer of College House and connected cafe/restaurant unit onto the internal block of 138 sq.m. Amalgamation and increase of permitted retail/cafe/restaurant units in Apollo House and College House to single unit 1112 sq.m (with potential to

subdivide into up to 3 individual units). Revisions to elevations at ground floor level as a result of reduction in external plant and basement access. Consolidation and relocation of permitted 2 no. substations into 1 no. substation onto Tara St. and 1 no. substation onto Townsend St. Increased office entrance foyer of Apollo House with ancillary cafe onto Tara St. and Poolbeg St. and minor increase in the size of permitted cafe/retail/restaurant unit on the new internal route to 161 sq.m. Provision of photovoltaic panels at roof level of permitted Apollo House and College House. Increase in permitted space at -1 level of Apollo House from 340 sq.m to 505 sq.m and removal of internal fire escape stair core. Overall increase in cafe/retail/restaurant floorspace of 153 sq.m and office floorspace 4,593 sq.m resulting from these proposed alterations.

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**Area** Area 1 - South East  
**Application Number** 4011/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @04/11/2019  
**Applicant** Seabren Developments  
**Location** 1 Annesley Park, Dublin 6  
**Additional Information** A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE: Permission is sought by Seabren Developments Ltd. for the development of a site of c.0.50 ha comprising a commercial premises former Deignan Bros Limited (Eircode D06 H026) and curtilage to the rear of Annesley Park bounded by existing pedestrian lanes to the rear of Killeen Road, Ormond Road and Annesley Park, with access from Dunville Close, and alterations to boundary of No. 1 Annesley Park, (Eircode D06 XW97) a Protected Structure, Ranelagh, Dublin 6. The development will consist of the demolition of all buildings on the former commercial site to the rear and the construction of a new residential development with access from the existing vehicular access road along Dunville Close, The proposed development includes widening the access road along Dunville Close, including demolition of boundary wall and shed to the rear and side of No. 1 Annesley Park (Eircode D06 XW97), Dublin 6, a Protected Structure. The development will comprise 20 no. residential houses consisting of 11 no. 3 storey 4 bed houses and 9 number 2.5 storey 3 bed houses ranging in size from circa 187 sqm to 145 sqm each with rear gardens and terraces with (opaque glazed screening). Each house will have a parking space to the front together with 2 number visitor spaces for the development and bicycle parking, bin storages areas. The proposal also includes all associated site development works, roads and paths, landscaping boundary treatment, including works and repairs of existing boundary walls, rear pedestrian access to each dwelling, public lighting and piped service provision.

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**Area** Area 1 - South East  
**Application Number** 2936/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 29-Oct-2019  
**Applicant** Strand Trust Ltd.  
**Location** 7 & 8, Pembroke Gardens, rear of Pembroke Road, Dublin 4  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for internal and external refurbishment works; demolition of rear return outbuildings and toilets; and the construction of rear flat-roofed extensions to each of Nos. 7 and 8 Pembroke Gardens, both 'Protected Structures'. Rear of Pembroke Road Dublin 4.

\*\*\*Amendment to Week 44/19\*\*\*

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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”

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

## Dublin City Council

# SOCIAL HOUSING EXEMPTION CERTIFICATES

45/19

(04/11/2019-08/11/2019)

## WEEKLY PLANNING LISTS

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0514/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Garret Walsh and John Walsh
<b>Location</b>	98-100, Baggot Lane, Dublin 4
<b>Registration Date</b>	05/11/2019

**Additional Information**

**Proposal:** SHEC: partial demolition of two existing two-storey terraced mews houses, currently subdivided into five dwelling units and construction of two new two-storey three bedroomed mews houses, following the form, roof profile, materials and building line of the existing structures, and retaining where possible existing features, each with one off-street car parking space.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

45/19

(04/11/2019-08/11/2019)

## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0517/19  
**Application Type** Section 5  
**Applicant** Three Ireland (Hutchison) Ltd  
**Location** Aras An Phiarsaigh, Pearse Street, Dublin 2  
**Registration Date** 29-Oct-2019  
**Additional Information**

**Proposal:** EXPP: Installation of antenna, associated equipment and equipment cabinet at roof level.

**\*\*\*Amendment to Week 44/19\*\*\***

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