



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**46/19**

(11/11/2019-15/11/2019)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3395/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Jepview Limited
<b>Location</b>	1, Grand Canal Quay, Dublin 2
<b>Registration Date</b>	13/11/2019
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** The proposed development will consist of: (i) the strip-out of existing sixth floor level including exterior walls and glazing, the removal of existing roof finishes and rooflights, and relocation of existing plant enclosure; (ii) the demolition of existing seventh floor level; (iii) the construction of 4 no. additional floors of office accommodation with a rooftop plant enclosure in a new contemporary glazed extension. The development will result in an eleven-storey office building. The proposed works also include internal and external alterations as follows: (a) existing lifts and stair core extended to serve areas to each floor level; (b) existing set-back of the atrium facade on the south elevation will be maintained on the proposed upper floor levels forming a balcony at each floor level from sixth to tenth floors; (c) drainage and all associated site development and ancillary works necessary to facilitate the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3414/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Ray McNamara
<b>Location</b>	65, Leeson Close, Rear 65 Lower Leeson Street, Dublin 2
<b>Registration Date</b>	14/11/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Demolition of dilapidated non-original single and 2 storey additions to original coach mews. Removal of non-original pitched roof and replacement with new slate pitched roof to match ridge line to no. 64 Leeson Close. Construction of new 2 storey extensions to front and rear of original coach mews demise. Retention of remaining original stone gables and part front stone wall to original coach mews to provide for a continuation of commercial use. All ancillary site development works including all new surface and foul drainage. The subject site is within the curtilage of a Protected Structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3537/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Insomnia Coffee Company
<b>Location</b>	77, Morehampton Road, Dublin 4
<b>Registration Date</b>	15/11/2019
<b>Additional Information</b>	Additional Information Received

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3838/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Wellington Hospitality Limited
<b>Location</b>	121-125, Rathmines Road Lower, Dublin 6, D06 H9E8
<b>Registration Date</b>	14/11/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** The permission is for development which will represent modifications to the developments permitted separately under DCC Reg. Ref. 4440/18, DCC Reg. Ref. 3735/17 and DCC Reg. Ref. 3270/16 (ABP Ref. PL29S.300259 & PL29S.247825). Permission is sought for development comprising demolitions, extensions and refurbishment of the existing hotel. The proposed development will provide an additional 19no. bedrooms to the 204no. bedrooms granted permission under DCC Reg. Ref. 4440/18 and result in an overall amalgamated hotel of 223 bedrooms with 6 storeys over lower ground and will include the following: (a) Demolition of all buildings rear of the Front Block and partial demolition of the rear portion of the Front Block (i.e. Block fronting onto Lower Rathmines Road) as permitted under Reg. Ref. 4440/18. The total area to be demolished is approx. 4,218sq.m. (b) Redevelopment of the rear section of the Lower Ground Floor of front block to toilets and duplex lift service (c) Redevelopment of the rear section of the Ground Floor of the front block to provide meeting room and hotel bedrooms (d) Refurbishment of front section of Ground Floor of the Front Block to provide hotel lobby and café (e) Internal modification of front section of Front Block at first-fourth floor levels to provide hotel bedrooms. The total area of the existing building to be refurbished is approx. 2,332sqm. (f) Construct new bar/restaurant and landscaped courtyard at Lower Ground Floor Level, with six floors of Hotel Bedrooms above in new 'Central' and 'Rear' blocks with setbacks at Fourth & Fifth Floor levels to the front and rear of building, with a single storey bin store to the rear at lower ground floor level and (g) complete refurbishment of the East Elevation, which fronts onto Lower Rathmines Road. The total area of proposed extensions is approx.. 7,833sq.m. The height of the tallest element of the proposed extension corresponds to that of the development already granted permission under DCC Planning Reg. Ref. 3735/17 & ABP Ref. PL29S.300259 and DCC Reg. Ref. 4440/18, which is approx. 17.820m over the adjacent pavement level on Lower Rathmines Road. The development will include setback roof terraces at Fourth Floor level to the Front Block (East) and Rear Block (West). Note: The existing, refurbished and extension areas will bring the total number of rooms to 223no. with a total floor area of approx. 10,165sqm, an increase of 19no. bedrooms from that granted under DCC Reg. Ref. 4440/18.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3961/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Lispopple Point Ltd
<b>Location</b>	McCloskeys, 83-85, Morehampton Road, Donnybrook, Dublin 4, D04 K589
<b>Registration Date</b>	14/11/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of the partial demolition of the existing 3-storey mid-terrace building and rear extensions, while retaining the existing basement, 3-storey front facade, gable wall and chimneys, and the construction of 2no. 3-storey buildings. Block A, fronting Morehampton Road and incorporating the existing facade, gable and basement, will contain 2no. 2-bed duplex apartments over a 128sqm ground floor retail unit with new shopfront and signage, over basement store. Block B, to the rear

of the site will contain 2no. 2-bed duplex apartments over a ground floor 3-bed apartment. Both blocks will contain balconies and roof solar panels. Block B will contain 4no. roof lights. The residential development will be accessed via a new pedestrian entrance on Morehampton Road, while the existing entrance on the lane leading from Marlborough Road will be replaced with a new pedestrian service entrance/exit. A new raised courtyard will be provided at first floor level of Block A. Bin Stores, a bicycle shelter and 15no. bicycle spaces will also be provided, along with landscaping and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3983/19  
**Application Type** Permission  
**Applicant** Guide Friday Ireland Limited  
**Location** 117 & 118 Grafton Street,, Dublin 2.  
**Registration Date** 15/11/2019  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 4429/19  
**Application Type** Permission  
**Applicant** Minister for Education & Skills  
**Location** Roslyn Park, Beach Road, Sandymount, Dublin 4  
**Registration Date** 11/11/2019  
**Additional Information**

**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 Pleanala 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 Pleanala

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.

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**Area** Area 1 - South East  
**Application Number** 4436/19  
**Application Type** Permission  
**Applicant** Agenbite trading as Milano  
**Location** 62, Ranelagh, Dublin 6, D06 T2W6  
**Registration Date** 12/11/2019

**Additional Information**

**Proposal:** Development for the relocation and amalgamation of 2 No. Ducts and screening of the resulting duct unit to the rear of 62, Ranelagh, Dublin 6 D06 T2W6

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**Area** Area 1 - South East  
**Application Number** 4444/19  
**Application Type** Permission  
**Applicant** Evergreen Marine Ltd.  
**Location** Evergreen Agency Ireland Ltd., 22, Fitzwilliam Place, Dublin 2  
**Registration Date** 13/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: (a) electrical services upgrade including replacement of sub main cables & enlargement of existing riser duct at ground, first and second floor levels; new fire alarm system; new lighting installation and associated cabling; new & additional electrical storage heaters. The installation includes new fittings both internally and externally to the front & rear of the building; (b) repairs to existing windows; (c) repairs to existing balconettes. The building is a Protected Structure ref: 2776.

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**Area** Area 1 - South East  
**Application Number** 4448/19  
**Application Type** Permission  
**Applicant** Garret Walsh and John Walsh  
**Location** 98 -100, Baggot Lane, Dublin 4  
**Registration Date** 13/11/2019

**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 bedroomed mews houses with terraces to the rear at first floor level, following the form, roof profile, materials and building line of the existing structures, and retaining where possible existing external

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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** 4456/19  
**Application Type** Permission  
**Applicant** St Agnes Medical Limited  
**Location** Lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12  
**Registration Date** 14/11/2019

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4461/19  
**Application Type** Permission  
**Applicant** Brian Kennedy  
**Location** The Pavilion, 204-205 Merrion Road, Dublin 4, D04 EC86  
**Registration Date** 14/11/2019

**Additional Information**

**Proposal:** The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 28 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments, 13 no. 2 bedroom apartment and 3 no. 3 bedroom apartments (with private balconies/terraces at each floor level) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 28 no. car parking spaces (1 no. disabled access), 44 no. cycle space and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works, hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 2,213sqm.

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**Area** Area 1 - South East  
**Application Number** 4462/19  
**Application Type** Permission  
**Applicant** Sherry FitzGerald Ltd  
**Location** 176, Pembroke Road, Ballsbridge, Dublin 4  
**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** RETENTION: Planning permission for construction of a 31sqm first floor extension to the rear, a proposed backlit gable sign to the rear at high level and retention of projecting sign facing onto Pembroke Road and Shelbourne Road.

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**Area** Area 1 - South East  
**Application Number** 4465/19  
**Application Type** Permission  
**Applicant** Herbert Park Hotel 2 Ltd  
**Location** The Herbert Park Hotel, Ballsbridge Terrace & Anglesea Road, Ballsbridge, Dublin 4  
**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** For development comprising: - Relocation and extension of existing hotel entrance lobby on the eastern ground floor elevation (additional floor area c80 sq m) and minor alterations comprising replacement of glazed facade and roof of the existing single storey conservatory, with similar, wrapping around the eastern and southern ground floor elevations of the existing Herbert Park Hotel building.

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**Area** Area 1 - South East  
**Application Number** 4476/19  
**Application Type** Permission  
**Applicant** Slievencourt DAC  
**Location** Site generally bound by Charlemont Street to the east, Harcourt Road to the north & Richmond St. South to the west, including 2,3,4,5,6,7 & 8 Charlemont St.; 16,17,18,19/20,21/22 (including laneway) & 23 Harcourt Rd; vacant site to the corner of Harcourt  
**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development to amend the permitted development (Reg. Ref. 4628/18) at a c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, including 2,3,4,5,6,7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street south); existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the Charlemont Square site currently under development. The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353). The proposed amendments consist of the following: (i) The provision of a part substation part security room to the laneway south of 7A Richmond Street South (Richmond Villas), in location of permitted security room. (ii) Consequential minor amendments to elevations and associated works to Richmond Street South and laneway. (iii) Reduced basement footprints under the proposed substation resulting in a proposed reduction to the permitted gross floor area of 24 sq.m with the revised overall development providing for 34,502 sq.m.

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**Area** Area 1 - South East  
**Application Number** 4477/19  
**Application Type** Permission  
**Applicant** 1 Merrion Land Limited



**Location** Gowan Motors Compound Site, 169-177, Merrion Road,  
Dublin 4

**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 2 no. apartment blocks ranging in height from 2 storeys up to 5 storeys with a total of 43 no. dwelling units comprising: 15 no. 1-bedroom apartments, 18 no. 2-bedroom apartments and 10 no. 3-bedroom apartments with associated north/south/east/west facing balconies/terraces. The development will also include the provision of a communal open space area at ground floor level and 43 no. car parking spaces at basement level. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East

**Application Number** 2626/19

**Application Type** Permission

**Applicant** Niall Fitzmaurice & Moira Kennedy

**Location** 30, Church Gardens, Rathmines, Dublin 6

**Registration Date** 14/11/2019

**Additional Information** Additional Information Received

**Proposal:** The development consists of a two storey extension to the side and rear of the existing part two storey, part single storey semi-detached dwelling; consisting of a study at ground floor level and a bedroom suite at first floor level; plus the provision of a new rooflight over the existing single storey extension to the rear.

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**Area** Area 1 - South East

**Application Number** 4430/19

**Application Type** Permission

**Applicant** Keith O'Haire & Eimhear Daly

**Location** 34, Priory Road, Harold's Cross, Dublin 6w

**Registration Date** 12/11/2019

**Additional Information**

**Proposal:** The development will consist of the following: (a) demolition of existing single storey extension to rear of existing dwelling and subsequent construction of a new single storey / part two storey extension rear of existing dwelling; (b) new bay window to front of existing dwelling; (c) new nap plaster finish to entire dwelling; (d) modifications to current window arrangement to the side of existing dwelling; (e) connection to all existing services on site and all associated site development works.

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**Area** Area 1 - South East

**Application Number** 4441/19

**Application Type** Permission

**Applicant** Paul & Anne-Marie Connellan

**Location** 303, Harold's Cross Road, Dublin 6W

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**Registration Date** 13/11/2019

**Additional Information**

**Proposal:** Development will consist of the demolition of an existing single-storey rear garage and single-storey kitchen rear extension; and the construction of a new single storey kitchen/dining rear extension (17.8mq) at ground floor level and the provision of a new dormer window at second floor/attic level to the rear of the dwelling; along with minor alterations to internal layout and provision of enclosed yard to rear of dwelling.

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**Area** Area 1 - South East  
**Application Number** 4446/19  
**Application Type** Permission  
**Applicant** Michael O'Driscoll & Mary Warner  
**Location** 16, Kenilworth Square North, Dublin 6  
**Registration Date** 13/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing rear 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, replumbing and rewiring 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** 4454/19  
**Application Type** Retention Permission  
**Applicant** Conor Treacy  
**Location** 59, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 14/11/2019

**Additional Information**

**Proposal:** RETENTION: The development consists of retention of vehicular access and partial alterations to existing railings to accommodate vehicular access and permission to dish the curb to facilitate vehicular access.

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**Area** Area 1 - South East  
**Application Number** 4455/19  
**Application Type** Permission  
**Applicant** Horsley Estates Limited  
**Location** 48, Ranelagh Road, Dublin 6  
**Registration Date** 14/11/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a ground floor extension to the existing mews building to the rear of the site, providing 1 no. additional bedroom together with minor internal alterations to the mews. The development also consists of alterations to the front boundary wall, piers and front site area along Ranelagh Road to accommodate new vehicular access for 4 no. car parking spaces and bin storage area. The proposal also consists of the construction of a shed within the existing garden area between the existing house and mews building. All with associated landscaping, modifications to the car parking layout to the rear, together with all necessary site development works.

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**Area** Area 1 - South East  
**Application Number** 4478/19  
**Application Type** Permission  
**Applicant** Ballymount Properties Ltd.  
**Location** 66, Haddington Road, Dublin 4  
**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: the refurbishment/interior alterations to the house with a new rear extension to the protected structure.

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**Area** Area 1 - South East  
**Application Number** 4479/19  
**Application Type** Permission  
**Applicant** Dervla Browne  
**Location** 38, Lansdowne Park, Dublin 4  
**Registration Date** 15/11/2019

**Additional Information**

**Proposal:** Planning application for variation to previously approved planning development (DCC reg ref no. 4086/17, Bord Pleanala ref no. ABP-300600-18) which consisted of a 2 storey rear extension including a first floor balcony\* and attic conversion with insertion of 4 new roof windows to rear slope, all to a mid-terraced 2 storey house at 38, Lansdowne Park, Dublin 4 (\*balcony excluded by condition). The amendment to this development is to provide a rear dormer construction in lieu of 3 roof windows to facilitate the attic conversion.

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**Area** Area 1 - South East  
**Application Number** WEB1661/19  
**Application Type** Permission  
**Applicant** Caoimhe Nic Allabroin & Cathal Funge  
**Location** 54, Priory Road, Harrolds Cross, Dublin 6w  
**Registration Date** 11/11/2019

**Additional Information**

**Proposal:** We, Caoimhe Nic Allabroin & Cathal Funge seek planning permission for the demolition of the existing attached garage and the construction of a single storey ground floor extension to the side and rear of existing dwelling including window modifications at first floor level on the gable wall along with the associated site works at No 54 Priory Road, Harrolds Cross, Dublin 6W, D6W EK11.

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**Area** Area 1 - South East  
**Application Number** WEB1662/19  
**Application Type** Permission  
**Applicant** Jason Mc Nelis and Rebecca Horan  
**Location** 24, Kenilworth Lane West, Rathgar, Dublin 6  
**Registration Date** 12/11/2019

**Additional Information**

**Proposal:** We, Jason Mc Nelis & Rebecca Horan, intend to apply for planning permission for development

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on site: 24 Kenilworth Lane West, Rathgar, D6.

The development will consist/consists of:

Two storey extension to the side (east) of the existing two storey family dwelling, comprising a ground floor entrance porch and first floor living room and bathroom and a loft with a pitched roof to facilitate an array of solar collector panels and associated plant room.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1663/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard Whitley
<b>Location</b>	7, Merton Walk, Mount Saint Annes, Miltown, Dublin 6
<b>Registration Date</b>	12/11/2019
<b>Additional Information</b>	
<b>Proposal:</b>	Installation of x12 solar panels on the roof of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1670/19
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Donna McGrath
<b>Location</b>	1A, Dromard Terrace, Sandymount, Dublin 4
<b>Registration Date</b>	15/11/2019
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION & RETENTION: Planning permission for a detached garden shed to side and planning retention permission for 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 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0489/19
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	11/11/2019
<b>Applicant</b>	Ardoyne House Mahagement Limited
<b>Location</b>	Ardoyne House, Pembroke Park, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Construction of a hard surface area of c.406 sq m of the garden to the side of the side building line of Ardoyne House for the provision of permitted parking spaces.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0492/19
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION

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**Decision Date** 11/11/2019  
**Applicant** i3PT Certification  
**Location** 60, Northumberland Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXPP: the proposed works are now required as a matter of urgency. The roof of the building is no longer weather-tight and water is freely ingressing. The chimney stacks of the building are now unstable and require urgent repair. In addition, it is proposed to upgrade the panelled doors of central stairwell of the house to 30 minutes fire rating.

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**Area** Area 1 - South East  
**Application Number** 0493/19  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/11/2019  
**Applicant** Tiffany Hodder and Andrew Freedman  
**Location** 22 Brighton Road,, Rathgar,, Dublin 6.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: remedial works are proposed to rooms and elevations to the rear of the property which have been damaged due to significant water ingress and a subsequent dry rot outbreak. The rooms are severely damaged and require immediate attention to prevent further decay.

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**Area** Area 1 - South East  
**Application Number** 0502/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 15/11/2019  
**Applicant** John O'Connor  
**Location** 30, Merrion Strand, Sandymount, Dublin 4

**Additional Information**

**Proposal:** EXPP: Domestic extension to rear elevation of existing 3-bed dwelling to main road; area 14m2, proposed garden 29m2, height 3m, front elevation within development.

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**Area** Area 1 - South East  
**Application Number** 2409/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** New Grove Property Ltd  
**Location** 23-24, Mountain View Avenue, Dublin 6 & rear of Nos.  
226-230 Harold's Cross Road

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** Permission is sought for developments of lands comprising the following properties: (i) Nos. 23-24 Mountain View Avenue; (ii) Adjoining unnamed property to the immediate south fronting on to Mountain View Avenue; and (iii) 2 no. unnamed properties (Eircodes D6WX361 & D6WH968) fronting on to Mountain View Avenue to the rear of Nos. 226-230 Harold's Cross Road. The site is bounded to the north and west by Mountain View Avenue, Dublin 6 and to the east by No. 14 Mountain View Avenue and

Nos. 226-230 Harold's Cross Road. The development will consist of the following: (i) Demolition of 4 no. single storey light industrial/commercial units and 1 no. two storey dwelling; (ii) Construction of a 3 no. storey 7 no. bay hipped roof terrace block, with rooflights, to comprise of 4 no. three-bedroom townhouses, 3 no. two-bedroom apartments and 5 no. one-bedroom apartments. Each townhouse to be provided with 1 no. internalised parking space accessed from exiting laneway on Mountain View Avenue with private amenity space to include east-facing courtyard at ground floor level, east-facing terrace and west-facing balcony at first floor level and east-facing balcony at second floor level. Each apartment will be served by west-facing balcony/terrace and provided with access to service area with bin store, bicycle parking (23 no. spaces); car parking (3 no. spaces), and communal amenity space located at ground floor level; and (iii) boundary treatment, provision of new public footpath, SuDS drainage and all associated ancillary works necessary to facilitate the development.

**Area** Area 1 - South East  
**Application Number** 2815/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** McG Developments Ltd.  
**Location** 7, Adelaide Road, Dublin 2 (bounded by Peter Place and the Luas Green Line to the west)  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the following: demolition of the existing two-storey rear extension and the conversion of this three-storey over-basement (four storey) end-of-terrace residential building into an apartment development including a proposed two storey extension to the rear with new pedestrian entrance from Peter Place, all of which will provide a total of 8 no. apartments (4 no. studios, 1 no. 1 bed, and 3 no. 2 beds); balconies/terraces to the north and east elevations of the proposed extension with roof terrace at second floor level; internal and external modifications to the existing structure to facilitate this development and restoration/repair works to existing brickwork, roof, windows and doors. Planning permission is also sought for landscaping; boundary treatment works including low wall and railings with gated entrance to front/northern boundary to access 2 no. car parking spaces; and all associated site and engineering works necessary to facilitate the development.

**Area** Area 1 - South East  
**Application Number** 3098/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/11/2019  
**Applicant** Fitzwilliam Square Suites Limited  
**Location** 29 & 30, Fitzwilliam Square, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought at Nos. 29 & 30 Fitzwilliam Square, Dublin 2, D02 RF20 (Protected Structures RPS Ref. 2924 and 2825) for minor alterations to previously approved development (Reg. Ref. 3346/15) which permitted a change of use from language school to office use, refurbishment and modifications to all levels and the construction of 1 no. 3-storey over basement mews house to the rear of Nos. 29 & 30 Fitzwilliam Square. The proposed development in this application relates only to the 2 no. four-storey over basement Georgian buildings at Nos. 29 & 30 Fitzwilliam Square and will consist of the

following: (i) demolition of non-original single storey extension to the rear of No. 29 Fitzwilliam Square; (ii) provision of new external courtyard and planted area to the rear of No. 29 Fitzwilliam Square and alterations to existing outdoor area at No. 30 Fitzwilliam Square; (iii) removal of non-original internal partitions over multiple levels of Nos. 29 & 30 Fitzwilliam Square; (iv) provision of new internal partition walls and doors over all levels; (v) blocking up of existing internal accessways between Nos. 29 & 30 Fitzwilliam Square at basement, first, second and third floor levels; (vi) 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at basement levels and 1 no. internal accessway between Nos. 29 & 30 Fitzwilliam Square will be maintained at lower ground floor level; (vii) provision of 1 no. window at ground floor level and replacement of non-original window to the rear of No. 29 Fitzwilliam Square with timber framed window to match existing; (viii) existing one over one single glazing to original sashes at first floor level of No. 30 Fitzwilliam Square to be replaced to match existing; (ix) structural repair works, including the repair of the existing structure to dormers at roof level; strengthening of the existing suspended timber floors, repair of external brickwork and fire protection measures (including fire upgrading to existing suspended timber floor throughout); (x) weather proofing of entrance steps; (xi) repointing of front facade brickworks; (xii) refurbishment of existing historic fabric, including natural slate roofing, windows, ironwork, plasterwork, fireplaces and staircases; (xiii) existing drainage to be fully refurbished, including new pipework and new cast iron rainwater goods as required; and (xiv) all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4009/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	REFUSE RETENTION PERMISSION
<b>Decision Date</b>	11/11/2019
<b>Applicant</b>	Aoife & David Fitzpatrick
<b>Location</b>	36, Rathgar Avenue, Rathgar, Dublin 6 (corner site with Rathgar Villas Road)

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4015/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	11/11/2019
<b>Applicant</b>	The Electricity Supply Board (ESB)
<b>Location</b>	c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south, Pigeon House Road, Dublin 4, D04 Y5N2

**Additional Information**

**Proposal:** c. 3.2 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements:  
(a) c. 488 sq.m. turbine module building up to c. 15.5 m high (typically comprising a gas turbine platform, elevated air intake unit, vent air outlet, bleed valve plenum) with a c. 30 m high stack;

(b) ancillary buildings comprising: (1) c. 38 sq. m., single storey fire fighting pumps building; (2) c. 68 sq. m., single storey electrical and control room; (3) c. 20 sq. m., 3.2 m high lube oil skid building; (4) c. 128 sq. m., 6 m high gas compressor building; (5) c. 60 sq. m., single storey welfare facilities building (6) c. 36 sq. m. single storey compressed gas bottle storage and CO fire suppression system building;

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

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

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

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

Primary access will be via the existing access located on the southern boundary, from South Bank Road. Secondary access if required would be via the existing access to the east from Shellybanks Road. Planning permission is being sought for a duration of 10 years. The proposed development is for the purposes of an activity requiring an application to the EPA for a licence under the Industrial Emissions Directive.

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4016/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	12/11/2019
<b>Applicant</b>	Brona Burke & Philip Gilboy
<b>Location</b>	Northern Side of Nutgrove House 58A (known as 58B) Gilford Road Sandymount Dublin 4

**Additional Information**

**Proposal:** Permission sought to demolish the existing outbuildings at 58B Gilford Road, Sandymount, Dublin 4, in order to construct a new contemporary style 2/3 storey 3 bedroomed dwelling house. The outbuildings referred to are on the northern side of 58A Gilford Road which is also known as Nutgrove House. The front building line of the proposed house will be set back to line with the facade of the adjoining Sandymount Pet Hospital building. The building line at ground floor level will be recessed to line with 58A and the Application includes a request for Permission to create vehicle access from Gilford Road to one off-street car parking space and other utility areas. To facilitate vision when accessing/exiting this parking space, it is proposed to cut back the first 1.5m of the projecting wall on the northern Pet Hospital side. The main facade of the house will be two storey n height with a parapet to line with the Pet Hospital



Building. The proposal also incorporates a second floor the roof of which will line with the ridge line of 58A on the southern side with the facade set back to line with the building line of this house. The recessed building lines provide for a roof terrace on the eastern side and a roof terrace with solar panels on the western side.

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**Area** Area 1 - South East  
**Application Number** 4021/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/11/2019  
**Applicant** David & Susie Stafford  
**Location** Rear of 7 Leeson Park, Ranelagh, Dublin 6 D06 V654

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4030/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/11/2019  
**Applicant** Jim and Sinead Bennett  
**Location** Lands to the rear of 85-91, Belmont Avenue, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** The development consists of Modifications to Planning Permission Reg. Ref. 2582/16 to include the following: a) modifications to elevations b) increase in gross floor area from 50.76sqm to 91 sqm c) relocation to the north east corner of the site d) all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4031/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/11/2019  
**Applicant** Lorien Ranelagh Ltd T/A Zaytoon  
**Location** 64-66, Ranelagh, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4032/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** Maxwell Square Owners Management Company  
**Location** Maxwell Square, Rathmines, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4033/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/11/2019  
**Applicant** Hermitage Construction & Development Ltd  
**Location** 27-28 Lower Mount Pleasant Avenue, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4034/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** James Sweeney  
**Location** 67, Cowper Road, Rathmines, Dublin 6

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4036/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/11/2019  
**Applicant** Andrew Murtagh and Aileen Brett  
**Location** 30, Tudor Road, Dublin 6

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4037/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/11/2019  
**Applicant** Ken Murphy  
**Location** 29, Williams Place South, Dublin 8

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4040/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/11/2019  
**Applicant** Fionn McCann  
**Location** 33, Avenue Road, Dublin 8

### **Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 4041/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/11/2019  
**Applicant** Miro Hotel 2 Limited  
**Location** Nos. 33-36, Dawson Street and associated rear buildings, Nos. 33-36 Anne's Lane, and Nos. 3-4 Joshua Lane, Dublin 2

### **Additional Information**

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

6 of Dublin City Council Reg. Ref. 3656/18) which will provide 30 No. valet car parking spaces to serve the Royal Irish Automobile Club at Nos. 33-34 Dawson Street, Dublin 2 and associated access stairs to ground floor level.

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**Area** Area 1 - South East  
**Application Number** 4045/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 14/11/2019  
**Applicant** Boolakeel Ltd  
**Location** 53, Dame Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention permission for works at this address: 53, Dame Street, Dublin 2 D02V525 a protected structure Ref: No. 2115. The proposed development will consist of the following: 1. Retention of external fascia signage. 2. Retention of internal pendant signage. 3. Retention of reinstatement/enlargement of front elevation window opening. 4. Internal changes, alterations and all ancillary associated site works.

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**Area** Area 1 - South East  
**Application Number** 4046/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2019  
**Applicant** Cliona Kiely  
**Location** 48-50, Donnybrook Road, Dublin 4, D04TR26.

**Additional Information**

**Proposal:** Permission for outdoor seating area at southern side of Maynes Bar Donnybrook including seating area, protective screening, static umbrellas, planting and associated services on behalf of Dublin Heritage Pubs SMC Ltd to Arthur Maynes Bar 48-50 Donnybrook Road, Donnybrook Dublin 4, D04TR26.

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**Area** Area 1 - South East  
**Application Number** 4050/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2019  
**Applicant** Mary Bell  
**Location** Rear of No.13, Emorville Avenue, Ovoca Road, Dublin 8

**Additional Information**

**Proposal:** The development will consist of demolition of existing rear garage and alterations to existing boundary walls, rear extension, and side vehicular entrance. Sub-division of the rear garden to allow for the construction of a new two storey detached infill dwelling with entrance off Ovoca Road, rooflights, a screened first floor terrace, new boundary walls and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4051/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	15/11/2019
<b>Applicant</b>	Fitzwilliam Square Suites Limited
<b>Location</b>	Site to the rear of Nos.29 & 30, Fitzwilliam Square, Dublin 2 (Protected Structures) with frontage to Fitzwilliam Court and Kingram Place

#### **Additional Information**

**Proposal:** The proposed development will consist of the following: (i) demolition of existing (335.33sq.m) two-storey over basement mews building to the rear of No. 29 Fitzwilliam Square (D02 YR89); (ii) construction of a four-storey over basement apartment development comprising 5 no.1bedroom apartments and 3 no. 2 bedroom apartments. Vehicular access will be provided via Fitzwilliam Court and pedestrian access will be provided via Kingram Place. Private amenity space is provided for proposed apartments in the form of private balconies and patios; (iii) provision of 10 no. bicycle parking spaces and 1 no. accessible car parking spaces at ground floor level; (iv) removal of modern concrete pillar to pedestrian access to Kingram Place and replacement with a modified pedestrian access; and (v) landscaping, drainage and all associated site development and ancillary works necessary to facilitate the development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4054/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/11/2019
<b>Applicant</b>	Tanat Limited
<b>Location</b>	site of 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 and existing Tara Street St

#### **Additional Information**

**Proposal:** We, Tanat Limited intend to apply for planning permission for amendments to previously permitted development, Reg. Ref. 3794/18 / ABP Ref.302980-18 at site of 0.2 ha bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin 2, D02 W597 and existing Tara Street Station concourse accessed from Georges Quay. Kennedy's Public House (The Workshop) at no. 10 Georges Quay is contiguous but does not form part of the site or the application. No. 10 George's Quay (Licensed Premises) is a Protected Structure RPS 3175.

The amendments comprise of the following:

- Internal reconfiguration of the permitted hotel development within the podium element to provide for 1 no. additional hotel floor and a mezzanine level between ground and first floor within the permitted building envelope increasing the number of hotel bedrooms from 107 no. to 157 no.
- The revised hotel layout will increase the overall floor area from 16,557 sq.m to 17,992 sq.m comprising of c. 5,784 sq.m of hotel accommodation, c. 9,670 sq.m. gross floor area of office accommodation and c. 361 sq. metres gross floor area of restaurant accommodation.
- The additional floor will increase the permitted podium element from 4 no. floor levels to 5 no. floor levels plus mezzanine level within the permitted building envelope increasing the number of floors

from 22 no. to 23 no. plus mezzanine level. There will be no change to the overall permitted height of the building at 88m or the permitted height of the podium at 22.7m.

- Minor modifications to the façade detail as a result of the additional floor level.
- Minor modifications to the permitted colonnade along Tara Street.
- Minor modifications to basement level B2 to reduce the number of car parking spaces from 16 no. to 15 no.
- The proposed development includes all associated and ancillary works, including site development works, and all hard and soft landscaping necessary to facilitate the proposed amendments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4055/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	15/11/2019
<b>Applicant</b>	Peter Crowley
<b>Location</b>	Cranmer Lane, on lands to the rear of No.82, Haddington Road, Dublin 4

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4057/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	15/11/2019
<b>Applicant</b>	Lori Duffy
<b>Location</b>	3, Alexandra Terrace, Portobello, Dublin 8

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for two storey extension to rear

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4084/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	15/11/2019
<b>Applicant</b>	Nicola Cantan
<b>Location</b>	No. 78, Durrrow Road, Crumlin, Dublin 12 D12 V3A3

### Additional Information

**Proposal:** Planning permission for single storey front porch, two storey extension to the side & first floor extension to the rear, with modifications to the internal layout, associated elevational changes, demolition of existing single storey front porch & front and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 4333/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/11/2019  
**Applicant** Green Reit, (George's Quay & Court) DAC.  
**Location** George's Quay Plaza, George's Quay, Dublin 2

### Additional Information

**Proposal:** Permission for development at George's Quay Plaza, George's Quay, Dublin 2. The proposed application is within the George's Quay Strategic Development Zone. The development will consist of the upgrading and installation of 13 number new wayfinding information signs located within the Georges Quay Complex. These signs will be located externally and mounted on existing structures and buildings at Ground Floor level. The proposed wayfinding signage is to assist pedestrians to identify buildings and facilities within the complex. All signs shall be high quality back painted glass and screen printed with powdercoated metal frames and flush brushed stainless-steel fixings. The proposed signage locations include; Block A; 3 no. surface mounted signs; 3310 mm high x 1300 mm wide, External stairway; 1 no. surface mounted sign; 2300 mm high x 600 mm wide, Low Planters; 3 no. surface mounted powdercoated aluminium signs; to 900 mm high x 3000 mm wide, 550 mm high x 1020 mm wide & 550 mm high x 1020 mm wide. Cafe wall; 1 no. surface mounted sign; 2800 mm high x 1200 mm wide, Glazed Walkways; 3 no. surface mounted signs; 2450 mm high x 600 mm wide, 2475 mm high x 960 mm wide & 2475 mm high x 960 mm wide, Glazed walkway; 1 no. suspended sign 2850 mm high x 1300 mm wide & Railway Arches; 1 no. freestanding sign 3610 mm high x 1300 mm wide on a solid polyester powdercoated aluminium base.

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**Area** Area 1 - South East  
**Application Number** 4337/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/11/2019  
**Applicant** Donal Mahony  
**Location** 1, Lakelands Park, Terenure, Dublin 6w

### Additional Information

**Proposal:** The development will consist of the demolition of existing extension to rear of dwelling, demolition of existing garage at east gable, construction of two storey extension at east and west gables (side and rear), including single storey extension to rear (south), increase parapet height of existing garage attached to west of dwelling by 150mm and 2 no. new velux flat rooflights to same garage. Increase 1 no. vehicular access located at west by 600mm, together with associated site works.

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**Area** Area 1 - South East  
**Application Number** DSDZ4006/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION

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**Decision Date** 11/11/2019  
**Applicant** Balark Investments Limited and Balark Trading GP Limited  
**Location** 20-24 Sir John Rogersons Quay (a Protected Structure),  
25-27 Sir John Rogerson's Quay, Dublin 2

**Additional Information**

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

The proposed development will consist of :-

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

The application includes a Natura Impact Statement

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**Area** Area 1 - South East  
**Application Number** WEB1362/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** James Casey  
**Location** 26, Gilford Avenue, Sandymount, Dublin 4, D04 FT96  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of a dormer roof extension to the rear of the existing, two storey, end-of-terrace dwelling house, and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1438/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/11/2019  
**Applicant** Aidan Brady  
**Location** 17, Newbridge Avenue, Sandymount, Dublin 4  
**Additional Information** Additional Information Received



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

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**Area** Area 1 - South East  
**Application Number** WEB1552/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2019  
**Applicant** Colum Hennessy  
**Location** 1, Eagle Hill Avenue, Terenure, Dublin 6w, D6W V091

**Additional Information**

**Proposal:** The development will consist of demolition of two existing extensions to the side and rear of the existing house, construction of an 11.4sq.m one storey over ground extension to the rear of the existing dwelling accommodating new living spaces, construction of a 22sq.m, three storey over ground extension to the side of the existing dwelling incorporating a new staircase, a new dormer window extension to the rear and the location of a study with storage and WC facilities (19.2sq.m) to within the existing attic space, 2 new rooflights to the North West (front) of the property and 1 new rooflight to the South East (rear) of the property, minor internal alterations to the existing dwelling at ground and first floor levels, reinstatement of original railings to the front of the house and all associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1585/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/11/2019  
**Applicant** Andrew Farrell  
**Location** Beau Rivage 177, Strand Road, Sandymount, Dublin 4, D04W3K1

**Additional Information**

**Proposal:** First floor atrium extension at the rear of the house incorporating a balcony.

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**Area** Area 1 - South East  
**Application Number** WEB1644/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/11/2019  
**Applicant** Donna McGrath  
**Location** 1A, Dromard Terrace, Sandymount, Dublin 4

**Additional Information**

**Proposal:** planning permission for a detached garden shed to side and planning retention permission for 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 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2505/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Orangeseed Designated Activity Company
<b>Location</b>	24-28, Dame Street, which includes The Mercantile Hotel and Dame House, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site at 24-28 Dame Street which includes The Mercantile Hotel and Dame House, Dublin 2. The site of 0.0768 ha is bound by Dame Street to the north, Dame Lane to the south and South Great Georges Street to the west.

The subject site includes protected structures, RPS Ref. 2103 (24 Dame Street), RPS Ref. 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2.

The proposed development seeks permission for the partial redevelopment and refurbishment of the existing Mercantile Hotel and Dame House, No's 24-28 Dame Street, Dublin 2. The proposed development comprises of the following:

- Partial demolition of existing structure (internal and external);
- Refurbishment and upgrade of the existing Mercantile Hotel;
- Change of use of the existing office development at 1st to 4th floor level of Dame House to hotel use;
- Amalgamation of Dame House with the existing Mercantile Hotel from 1st to 4th floor levels;
  
- Removal of existing 5th floor (6 no storey) level mansard roof of the Mercantile Hotel and provision of a new amalgamated mansard roof level to the Mercantile Hotel and Dame House;
- Provision of new set back 6th floor (7 no. storey) to Mercantile Hotel and Dame House;
- Provision of 5 no. storey extension over existing ground floor level (6 no. storey in total) including set back 7 no. storey to south of the site fronting Dame Lane;
- Provision of glazed atrium space between the protected structures and proposed extension;
- Revised internal layout and reconfiguration of all buildings including the existing bar / restaurant / café units at ground and first floor level;
- Provision of plant at 5th floor level and roof level;
- Modifications to all elevations to facilitate the proposed development;
- Revised shopfronts and signage;
- Revised basement level and inclusion of additional plant areas;
- General improvements and repairs to the existing protected structures and all other works necessary to facilitate the proposed development.

The proposed development will result in an increase in the total number of bedrooms from 28 no. to 109 no. and will include a restaurant / café / bar use. A separate café / restaurant use will also be provided at the junction of Dame Street and South Great Georges Street. The overall development will increase from 4,158 sq.m to 5,311 sq.m in total.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3851/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Kathleen Garrett

**Location** 55 Waterloo Lane, Dublin 4, (to the rear of No 55 Waterloo Road, Dublin 4, a Protected Structure)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the demolition of a mid-twentieth century detached single storey garage; the construction of a three bedroom, three-storey townhouse (including basement) of 222.34sqm with 3 Velux rooflights to front slope, at 55 Waterloo Lane, Dublin 4 (to the rear of No. 55 Waterloo Road, Dublin 4, a Protected Structure); with one car-parking space, bin and bicycle storage and a new eastern boundary dividing fence 1.8m high, a below ground rainwater attenuation tank and a new pedestrian gate to the lane.

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**Area** Area 1 - South East  
**Application Number** 0346/19  
**Appeal Type** Written Evidence  
**Applicant** Finance Ireland Ltd  
**Location** 23, Shelbourne Road, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** EXPP: Change of use of the fifth floor from office to embassy office.

\*\*\*Amendment to Week 38/19\*\*\*

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**Area 1  
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 0111/19  
**Appeal Decision** SECTION 5 - EXEMPT  
**Appeal Decision Date** @15/11/2019  
**Applicant** Richard Crowe  
**Location** Florence House, 199, Strand Road, Merrion, Dublin 4  
**Additional Information**  
**Proposal:** EXPP: (i) Construction of a part two storey, part single storey extension to rear (west facing) elevation (the single storey element is raised above lower ground level  
(ii) Alterations to rear and side (south, north and west facing) elevations.

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**Area** Area 1 - South East  
**Application Number** 4220/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/11/2019  
**Applicant** Vivian Healy  
**Location** 21, Beach Road, Sandymount, Dublin 4  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Construct detached single storey dwelling in rear garden & widen existing front vehicular entrance.

## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SECTION 5 EXEMPTIONS

46/19

(11/11/2019-15/11/2019)

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

**Area** Area 1 - South East  
**Application Number** 0477/19  
**Application Type** Section 5  
**Applicant** October Management Limited  
**Location** 16 St. Stephens Green, Dublin 2, D02 KF34  
**Registration Date** 14/11/2019  
**Additional Information** Additional Information Received  
**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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**Area** Area 1 - South East  
**Application Number** 0521/19  
**Application Type** Section 5  
**Applicant** Anthony O'Carroll  
**Location** 89 Anglesea Road, Ballsbridge, Dublin 4  
**Registration Date** 12/11/2019  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: minor alterations to existing rear boundary wall & access gates.

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**Area** Area 1 - South East  
**Application Number** 0523/19  
**Application Type** Section 5  
**Applicant** Miley & Miley Solicitors  
**Location** 34, Molesworth Street, Dublin 2  
**Registration Date** 13/11/2019  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. removal of internal walls and partitions on basement, ground, first, second, and third floors. 2. construction of new internal walls and partitions on first and second floors.

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**Area** Area 1 - South East  
**Application Number** 0524/19  
**Application Type** Section 5  
**Applicant** Michael Whelan & Alan Doherty  
**Location** 9, Merrion Strand, Sandymount, Dublin 4, D04 PH61  
**Registration Date** 13/11/2019  
**Additional Information**  
**Proposal:** EXPP: the works will consist of the extending of existing rear terrace, currently 1.2m in length with an area of 6sqm, by an additional 1.78m in length + additional area of 7 sqm, together with ancillary works all at 9, Merrion Strand, Sandymount, Dublin 4, D04 PH61.

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