



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

49/19

(02/12/2019-06/12/2019)

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	2243/19
Application Type	Permission
Applicant	Adare LM Clinic Ltd.
Location	Mews to the rear of 4 Clare Street, Dublin 2, D02 VH36
Registration Date	02/12/2019
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development to the mews building attached to the rear/north of 4 Clare Street, Dublin 2, D02 VH36, 4 Clare Street is listed as a protected structure in the Record of Protected Structures in the Dublin City Development Plan 2016-2022. The development will consist of change of use of the mews building to a 2-bedroom residence, to include minor internal and external alterations, together with the construction of a new single storey extension with first floor balcony on the extension flat roof to the rear of the mews building.

Area	Area 1 - South East
Application Number	3349/19
Application Type	Permission
Applicant	Esprit Investments Limited
Location	Molyneux Home, Leeson Park, Dublin 6
Registration Date	02/12/2019
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development on this site of 0.27 ha area approximately, at Molyneux Home, Leeson Park, Dublin 6 (Protected Structure - RPS Ref. 4348). The development will consist of: the change of use of the existing three storey former institutional building to residential use (1,110 sq m approximately) including the internal refurbishment and reconfiguration of the existing structure with revised internal layout to form 10 no. apartment units (9 no. 2 bedroom units within the existing Molyneux Home building and with 1 no. 1 bedroom unit within a re-configured adjoining outbuilding) with concierge facilities; the demolition of 14 sq m of substandard building fabric to be replaced with a two storey extension to the south-east of the existing building (12 sq m); the removal of 2 no. existing late 20th century fire escape structures on the north-eastern and south-western facades of the building; the demolition of the existing caretakers bungalow to the south-east of the site (86 sq m); the provision of a new accessible entrance at lower ground floor level to the north-western façade of the building in the existing courtyard with the replacement of an existing elevator within the foyer with a new glass elevator. The development also includes the repointing and repair of the existing external stonework; repair and refurbishment works to the roof, chimneys, rainwater goods and windows of the Protected Structure; the removal of guarding bars to windows at lower ground-floor level; the provision of 11 no. residents surface car parking spaces (with 1 no. mobility impaired space to be provided) and 2 no. secure car parking barriers located to the west of the building; secure cycle parking facilities, garden and bin stores; changes in level; the provision of ground floor communal open space; landscaping and boundary treatments; attenuation tank; piped infrastructure (including a French drain) and ducting; removal of existing storage tanks to the south of the building; the removal of all existing surface car parking other than the proposed resident parking and all associated site excavation and development works above and below ground. No changes are proposed to the existing access arrangements to the site as a part of this development.

Area Area 1 - South East
Application Number 4597/19
Application Type Permission
Applicant Ampbay Limited
Location Nos. 27-32 Parliament Street (Nos. 27, 28 & 31 being Protected Structures) Dublin 2, 1-2 Essex Gate (both Protected Structures) Dublin 8 and 7-10 Exchange Street Upper (Nos. 9 & 10 being Protected Structures) Dublin 8
Registration Date 02/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development on lands at Nos. 27-32 Parliament Street (Nos. 27, 28 & 31 being Protected Structures) Dublin 2, 1-2 Essex Gate (both Protected Structures) Dublin 8 and 7-10 Exchange Street Upper (Nos. 9 & 10 being Protected Structures) Dublin 8. The proposed development comprises: a) facade alterations at ground level of Nos. 30 & 29 Parliament Street with new proposed door to existing shop front; b) change of use from first to fourth floor of the existing north facing stairwell to 4 no. hotel bedrooms (one at each of the floor level) and c) change of use at fifth floor level from linen store to hotel bedroom and small internal reconfigurations of linen and cleaner store around the eastern stairwell and d) the addition of a 294. 2sqm sixth floor level comprising 8 no. hotel bedrooms access via 2 stairwells, 2 lifts and a service lift. The hotel bedroom count will increase from previously approved 117 bedroom (as permitted with Reg. Ref. 3778/17) to 130 bedrooms over 7 storeys.

Area Area 1 - South East
Application Number 4598/19
Application Type Permission
Applicant Ampbay Limited
Location Nos. 27-32 Parliament Street (Nos. 27,28 & 31 being Protected Structures) Dublin 2, 1-2 Essex Gate (Both Protected Structures) Dublin 8, and 7-10 Exchange Street Upper (Nos. 9 &10 being Protected Structures) Dublin 8.
Registration Date 02/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development comprises: a) façade alterations at ground level Nos. 30 & 29 Parliament Street with new proposed door to existing shop front, b) change of use from first to fourth floor of the existing north facing stairwell to 4 no. hotel bedrooms (one at each of the floor level),and c) change of use at fifth floor level linen store to hotel bedroom and small internal reconfigurations of linen and cleaner store around the eastern stairwell. The total amount of change of use floor space equates to 68 sqm. The hotel bedroom count will increase from previously approved 117 bedrooms (as permitted with Reg. Ref. 3778/17) to 122 bedrooms over 6 storeys.

Area Area 1 - South East
Application Number 4599/19
Application Type Permission
Applicant Andy Burton
Location Rear of No. 6, Rathgar Avenue, with direct access to the rear lane (off Harrison Row).

Registration Date 02/12/2019

Additional Information

Proposal: Planning permission for change of use of the existing structure at rear of No 6 Rathgar Avenue, with direct access to the rear lane (off Harrison Row), from studio / play space to private dwelling house accessed from that laneway. Proposed works to include raising part of the roof profile, modifications to elevational treatment including retention and re use of existing cladding, windows and doors, raising the level and extent of a mezzanine to form a first floor habitable space, formation of a new garden wall bisecting the existing shared area as private open space.

Area Area 1 - South East
Application Number 4603/19
Application Type Permission
Applicant Knockanore Properties UC
Location 20 Merrion Road, Ballsbridge, Dublin 4
Registration Date 03/12/2019

Additional Information

Proposal: The development consists of the amendment of previous permission (Reg. Ref. 4658/18) as follows: 1. Re-configuration and relocation of core within the permitted envelope to increase usable space at all levels. 2. Enlargement of the basement at Levels -1 and -2 resulting in: Removal of restaurant space and car parking from Basement Level -1. Increase in office space to 1,118m², the provision of a gym (181m²), locker, changing and shower facilities and cycle parking at Basement Level -1; Enlargement and re-configuration of Basement Level -2 to provide 40 car parking spaces. 3. Overall alterations to the car and cycle parking provision to provide 43 car parking spaces (40 at Basement Level -2 and 3 spaces at ground level), an increase of 5 spaces; and 134 cycle parking spaces (100 at Basement Level -1 and 34 visitor spaces in the curtilage), an increase of 18 spaces;. 4. Introduction of lightwells to provide light to enlarged basement; 5. Provision of cafe/restaurant and office breakout space at ground floor in place of approved restaurant at ground floor and Basement Level -1 and reception area at ground floor; 6. Provision of free standing glass pods on 4th floor terrace to provide informal meeting areas; 7. Alterations to internal plant space and provision of external plant space; 8. The facade is proposed to be polished concrete; 9. Switch room to approved substation; 10. And all other associated works. Minor alterations are proposed to the elevations; the building height and dimensions remain as permitted. The proposals are adjacent to a Protected Structure.

Area Area 1 - South East
Application Number 4604/19
Application Type Permission
Applicant Mr and Mrs Phillips-Connolly
Location Apartments 13 & 14 Hanover Lofts, Hanover Street East, Dublin 2
Registration Date 03/12/2019

Additional Information

Proposal: Planning permission for converting Apartments 13 & 14 Hanover Lofts, Hanover Street East, Dublin 2, to form one 3 bedroom apartment and all ancillary works.

Area Area 1 - South East
Application Number 4606/19

Application Type Permission
Applicant Gambetta Limited
Location No. 16, Harcourt Street, Dublin 2, Mews to rear of No. 16 Harcourt Street facing onto Montague Lane and No. 19 Montague Street, Dublin 2
Registration Date 03/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following at No. 16 Harcourt Street, Dublin 2 (a Protected Structure, Dublin City Council RPS no. 3525), Mews to rear of No. 16 Harcourt Street facing onto Montague Lane and No. 19 Montague Street, Dublin 2. The application seeks to exclude a condition relating to opening hours under the previously approved permission under ABP Reg. Ref. PL29S.249126 (DCC Reg. Ref. 3150/17). The description of the development under the granted application is as follows: Planning is sought for the following at No. 16 Harcourt Street, extension to existing current use as licensed restaurant at basement level and additional use as a cafe bar, with use extended to external courtyard and external mezzanine level above courtyard level; Basement: external works to include the removal of existing planters at the front entrance along Harcourt Street, cleaning and upgrading of front entrance area, installation of new steps over existing steps for ambulant disabled access, together with new handrails; removal works at basement level internally to accommodate 1 no. bar, storage, toilets, cloakroom, seating areas and toilets; demolition of 21st century single storey rear extension to accommodate the construction of toilets, storage area, configuration of new entrance, stairs and platform lift from basement to ground floor external courtyard level; Ground Floor/Annex to No. 16: internal removal works at ground floor level to rear of main building to accommodate 3 No. replacement WC's, together with landscaping, seating areas and construction of new external stairs to first floor terrace and mezzanine floor; Mezzanine: new structure to replace existing roof of basement rear extension to accommodate external seating area with access to toilets at ground floor level in main building; Planning is also sought for the following at No. 16 Harcourt Street Mews, change of use from warehouse/storage use to licensed restaurant/cafe bar; modifications and upgrading works to existing facades; Basement: the construction of a basement to accommodate a kitchen, keg store, keg hatch, coldstore and staff area; Ground Floor: works to accommodate new stairs to new proposed first floor, new disabled toilet, lobby to courtyard area and cafe bar seating; First Floor: construction of new first floor level to accommodate new bar, stairs to ground floor and access to new external terrace facing courtyard area; In addition, Planning is sought for the following at No. 19 Montague Street; change of use from Pizzeria to licensed restaurant/cafe bar; works to also include new shop front configuration along Montague Street and Montague Lane with bifolding doors, shutters, and servery to Montague Street; Ground Floor: removal works internally to accommodate bar, seating areas and servery; First Floor: removal works internally to accommodate toilets, storage and seating areas with new flat roof section over female toilets; The proposal also includes new connections between No. 16 Mews and No. 19 Montague Lane at ground and first floor level. All with associated signage, lighting, landscaping and associated site works.

Area Area 1 - South East
Application Number 4612/19
Application Type Retention Permission
Applicant Robert Pierse
Location Nos. 14, 15, 16, 17 & 18 Grattan Court East, Dublin 2
Registration Date 03/12/2019

Additional Information

Proposal: RETENTION: Retention permission for the change of use of the five houses from residential to short term lettings, all at this site, Nos. 18. 17. 16. 15 & 14 Grattan Court East, Dublin 2.

Area Area 1 - South East
Application Number 4613/19
Application Type Permission
Applicant Orwell Healthcare
Location Queen Of Peace Centre, Garville Place, Rathgar, Dublin 6
Registration Date 03/12/2019

Additional Information

Proposal: Planning permission for revisions to previously approved planning permission number 2865/18 comprising an additional fourth floor level to create additional accommodation and new roof garden over at fifth floor level with opaque glazed privacy screens around perimeter to include, extending internal staircases and lift up to proposed roof garden level, extending previously approved stair tower on North East gable up to proposed new fifth floor roof garden level and all associated on site works to existing residential care home Queen of Peace Centre, Garville Place, Rathgar, Dublin 6.

Area Area 1 - South East
Application Number 4622/19
Application Type Permission
Applicant Dame Plaza Property Trading Designated Activity Company
Location 1, Central Plaza, Dame Street, Dublin 2, D02 P656
Registration Date 04/12/2019

Additional Information

Proposal: Permission for development at a site of 0.27ha a 1 Central Plaza, Dame St, Dublin 2, D02 P656. The site is bound by Dame Street to the South, existing Annex building and Commercial Buildings to the East, Cope Street to the North and Fownes Street Upper to the West. The development consists of a minor amendments to permitted development at -2, -1 and ground floor levels, as permitted under Plan. Reg. Ref .: 3620/17 (ABP Reg. Ref.: PL29S.300063) and amended under Plan. Reg. Ref .: 4566/18 and 3275/19. The application includes amendments to the permitted retail units, plant/back of house and plant areas as follows:

1. The amalgamation of unit A and A2 with a minor decrease in combined floorspace from 1197sq.m to 1188 sq.m. This unit is referred to as Unit A.
2. Change of use of unit A (1188 sq.m) and Unit A1 (355 sq.m) from permitted retail to leisure/tourism use.
3. Relocation of ICT Room, Staff Welfare and Remote Storage Facilities at Basement -1.
4. Alterations to the permitted public realm on the western side of the site along Fownes Street Upper and subsequent alterations to the western elevation of Units E and F.

Area Area 1 - South East
Application Number 4634/19
Application Type Permission
Applicant Sawbridge Ltd.
Location 4 Castlewood Avenue, Rathmines, Dublin 6
Registration Date 05/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development to this protected structure will consist of:

- i. The demolition of the existing single-storey structure to the side of the existing house and the existing side wall to front garden.
- ii. The renovation of the existing house, including internal rearrangement of rooms to reduce the number of apartments from three to two, re-location of front entrance door and external stairs, replacement of all existing sash windows and render repairs throughout.
- iii. The construction of a part single-storey and part two-storey extension to the rear and a two-storey extension to the side of the existing house, including a first floor terrace (21.4sq.m) to the rear with stepped access from rear garden.
- iv. The construction of a new railing to front garden to match existing railings.

The existing side access gates will be maintained with two carpark spaces and 6 secure cycle spaces and bin stores will be provided in rear garden.

Area	Area 1 - South East
Application Number	4636/19
Application Type	Permission
Applicant	Marcus MacInnes & Mairita Kavanagh
Location	55 & 56, Ranelagh Road, Dublin 6
Registration Date	06/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission at 55 & 56 Ranelagh Road, Dublin 6, D06 N562 & D06 E2X4, respective, both Protected Structures, for a three storey rear extension incorporating the existing rear return to both properties to form extended lower ground floor living accommodation, new bedroom to ground floor level and new bathroom to first floor landing level; alterations to rear landing arch window sill to form access to new extension; additional works to no. 55 include: alteration to existing bathroom to form ensuite to main bedroom, new ensuite door in main bedroom; new 2.85 internal openings in existing walls to lower ground floor; new stud wall to form utility space to lwr ground floor; replacement of front lwr ground floor window to door; extended front terrace to lwr ground floor terrace, new landscaping detail for bin storage to front lawn, removal of cement mortar to front & rear brickwork and replacement with lime mortar; additional works to no. 56 include: new stud wall to form bedroom to lwr ground floor; new ensuite and wc to lwr ground floor, new 3m ope to existing rear wall, removal of kitchen to first floor, replacement of front lwr ground floor window to door; extended front terrace to lwr ground floor terrace, new insulated slab to lwr ground floor, new landscaping detail for bin storage to front lawn, repair and repointing of granite steps to entrance and all associated site works.

Area	Area 1 - South East
Application Number	4641/19
Application Type	Permission
Applicant	Stephen & Declan Muldoon

Location Rear of 78 Ranelagh (Main St.) Dublin 6

Registration Date 06/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to demolish rear shed & construct 2-storey dwelling facing rear Laneway, all at rear 78 Ranelagh (Main St.), Dublin 6. (Protected Structure).

Area Area 1 - South East

Application Number 4642/19

Application Type Permission

Applicant Elizabeth, Eamonn and Barry Cleary

Location Wharton Hall, Wharton Terrace, Harold's Cross, Dublin
6

Registration Date 06/12/2019

Additional Information

Proposal: Permission is sought for the change of use of ground and first floors from commercial to residential; demolition of parts of the existing building including removal of: the roof, rooflights and solar panel frames; internal walls; part of the annex at the rear of the building; windows on the north-west and south-east elevations; and reconstruction of the existing building to provide for 4 no. residential apartments (1 no. studio and 3 no. 1 bed units) including the construction of a new ridged roof with a height of c. 11.4 metres at the apex and slope of 23 degrees, 2 no. roof lights and 8 no. solar panels, an additional floor within this structure, an extension of the third floor area (c.12.4 sqm) to provide for a lift and staircase, blocking up of spaces on the existing external walls left by the removal of windows, a pedestrian entrance to the building off Wharton Terrace at the ground floor, secure bicycle store, and c.12.5 sqm balconies for each apartment.

Area Area 1 - South East

Application Number 4644/19

Application Type Permission

Applicant Ella Van Cauwelaert, Monica O'Loughlin and Liz Coman

Location Site to the rear of 19 Grosvenor Road, Rathgar, Dublin
6

Registration Date 06/12/2019

Additional Information

Proposal: Permission is sought for; a) Construction of 4 No. 3-storey over basement 3-bedroom terrace dwellings each with a floor area of 261.8 sq.m. at the site to rear of 'Rathmore', 19 Grosvenor Road, Rathgar, Dublin 6 with access from Bushes Lane, b) Removal of the existing boundary wall between the rear of the subject site and Bushes Lane, c) Pedestrian and vehicular entrance provided from Bushes Lane to the rear of the site, d) provision of 4 No. car parking spaces and 8 No. bicycle spaces, e) bin storage in sand-alone detached single storey building with a floor area of 14.14 sq.m., f) construction of a new boundary wall between existing dwelling a new site and, g) all associated site works.

Area Area 1 - South East

Application Number 4651/19

Application Type Permission

Applicant Agenbite Ltd T/A Milano

Location Milano, 62, Ranelagh, Dublin 6

Registration Date 06/12/2019

Additional Information

Proposal: Permission for development for the relocation and amalgamation of 2 no. ducts and screening of the resulting duct unit to the rear.

**Area 1
DOMESTIC**

Area Area 1 - South East
Application Number 4596/19
Application Type Permission
Applicant Courtney McNally & Benjamin Thomas
Location 25, Pembroke Cottages, Dublin 4
Registration Date 02/12/2019

Additional Information

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

Area Area 1 - South East
Application Number 4627/19
Application Type Permission
Applicant Dervla Browne
Location 38, Lansdowne Park, Dublin 4
Registration Date 05/12/2019

Additional Information

Proposal: Permission for variation to previously approved 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 28 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.

Area Area 1 - South East
Application Number 4630/19
Application Type Permission
Applicant Mark and Mandy McShane
Location 77, Moyne Road, Rathmines, Dublin 6
Registration Date 05/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the demolition of an existing shed structure to the rear of the site and the construction of a new single storey utility/storage shed, also to the rear of the site. including all associated site works at no. 77 Moyne Road, Rathmines, Dublin 6, which is a protected structure.

Area Area 1 - South East
Application Number 4632/19
Application Type Permission
Applicant Mr Peter & Dr. Mary Jones
Location 34, Lansdowne Road, Ballsbridge, Dublin 4
Registration Date 05/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for additions and alterations to 34 Lansdowne Road, Ballsbridge, Dublin 4 (a protected structure) comprising: demolition of existing dilapidated garden wc and store and external steps to south west gable of dwelling. Provision of extension to existing three storey return to rear on south west gable for new lift and additional accommodation for main dwelling and extending existing roof over matching existing roof profile, blocking up of existing wc window in north west return wall and window to stair landing in north east gable return wall, provision of new two storey extension to rear with self-contained apartment at garden level and new kitchen and associated deck at upper ground floor (entrance) level to main dwelling, replace existing windows at dining room to rear with glazed French doors, formation of bedroom 2 to en-suite and bedroom 4 to dressing room with new doors to master bedroom, internal reconfiguration of existing self-contained flat at garden level to front, to family/games room ancillary to main dwelling, erection of new rendered concrete block boundary wall subdividing site to rear in lieu of existing post and wire fence, relocation of existing side entrance screen wall, widening of existing front vehicular entrance gates to 3.5 metres, provision of new pedestrian entrance gate in front railings and provision of new hard landscaping to front garden.

Area Area 1 - South East
Application Number 4635/19
Application Type Permission
Applicant Kerril & Louise Burke
Location Castleton, 13 Sandymount Green, Dublin 4, D04 N156
Registration Date 06/12/2019

Additional Information

Proposal: Permission sought for provision of single storey rear extension, demolition of rear chimney, part re-roofing works, window replacements, provision of solar panels to rear and associated ancillary works at Castleton, 13 Sandymount Green, Dublin 4, D04 N156 for Kerril & Louise Burke. Castleton is located in Sandymount Architectural Conservation Area.

Area Area 1 - South East
Application Number 4643/19
Application Type Permission
Applicant Aongus O Casaide
Location 64, Pairc Ramleh, Baile an Mhuilinn, Baile Atha Cliath
6
Registration Date 06/12/2019

Additional Information

Proposal: The proposed development will consist of demolition of existing rear extension and the construction of new single storey extension with rooflights to rear of existing dwelling and all associated site works.

Area Area 1 - South East
Application Number 4645/19
Application Type Permission
Applicant Mary Noonan & Colum O'Connor
Location 14, Merton Drive, Ranelagh, Dublin 6
Registration Date 06/12/2019

Additional Information

Proposal: The development will consist of: a) The revision of the previously granted planning application, Register Reference 3870/16, to allow for the removal of Condition 4, which states: 'The attic space hereby approved shall be used for household storage/study/playroom only'.

Area Area 1 - South East
Application Number 4648/19
Application Type Retention Permission
Applicant John Devereux
Location No. 1 Chelmsford Road, Ranelagh, Dublin 6, D06 YF77
Registration Date 06/12/2019

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Permission for (A) the installation of a fitted kitchen at ground floor, (B) for the new tiles and sanitary ware fitted to a new bathroom at first floor, (C) the installation of a roof light and (D) the installation of an internal window located at the staircase half landing.

Area Area 1 - South East
Application Number 4649/19
Application Type Permission
Applicant John Skehan & Eimear Cusack
Location 47, Mount Tallant Avenue, Terenure, Dublin 6W
Registration Date 06/12/2019

Additional Information

Proposal: The development will consist of: - Construction of single and two storey rear extension including new rooflight. - New single storey porch to the front elevation. - New rooflights to the rear roofslope. - All associated internal and external alterations, site, drainage and landscaping works.

Area Area 1 - South East
Application Number 4650/19
Application Type Permission
Applicant Linda Broughton
Location 21, Brighton Gardens, Rathgar, Dublin 6
Registration Date 06/12/2019

Additional Information

Proposal: Planning permission for development to include a 9sq.m single storey extension to rear, and associated internal alterations.

Area Area 1 - South East
Application Number 4658/19
Application Type Permission
Applicant Annabelle Jennings
Location 20, Mountpleasant Square, Dublin 6
Registration Date 06/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission at 20 Mountpleasant Square a Protected Structure. For reordering of existing basement facade involving the removal of the existing replacement timber single glazed window and door and their replacement with double glazed timber window and door in reduced ope sizes.

Area Area 1 - South East
Application Number WEB1697/19
Application Type Permission
Applicant Declan Pierce
Location 10, Gordon Street, Dublin 4
Registration Date 02/12/2019

Additional Information

Proposal: A new first floor extension with flat roof over to existing house at the Gordon Street elevation with a change in facade to the Gordon Street elevation of existing house, to accommodate a new bedroom and bathroom. A change in roof pitch to the existing pitched roof at the Gordon Street and Hope Street elevations to accommodate additional head height to access new extension. Two new roof windows to the pitched roof on the Hope Street elevation. A converted attic space for storage usage.

Area Area 1 - South East
Application Number WEB1706/19
Application Type Permission
Applicant Paul Byrne & Siew Sim Fun
Location 5, Gilbert Road, South Circular Road, Dublin 8
Registration Date 02/12/2019

Additional Information

Proposal: construction of a single storey extension with 2no. rooflights to the side and rear.

Area Area 1 - South East
Application Number WEB1710/19
Application Type Permission
Applicant Peter Hester
Location 9, Swanville Place, Rathmines, Dublin 6
Registration Date 03/12/2019

Additional Information

Proposal: Peter Hester is applying for planning permission for:

a) a single storey flat roof extension to the rear (north) with first floor bay window and terrace,

b) attic conversion to provide a new bedroom at this level and conversion of 1 no. existing bedroom to

study, providing a total of 3 no. bedrooms,

c) construction of a new dormer at second floor level to the rear (north),

d) provision of a new gate to a covered bike and bin storage area in the front garden (south).

All with ancillary works to the existing 3-bed, 2-storey end-of-terrace dwelling at 9 Swanville Place, Rathmines, Dublin 6, D06E2K1.

Area	Area 1 - South East
Application Number	WEB1718/19
Application Type	Permission
Applicant	Paul Murray and Caroline Gray
Location	Cranmer Lodge, 26A, Cranmer Lane, Beggars Bush, Dublin 4
Registration Date	05/12/2019

Additional Information

Proposal: The development will consist of: construction of part single, part two storey extension to the rear, alterations to the front elevation and internal layout, reinstatement of an existing opening in the front boundary wall to form a new vehicular entrance off Cranmer Lane and all associated ancillary, landscaping and site development works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0492/19
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	03/12/2019
Applicant	i3PT Certification
Location	60, Northumberland Road, Ballsbridge, Dublin 4
Additional Information	Additional Information Received

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.

Area	Area 1 - South East
Application Number	0521/19
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	04/12/2019
Applicant	Anthony O'Carroll
Location	89 Anglesea Road, Ballsbridge, Dublin 4

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: minor alterations to existing rear boundary wall & access gates.

Area Area 1 - South East
Application Number 0523/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 06/12/2019
Applicant Miley & Miley Solicitors
Location 34, Molesworth Street, Dublin 2

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.

Area Area 1 - South East
Application Number 0524/19
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 06/12/2019
Applicant Michael Whelan & Alan Doherty
Location 9, Merrion Strand, Sandymount, Dublin 4, D04 PH61

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.

Area Area 1 - South East
Application Number 0551/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/12/2019
Applicant Deirdre Somers & Enda O'Sullivan
Location In the rear garden of 3 Mount Eden Road, Dublin 04, D04R2E7

Additional Information

Proposal: SHEC: The demolition of an existing 63m², single storey, non-original extension to the rear of the existing dwelling and the construction of a 64m², single storey extension with two roof lights and four lights and four sun tunnels to the rear of the existing dwelling to accommodate kitchen and living spaces, the demolition of a 32m² single storey, non-original, ancillary accommodation in the rear garden and the construction of a 72m² one storey with mezzanine level ancillary accommodation with roof lights, area breakdown as follows 45m² ground floor living space and 27m² first floor storage space, maintenance works to the existing house which will include the following, repointing of brickwork, removal and replacement of defective plasterwork, replacement of defective rainwater goods with suitable alternatives, all associated landscaping, sewerage, drainage and ancillary works.

Area Area 1 - South East
Application Number 0552/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/12/2019
Applicant Frank Moroney & Marianne Ryan Moroney
Location 92, Fortfield Road, Terenure, Dublin 6W, D6W XE62
Additional Information
Proposal: SHEC: Demolition of the existing single storey structures to the side of the existing house and construction of a new detached three storey three bedroom house on a site to the side of the existing house.

Area Area 1 - South East
Application Number 0553/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/12/2019
Applicant Audrey & Rodney Sheridan
Location Rear 39, Grand Canal Street Upper, Dublin 4
Additional Information
Proposal: SHEC: The development will consist of 1 no. new two bedroom, three storey mews dwelling to the rear of no 39 Grand Canal Street Upper, Dublin 4 (off Cranmer Lane), with associated ancillary works.

Area Area 1 - South East
Application Number 0557/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/12/2019
Applicant Michael Renehan
Location Rear of 6 Rathmines Road Lower, Dublin 6
Additional Information
Proposal: SHEC: Erection of a two-storey one-bedroomed, dwelling unit

Area Area 1 - South East
Application Number 3751/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/12/2019
Applicant Ghaleb El-Farouki (Liberum Ireland Ltd.)
Location Unit H, Trinity Central, Sandwith Street Upper, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of: Change of use from class 1 shop to a class 16 boutique kickboxing gym. Works will be undertaken to erect new stud walls, install plumbing and electrical fixtures and other works associated with the development.

Area	Area 1 - South East
Application Number	4169/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	03/12/2019
Applicant	Turner & Townsend Ltd.
Location	The former AIB Bank Centre (comprising Blocks L, K, & J), Serpentine Avenue, Ballsbridge, Dublin 4

Additional Information

Proposal: The proposed development comprises a c.2.4m high timber fence set back within the site from the existing boundary onto Serpentine Avenue, additional plant to roof level 6 of Block L and roof level 4 and 6 of Block K, landscaped roof terrace at roof level 4 of Blocks J and K and upgrades to the north eastern entrance at Serpentine Avenue including 2 no. pedestrian gates, 2 no. secure car parking barriers, pedestals, bollards and revised hard landscaping treatment.

Area	Area 1 - South East
Application Number	4170/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/12/2019
Applicant	Atlas GP Limited
Location	Apollo House, Tara St., 9-11 Townsend St. (incl. The Long Stone Pub) (D02 FE00; College House, Nos. 2-3 Townsend St. (D02 F990) & the Screen Cinema, 16-19 Hawkins St. (D02 DP65), Dublin 2.

Additional Information

Proposal: Permission for development at a site of 0.57 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 west, Hawkins House to the north and west and Poolbeg Street to the north. The development consists of amendments to previous permissions and proposed additional build to rent residential accommodation on previously permitted 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) and as amended by DCC Reg. Ref.: 2415/19, as follows: 1. The proposed development consists of amendments to the permitted basement layouts including relocation of permitted core locations and alterations to plant areas and the addition of a residential waste store and residential cycle parking (76 cycle spaces). The proposals also include the reduction in car parking from 48 spaces to 40 spaces and an increase in cycle parking for the commercial offices from 404 spaces to 510 spaces (with an additional 20 at ground level). Decrease in permitted office amenity space at basement -1 from 505sq.m to 305sq.m2. 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 office buildings as a result of these proposed amendments. 3. The proposed development also includes new build to rent residential accommodation over part of the permitted Apollo House onto Poolbeg St. and Tara St. containing 54 residential apartment units (45 no. 1 bedroom and 9 no. 2 bedroom). The proposed residential element is ten storeys including a setback amenity floor with further set back screened plant.

The proposed residential element includes communal internal residential amenity space of 207.9sq.m and external terraces on the east and west elevations. The proposed combined building height is 21 storeys (78.95m above street level). 4. Alterations to the proposed material and colour finishes of both permitted buildings, including minor alterations to the geometric arrangement of the facade. Proposed enclosure of the permitted plant screen on College House with a louvered cover. 5. Alterations to the permitted ground floor layouts of College House and Apollo House to include a new residential reception on Tara Street, the reconfiguration of the permitted office entrance foyers and the permitted cafe/retail/restaurant units and alterations to plant/services including a new ESB substation on Hawkins Street. These alterations include for a minor relocation of permitted ground and first floor external walls. 6. Overall minor decrease in permitted cafe/retail/restaurant floor space of 59 sq.m, increase in venue floor space of 87sq.m and increase in commercial floor space of 3,939 sq.m resulting from these proposed alterations. 7. The proposed scheme includes green roofs, PV panels, building lighting and associated signage.

Area	Area 1 - South East
Application Number	4171/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/12/2019
Applicant	Ciaran Murray & Denise Ronan
Location	'Clonmore', 15A, Shrewsbury Road, Ballsbridge, Dublin 4

Additional Information

Proposal: The proposed development comprises minor alterations to previously granted permission under Reg. Ref. 2766/19 including: (i) demolition of existing vehicular entrance and construction of new vehicular entrance further north along the front boundary; (ii) construction of a matching brick wall to infill the existing entrance; and (iii) landscaping and all associated ancillary site development works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	4177/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/12/2019
Applicant	Stewart Kenny
Location	16 St. Mary's Road, Ballsbridge, Dublin 4.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for proposed alterations to previously approved planning permission (Ref. 2991/19) comprising of: 1. Alternative internal alterations to the main house, modifications to the 2 no. windows facing the courtyard on ground floor and 1 no. rooflight to the flat roof area over kitchen to the rear extension; 2. Restoration to original size of 2 no. partially blocked up window opes to rear return (west facing external wall); 3. Provision of double glazed panes into the existing sash windows to the main house at No. 16 St. Mary's Road, Ballsbridge, Dublin 4 which is a Protected Structure.

Area	Area 1 - South East
Application Number	4178/19

Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/12/2019
Applicant Ronan O'Connor & Susan O'Connor
Location 70 Tritonville Road, Sandymount, Dublin 4

Additional Information

Proposal: Planning permission for a first floor extension in order to provide an additional bedroom over the existing converted garage.

Area Area 1 - South East
Application Number 4180/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/12/2019
Applicant Louise Hickey & Kieran Finucane
Location 40, Gilford Park, Sandyford, Dublin 4

Additional Information

Proposal: Planning permission for the renovation and extension of an existing two-storey four bedroom house at 40 Gilford Park, Sandymount, Dublin 4. The proposed works include (1) the demolition of an existing 34m² single storey rear extension to be replaced by a 43m² ground floor and 24m² first floor extension, all at the rear of the house; (2) the conversion of an existing small garage at the front of house to use as study, replacing existing garage doors with a new bay window; (3) internal alterations to existing house to include a new ensuite at first floor and the relocation of the existing staircase; (4) addition of new door and windows to existing side elevation and all associated alterations and site works.

Area Area 1 - South East
Application Number 4181/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 03/12/2019
Applicant The Little Museum of Dublin
Location 14, Saint Stephen's Green, Dublin 2 (a Protected Structure)

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works to facilitate disability access to the building as follows: removal of existing external stairs from front pavement to basement level; construction of new stairs and platform lift for disabled access to basement yard; installation of new passenger lift at rear elevation (with glazed external finish to first and second floors) serving 3 floors over basement, with access to each floor via alterations to existing rear window openings; installation of new glazed door to return area at first floor; fire protection measures including upgrading of floors and installation of automatic opening vent at roof level.

Area Area 1 - South East
Application Number 4182/19
Application Type Permission
Decision GRANT PERMISSION

Decision Date 04/12/2019
Applicant The Board of St. Patrick's Cathedral
Location St. Patrick's Cathedral, St. Patrick's Close, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: 10-year Planning Permission for development at St. Patrick's Cathedral, St. Patrick's Close, Dublin 8, Ireland wish to apply for (1) Removal of the existing outer west doors and decorative hinges to safe storage, (2) Replacement painted timber doors to match existing outer doors and to include additional pass doors on new hinges, and (3) Retention of existing inner doors without change. The Cathedral is a Protected Structure under the Local Government (Planning and Development) Act 1999.

Area Area 1 - South East
Application Number 4190/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 03/12/2019
Applicant Richard Hogan
Location Grosvenor Lane to rear of 72, Leinster Road,
Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission to demolish existing shed and erect a two storey, two bedroom detached mews dwelling and associated on site works, in rear garden of 72 Leinster Road, (a protected structure) on Grosvenor Lane, Rathmines, Dublin 6.

Area Area 1 - South East
Application Number 4194/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/12/2019
Applicant Nanny Sisters Limited trading as Il Forniao Caffè
Location 15, College Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: 1) Change of use of existing 4-storeys overbasement mid-terraced 5-storey building comprising ground floor cafe (with associated basement staff WC & stores) and first, second & third floor offices to integrated guest house use including: a) provide restaurant use at ground floor to incorporate portion of rear hall and; b) change of use of offices at first, second and third floors to 6 no. guest house bedroom suites in total; 2) internal demolitions and alterations to include: Basement: (a) remove spiral stairs, (b) install door opening to connect front and rear basements; (c) replace timber steps to rear basement with a lobbied stairs; Ground Floor (d) replace rear WCs with food preparation area; (e) provide new unisex ambulant disabled WC; (f) reinstate former doorset to hall / stairs lobby; (g) install new door opening to rear portion of proposed restaurant; (h) replace stair light to first floor as per historic layout; Upper Floors (i) install and fit-out new ensuite bathrooms to adjoining new bedrooms; 3) upgrade mechanical and electrical installations throughout including fire safety installation & protection; 4) upgrade building fabric throughout; 5) provide new protected lobbies on upper floors to comply with fire safety requirements.

Area Area 1 - South East
Application Number 4197/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/12/2019
Applicant Stuart & Helen Hickey
Location 88, Kenilworth Square, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: 1. Lower Ground Floor damp proofing works; 2. New opening in gable wall and connection to existing fluepipe for gas fire in extension at Lower Ground Floor Level; 3. Block up and dry-line existing ope between hallway and non-original shed to the rear at Lower Ground Floor Level; 4. Removal of original door and panelling under stairs (to be stored in the attic for potential future reinstatement) to allow for storage fit-out under stairs at Lower Ground Floor Level; 5. New ope in existing internal wall between Master Bedroom and Bedroom 2 to provide access to proposed new walk in wardrobe; 6. New walk in wardrobe, serving Master Bedroom, constructed from 2.5m high lightweight panelled stud wall enclosure within Bedroom 2 and all other ancillary and drainage works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4200/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/12/2019
Applicant Aoife Woods
Location No. 171, Captains Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of • Alterations to the existing front boundary wall and creation of new vehicular entrance 3.5m wide to Captains Road

- Construction of new two storey and single storey extension to the side and rear of the existing dwelling
- Construction of single storey extension to the front of the existing dwelling
- New extension to incorporate ancillary family dwelling unit to the side of the existing dwelling
- All associated internal alterations, drainage, ancillary works and site works.

Area Area 1 - South East
Application Number 4201/19
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 04/12/2019
Applicant Stephens Green Hibernian Club
Location The Stephen's Green Hibernian Club, 9 St. Stephen's Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Retention planning permission is sought by the Stephen's Green Hibernian Club, No. 9 St. Stephen's Green, Dublin 2 (A Protected Structure). The development consists of retention of 3 no. flagpoles situated at first floor level on the front (southern) elevation of the existing four-storey over basement building.

Area Area 1 - South East
Application Number 4218/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/12/2019
Applicant Orwell House Ltd.
Location Queen of Peace Centre, Garville Place, Rathgar, Dublin 6

Additional Information

Proposal: Planning permission for revisions to previously approved planning permission number 2865/18 and 3978/17 (energy centre) comprising relocation of ESB sub-station from energy centre to ground floor of main building, demolition of existing and provision of new internal staircase, new windows to rear elevation serving new staircase, blocking up of existing windows to south-west gable elevation and new windows/sub-station doors to front elevation at Queen of Peace Centre, Garville Place, Rathgar, Dublin 6.

Area Area 1 - South East
Application Number 4255/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 02/12/2019
Applicant James Sweeney
Location 131, Corrib Road, Dublin 6w

Additional Information

Proposal: RETENTION: Indefinite retention permission for a 1 & 2 storey extension to the rear of existing dwelling, provision of 3 no. windows to the side elevation, enlargement of existing windows on front elevation at ground and first floor along with all associated site works at 131 Corrib Road, Terenure, Dublin 6W.

Area Area 1 - South East
Application Number 4454/19
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/12/2019
Applicant Conor Treacy
Location 59, Bath Avenue, Sandymount, Dublin 4

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.

Area Area 1 - South East
Application Number DSDZ4159/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/12/2019
Applicant BrewDog Ireland Ltd.
Location Block G, Capital Dock, Britain Quay, Dublin, 2

Additional Information

Proposal: Permission for development at a site (c.0.06 ha), at Block G, Capital Dock, Britain Quay, Dublin 2. Bounded generally by Britain Quay to the east, Green Street East and Hanover Quay to the south and surrounding development permitted at Sir John Rogerson's Quay, under Reg. Ref. DSDZ2546/15 (as amended), to the north and west. The proposed development comprises signage at ground and first floor levels on south, east, west and north elevations of permitted Block G. The total quantum of proposed signage is c. 18.5sqm, including:

3 no. internally illuminated, glazed 'menu boards' (total c. 6.1 sq m) at ground floor level on east, west and north elevations;

2 no. internally illuminated, glazed 'shield signs' (total c. 3.9 sq m) at ground floor level on east elevation and first floor level on west elevation;

3 no. horizontal, externally mounted, internally illuminated '3-D letter' sign, at ground and first floor levels on east, west and north elevations; and,

2 no. vertical, externally mounted, internally illuminated '3-D letter' sign at first floor level on south and west elevations.

Block G is otherwise permitted under DCC Reg. Ref. DSDZ2546/15 (the 'parent permission') as subsequently amended by Reg. Ref. DSDZ3796/16, Reg. Ref. DSDZ4279/17, Reg. Ref. DSDZ4740/18 and Reg. Ref. DSDZ2459/19. This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area Area 1 - South East
Application Number WEB1593/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 02/12/2019
Applicant Oisín & Caolan Smith
Location 6 & 7, Walworth Road, Portobello, Dublin, 8

Additional Information

Proposal: as-built alterations to previously approved planning application Reg. Ref.3225/18 to include: (i) narrowing of the first floor rear projections as per Condition 2 of Reg. Ref.3225/18 including widening of the low level flat roofs adjacent and provision of one rear first floor bedroom in lieu of two rooms, (ii) rearrangement of rear first floor windows to provide one rear-facing window on the rear first floor extension serving the rear bedroom and one rear-facing window on the original rear elevation line, serving the stairwells, (iii) provision of a flat rooflight in the ground floor flat roof over the Kitchen Area, (iv) provision of two rooflights per house on the south facing elevation of the rear main hipped roof, (v) provision of brickwork facing to the eastern elevation of the rear ground floor projection of No. 7, (vi)

Provision of brickwork surrounds to the windows on the rear elevation, (vii) omission of the common chimney, (viii) raising of the window cills to the narrow ground floor windows on the rear elevation, (ix) internal alterations to provide a supporting wall beneath the main roof valley.

Area Area 1 - South East
Application Number WEB1601/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/12/2019
Applicant Suzi Murray & Jerry Cole, 17 Linden
Location 32, Serpentine Park, Sandymount, Dublin 4

Additional Information

Proposal: Permission is sought for the demolition of an existing single storey extension and outbuildings to rear and part single storey, part two storey projection at side of existing two storey semi-detached house, the subsequent construction of a new part single storey, part two storey extension to side and rear, converted attic with new dormer and rooflights to rear, new rooflight to side of house, replacement of all existing windows and doors, widening of existing vehicular entrance and all associated site works at 32 Serpentine Park, Sandymount, Co. Dublin by Suzi Murray & Jerry Cole.

Area Area 1 - South East
Application Number WEB1690/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/12/2019
Applicant Steven Van den Bergh
Location Site to rear of 155-157 Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Permission is sought to

1. Construct single storey dwelling (with part basement).
 2. Widen existing pedestrian gateway to side lane.
 3. Drainage services on lane to connect to existing public drain.
 4. Surface water soakaway and landscaping.
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Area Area 1 - South East
Application Number WEB1692/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/12/2019
Applicant Peter Hester
Location 9, Swanville Place, Rathmines, Dublin 6

Additional Information

Proposal: Peter Hester is applying for planning permission for

- a) a single storey flat roof extension to the rear (north) with first floor bay window and terrace,
- b) attic conversion to provide a new bedroom at this level and conversion of 1 no. existing bedroom to study, providing a total of 3 no. bedrooms,
- c) construction of a new dormer at second floor level to the rear (north),
- d) provision of a new gate to a covered bike and bin storage area in the front garden (south).

All with ancillary works to the existing 3-bed, 2-storey end-of-terrace dwelling at 9 Swanville Place, Rathmines, Dublin 6, D06E2K1.

Area	Area 1 - South East
Application Number	WEB1704/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/12/2019
Applicant	Colin Galligan
Location	26, Ardee Road, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of the construction of a two bedroom, two storey detached Mews dwelling (89sqm), including an integrated car space, an external first floor terrace, a new boundary wall at the rear of 26 Ardee Road, new entrance gates fronting the rear laneway leading to Williams Park and all associated site works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3267/19
Appeal Type	Written Evidence
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 295.2m² (98.4m² 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

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

Area Area 1 - South East
Application Number 3681/19
Appeal Type Written Evidence
Applicant Green REIT (Dawson Street) DAC
Location 13-17, Dawson Street, Dublin 2. The existing building on site is bound by Dawson Street to the west, Molesworth Street to the south and Dawson Lane to the north and east.

Additional Information Additional Information Received

Proposal: The proposed development will consist of the change of use of the lower ground floor level, and part of the ground floor level (to provide entrance / access arrangements) of the retail unit within the existing development on site, for use as a licensed cinema occupying an area of 474 sq.m. The proposed licensed cinema will accommodate two auditoriums and will include an ancillary bar / dining area. The development includes internal amendments, tenant signage, and all associated and ancillary development works. The existing development on site was permitted under Reg. Ref.: 2338/15 and An Bord Pleanala Reg. Ref.: PL29S.244917, while the extent of the subject retail unit was permitted under Reg. Ref.: 3356/17.

Area Area 1 - South East
Application Number 3955/19
Appeal Type Written Evidence
Applicant Clopen Limited
Location site at 39, 40, 41, 42 & 42A Clanbrassil Street Upper, Dublin 8

Additional Information

Proposal: The development will consist of: 1.) The demolition of existing building, structures and hardstanding areas on site except for existing front part of the 2-storey Take-Away Restaurant building at 39 Clanbrassil Street fronting onto Clanbrassil Street; 2.) The construction of a mixed-use development of 36no. apartments with associated balconies/terraces comprising of 22no. 1 bedroom units & 14no. 2 bedroom units, 1no. Take-Away Restaurant Unit (existing) and 1no. Shop/Retail Services Unit in 2no. blocks (Block 1 & Block 2); 3.) Block 1 comprises a part 2/part2-storey plus pitched roof, building at 39 Clanbrassil Street Upper accommodating 1no. Take-Away Restaurant unit at Ground & 1st Floor Level (including existing structure fronting onto Clanbrassil Street Upper) and 4no. Apartment Units; 4.) Block 2 comprises a part 3/4/5/6-storey building at 40, 41, 42 & 42A Clanbrassil Street Upper accommodating 1no. Shop/Retail Services Unit at Ground Floor Level (fronting onto Clanbrassil Street Upper) and 32no. Apartment units, including an external landscaped courtyard at ground floor level and roof terrace at 5th Floor Level; & 5.) All ancillary site development works, plant areas, refuse storage areas, bicycle storage areas, boundary treatment works and services.

Area Area 1 - South East
Application Number 3984/19
Appeal Type Written Evidence
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.

Area	Area 1 - South East
Application Number	WEB1548/19
Appeal Type	Written Evidence
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.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2512/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	05/12/2019
Applicant	Paul White & Imelda White
Location	2, Temple Road, Dublin 6, D06 RX56 (on the corner of Dartry Road, Dublin 6)

Additional Information

Additional Information Received

Proposal: The proposed development will consist of the construction of 4 two-bed duplex apartments each with ground floor terraces to the rear/south, and 1 three-bed apartment at second floor with internal garden/terrace. This 3-bed apartment will be a replacement dwelling. The proposal will be over three storeys and include demolition of the existing dwelling, revised access to site from Temple Road via a pre-existing (now closed) entry 3500mm wide and exit via a 3500mm wide exit at the existing entry/exit gate on Temple Road, new pedestrian/bicycle entrance off Dartry Road, provision for seven off street parking spaces, and a seven bicycle rack, landscaping and all associated works.

Area	Area 1 - South East
Application Number	3191/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	05/12/2019
Applicant	Hermitage Estates Ltd.
Location	1-3, Sandford Road, on the corner of Colliers Ave., Ranelagh, Dublin 6

Additional Information

Proposal: The development will consist of the demolition of the existing roof and associated 3rd floor office accommodation within the roof space, and the construction of a new stepped back 3rd floor of office accommodation, with roof terrace fronting onto Sandford Road.

Area	Area 1 - South East
Application Number	3987/19
Appeal Decision	LEAVE TO APPEAL REFUSED
Appeal Decision Date	@04/12/2019
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, landscaping & all associated site works at rear and (j) various internal and external alterations to existing building fabric.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

49/19

(02/12/2019-06/12/2019)

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

Area Area 1 - South East
Application Number 0562/19
Application Type Social Housing Exemption Certificate
Applicant Ella Van Cauwelaert, Monica O'Loughlin & Liz Coman
Location Rear of 19, Grosvenor Road, Rathgar, Dublin, 6.
Registration Date 02/12/2019
Additional Information
Proposal: SHEC: 4 no. 3 storey over basement 3-bedroom terraced dwellings



Dublin City Council

SECTION 5 EXEMPTIONS

48/19

(02/12/2019-06/12/2019)

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North West Area	2225727	
North Central Area	222 8870	

Area Area 1 - South East
Application Number 0555/19
Application Type Section 5
Applicant Peter MacNamara
Location 87, Heytesbury Street, Dublin 8
Registration Date 02/12/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The scope of works is summarised in brief herewith: a) Re-roofing to include new natural slates, re-flashing of valleys and gutters etc., attic insulation on the flat. b) Chimney repairs, to include re-pointing of brick chimneys, re-haunching and replacement of broken flue pots. c) Repair and re-decoration of existing rainwater goods. d) Timber window repair to historic six-over-six panes, to include the upgrade to 'slimlite' double glazing. e) Re-pointing of the brick facades, to include 'Irish wiggling' to the front elevation. f) Re-render of lower ground floor front elevation. g) Structural repairs where necessary, to include localised timber splice repairs and localised masonry repair. h) Upgrade of the existing building services. i) Thermal upgrade of existing solid ground, to include new 'Glasscrete' floor build up and the re-instatement of existing floor slabs. j) Repair of existing internal lime plaster finish. k) Repair of existing historic decorative plaster elements.

Area Area 1 - South East
Application Number 0558/19
Application Type Section 5
Applicant Philip Daly
Location 11, Merton Drive, Ranelagh, Dublin 6
Registration Date 03/12/2019

Additional Information

Proposal: EXPP: External wall insulation to complete property using a combination of dash render and brick slips over 100/120mm EPS system.

Area Area 1 - South East
Application Number 0559/19
Application Type Section 5
Applicant Carroll Estates
Location 33, Lower Baggot Street, Dublin 2
Registration Date 03/12/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed works for which declaration is sought

2.1.1.1 Main Roof Level (Double A-Pitched roof to historic structure)

2.1.1.1.1 Carefully remove and salvage existing slates for re-use where possible, retain existing ridge and hip tiles for reuse, inspect existing roof structure and allow for splice repairs to existing roof timbers as required and treated with Cuprinol Trade Low Odour 5 star complete wood treatment, fit new Tyvek

breather membrane over existing newly treated timber roof rafters, full re-slate of roof and dormer in new Welsh Bangor Blue slates, remove non-original lead linings to valleys to allow for reinstatement of copper lining to existing valleys ensuring lining laps to neighbouring valleys, inspect valley boards and repair in accordance with best practice conservation methods, renew chimney soakers and flashings in copper as required, treat vegetation growth to chimney stacks, carefully take down the unstable top 6 courses of the front cementitious rendered chimney stack and rebuild with NHL 3.5 lime pointing and re-render to match existing, fit new rainwater and bird cowls to all chimney pots. Roof repair to Irish Code of Practice 2 (ICP2) Slating and Tiling. Safe access to the roof to carry out the works will be achievable by the erection of scaffold and associated handrail guarding to the roof perimeter.

2.1.1.2 Refurbish the existing cast-iron single glazed rooflight, located over the main internal stairs within the internal rear pitch, providing access to the roof. Allow for localised roof works to dress and frame the rooflight.

2.1.1.3 Carry out inspection of the existing rainwater goods and remedial repairs to joints and fixings as required. Where identified as defective, it is proposed to replace the existing system with a cast iron system.

2.1.2 Rear Return Roof Level (Late 20th Century, Flat Roof)

2.1.2.1 Allow for replacing 3 no. existing poor condition dome Perspex type rooflights with new insulated PVC framed glazed low-energy pane flat roof lights, on a like for like basis.

2.1.2.2 Carry out inspection of the existing rainwater goods and remedial repairs to joints and fixings as required. Where identified as defective, it is proposed to replace the existing system with a cast iron system.

2.1.3 Front Elevation (To Baggot Street Lower)

2.1.3.1 Window repair: like for like repair, strip putty as required, repaint 2 coats paint, repair catches, rebalance of cords and weights to ensure smooth operation.

2.1.3.2 Front Iron Work: Carefully clean down with a wire brush to remove all loose and flaking paint and coat with zinc primer and micaceous paint. Repair granite kerbs in line with good conservation practice and advice series guidelines.

2.1.3.3 Brick Repair: minor repairs to top courses of brickwork on front façade, to address spalling brickwork and corroded bedding. Repairs carried out on a like for like repair, using NHL 3.5 lime, and in accordance with conservation best practice.

2.1.4 Rear Elevation (Historic Structure & Late 20th Century Extension)

2.1.4.1 Window repair: like for like repair, strip putty as required, repaint 2 coats of paint, repair catches, rebalance of cords and weights to ensure smooth operation. The existing face fixed modern security bars to the lower ground and ground floor windows are to be removed and fixing points made good. To the late 20th C. extension, the top hungmetal frame casement windows are to be replaced with replicate traditional vertical sash window, 1 over 1 pane.

2.1.4.2 Door repair: The existing late 20th C. timber door at ground level providing access to the car park is

to be repaired and redecorated.

2.1.4.3 Localised remedial repairs to be carried out to the existing underground drainage system, by carrying out patch repairs or installing a lining to the existing pipework, in locations where defects are found.

2.1.4.4 Existing waste pipework on the main building and return building are to be rationalised and where redundant removed and penetrations to existing building fabric made good on a like for like basis.

2.1.5 Main Building - Third to First Floors (Historic Structure)

2.1.5.1 1 Window repair: like for like repair, strip putty as required, repaint 2 coats paint, repair catches, rebalance of cords and weights to ensure smooth operation.

2.1.5.2 Reversal of subdivision: remove the later interventions of partitions subdividing main rooms, and repair the original fabric on removal, on a like for like basis.

2.1.5.3 Block up existing ope at second floor level to front room, which is no longer required subdivision has been removed. This alteration does not remove historic fabric and retains the original 6 panel door to the room, entered from the stair landing.

2.1.5.4 Revised WC layout to third floor landing, to address the substandard configuration which exists currently. The blocked-up doorway between the rear room and WC is not a historic door or ope.

2.1.5.5 Electrical Installation: strip out existing redundant services, renewal of existing services to ensure provision of a safe electrical installation. All works to use existing conduits and ducts to minimise impact on historic fabric. At first floor level, remove inappropriate dated recessed downlighters and make good the original ceiling.

2.1.5.6 Mechanical Installation: rationalisation of the existing exposed pipework serving the heating system, concealing pipework where possible, will positively improve the appearance of the interior.

2.1.5.7 Replace recent WC fittings with 1 wc and 1 whb, on a like for like basis, using existing service routes and connections so there is no impact or loss on historic fabric. Remove unused wastes etc. Test all pipework and repair leaks.

2.1.5.8 New tea station installation in lieu of kitchen installation at third floor level in rear room, in existing location, using existing service routes and connections so there is no impact or loss on historic fabric.

2.1.5.9 Carry out structural investigation of the WC out-shot at the half landing between first and second floors and carry out sensitive structural repairs as necessary to stabilise the extension.

2.1.6 Main Building & Late 20th Century Rear Return - Ground Floor

2.1.6.1 Window repair: like for like repair, strip putty as required, repaint 2 coats paint, repair catches, rebalance of cords and weights to ensure smooth operation. The existing face fixed modern security bars to the ground floor windows are to be removed and fixing points made good. To the late 20th C. extension,

the top hung metal frame casement windows are to be replaced with replicate traditional vertical sash window, 1 over 1 pane.

2.1.6.2 Door replacement: replace existing modern glazed 15 panelled door between main entrance hall and stair hall, with replica 6 panelled replacement timber fire rated door, detail to match historic door to boardroom. Replace existing modern glazed door between stair hall and rear extension corridor, with modern pyro-glazed self-closing fire rated door. Replace existing modern glazed bi-fold doors to reception room with replica 6 panelled replacement pair of hinged timber fire rated doors, details to match historic door to boardroom.

2.1.6.3 Reconfiguration of late 20th C.: remove the modern lightweight partitions, sanitary installations, vinyl floor and tiled wall finishes, to allow for new configuration formed from lightweight partitions within existing structure, with new sanitary installations which provides 2 WC, one including a shower, and a kitchenette. New contemporary tiled wall and floor finishes to new configuration. Using existing service routes and connections. Remove unused wastes etc. Test all pipework and repair leaks.

2.1.6.4 Electrical Installation: strip out existing redundant services, renewal of existing services to ensure provision of a safe electrical installation. Remove inappropriate dated recessed downlighters and make good the original ceiling. All works to use existing conduits and ducts to minimise impact on historic fabric. New fire rated enclosure to replace existing enclosure within front entrance hall.

2.1.6.5 Mechanical Installation: rationalisation of the existing exposed pipework serving the heating system, concealing pipework where possible, will positively improve the appearance of the interior.

2.1.7 Main Building - Lower Ground Floor

2.1.7.1 Window repair: like for like repair, strip putty as required, repaint 2 coats paint, repair catches, rebalance of cords and weights to ensure smooth operation. The existing face fixed modern security bars to the ground floor windows are to be removed and fixing points made good.

2.1.7.2 Reversal of Subdivision: remove the later interventions of partitions subdividing main rooms, and repair the original fabric on removal, on a like for like basis.

2.1.7.3 Block up ope from front room to stair hall and form new ope between the front and back rooms conducive to modern office use.

2.1.7.4 Remove the modern MF suspended ceiling within the lower ground floor and replace with plasterboard ceiling.

2.1.7.5 Door replacement: All internal doors at this level are modern flat panel or wire-reinforced glass doors with timber frame. All internal doors at this level are to be replaced with glazed panel doors, except for WC door and vault door, to allow natural light to reach all areas. New fire rated door to stair hall.

2.1.7.6 Electrical Installation: strip out existing redundant services, renewal of existing services to ensure provision of a safe electrical installation. Remove inappropriate dated recessed downlighters and make good the original ceiling. All works to use existing conduits and ducts to minimise impact on historic fabric. New fire rated enclosure to replace existing enclosure within front entrance hall.

2.1.7.7 Mechanical Installation: rationalisation of the existing exposed pipework serving the heating

system, concealing pipework where possible, will positively improve the appearance of the interior.

2.1.7.8 New WC fitting with 1 wc and 1 whb, on a like for like basis, in room currently used as kitchen, using existing service routes and connections so there is no impact or loss on historic fabric. Remove unused wastes etc. Test all pipework and repair leaks.

2.1.7.9 New kitchenette installation to replace existing kitchen installation in rear room currently used as a WC, using existing service routes and connections so there is no impact or loss on historic fabric.

2.1.7.10 Address rising damp issues seen internally and damp ingress seen in vault area under main entrance steps. Proposed installation of a reversible ventilated lining membrane system fixed directly to external walls, and including the soffit of the vault area, and new internal vented plasterboard lining provided to conceal waterproofing application.

Are the above works considered exempt development?

Area	Area 1 - South East
Application Number	0560/19
Application Type	Section 5
Applicant	Davy Target Investments ICAV
Location	Waterloo Exchange, Waterloo Road, Dublin 4
Registration Date	06/12/2019

Additional Information

Proposal: EXPP: Whether external alterations, including the alteration of two large windows (with a nine-over-nine fenestration pattern) at ground floor level along the southern end of eastern elevation of the building to incorporate 1 no. single and 1 no. double glazed doors and 3 no. doors and surrounds clad in high gloss black aluminium panels, and external alterations to the western elevation of the building, including the replacement of 1 no. window and 1 no. door and the relocation and replacement of double doors with a single door at the southern end of the building and whether associated works of reconfiguring the internal layout of this part of the ground floor of the building, to include the relocation of an existing ESB substation from the rear (western elevation) of the ground floor to the front of the building (along the eastern elevation) together with associated changes to include the provision of ancillary shower/changing facilities and provision of an emergency escape route through the building at ground floor level is or is not exempted development?