

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001-2007

- (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 32, Planning & Development Regulations 2001 –2007

- (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	Sean McDermott Street
South Central Area	2225200	Crumlin Area Office
South East Area	2225127	Contact Area Office for location
North West Area	2225727	Finglas Area Office
North Central Area	222 8870	Bunratty Area Office

**AREA 1**

**COMMERCIAL:**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3539/16
<b>Application Type</b>	Permission
<b>Applicant</b>	L Brands Fashion Retail Ireland Ltd
<b>Location</b>	28/29, Grafton Street, Dublin 2
<b>Proposal</b>	<p>Planning permission for signage, upgrade of the existing shop front to facilitate the new retail use, upgrades to the facades of the building including new signage and improvements and reinstallation of roof plant. The proposed development comprises the following:</p> <p>1 no. over the door shop front sign on the Grafton Street facade (0.64 sq.m); 1 no. over the door shop front sign on the Lemon Street facade (0.64 sq.m);</p> <p>1 no. illuminated projecting blade sign on the Grafton Street facade (0.5 sq.m); New shop front to include 3 no. window displays along Lemon Street; upgrade to the overall building facade from ground to third level to include black granite finish to new ground floor shop front, satin stainless steel entry doors and new curtain wall glazing systems. All associated site development works, improvements to and reinstallation of new roof plant and all associated other ancillary works.</p>
<b>Registration Date</b>	<p>24-Oct-2016</p> <p>Additional Information Received</p>
<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3880/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Conor Martin
<b>Location</b>	O'Keeffes Beach Tavern, 7 and 9, Bath Street, Irishtown, Dublin D04 E294 (on the corner of Bath Street and Barrack Lane)
<b>Proposal</b>	<p>The development will consist of the conversion of the existing three-storey building comprising a public house with a duplex apartment over into three no. apartments arranged around a new courtyard. The apartments comprise: 1 no. 54.5m<sup>2</sup> one bedroom apartment, 1 no. 80.4m<sup>2</sup> 2 bedroom apartment and 1 no. 139.0m<sup>2</sup> three bedroom duplex apartment. The development will be accessed from Barrack Lane through a shared landscaped courtyard and includes two no. private landscaped terraces, one for each ground floor apartment and two no. private balconies for the duplex unit. The proposed development also includes an external shed providing bin storage and parking for 4 no. bicycles. The works include the demolition of 85.3m<sup>2</sup> of single-storey structures at the rear of the existing building and the construction of 53.8m<sup>2</sup> single-storey extensions at the rear forming part of the apartments detailed above. It also includes the provision of photo-voltaic panels mounted on the roof of the new extension at the rear. The development will also comprise of connections to public utility and drainage services, along with all other ancillary site services, and alterations to existing drainage layout.</p>
<b>Registration Date</b>	06-Oct-2016

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\*\*\*Amendment to Week 41/16\*\*\*

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3974/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Marks & Spencer (Ireland) Ltd
<b>Location</b>	Marks & Spencer, 15-20 Grafton Street and 5, 6 & 7 Duke Street, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: The installation of 6 no. 3.5m high by 1.4m wide PVC foil covered Metal Christmas trees with white LED fairy lights and 2No. Garlands fixed to the facade of 15-20 Grafton Street annually from 10th November to 10th January. The trees will be located at first floor level fixed to the facade using metal brackets. The Garlands will be fitted along the full length of the facade at both first and third floor levels. 15-20 Grafton Street is a 'Protected Structure' reference nos. 3243 and is located in an Architectural Conservation area within zone Z5 of the Dublin City Development Plan.
<b>Registration Date</b>	24-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3977/16
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Feldimont Ltd.
<b>Location</b>	23, Fitzwilliam Place, Dublin 2
<b>Proposal</b>	RETENTION:PROTECTED STRUCTURE: The development consists of the retention of the existing flat roof, single-storey, office extension at lower ground floor level to the rear of the property and also retention of an internal double door to a meeting room at ground floor level.
<b>Registration Date</b>	24-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3979/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerry Berrigan
<b>Location</b>	14 Temple Bar Square, Dublin 2
<b>Proposal</b>	RETENTION: Retention planning permission for door and signage and planning permission for alterations to door and signage.
<b>Registration Date</b>	25-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3982/16
<b>Application Type</b>	Permission
<b>Applicant</b>	West End Catering Ltd.
<b>Location</b>	Unit 1, Scarlet Row, Essex Street West, Temple Bar, Dublin 8
<b>Proposal</b>	Change of use from media/ office/ retail to café/ restaurant, all associated signage, the erection of 3 no. mechanically operated retractable sun canopies with signage, external canvas/ metal post pavement seating enclosure and the provision of external seating on Cows Lane. Permission is also sought for the provision of external seating and 2 no. free standing canopies on pavement outside the rear entrance to Smock Alley Theatre.
<b>Registration Date</b>	25-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3984/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Lise Underwood
<b>Location</b>	Former R.I.C./Dublin Metropolitan Police Barracks at 4A Lad Lane, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: Planning permission is sought for an alteration to Planning Permission Reg. Ref. 2771/14 for :- The formation of an internal bin store (area 8 m <sup>2</sup> ) and a new external door, facing Lad Lane, serving as access to the bin store, all at ground floor level.
<b>Registration Date</b>	25-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3987/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Board of Trinity College Dublin
<b>Location</b>	Site at Oisín House, 212/213, Pearse Street, Dublin 2 and Printing House located to south of Oisín House, within the campus of Trinity College Dublin, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: We, The Provost, Fellows, Foundation Scholars and the other members of Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin, College Green, Dublin 2, intend to apply for planning permission for development at a c. 0.35 ha site at Oisín House, 212-213 Pearse Street, Dublin 2 and the Printing House (Protected Structure-Ref.No. 2003), located to the south of Oisín House, within the campus of Trinity College Dublin, Dublin 2. The proposed development comprises the following: (i) The demolition of the existing Oisín House (6,396 sq.m gross floor area in 5 no. storeys plus roof plant level over basement), 2 no. later 3 no. storey ancillary extensions (totalling 887.4 sq.m gross floor area) to the Printing House (Protected Structure), existing single-storey stores adjacent to the Pearse Street gate of Trinity College (108 sq.m gross floor area) and sundry walls/gates within the site; (ii) The temporary removal of the Pearse Street gates of Trinity College Dublin (Protected Structure-Ref.no. 2001) including the two piers of the perimeter wall to the east as far as the boundary of Oisín House during the development period. The piers and the gate will be reinstated as existing on completion of the works on the site; (iii) The construction of a stone and granite building with a gross floor area of 12,110 sq.m comprising 6 no. storeys above ground level with additional plant space enclosed in the roof structure (24.12 sq.m max. in height above ground level or 28.24 m Ordnance Datum) and 2 no. basement levels. The building will include 250 no. bedspaces that will be used for student or university related accommodation and short-medium stay accommodation outside of term time; ancillary student support facilities (304 sq.m over 2 levels at ground and first floor) including laundry, security/ porters office, common rooms, comms rooms, refuse facilities, a medical facility/ wellness centre and disability service offices(1,228 sq.m gross floor area over 2 levels at lower ground and ground floors); 2 no. ancillary retail units at ground floor level (totalling 60 sq.m gross floor

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area); an estate management facility including a workshop and a goods lift (1,153 sq.m over 3 levels at basement 1, 2 and ground floor levels); sports and recreational facilities (1,180 sq.m gross floor area) located at the 2 no. basement levels; 125 no. bicycle parking spaces and; a courtyard open space at ground floor level;

(iv) Sundry repairs to the Printing House related to the removal of the Printing House extensions, including works to the roof, repair of timber cornices, the removal of modern render and cleaning of the building, the removal of plaster residue, stone repairs, the reinstatement of glazing to original and altered window opens revealed by the removal of the Printing House extension as well as the external redecoration of the existing window opens. The works to the Printing House will also include the excavation of the original basement at the eastern elevation, the construction of a retaining wall and the provision of railings, the provision of a new door to the north elevation and the reduction of the ground level in front of the southern entrance to uncover/ reinstate the original steps at this location;

(v) The change of use of 3 no. existing parking spaces to provide 3 no. disabled parking spaces to the South of the Printing House;

(vi) Landscaping including public and private open spaces, foul and surface water sewers, minor works to the public footpath subject to agreement with the roads authority and all other associated site services, site infrastructure and site development works.

**Registration Date**

26-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3990/16
<b>Application Type</b>	Permission
<b>Applicant</b>	High Schools International Ltd
<b>Location</b>	34A, Bachelor's Walk, Dublin 1
<b>Proposal</b>	PROTECTED STRUCTURE & RETENTION: Retention planning permission is being sought by High Schools International Ltd, for the change of use of the upper floors of 34A Bachelor's Walk, Dublin 1, a Protected Structure, from commercial to educational use.
<b>Registration Date</b>	26-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3992/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Timothy & Wendy O'Connor Ltd.
<b>Location</b>	Oil Can Harry's, 31/32, Mount Street Lower, Dublin 2
<b>Proposal</b>	Alterations and additions to provide 8 no. guest bedrooms including: (a) Provision of small night porter desk; (b) External signage (c) Material change of use to part of existing first floor and second floor from public house to guest accommodation; (d) Construction of a second floor extension to rear of building backing onto Verschoyle Place; (e) Extending existing stairs to access second floor extension together with roof light/ AOV overhead; (f) Provision at first floor of 2 no. windows, to existing west elevation;

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(g) Reopening of single window, first floor of South elevation;  
(h) fitting of single roof-light over internal corridor at second floor level.

Existing public house use retained.

**Registration Date** 26-Oct-2016

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**Area** Area 1 - South East  
**Application Number** 4001/16  
**Application Type** Permission  
**Applicant** Cairn Homes Plc.  
**Location** Lands at Marianella, 75, Orwell Road, Rathgar, Dublin 6, D06 HR13  
**Proposal** Amendments to planning permission Reg.Ref.: 21186/09 (An Bord Pleanála Ref.: PL29S.234927) for a residential and crèche development at a 2.35 hectare site. The proposed amendments to the permitted development comprise of the provision of roof gardens to permitted apartment blocks A, B and C to serve the permitted apartments at fourth floor level of the permitted blocks. The proposed development includes the provision of stair access enclosures and hard and soft landscaping at roof level, and internal amendments to the permitted apartments of fourth floor level of blocks A, B and C to provide stair access to roof level. The proposed development includes all associated and ancillary works.  
**Registration Date** 26-Oct-2016

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**Area** Area 1 - South East  
**Application Number** 4002/16  
**Application Type** Permission  
**Applicant** John Gillespie, David Bateman & Carmel Lowe  
**Location** Site at the rear of 1 Upper Rathmines Road, Rathmines, Dublin 6  
**Proposal** Planning Permission for the part demolition of existing two storey structures at the rear of the property and demolition of existing curved ceiling over third floor office office space, the relocation of an existing bus stop and the construction of a retail unit - takeaway at ground floor, a two bed apartment at first, second and third floors respectively, a one bed apartment at fifth floor and the construction of a roof terrace.  
**Registration Date** 26-Oct-2016

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**Area** Area 1 - South East  
**Application Number** 4006/16  
**Application Type** Permission  
**Applicant** KM KS Retail Ltd  
**Location** 28, Wicklow Street, Dublin 2  
**Proposal** The development will consist of: Removal of the existing modern shop front and its replacement with a traditional style shop front in painted timber with black Foamex lettering and a canvas awning to project over the public footpath. The property is located in an Architectural Conservation area.  
**Registration Date** 27-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4014/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Your Fitness Ltd
<b>Location</b>	7-10, Shamrock Villas, Harold's Cross, Dublin 6W
<b>Proposal</b>	Permission sought for new single storey aerobic fitness studio at side of previously approved gym.
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4023/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Joe Gersten
<b>Location</b>	32, Harrison Row, Rathgar, Dublin 6
<b>Proposal</b>	Permission sought for change of use from existing working storage shed to a one bedroom two storey studio apartment with bedroom and bathroom facility also new entrance door and window on ground floor and first floor and lounge on ground floor and all associated site works.
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4024/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Draconem Management Ltd
<b>Location</b>	Soder & Ko, 65 South Great George's Street, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: Planning permission for provision of an additional 15sqm to the existing first floor mezzanine together with elevational alterations (east elevation) to lower the window cills of 2 no. ground floor windows and for retention permission for 2 no. Vertically projecting banner signs at Soder & Ko Licensed premises (a protected structure, RPS Ref. No. 3229) at 65 South Great George's Street, Dublin 2. The site is within an architectural conservation area.
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4027/16
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Grafton Street News Ltd.
<b>Location</b>	109, Grafton Street, Dublin 2
<b>Proposal</b>	RETENTION: Modifications to shopfront
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ3993/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Theron Robson, Waterways Ireland
<b>Location</b>	Waterways Ireland Visitors Centre, Grand Canal Quay, Dublin 2
<b>Proposal</b>	New floating platforms to the north and south of existing entrance cabin and for the extension of the existing decking area to the west of the existing visitors centre along with any associated site works at the above address. This application relates to a proposed development within the Grand Canal Dock SDZ Planning Scheme area.
<b>Registration Date</b>	26-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1444/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Michael Adamson
<b>Location</b>	The Old Forge, 26, Templeogue Road, Terenure, Dublin 6w
<b>Proposal</b>	The development will consist of a change of use from the existing use as a physiotherapy clinic to a one-bedroom residential house, including retention of the existing structure, changing the windows, doors, and fascia, installation of one additional roof window, installation of two bicycle parking spaces to the front, renovation of the interior, and removal of the existing commercial sign.
<b>Registration Date</b>	24-Oct-2016

**DOMESTIC:**

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3980/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard Mulcahy
<b>Location</b>	The Cow House, Blackberry Lane, Rathmines, Dublin 6
<b>Proposal</b>	To demolish a 2.5 sq.m section of the existing structure, make minor alterations and revisions to the elevations and internal layout of the existing building and erect a 63 sq.m extension to the rear (south) of the existing 86 sq.m dwelling along with all associated site works.
<b>Registration Date</b>	25-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3983/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Lee Dillon & Eoin Corrigan
<b>Location</b>	38, Mountpleasant Square, Ranelagh, Dublin 6
<b>Proposal</b>	PROTECTED STRUCTURE: We Lee Dillon & Eoin Corrigan intend to apply for permission for a development at 38 Mountpleasant Square, Dublin 6, a Protected Structure. To consist of refurbishment of an existing dwelling including replacement of all non-original windows with reproduction timber Slimlite double-glazed windows. Formation of small window to store room under entrance steps. Modification of window ope to rear facade to form doorway and insertion of timber-framed door. Repair/re-slating of existing roof & chimneys. Insertion of conservation roof light to front roof slope. Provision of bin platform over front basement area. Internal alterations to include provision of new kitchen on ground-floor, subdivision of one first-floor room to provide additional bedroom, subdivision of one basement room to provide additional bathroom. Replacement of existing basement floor with new insulated floor slab. Replacement of all electrical, heating and plumbing services and general redecoration works.
<b>Registration Date</b>	25-Oct-2016



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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3995/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Anna Marie Coleman
<b>Location</b>	92, Beech Hill Drive, Donnybrook, Dublin 4
<b>Proposal</b>	The proposed works will consist of provision of new off-street parking for two cars with new 3.5m wide vehicular access, and associated site works.
<b>Registration Date</b>	26-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3997/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Colin & Jeanette Keaney
<b>Location</b>	46, Rathdown Drive, Terenure, Dublin 6w
<b>Proposal</b>	The proposed works will consist of demolition of existing single-storey structure to side and rear, and the construction of a two-storey pitched roof extension to side, single-storey flat roof extension to rear, new dormer window and rooflights to attic space, widening of existing vehicular access to 3.5m with new entrance gates, new detached pitched roof shed to rear garden, and all associated site works. Area of existing dwelling 203.2m <sup>2</sup> ; area of proposed dwelling: 335.7m <sup>2</sup> .
<b>Registration Date</b>	26-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4021/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Jurgen & Susan Hutter
<b>Location</b>	38, Terenure Road East, Terenure, Dublin 6
<b>Proposal</b>	PROTECTED STRUCTURE: The development will consist of: Works to provide new off-street car parking and associated landscaping in the front garden of No. 38 Terenure Road East, which is a Protected Structure (RPS Ref: 8087). The works involve the removal of part of the existing railings and granite plinth, to be relocated and reused where possible on site.
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4025/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Kenneth Menton
<b>Location</b>	1, Serpentine Mews, facing on to the road Homelee, Sandymount, Dublin 4
<b>Proposal</b>	Permission for the construction of a two storey extension to the rear of 1, Serpentine Mews.
<b>Registration Date</b>	28-Oct-2016

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4026/16
<b>Application Type</b>	Permission
<b>Applicant</b>	Ian and Olive Murphy
<b>Location</b>	14, The Orchard, Cherryfield Avenue, Sandford Road, Ranelagh, Dublin 6
<b>Proposal</b>	The development will consist of the demolition of the existing kitchen and conservatory and alterations to the existing house

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**Registration Date** 28-Oct-2016  
to provide for the construction of a new single storey side extension, including a new entrance, of 26 sq.m and a single storey rear extension of 31 sq.m, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1304/16  
**Application Type** Permission  
**Applicant** Orla McLoughlin and Daire O' Flaherty  
**Location** 20, Shanid Road, Dublin 6w  
**Proposal** The works include demolition of the existing garage 12.5 Sq.m and construction of a two storey extension to the side North of the existing house 36.6 Sq.m along with construction of a part single, part two storey extension to the rear West of the house Ground floor 23 Sq.m, First Floor 8.7 Sq.m provision of roof lights to the side and rear roofs widening of existing entrance driveway by relocating the existing left-hand pier as viewed from the front rebuilding of partially collapsed front garden boundary wall and associated works.  
**Registration Date** 26-Oct-2016  
Additional Information Received

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**Area** Area 1 - South East  
**Application Number** WEB1448/16  
**Application Type** Permission  
**Applicant** David Lawlor  
**Location** 10, Aideen Drive, Terenure, Dublin 6w  
**Proposal** Full planning permission for the construction of a single storey extension to the rear of existing dwelling, including changes to the elevations and for all ancillary site works.  
**Registration Date** 25-Oct-2016

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**Area** Area 1 - South East  
**Application Number** WEB1451/16  
**Application Type** Permission  
**Applicant** Brian Kennedy  
**Location** 17, Shrewsbury Park, Ballsbridge, Dublin 4  
**Proposal** Permission is sought for attic conversion and construction of a new dormer window at roof level to the rear, proposed new window to side at attic floor level and roof light to front, internal modifications and all associated site development works.  
**Registration Date** 28-Oct-2016

**LAWS:** \*\*\*NONE\*\*\*

**SAWS:** \*\*\*NONE\*\*\*

**DECISIONS:**

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0355/16
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	ESB Business Services Centre, ESB Head Office
<b>Location</b>	43, Merrion Square East, Dublin 2
<b>Proposal</b>	PROTECTED & EXPP:

1.1 PROPOSED DAMP-PROOFING WORKS

1.1.01 RLG-43-B02 (below entrance steps): The existing door and window is to be refurbished, and one no. new brick vent is to be installed (position to be determined on site with architect). Allow for any existing loose plaster to be removed. Allow for new lime plaster NLH 3.5 (exact specification to be agreed with architect on site).

1.1.02 RLG-43-B03 (File storage): Allow for removal of existing dry-lining throughout, and thoroughly cleaning down of walls, removal of any mould growths etc.

New dry-lining to be installed - contractor to allow for new treated 50 x 38mm battens at 600mm c/c with DPC strip behind. New 12.5mm plasterboard throughout, vented top and bottom between studs.

1.1-03 RLG-43-B13 (rear room): Allow for removal of existing dry-lining throughout, and thoroughly cleaning down of walls, removal of any mould growths etc.

New dry-lining to be installed - contractor to allow for new treated 50 x 38mm battens at 600mm c/c with DPC strip behind. New 12.5mm plasterboard throughout, vented top and bottom between studs.

1.1-04 RLG-05, 06, 07 & adjacent access corridor: At present, wall finish is brick infill partition which has been painted (no plaster). Allow for all walls to be re-rendered in NHL 3.5 (exact specification to be agreed with architect on site). Fireline plasterboard to ceilings to be completed & gaps at junctions to be properly filled, plastered & finished.

1.2 PROPOSED STRUCTURAL STRENGTHENING WORKS

1.2-01 Steel flitch plate repair to be carried out to strengthen the timber joists which support a lath and plaster partition wall between hallway and front room at ground level.

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**Area** Area 1 - South East  
**Application Number** 0356/16  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 25-Oct-2016  
**Applicant** ESB Business Services Centre, ESB Head Office  
**Location** 39-43, Merrion Square East, Dublin 2  
**Proposal** PROTECTED & EXPP:  
1.1 PROPOSED WORKS TO THE EXISTING MEWS (REAR NO. 39 MERRION SQUARE)

#### PROPOSED EXTERNAL WORKS

1.1-01 Behind the pedestrian shutter to Stephens Lane, it is proposed to replace the existing glazed uPVC door with a secure steel door.

1.1-02 Ramped and stepped access is to be provided to the front and rear of the building

1.1-03 Removal of the existing redundant fire escape stair to the rear of the building & partially block up the existing door opening at first floor level, and converting it to a window opening.

1.1-04 Replace existing uPVC windows and doors with a new AluClad system

1.1-05 Previously, the position of the front door G-DOI (EXT) and window WDW-WG-02 had swapped; it is now proposed to reinstate them in their original positions, and to reconfigure the internal layout accordingly.

#### PROPOSED INTERNAL WORKS

1.1-06 Demolition of selected partition walls, and reconfiguration of some door opens internally to provide office accommodation, a consultation room, waiting room, tea-station and an accessible we.

1.1-07 In terms of thermal efficiency upgrades, it is proposed that the building be dry-lined with new Kingspan Kooltherm K18 Insulated plasterboard (82.5mm thickness)

1.1-08 Redecorate existing bathrooms. One no. new accessible WC is to be introduced at ground level, accessible off the surgery room.

1.1-09 A section of the existing floor at ground level is partially constructed as a raised access floor - it is proposed that this is be infilled to form a solid concrete slab.

1.1-10 At first floor level, the existing plan is also being partially reconfigured to provide a central meeting room.

1.1-11 Given the extent of reconfiguration of the layout, it is also proposed to re-wire throughout. Minimal chasing to fabric will be carried out, as the void behind the new internal insulation will provide cable routes throughout. Electrical storage heating is the current form of heating throughout, and this is to remain.

#### 1.2 PROPOSED SPECIALIST IRONWORKS CONSERVATION & REPAIR

##### NO. 39 MERRION SQUARE

1.2-01 Front elevation: Clean down and repaint existing balcony, flagpoles, all existing railings, gates leading to lower level

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external staircase, and also the security bars on lower level windows.

1.2-02 Rear elevation: Clean down and repaint metal security railings to windows at basement and ground level, rails to first floor windows. The decorative iron rails to the front of the recess to lower ground level are to be made secure.

### **NO. 40 MERRION SQUARE**

1.2-03 Front elevation: Clean down and repaint all existing railings, gates leading to lower level external staircases, and also the security bars on lower level windows.

1.2-04 On the rear elevation, the metal security railings to windows at basement and ground level & iron railings to front of the second and third floor windows are to be cleaned down and repainted.

On the rear return, the metal security railings to windows at basement and ground level & iron railings to front of first floor windows are to be cleaned down and repainted. The metal external stair to the upper storey at the gable end of the return is to be cleaned of all rust and painted to appropriate paint system.

### **NO. 41 MERRION SQUARE**

1.2-05 Front elevation: It is proposed to clean down and repaint all existing railings, gates leading to lower level external staircase, and also the security bars on lower level windows.

1.2-06 Specialist ironworks repairs to the first floor balcony on the front elevation

1.2-07 On the rear elevation, the metal security railings to windows at lower ground and ground level are to be cleaned down and repainted. The decorative iron rails to the front and side of the return are in poor condition. Fixings at the side walls and footings are loose and are to be made secure. The modern steel handrail/barrier is to be removed. Metal is to be cleaned of all rust and painted to appropriate paint system spec.

### **NO. 42 MERRION SQUARE**

1.2-08 Front elevation: It is proposed to clean down and repaint all existing railings, gates leading to lower level external staircase, and also the security bars on lower level windows.

1.2-09 On the rear return, the original section of metal rail to right hand side of external door is to be wire bushed and repainted. The modern steel handrail/platform is to be removed and replaced with rail to match the original. The metal rails to windows at lower ground and ground level are to be cleaned and re-painted.

### **NO. 43 MERRION SQUARE**

1.2-10 Front elevation: It is proposed to clean down and repaint all existing railings, gates leading to lower level external staircase.

1.2-11 Replacement of missing finials & decorative ironwork details where currently missing, to match existing

1.2-12 On the rear elevation, the metal rails to windows at lower ground level are to be cleaned and repainted.

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1.2-13 On the rear return, the metal rails to windows at lower ground level & metal handrail to the access ramp at ground floor level are to be cleaned and re-painted.

### **1.3 PROPOSED ROOF REPAIRS**

#### **No 39-41 MERRION SQUARE - OVERVIEW OF PROPOSED WORKS ROOFING WORKS**

1.3-01 There are a number of areas where loose/slipped slates have been identified, loose sections of cover copper flashings on no's 39-41 and these are to be repaired/secured locally as required.

#### **NO. 39 MERRION SQUARE - PROPOSED RAINWATER GOODS/DRAINAGE WORKS**

1.3-02 The cast iron hopper head to Upvc pipes next to no 40 is to be made secure. The concrete slab to the basement forecourt has excessive water ponding leading to rising damp. It is proposed that the area of concrete within the yard as indicated on the GA plans be excavated, and replaced with a pea gravel, to alleviate surface water drainage, and alleviate ponding issues.

#### **NO. 40 MERRION SQUARE - PROPOSED RAINWATER GOODS/ DRAINAGE WORKS**

1.3-03 The railing at parapet level is to be removed. Redundant upvc soil vent pipes are to be removed. Gullies are to be cleaned in the basement level forecourt.

#### **NO. 41 MERRION SQUARE - PROPOSED RAINWATER GOODS/ DRAINAGE WORKS**

1.3-04 The railing at parapet level to be removed. The concrete slab to the basement forecourt has excessive water ponding leading to rising damp. It is proposed that the area of concrete within the yard as indicated on the GA plans be excavated, and replaced with a pea gravel, to alleviate surface water drainage, and alleviate ponding issues.

#### **No 42 MERRION SQUARE - DESCRIPTION OF EXISTING ROOF (RETURN) & PROPOSED WORKS**

1.3-05 Repairs to standing seam lead roof on return

1.3-06 Redundant pipe work and branches to be removed. Staining on rear elevation (particularly at lower ground level) is to be cleaned.

1.3-07 The railing at parapet level to be removed.

1.3-08 The concrete slab to basement forecourt has excessive water ponding leading to rising damp. It is proposed that the area of concrete within the yard as indicated on the GA plans be excavated, and replaced with a pea gravel, to alleviate surface water drainage, and alleviate ponding issues.

#### **No 43 MERRION SQUARE- MAIN ROOF**

1.3-09 Main House roof: An asbestos pipe is to be removed (near third floor window)

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**No 43 MERRION SQUARE - DESCRIPTION OF EXISTING ROOF (RETURN) & PROPOSED WORKS**

1.3-10 Forecourt to rear: Original Stone slabs to basement forecourt & gullies are to be cleaned. Railing at parapet level is to be removed

13-11 Blocked gullies etc to be cleared at basement level  
The asbestos flue at high level is to be removed.

Slipped slates to the bay section of roof are to be secured.

**PROPOSED WORKS TO MAIN ROOF OF NO. 42 & 43 MERRION SQUARE**

1.3-12 As part of the proposed works, it is proposed that the existing asbestos slates on the main roofs of no. 42 and 43 are stripped off, roof timbers are to be treated, and new Pennryn Blue Bangor slates & stone ridge tiles are to be installed. Further to investigation, strengthening of roof timbers may be required in localised areas. In tandem with this, the existing copper valleys, parapet gutters, chimney soakers and flashers are to be renewed where required.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0359/16
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	26-Oct-2016
<b>Applicant</b>	Dermot O'Neill
<b>Location</b>	5, Aston Quay, Dublin 2
<b>Proposal</b>	EXPP: 1. Does the use of the Ground Floor and Basement Floor of No. 5 as a Bar and Restaurant constitute development and if so can it be considered as exempted development. (i.e. It is proposed to include Restaurant Use in the Bar). 2. Furthermore, does the works to the interior of the premises to facilitate the refurbishment of the existing premises to suit bar and restaurant use, comprise development works which require a grant of planning permission, or can they be considered as exempted development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0363/16
<b>Application Type</b>	Section 5
<b>Decision</b>	Split Decision (Permission & Refusal)
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Valerie Giltrap
<b>Location</b>	19, St. Anne's Avenue, Raheny, Dublin 5
<b>Proposal</b>	EXPP: Renovation of an existing garden room/shed with extension to the rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0385/16
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Nicholas & Peter Smyth
<b>Location</b>	93-95 Terenure Road East, Terenure, Dublin 6
<b>Proposal</b>	SHEC: Modification and change of use from commercial to residential to an existing structure to the rear of an existing two storey premises.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2045/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION 23-Nov-2016
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	JD Wetherspoons plc
<b>Location</b>	1-5 Camden Street Upper,, 49-51 Camden Street Lower, Dublin 2, Grantham Place, Dublin 8
<b>Proposal</b>	<p>PROTECTED STRUCTURE: Permission for development on lands (c.0.256ha) at No's 1,2,3,4 and 5 Camden Street Upper and No's 49,50 and 51 Camden Street Lower and all associated sites to the rear addressing Grantham Place, Dublin 2 (including 12 Grantham Place). (No's 1,2,3,4 and 5 Camden Street Upper and No's 50 and 51 Camden Street Lower are Protected Structures.</p> <p>The development will consist of the following:- Refurbishment/alterations and change of use of existing buildings on the site and construction of new buildings to the rear to provide a hotel development (98 bedrooms) with ancillary public restaurant/bar (c.896 sq.m) and associated ancillary uses. The overall building will comprise of a gross floor area of c.6,164 sqm, of which c.2,539 sqm is accommodated within the existing buildings and c.3,625 sqm is new build. The extent of development now proposed has been previously established in principle on this site by development permitted under Reg. Ref. 3316/13&amp; ABP Ref. PL 29s.243008. No's 1-5 Camden Street Upper and No's 50 and 51 Camden Street Lower are Protected Structures.</p> <p>The refurbished existing frontage buildings incorporating No's 1,2,3,4 and 5 Camden Street Upper and No's 49, 50 and 51 Camden Street Lower contain 34 bedrooms and involve internal reconfiguration and works to include repair and replacement (where necessary) of existing windows and doorframes/entrances and railings to the front. The frontage buildings which are to change to hotel and ancillary public bar/restaurant use are currently arranged as follows- No's 4/5 Camden Street Upper (former stain glass manufacturers, now vacant), No's 2/3 Camden Street Upper (formerly commercial offices, now vacant), No's 1/49/50 Camden Street Upper and Camden Street Lower (formerly hotel/commercial and hostel), No.51 Camden Street Lower (formerly residential over ground floor commercial, now vacant). 36 no. new interconnectors are proposed over four levels (Lower Ground Floor to second floor)</p>



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between the existing buildings along Camden Street Upper and Lower, which will mean that the 8 buildings fronting Camden Street Upper/Camden Street Lower will be interconnected. The main entrance to the hotel and bar/lounge area is proposed at No. 49 Camden Street Lower. The development involves works and change of use of the chapel building (recent use as a gym/boxing club) and associated annexes to the rear of No. 49/50 Camden Street Lower to accommodate the hotel restaurant and ancillary areas. A second entrance and the hotel reception is proposed at No. 4 Camden Street Upper with associated residents lounge, luggage room and store at No.5 Camden Street Upper. The new build element is located to the rear and is located to the north and south of existing chapel building with a new link building connecting to the rear of No. 49 Camden Street Lower. 2 new external landscaped courtyard spaces are provided on either side of the link building to the rear of No's 1-5 Camden Street Upper and No's 50/51 Camden Street Lower respectively. The new building contains 64 bedrooms, bar/restaurant space and ancillary accommodation over 4 levels (including a lower ground floor level). The new buildings are stepped back from the site boundary on Grantham Place and the internal courtyard and the new building line is also set back from the existing site boundary on Grantham Place. No on-site car parking is proposed. Vehicular access/egress for the purpose of deliveries and servicing will be via Grantham Place and include an off-street loading area. 10 no. cycle parking spaces are provided off Grantham Place. Works to the rear of the existing front buildings (No's 1-5 Camden Street Upper and No's 49-51 Camden Street Lower) will include demolition of remnants of existing extensions and existing lift shaft, repair/replacement of windows and cleaning and repointing of brickwork as required, with the exception of the chapel which is to be refurbished, a number of existing buildings on Grantham Place (including the property known as 12 Grantham Place and structure annexed to the chapel located to the rear of 50 and 51 Camden Street Lower) are to be demolished. A new ESB Sub-station is contained within the new building at Ground Floor Level with a proposed independent access from Grantham Lane. Permission is also sought for landscaping roof plant, signage and all ancillary and associated development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3193/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	The Governor & Co.
<b>Location</b>	Hamilton Building, Trinity College, Dublin 2
<b>Proposal</b>	The development will consist of the removal of the existing hanging sign to the front colonnade, the removal of existing external door and replacement with window section to match existing, and the provision of (a) 3 No. Blue Glass Signs facing out of walkway with 200mm high Face illuminated Letters & Symbol spaced off Blue Tinted Safety Glass Panels. (b) 1 No. Double sided Blue Glass Sign facing up & down walkway with 200mm high Face Illuminated Letters & Symbol

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spaced off Blue Tinted Safety Glass Panels backed with vinyl to obscure letters on the opposite side.

(c) 35mm deep folded aluminium Entrance Surround with 200mm high Letters & Symbol fret cut out of Folded Blue Aluminium Background & inset with White Opal Acrylic, illuminated by (side lighting) White LEDS.

(d) 1 No. double sided non-illuminated pole mounted sign.

(e) 4 No. illuminated A1 poster boxes to the front elevation, and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3382/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	Serpentine Property Unlimited Company
<b>Location</b>	Vacant Site at Rear of No. 17, 19, 21, 23 & 25, Serpentine Avenue, Ballsbridge, Dublin 4
<b>Proposal</b>	The development will consist of the construction of a part single, part two-storey, over basement, five-bedroom dwelling, together with private amenity space (comprising 471sq.m rear garden and 17.5sq.m first floor level roof terrace); provision of solar panels on flat roof; landscaping; and all ancillary works necessary to facilitate the development. Access provided via existing laneway entrance from Serpentine Avenue.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3612/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24-Oct-2016
<b>Applicant</b>	MGR. Lorcan O'Brien
<b>Location</b>	Grounds of The Church of the Sacred Heart, Donnybrook, Dublin 4
<b>Proposal</b>	PROTECTED STRUCTURE: Permission is sought for the construction of a Parish Pastoral Centre which will comprise: Change of use of the basement of the two parochial houses and construction of a two-storey extension with basement plant room to the rear with demolition of the existing parish offices building (former national school). The upper floors of the parochial houses to remain as residential (a one bedroom and a two bedroom priest's apartment). Extension of the parish car park to provide parking for 63 cars with new vehicular entrance from Ailesbury Close and alteration of existing entrance to provide an in-out arrangement with automatic barriers, associated landscaping and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3621/16
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	MontLake QIAIF Platform ICAV
<b>Location</b>	Site of the former Donnybrook Laundry, Donnybrook Crescent , Donnybrook, Dublin 4.
<b>Proposal</b>	<p>PROTECTED STRUCTURE: Permission for development on this site of approximately 0.257 ha, site of the former Donnybrook Laundry, The Crescent, Donnybrook Dublin 4, D04 R856.</p> <p>The development will consist of: the demolition of all structures other than the chimney stack (Protected Structure - Ref. RPS_8713 under the Amended Draft Dublin City Development Plan 2016-2022); and construction of a residential scheme comprising 25 No. apartments with private gardens (ground floor level) and balconies and terraces (first, second and third floor levels) in a four storey over basement block (composed of 4 No. 1- bedroom units, 13 No. 2-bedroom units and 8 No. 3-Bedroom units and security office) with an overall gross floor area of 4,801 sq m (including basement level). The development will also consist of the provision of: internal roads and footpaths; a basement car park to accommodate 35 No. car parking spaces (including 2 No. disabled car parking spaces), 25 No. bicycle parking spaces, circulation, plant, attenuation and service areas; and all other ancillary works including the widening and improvement of the existing vehicular entrance to the property from The Crescent to serve the development, waste management facilities, circulation areas, boundary treatments (including sections of new boundary wall), hard and soft landscaping treatments, works to the public pavement including options for public car parking and site excavation works above and below ground.</p>

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3622/16
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	26-Oct-2016
<b>Applicant</b>	Kokoro Sushi Bento 51 Limited
<b>Location</b>	51, South William Street, Dublin 2
<b>Proposal</b>	<p>PROTECTED STRUCTURE &amp; RETENTION: Planning permission is sought at 51 South William Street, Dublin 2 (A protected structure) by Kokoro Sushi Bento 51 Limited, for the retention of a change of use of the existing basement (Area=51m<sup>2</sup>) from shop to restaurant use, to be incorporated into existing ground floor restaurant with associated internal works.</p>

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3623/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26-Oct-2016
<b>Applicant</b>	Philip Smith
<b>Location</b>	6, Wesley Road, Rathgar Road, Rathgar, Dublin 6
<b>Proposal</b>	PROTECTED STRUCTURE: Change of use from multiple occupancy bedsit use to a single family home; to make alterations and additions including demolition of existing rear return and replacing it with a single storey kitchen extension. Internally, removing stud partitions adding a ensuite bathroom, making opening between adjacent rooms, adding french style timber doors to give access to the garden. To restore/ replace where necessary existing windows and other minor works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3628/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26-Oct-2016
<b>Applicant</b>	The Board Of St. Patrick's Cathedral
<b>Location</b>	St. Patrick's Cathedral, St. Patrick's Close, Dublin 8
<b>Proposal</b>	PROTECTED STRUCTURE: 10 year planning permission for repair of the High Roofs and other adjoining projects to include the following [1] Replacement natural slates to nave, crossing, transepts and choir roofs; [2] Replacement lead gutters and parapet repairs; [3] Masonry cleaning, repair and re-pointing; [4] Glazing repairs; [5] Improved external and internal safe access; [6] Upgraded fire protection and mist suppression; [7] Improved internal roof space walkways; [8] Carpentry repairs; [9] Drainage to inverted masonry vaults; [10] Insulation to all ceilings and other works as shown on the drawings.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3637/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	Regionglade DAC T/a Pichet
<b>Location</b>	14-15, Trinity Street, Dublin 2
<b>Proposal</b>	Permission for a change of use at Unit 1A/1B Moira House, Dame Lane, Dublin 2 from retail to restaurant use together with alterations to the rear of Aspirations Bridal boutique (Unit 1C, Moira House, Dame Street, Dublin 2) to accommodate the amalgamation of the subject Unit 1B (127 sqm) with the existing restaurant at Pichet, 14/15 Trinity Street, Dublin 2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3638/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Pembroke Hall LTD
<b>Location</b>	40, Fitzwilliam Square West, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: Permission sought for internal alterations and change of use from residential to offices of area c 120.5 sq.m at basement level only, in existing four storey over basement terraced building in established use as offices of area c. 534 sq.m which is a Protected Structure, at 40 Fitzwilliam Square West, Dublin 2 for Pembroke Hall Limited. The internal alterations proposed include the reinstatement of the stairs to reconnect basement and ground floor levels, the replacement of a non-original solid partition in glass, the refurbishment of existing wc and shower rooms and insertion of 3 no. new toilet cubicles into the basement return. No original fabric will be removed.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3639/16
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Temple Bar Cultural Trust Ltd
<b>Location</b>	44, East Essex Street, 1-5, Crampton Court, Temple Bar, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE:RETENTION: Permission is being sought by Temple Bar Cultural Trust Limited for sub-division of 44 East Essex Street (a Protected Structure) & 1-5 Crampton Court, Temple Bar, Dublin 2 into two separate buildings, retention of personal fitness training room and showers at first floor level, 1-5 Crampton Court together with necessary works to number 44 East Essex Street to include: Fire protection upgrading works, necessary repairs & replacement of modern interventions to exiting staircase, removal of non-original window including blocking up opening in rear ground floor room, alterations to non-original roof-light over stairwell including installation of automatic opening vents, refurbishment of 4 No. original sash windows at first & second floor levels to front elevation, replacement of non-original doors & frames to openings unto stairs, formation of smoke lobbies within rooms, sub-division of rooms at third floor level, upgrading of electrical, fire alarm, heating & plumbing systems including all ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3641/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Toby Clements
<b>Location</b>	38, Ramleh Park, Milltown, Dublin 6, D06 C5K0
<b>Proposal</b>	Single-storey extension to rear, conversion of existing garage, first floor extension to side over existing garage, attic conversion with dormer windows to side and rear and associated landscaping and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3643/16
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Friends First Life Assurance Co. DAC
<b>Location</b>	Royal Hibernian Way, Dawson Street, Dublin 2
<b>Proposal</b>	Full planning permission for development at Royal Hibernian Way, Dawson Street, Dublin 2. The application site comprises of 0.15 hectares and is bound by Dawson Street to the east, Anne Street South to the south, Duke Street to the north and Duke Lane to the west.

The proposed development will consist of the amalgamation, conversion and change of use of unit Nos. 3 and 4/5, for use as a single café/restaurant unit occupying an area of 222sq.m, together with the provision of a new shop front along Royal Hibernian Way; the amalgamation of units 19 and 20, for use as a single retail unit together with minor alterations to the existing shop front; amalgamation, conversion and change of use of units 17-18 and 22-27 for use as a single mixed use unit which provide café/restaurant and retail uses occupying an area of 363 sq.m, together with the provision of new shop fronts along Royal Hibernian Way and Anne Street South; the incorporation of the Lord Mayor's Walk pedestrian route within the new mixed-use café/restaurant and retail unit; the provision of external seating areas along Royal Hibernian Way as part of the proposed café/restaurant and mixed use units; alterations and the provision of a new shop front to unit 16; the removal of an existing external clock at second floor level and the installation of signage measuring 31.7 sq.m; the removal of 2 No. existing canopies; and the provision of associated external plant and servicing, together with associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3648/16
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Hugh Devine

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**Location** 64-66, Terenure Road West, Terenure, Dublin 6W  
**Proposal** The development will consist of:  
Demolition of existing single storey gate lodge.  
Construction of two no. 2 storey detached dwellings (each measuring 268.7 m.sq.) incorporating habitable attic floor area.  
Two no. single storey semi-detached outbuildings (each measuring 23.0m.sq.)  
Re-location of existing pedestrian entrance, construction of two new vehicular entrances & one new pedestrian entrance.  
Modifications to existing front boundary wall incorporating new railing to top of existing wall.  
Associated site works.

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**Area** Area 1 - South East  
**Application Number** 3654/16  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28-Oct-2016  
**Applicant** Ken and Caroline O'Byrne  
**Location** 24, Lea Road, Sandymount, Dublin 4  
**Proposal** The development will consist of: Demolition of the existing two storey extension and shed to the side, and existing single storey extension to rear of the existing two storey semi-detached dwelling. Construction of a new two storey extension to the side, new part two storey / part single storey extension with roof lights to the rear. New entrance door and canopy to the front. Conversion of the existing attic space to include dormer window to the rear and roof lights to the front and rear. Associated site works.

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**Area** Area 1 - South East  
**Application Number** 3655/16  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28-Oct-2016  
**Applicant** Ronan & Claire Cormican  
**Location** 23, Lea Road, Sandymount, Dublin 4  
**Proposal**

- Demolition of existing two-storey extension and shed to the side of existing two-storey semi-detached dwelling.
- Construction of a new two-storey extension to the side, canopy over side passage, new part two-storey/ part single-storey extension with rooflights to the rear.
- New entrance door and canopy to the front.
- Conversion of the existing attic space to include dormer window to the rear and roof lights to the front and rear.
- Widening of vehicular entrance onto Lea Road.
- Associated site works.

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**Area** Area 1 - South East  
**Application Number** 3656/16  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28-Oct-2016  
**Applicant** Kevin Cantrell & Alison O Leary  
**Location** 49, Moyne Road, Ranelagh, Dublin 6  
**Proposal** PROTECTED STRUCTURE: The development will consist of the demolition of an existing two-storey and single-storey extension to the rear and construction of single-storey extension to the rear and a 3.7 sq.m first floor extension to the rear, demolition of existing shed/ studio to the rear and its replacement with new ancillary accommodation to main dwelling comprising of a single storey studio and spare bedroom, installation of 2 rooflights to the rear of main roof of house, remodelling and installation of new windows to ground and first floor to side of return, conversion of ground floor window to the rear of main house to french doors, blocking up of first floor window to stairwell to the rear of main house, replacement of non original pvc windows with sliding sash windows, refurbishment of original roof, installation of stairs to access attic storage, reconfiguration of partition to first floor bedroom, removal of non original internal partitions, alterations and fittings and general refurbishment required to convert house back to single family home, landscaping including timber fencing to boundary walls and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3658/16  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28-Oct-2016  
**Applicant** Chiara Popplewell  
**Location** Apartment 6, The Daintree Building, 62, Pleasants Place, Dublin 8  
**Proposal** The development will consist of: The enclosure of the existing third floor external second terrace- sole use of Apartment 6- to create a single bedroom of 9sqm. In addition the removal of a mono pitch roof space (existing storage of 4.2sqm) at third floor level and the construction of a storage room 5.4sqm stepped back from the existing retained parapet. Alteration of internal layout incorporating the existing bedroom into the living space is also proposed. All external works to be timber clad to match existing with copper flashing and rain water goods. Surface water to be connected to existing services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3664/16
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Gary Keville Transport Ltd
<b>Location</b>	Gary Keville Transport, Southbank Road, Ringsend, Dublin 4
<b>Proposal</b>	RETENTION: Permission for the retention and continuation of use of the following: (i) signage to the front of the premises; (ii) a single storey portable cabin structure with a floor area of 7.5 Sq metres in use as a security hut; (iii) two single storey prefab buildings in use as ancillary offices & staff welfare facilities with a floor area of 67 Sq metres & 160 sq metres respectively (iv) a two storey prefab building to be used as ancillary storage with a floor area of 76 Sq metres; all located at Gary Keville Transport.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3667/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Fitzwilliam Court Holdings Ltd
<b>Location</b>	1/2, Leeson Close, Dublin 2
<b>Proposal</b>	Permission for: Change of use from permitted training centre to enterprise centre, varying condition No.3 of Planning Reference 3333/07 (extended by Planning Ref. 3333/07/x3).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3670/16
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Persian Properties
<b>Location</b>	The Mont Clare Hotel, 1-4, Merrion Street Lower and 13-14 Clare Street, Dublin 2, D02 H525
<b>Proposal</b>	PROTECTED STRUCTURE: A new hardwood sliding sash timber window with granite cill to the ground floor of the Merrion Street Lower elevation to the side of no. 14 Clare Street (a protected structure, RPS ref 1890).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3677/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	James & Michelle McGettigan
<b>Location</b>	House No. 2, Ailesbury Oaks, Ballsbridge, Dublin 4
<b>Proposal</b>	Planning permission for amendments to a previously approved planning permission application (reg ref 2225/16) to include an extended second floor playroom to the rear with a dormer roof structure to the rear at attic level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3682/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28-Oct-2016
<b>Applicant</b>	Olema Consultants
<b>Location</b>	72-74, Harcourt Street, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: The development will consist of modifications to the hotel development permitted under planning Reg.Ref. 2189/16. The modifications include the following: <ul style="list-style-type: none"><li>- Extensions at ground floor level to accommodate additional sun room in breakfast area and at first floor level to accommodate relocated fire escape stairs;</li><li>- Provision of 3 no. balconies to rear (east elevation) at first, second and third floors;</li><li>- Amendments at ground floor level comprising relocation of fire escape stairs, provision of meeting rooms/ store room in lieu of permitted bedrooms, provision of 3 no. doors to external terrace and omission of voids in external terrace;</li><li>- Amendments at first floor level comprising provision of bedroom in lieu of meeting room;</li><li>- Alterations to roof light above resident's lounge;</li><li>- Omission of permitted glazing and cladding to existing south-east stairwell at ground to third floors;</li><li>- Alterations to glazing at fourth and fifth floor link to south-east stairwell.</li></ul>

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3915/16
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	KM KS Retail Ltd
<b>Location</b>	28, Wicklow Street, Dublin 2
<b>Proposal</b>	The development will consist of; Removal of the existing modern shop front and its replacement with a traditional style shop front in painted timber with black Foamex lettering and a canvas awning to project over the public footpath. The property is located in an Architectural Conservation area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3936/16
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Coffee Tree Ltd
<b>Location</b>	Basement 17, Duke Street, Dublin 2
<b>Proposal</b>	PROTECTED STRUCTURE: RETENTION: Permission sought for the existing use of basement as wine bar, and use of ground floor open area to rear, accessed through rear staircase, as smoking area and associated external signage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1354/16
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25-Oct-2016
<b>Applicant</b>	Carmel McManus
<b>Location</b>	1, Parnell Avenue, Dublin 12
<b>Proposal</b>	Proposed new single storey extension to the rear of end of terrace dwelling at 1 Parnell Avenue, Dublin 12, D12 TX03, and all associated site works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1358/16
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Meriel Hayes & Antonio Deramo
<b>Location</b>	1, Simmonscourt Terrace, Donnybrook, Dublin 4
<b>Proposal</b>	RETENTION: Permission for Monopitch roof structure, associated rear boundary wall and associated boundary wall between 1 & 2 Simmonscourt Terrace.

**APPEALS NOTIFIED:**

**Area** Area 1 - South East  
**Application Number** 2873/16  
**Appeal Type** Written Evidence  
**Applicant** Praiano Ventures Ltd  
**Location** 53, Percy Place, Ballsbridge, Dublin 4  
**Proposal** The development will consist of  
(i) The demolition of existing derelict building  
(ii) The construction of a five storey over basement apartment complex to include 9 no. apartments with balconies to the rear (7 no.2 bed and 2 no. 1 bed) with car-lift to basement with 8 no. car spaces  
(iii) Formation of a new 3.5m wide vehicular entrance & 1.2m wide pedestrian entrance access from Percy Place  
(iv) Private amenity roof garden, boundary treatment, landscaping, SuDS drainage and all associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3000/16  
**Appeal Type** Written Evidence  
**Applicant** Eugene O'Reilly & Virginia O'Reilly  
**Location** 45, Nutley Lane, Donnybrook, Dublin 4  
**Proposal** Permission for the demolition of existing two storey 4 bedroom dwelling house with a ground floor level of 11.768 and ridge level of 20.495 with a total floor area of 243 sq.m and the construction of a two storey three bedroom dwelling house with a ground floor level of 11.613 and a ridge height of 20.65 and a total floor area of 303.6 sq.m and 35.2 sq.m attic space (non-habitable). Iron railing balconies to be provided to first floor bedroom windows on front elevation and a glazed balcony to be constructed at first floor level to the rear elevation. A dormer window will also be provided to front roof to provide natural light to non-habitable attic space. Planning permission is also sought for the construction of a single storey boiler shed measuring 5.76 sq.m and a single storey garden shed measuring 21.7 sq.m. Planning permission is also sought to render the existing front boundary wall and provide railings above this wall to a total height of 1.80m and alter front vehicular entrance width and set back gate from edge of road from 2.72m to 5.53m and widen from 2.73m to 3.50m with electrified iron gates to a height of 1.80m.

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**Area** Area 1 - South East  
**Application Number** 3498/16  
**Appeal Type** Written Evidence  
**Applicant** Margaret & Brendan Scannell  
**Location** 6, Louis Lane, Rear 15 leinster Road, Rathmines, Dublin 6  
**Proposal** PROTECTED STRUCTURE: The development will consist of: The construction of a new 2 storey 3 bedroom mews dwelling with off street car port, rear balcony terrace, boundary wall treatments, 2 no. roof lights to front roof and all associated site development works within the curtilage of a Protected Structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1318/16
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Keith and Fionnuala Start
<b>Location</b>	2, Albany Road, Dublin 6
<b>Proposal</b>	The development consists of 1 new garden structure to the front of the main house, along the eastern boundary, comprising an integrated bin and bicycle enclosure accommodating 4 wheelie bins and 4 bicycles. The total area of the structure is 6.85 Sq.M with height varying from 1.1m to 1.3m, the cladding being of natural cedar wood.

### APPEALS DECISIONS:

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2686/16
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	27-Oct-2016
<b>Applicant</b>	Hibernia Reit Holding Co. Ltd &, Trinity General Two Ltd
<b>Location</b>	1-4 Windmill Lane, 1-3, Hanover Street East, & 19-20 Creighton Street, Dublin 2
<b>Proposal</b>	<p>Planning permission for minor amendments to Reg. Ref: 4071/09 (as previously amended under Reg. Ref: 2270/15, 3055/15 and 4323/15) for a mixed use development at a 0.4223 hectare site at 1-4 Windmill Lane, 1-3 Hanover Street East and Nos 19-20 Creighton Street, Dublin 2. The proposed amendment comprises if the following:</p> <p>(i) The amalgamation of 2 no. permitted retail units at ground floor level (of 199 sq.m and 376 sq.m) to provide 1 no. retail unit, and minor increase in size of the unit by extending the facade to the west towards Creighton Street. The amalgamated unit will be 632 sq.m gross;</p> <p>(ii) Provision of a retail storage area of 163 sq.m gross at basement level, resulting in the omission of 7 no. car parking spaces and associated amendments to the layout of the basement at this location, including provision of lift and stair from ground floor level to serve the storage area. This will reduce the residential car parking spaces from 15 no. to 8 no;</p> <p>(iii) Minor amendments to the western elevation of the amalgamated retail unit to provide an additional fire exit door to Creighton Street to allow for direct exit from basement level;</p> <p>(iv) The omission of 1 no. permitted two bed residential apartment of 91 sq.m gross located at fifth floor level of the permitted development. The proposed development will result in a reduction of 1 no. residential unit, from 15 no. to 14 no. units;</p> <p>(v) A reduction in height of the residential element of the permitted development onto Hanover Street East from a maximum permitted height of 19.48 metres above street level to parapet level to 18.08 metres above street level to parapet level resulting from the removal of the permitted fifth floor level apartment. The proposal also includes a glass balustrade at roof level set back from the building facades;</p>

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- (vi) A minor increase in the height of the residential element of the permitted development onto Creighton Street, from a maximum permitted height of 16.48 metres above street level to parapet level to 17.21 metres above street level to parapet level, in order to accommodate increased floor to ceiling heights for the permitted retail uses at ground floor level and the permitted residential uses at first to fourth floor levels inclusive;
- (vii) All associated and ancillary works, including revisions to shopfront design of the amalgamated retail unit and minor amendments to elevations and minor amendments to the permitted layout of the residential units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3389/15
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	26-Oct-2016
<b>Applicant</b>	Blackberry Co Ownership
<b>Location</b>	Site at 'Blackberry Fair', and within the curtilage of, 40, 42 &, 44 (Protected Structures) and 46, Lower Rathmines Road, Rathmines, Dublin 6
<b>Proposal</b>	<p><b>PROTECTED STRUCTURE:</b></p> <p>Site of c. 0.2585 hectares at 'Blackberry Fair'. The site is bounded by Nos. 34 Lower Rathmines Road (Protected Structures) to the north; No. 48 Lower Rathmines Road and Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Nos. 36 and 38 Lower Rathmines Road to the west; and Fortesque Lane and 3 no. dwellings (Bessborough Court) accessed via Bessborough Parade to the east.</p> <p>The development will consist of the demolition of No. 46 Lower Rathmines Road (c. 596.1 sq.m Gross Floor Area (GFA)) and a derelict mews building (c. 66.2 sq.m GFA) on Fortesque Lane, to the rear of No. 36 Lower Rathmines Road; and the refurbishment of existing Nos. 40, 42 and 44 Lower Rathmines Road (protected structures) and the construction of two new additional buildings creating a student residential complex, comprising the following:</p> <p>Building A (c. 2,547.6 sq.m GFA), located to the east of the site, is a new 4 storey building over basement level comprising of 74 student residential units with associated communal living accommodation over a single basement level comprising of associated common room, storage spaces, gym and laundry facilities.</p> <p>Building B (c. 478.5 sq.m GFA), located to the west of the site, includes the demolition of no. 46 and the construction of a new 3 storey building over ground floor level fronting onto Lower Rathmines Road comprising of 8 student residential units with associated communal living room, kitchen dining areas and laundry facilities with caretaker accommodation located at lower ground level.</p> <p>Building C (c. 1215.6 sq.m GFA), located to the west of the site, comprises of Nos. 40, 42 and 44 Lower Rathmines Road (Protected Structures) and will include the refurbishment and restoration of the existing Georgian terrace and the provision of 24 student residential units with associated communal living</p>

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room kitchen dining areas and laundry facilities;  
- works to number 40 will include the removal of the existing bedsit accommodation at all levels and the reinstatement of the original room layout with all associated sanitary facilities located into a new rear return (50.4 sq.m over three levels) accessed off the stair landings.

- works to number 42 and 44 will include the removal of the existing bedsit accommodation at all levels and the reinstatement of the original room layout with all associated sanitary facilities located into the existing rear returns accessed off the stair landings.

A sunken landscaped well is provided at basement level of Block A with landscaped courtyard at lower ground floor level and terrace at third floor level. It is also proposed to reinstate the original boundary walls and gardens (including provision of double gates, and the repair and refurbishment of existing entrance steps, railings and balustrades) to the front of Nos. 40, 42 and 44 Lower Rathmines Road, and the provision of 1 no. car parking space per unit garden.

The scheme provides for 4 no. car parking spaces, 42 no. bicycle parking spaces, residential refuse storage to the eastern boundary, and associated plant rooms at basement level including all associated landscaping, boundary treatment, site development and service works. Pedestrian access to the site is provided via the existing archway from Lower Rathmines Road and a secondary pedestrian access onto Fortesque Lane.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1147/16
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	25-Oct-2016
<b>Applicant</b>	Jonathan Ford
<b>Location</b>	1, Garville Road, Rathgar, Dublin 6
<b>Proposal</b>	alterations, extensions and refurbishment, to include demolition of existing substandard extensions and structures at the side and the rear and the construction of a new extension, part single storey, part two storey to the side and to the rear together with the reinstatement of the original front boundary with period railings and gates and the restoration of the original front elevation and its brick façade