



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**19/22**

(09/05/2022-13/05/2022)

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

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 2941/21  
**Application Type** Permission  
**Applicant** Lette Accommodation Limited  
**Location** 1, Harcourt Terrace, Saint Kevin's, Dublin 2, D02 TX05  
**Registration Date** 13/05/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development on the corner of Harcourt Terrace and Adelaide Road consisting of the demolition of the existing derelict rear return to the main house, and construction of a 4 storey return containing 2 no. additional guest suites, bathroom, storage and ancillary basement plant room, all accessed from the existing landing of the main house with a combined internal floor area of 80 m<sup>2</sup> and 11 sq m of external terraces and the demolition of the existing derelict mews walls located on the mews site to the south of the main house and the construction of a new single family dwelling over 3 storeys (garden level, upper ground, and mezzanine level with primary access from Harcourt Terrace, consisting of 2 no. double ensuite bedrooms, 1 no. single bedroom, living, kitchen dining, greenhouse and ancillary spaces with a gross internal floor area of 166 m<sup>2</sup>, plus a 19m<sup>2</sup> external terrace at upper ground level and a 31m<sup>2</sup> external courtyard at garden level. Works will also include the reinstatement of the Regency colonnade entrance to the mews from Harcourt Terrace and reconstruction of the boundary wall and access gate to the rear, external landscaping to front and courtyard; drainage and associated siteworks together with the retention of 3 no. car parking spaces accessed from Harcourt Terrace and 1 no car parking space to the rear, accessed from Adelaide Road.

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**Area** Area 1 - South East  
**Application Number** 3920/22  
**Application Type** Permission  
**Applicant** Circle K Ireland Fuels Limited  
**Location** Circle K, Sundrive Service Station, Kimmage Road  
Lower, Dublin 6W, D6W VY44  
**Registration Date** 09/05/2022

**Additional Information**  
**Proposal:** Permission is sought for (i) Car Wash, (ii) Car wash plant room with water recycling system and (iii) All associated structures, drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 3922/22  
**Application Type** Permission  
**Applicant** Favara Ltd  
**Location** 7, William Street South, Dublin 2, D02 CV65  
**Registration Date** 09/05/2022

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE : Development will consist of an extension of the existing kitchen extract duct currently at first floor roof level, to the parapet of the adjoining building above 2nd floor level. The ductwork will be within the demise of 7 South William Street and fitted directly to the existing neighbouring building at 39-40 Drury Street. Works also include the introduction of sound attenuation at first floor level to both kitchen extract and fresh air intake and an exhaust cone at roof level on the kitchen extract.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3924/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Anita Kirwan
<b>Location</b>	3, Greenmount Lane, Dublin 12, D12 DK6A
<b>Registration Date</b>	09/05/2022

**Additional Information**

**Proposal:** Planning permission for a change of use from office to residential use. The application proposes to provide a 1 bed apartment on the ground floor with a 2 bed apartment split across ground and first floor, together with all associated site works, all in accordance with the Department of Housing's 'Bringing Back Homes' policy.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3930/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Lidl Ireland GmbH
<b>Location</b>	Site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12, D12 HT99
<b>Registration Date</b>	10/05/2022

**Additional Information**

**Proposal:** Planning permission for development at this site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12 (Eircode D12HT99).

The proposed development will consist of the demolition of existing buildings on site (1,316 sq.m gross floor area) and the construction of a mixed use retail/commercial and residential development totalling 9,177sq.m gross floor area comprising a supermarket with ancillary off-licence and bakery and associated circulation, storage, staff accommodation, canteen, toilets, shower facilities, deliveries room and ESB substation totalling 2,811 sq.m gross floor area (of which 1,463 sq.m is net retail sales area), 3 no. ground floor independent retail/commercial units of 181 sq.m including a mezzanine, 194 sq.m and 82 sq.m and 60 no. residential apartments on 4 levels (Levels 1M, 2, 3 and 4) comprising 30 no. one-bedroom units, 29 no. two-bed units and 1 no. three bed unit and all associated private amenity space, circulation, lift and stair cores and escape stairs. The supermarket is located at first floor level over an undercroft car park with access gained via travellators located in the entrance lobby at street level fronting Herberton Road. The proposed development also comprises communal amenity space in the form of a landscaped podium level courtyard (610 sq.m) located at second floor level. Access to the apartment units is gained via 3no. entrance points one of which is located on the north eastern corner of the building fronting Herberton Road and two remaining entrances are located on the southern elevation addressing the new internal access road. The ground floor level includes ancillary residential accommodation including entrance lobbies, bin store and cycle stores and other ancillary uses. Vehicular access to serve the proposed development will be provided via a new entrance from Herberton Road located at the south eastern boundary of the site. The supermarket is serviced by an external delivery/service area and dock leveller located at the north western corner of the building. The development is serviced by a surface level undercroft car park containing 56 no. car parking spaces. 14 no. surface car parking spaces are provided on the internal access road. 128 no. cycle parking spaces are proposed within secure designated storage areas and surface cycle parking as part of the development. The proposed building is a 6 storey equivalent structure (4 floors of residential over commercial).

Permission is also sought for public lighting, signage, hard and soft landscaping, boundary treatment and all ancillary and associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3932/22  
**Application Type** Permission  
**Applicant** Hibernia REIT plc  
**Location** Former Scruffy Murphy's Public House, 1/2 Power's Court, Dublin 2, D02 EK50  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** Permission for development on a site of 0.052 ha at Former Scruffy Murphy's Public House, 1/2 Power's Court, Dublin 2, D02 EK50. The site is bounded by Verschoyle Place to the north, Power's Court and Warrington Place to the south east and existing Verschoyle Court residential development to the west and south. The proposed development consist of the demolition of the former Scruffy Murphy's Public House and the construction of 2 to 6 storey (height of 18.9m to parapet and 19.7m to top of roof plant) residential development consisting of 15 no. units (5 no. studios, 6 no. 1 beds, 4 no. 2 beds). The residential units area located on all floors with the primary access from Verschoyle Place. The 15 no. units are provided as 5 no. studios, 6 no. 1 beds, 4 no. 2 beds. 3 of the 2 bed units area provided as maisonette units provided over ground and first floor with own door access from the street. External balconies and/or terraces are provided for all units on all elevations from first to fourth floor levels. Bike storage and bin storage is provided at ground level with a single level basement provided for plant. The development will also include for upgrades to the public realm treatment of existing small plaza between Verschoyle Place and Power's Court and associated surrounding footpaths. The proposed development also includes for the provision of green roofs, plant at roof level, PV panels at roof level, building signage, associated site servicing (foul and surface water drainage and water supply) and all other associated site excavation and site development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3941/22  
**Application Type** Retention Permission  
**Applicant** Coffee & Yoga Ltd T/A Little Bird  
**Location** Little Bird Cafe, 82, South Circular Road, Dublin 8, D08 FC62  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION : Retention of a metal frame canopy structure with retractable fabric awning in the front garden of Little Bird Cafe at 82 South Circular Road, Dublin 8, D08 FC62 at the corner with Spencer Street South.

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**Area** Area 1 - South East  
**Application Number** 3942/22  
**Application Type** Permission  
**Applicant** K.P. Crown Dental  
**Location** 196/196A , Harolds Cross Road, Terenue, Dublin 6W, D6W VN24  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION : 1. Retention Permission for the dental clinic at 196A (first floor) 2. Change of use from retail to dental clinic at 196A (ground floor). 3. To construct a

new staircase at 196A. To connect two units of 196A & 196 on the ground floor with a new opening. Internal alteration works, alteration works to the shop front and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3946/22  
**Application Type** Permission  
**Applicant** Musgrave Operating Partners Ireland Limited  
**Location** SuperValu Sundrive, Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** The development will consist of:

Installation of a cantilevered roof canopy 12.4m long and 1.2m deep, erected on the North West Building Elevation to provide a sheltered cover for the provision of a click & collect customer shopping service.

Erection of a cedar wood cladding backdrop panel onto the existing building wall

Installation of signage display panels with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3955/22  
**Application Type** Permission  
**Applicant** Elm Park Golf & Sports Club CLG  
**Location** Elm Park Golf Club at Nutley House, Nutley Lane, Dublin 4, D04 WE09  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** The development consists of the construction of a single storey building, 51m<sup>2</sup> in area and 3 outdoor proprietary roofed swing bays to serve as a swing space / driving range for the existing Elm Park Golf Club at Nutley House, Nutley Lane, Dublin, D04 WE09.

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**Area** Area 1 - South East  
**Application Number** 3958/22  
**Application Type** Permission  
**Applicant** St. Pancras OMCLG  
**Location** St. Pancras, Mount Tallant Avenue, Terenure, Dublin 6W  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of electric sliding gates to existing vehicular entrance to the development from Mount Tallant Avenue and all associated alterations, site, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3967/22  
**Application Type** Permission  
**Applicant** The Ballsbridge Co-Ownership  
**Location** Unit 7 & 8 at ground floor in the New Pembroke Street in the Ballsbridge One development bounded by Pembroke

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Road and Shelbourne Road, Ballsbridge, Dublin 4  
13/05/2022

**Registration Date**

**Additional Information**

**Proposal:** The development involves: The ground floor it is to be used as a showroom in line with the established retailer use of the premises. Permission is sought for (a) demolition of the boundary wall between Unit 7 and Unit 8 so as to create a single unit for the use as a showroom (b) the construction of a new mezzanine within the premises 70 m<sup>2</sup> to be used as part of the showroom and for ancillary staff facilities and (c) a new fire exit to the rear. The total floor area of the completed development would be 258 m<sup>2</sup>.

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**Area** Area 1 - South East  
**Application Number** 4141/21  
**Application Type** Permission  
**Applicant** Percy Nominees Ltd.  
**Location** 2, Grafton Street, Dublin 2 with frontage to Nassau Street  
**Registration Date** 13/05/2022

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE (RPS no. 3241): The proposed development will consist of the change of use of the ground floor from retail (approved under Reg.Ref. 4505/17) to retail (of delph, giftware, brewing equipment and related products including drinkware, French presses, grinders, beans and associated products) including the sale of hot and cold beverages in an ancillary area for consumption off the premises. The following works are proposed:

(i) Internal works including the removal of

(a) existing opening between No. 2 Grafton Street and No. 50 Nassau Street at ground floor and basement levels;

(b) existing access door between ground floor unit and stairwell to upper floors;

(ii) internal configuring of unit including fit out of unit to facilitate development with provision of serving area and display walls at ground floor level and stock room with staff WC at basement level;

(iii) alterations to ground floor level facade including painting of shopfront to pastel sand finish and provision of signage along Grafton Street and Nassau Street facades comprising mounted lettering pin to fascia with unit address to be hand painted below; and

(iv) all ancillary works necessary to facilitate the development.

This building is located within an architectural conservation area.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3921/22  
**Application Type** Permission  
**Applicant** Damien Lee  
**Location** 61, Sandymount Avenue, Ballsbridge, Dublin 4, D04 K033  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** Planning permission for alterations and extensions to an existing three storey dwelling, demolition of an existing two storey section to the rear, construction of a three storey extension to the rear, a new in curtilage parking space with vehicular entrance adjoining the public road / footpath and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3931/22  
**Application Type** Retention Permission  
**Applicant** Dan McQuillan  
**Location** 40 Pembroke Cottages, Ringsend, Dublin 4, D04 Y8P0  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** Retention permission sought for single storey extension to rear, consisting of garage style store area accessed from York Road, additional bedroom at ground floor and external screened terrace/balcony at first floor.

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**Area** Area 1 - South East  
**Application Number** 3933/22  
**Application Type** Permission  
**Applicant** David Howley and Gillian Morrissey  
**Location** 28 Merlyn Road, Ballsbridge, Dublin 4, D04Y1T2  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** Planning permission for the removal of the existing single storey extension at the rear and for its replacement with a new single storey extension comprising of a family room and dining area. Permission is also sought for a new bedroom with ancillary accommodation in the existing attic space with a new north east facing dormer window at the rear and a new skylight over the proposed WC and the extended staircase.

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**Area** Area 1 - South East  
**Application Number** 3938/22  
**Application Type** Permission  
**Applicant** Roger Leviton and Stephanie Horgan  
**Location** 22, Eglinton Park, Dublin 4, D04 V5W9  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** Planning permission is sought for demolition of existing garage and sheds to side and construction of a single storey extension to front and rear including a covered porch area to rear, a two storey extension to side and rear, an attic conversion with rear dormer extension and new rooflight to front to include all ancillary site works to an existing semi-detached two storey dwelling.

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**Area** Area 1 - South East  
**Application Number** 3943/22  
**Application Type** Permission  
**Applicant** Bernard Hanratty  
**Location** 20, Windsor Terrace, Portobello, Dublin 8, D08 N8F5  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** Development will consist of A) the demolition of the existing two storey return to the rear of the existing dwelling and B) the construction of a new part single storey, part two storey flat roof extension to the rear of the existing dwelling including all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 3947/22  
**Application Type** Permission  
**Applicant** John Pollock  
**Location** 48, Mountpleasant Square, Dublin 6  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission for the following works: (a) construction of two-storey extension to the rear including rooflight, (b) retention of changes made to existing rear extension built on foot of planning permission No. 4002/05, except as they are in turn changed by the current proposal, (c) modifications to that existing rear extension including construction of new bay window, (d) installation of internal passenger lift in main house, (e) construction of external access ramp to front including modifying existing railings and plinth, (f) changing existing basement windows at front to doors, (g) moving the existing front external stairs to basement from the right to the left side including modifying existing railings and plinth, (h) construction of new internal stairs flight from first floor landing to existing rear extension at first floor, (j) modifying internal and external walls as indicated on plans.

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**Area** Area 1 - South East  
**Application Number** 3952/22  
**Application Type** Retention Permission  
**Applicant** Niamh Tonge & Declan Tonge  
**Location** 22 Rathgar Road, Dublin 6  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION PERMISSION for the development will consist of permission for consolidation of the existing 3 flats to be returned to its original use as a single dwelling, a new single storey extension with flat roof and rooflights to the rear of the existing house, a new conservation style rooflight to the side to the existing main roof, replacement of all existing PVC windows with historically appropriate timber sash windows, internal alterations and upgrades to the existing protected structure, associated site works and retention permission for the existing driveway entrance.

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**Area** Area 1 - South East  
**Application Number** 3953/22  
**Application Type** Permission  
**Applicant** Susan Conlon and Alan James Martin  
**Location** 41 Westfield Road, Harold's Cross, Terenure, Dublin 6W, D6W KC78  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** Planning permission is sought for alterations/extensions to the existing two storey semi-detached house comprising demolition of the existing ground floor rear extension and construction of a new part single-storey flat roof extension with 1 no. rooflight and part two-storey hipped roof extension to the rear, attic conversion with new dormer window to the rear, modification of the existing internal layouts and associated site development.



**Area** Area 1 - South East  
**Application Number** 3956/22  
**Application Type** Permission  
**Applicant** Ian & Anne Kelly  
**Location** 52, Derrynane Gardens, Bath Avenue, Dublin 4  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** Planning permission for new vehicular entrance to front and area for off street parking to front and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3959/22  
**Application Type** Permission  
**Applicant** Brendan Coyle  
**Location** 33 Dartmouth Square, Ranelagh, Dublin 6, D06 T267  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed works will consist of the demolition of non-original building fabric to the rear of the mid-terrace, three storey building, including the external timber balcony and staircase, a lean-to porch, and walls to the ground floor extension; and original fabric comprising the removal of sections of external walls to the rear and internal walls of the lower ground floor, and the partial removal of a chimney breast at lower ground floor. A new staircase will be inserted between lower and upper ground floor levels to return the house to single occupancy, a new WC is proposed at lower ground floor, and a new shower room is proposed at upper ground floor to replace an existing under-stairs WC. An extension (24 sq.m. total additional floor area) is proposed to the ground floor to accommodate a new dining area with window seat, as well as proposed alterations to existing windows at first and second floor of the non-original return to include solid opening fire escape vents to the west elevation. Works will also include repointing works to the brick facades to the front and rear, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3965/22  
**Application Type** Permission  
**Applicant** Paolo Maggioni  
**Location** Elm Lodge, 65, Serpentine Avenue, Sandymount Dublin 4  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** Development will consist of a rear single storey extension to the existing house, new pedestrian access gate and an increase in height of existing brick wall to the front, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3968/22  
**Application Type** Permission  
**Applicant** Sara Pinheiro  
**Location** 12 Zion Road, Rathgar, Dublin 6  
**Registration Date** 13/05/2022

**Additional Information**

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**Proposal:** PROTECTED STRUCTURE: planning permission for the proposed development will comprise of the relocation of the existing entrance, dishing of curb to accommodate new entrance and new rendered gate piers and gate and the closing up of the original gate entrance and removal of existing dished curb.

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**Area** Area 1 - South East  
**Application Number** 4006/21  
**Application Type** Permission  
**Applicant** Yvonne O'Meara  
**Location** 18, Leeson Park , Dublin 6  
**Registration Date** 13/05/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following works at single family dwelling at 18 Leeson Park, Dublin D06 H7T2, (Protected Structure): (a) The removal of a non-original timber framed w. c. extension to the side at about hall floor level and the non-original roofs and walls of the garage and outhouse at garden level (total c.42sqm); (b) the construction of a new four-storey/split-level infill extension to the side set-back behind the building line of No 17 Leeson Park; (c), a single storey extension to the rear; (extensions (b) and (c) total c. 99sqm); (d) the re-roofing of the original garage and part of outhouse; (e) the alteration/provision of openings in the side wall to provide access to the extension; (f) the removal of non-original bathrooms; (g) the provision of a new opening (incorporating two existing windows) to the main rear room at garden level; (h) associated drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1428/22  
**Application Type** Permission  
**Applicant** Rachael Smith  
**Location** 66, Herberton Road, Dublin 12 D12 NW20  
**Registration Date** 09/05/2022  
**Additional Information**

**Proposal:** The construction of one flat roofed dormer and one roof window to the rear of the property; and two roof windows to the front of the property, to change the existing roof attic space to a bedroom with shower room.

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**Area** Area 1 - South East  
**Application Number** WEB1441/22  
**Application Type** Permission  
**Applicant** Eugene Cooke  
**Location** 23, Highfield Grove, Rathgar, Dublin 6 D06 A2R2  
**Registration Date** 12/05/2022  
**Additional Information**

**Proposal:** The construction of a single storey rear extension, modification of existing roofs, new rooflights, PV panels, replacement of existing windows, air source heat pump, internal alterations, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1442/22

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**Application Type** Permission  
**Applicant** Karina Rogers  
**Location** 69, Rathdown Park, Dublin 6w D6W A073  
**Registration Date** 12/05/2022  
**Additional Information**

**Proposal:** The development will consist of a modification to the previously permitted development granted under Reg. Ref: WEB1003/22 to include the demolition of the existing rear dormer at attic level to a 2-storey semi-detached house and the subsequent construction of a new dormer to the rear to facilitate a habitable bedroom and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1447/22  
**Application Type** Permission  
**Applicant** Barry Mansfield  
**Location** 9, Beechwood Avenue Lower, Ranelagh, Dublin 6  
**Registration Date** 12/05/2022  
**Additional Information**

**Proposal:** The development will consist of the demolition of a 15m<sup>2</sup>, one storey, lean-to structure to the rear of the existing semi-detached dwelling & the construction of a 48m<sup>2</sup>, two-storey, pitched roof, extension with one rooflight containing a ground floor living space and first-floor bedroom to the rear of the existing semi-detached dwelling: all associated site, landscape, and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1452/22  
**Application Type** Permission  
**Applicant** Patrick Ffrench  
**Location** 33, Dolphin Road, Dublin 12  
**Registration Date** 13/05/2022  
**Additional Information**

**Proposal:** Planning Permission is sought to construct new single storey extension to rear of existing house replacing part of boundary wall to West.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0112/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/05/2022  
**Applicant** Rosemary Sherlock  
**Location** Rear of No. 16, Kildare Road, Crumlin, Dublin 12  
**Additional Information**

**Proposal:** SHEC: Construction of a 3-storey, 1-bedroomed townhouse, including private roof terrace and ground floor bin and bicycle storage with access from public laneway from Sundrive Road.

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**Area** Area 1 - South East  
**Application Number** 0115/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 13/05/2022  
**Applicant** Waterways Ireland  
**Location** Charlotte Quay, Grand Canal Dock, Ringsend Road,  
Dublin 4

**Additional Information**

**Proposal:** EXPP: In advanced of planned works to extend the Grand Canal Storm water Outfall, Waterways Ireland wishes to undertake the following enabling works:- Temporarily relocate the existing moorings in the Grand Canal Dock inner Basin ( adjacent to the Waterways Ireland Visitors Centre) to a location in the Grand Canal Outer Basin at Charlotte Quay as detailed on the enclosed plans. This temporary relocation of the moorings will allow the construction of the storm outfall extension and on completion of the works the moorings will be relocated to their original positions.

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**Area** Area 1 - South East  
**Application Number** 0118/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/05/2022  
**Applicant** Via Properties Limited  
**Location** 146-156, Harold's Cross Road, Dublin 6

**Additional Information**

**Proposal:** SHEC: a) Demolition of existing buildings on site, with the exception of house number 152, which is a protected structure RPS. Ref. 8899,  
b) Construction of a residential development (c.1,665 sq.m), 3 and 4 storey in height, containing a total of 22 apartments comprising of 13 one bedroom units and 9 two bedroom units.  
c) Alterations, refurbishments works and a change of use from commercial retail to residential use are proposed for No. 152, two of the 22 units will be in No. 152,  
d) Bicycle store for 70 cycle spaces, bin store substation and plant rooms on the ground floor,  
e) Communal garden at ground floor level and communal terrace at third floor level  
f) All ancillary site development works, green roofs, boundary treatment works (including reduction in height of existing wall to rear) and services.

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**Area** Area 1 - South East  
**Application Number** 0119/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/05/2022  
**Applicant** Diarmuid O'Neill  
**Location** 68, Gilford Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** SHEC: Proposed dwelling to side of existing dwelling

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**Area** Area 1 - South East  
**Application Number** 3522/22

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**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/05/2022  
**Applicant** C&D Clara Properties Ltd  
**Location** 120, Pembroke Road, Ballsbridge, Dublin 4, DO4 E7T1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use from office to residential use at level one (entrance level) and level 2 comprising 1- bedroom apartment on level 1 and 1-bedroom apartment on level 2. Removal of modern lobby to entrance hall at entrance level 1 and conversion of office toilets to shared laundry facility; amalgamation of 1 -bedroom apartments on level 3 and level 4 to 1 no. duplex, 3-bedroom apartment including the reintroduction of return stairs between levels. Alterations to rear return to include change of use from office use to residential use, removal of sub-standard modern era sunroom and creation of a triplex 1-bedroom apartment with two new floors at levels 2.5 and 3.5 and minor extension and alteration to north gable, including replacement of existing modern sub-standard external metal stairs with new metal stairs. All the above to include related alterations to layout and refurbishment of the interior structure, fire upgrade including provision of fire rated screen at level 1.5, new smoke vents at existing arched landing window and at roof level, refurbishment of existing roof lights at level 4, new service riser and general mechanical and electrical services installation including new boiler flues to rear elevations, and all ancillary works to include services to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3523/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/05/2022  
**Applicant** Steven Van Den Bergh  
**Location** 21, Raglan Lane, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Permission sought for:

1. Construction of two storey extension to rear (consisting of single and two storey elements), with first floor to be partial dormer flat roof.
2. Reconfigure the front elevation including: re-align and widen front door and alter existing ground floor window to be new door opening, block-up existing 2 no. first floor windows and create 4 no. first floor windows (with raised cills and heads) with 2 no. semi-dormer gables roof design.
3. Remove existing walls to enable the proposed development.
4. Rooflights to front and rear of the existing roof.
5. Alter and extend outwards existing rear window, raise head to form partial dormer window.
6. Associated internal partitions alterations.

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**Area** Area 1 - South East  
**Application Number** 3539/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Lego Ireland Ltd.  
**Location** 41, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** Planning permission for the amendment to an existing shopfront including the refacing

of the existing fascia; painting of the existing shopfront frame with new solid panels either side of the existing entrance door and the installation of an illuminated sign mounted on the new fascia panel, together with all associated site works; all at 41, Grafton Street, Dublin 2, D02 WP63. This building is located within an architectural conservation area.

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**Area** Area 1 - South East  
**Application Number** 3562/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/05/2022  
**Applicant** Gwen Murphy  
**Location** 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to convert, restore, and refurbish 3 no. apartments into a single family home with internal alteration works at 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66, a protected structure (RPS Ref. 6862). Works to include removal of non-original internal partitioning, installation of new kitchen on ground floor level, construction of small 1.8sqm extension to enlarge the current bathroom to the rear (northeast) at the top half landing, together with associated upgrading works including mechanical and electrical installations, and ancillary services to the existing three-storey terraced dwelling.

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**Area** Area 1 - South East  
**Application Number** 3564/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Joe Webb of Dentsu Ireland  
**Location** Two Haddington Buildings, 20-38 Haddington Road, Dublin 4, D04 HE94

**Additional Information**

**Proposal:** The development consists of a lightweight pergola structure with a floor area of 45.70 sqm and the reconfigurations of two windows to provide opening sections on the front elevation at the lower ground level and 1 no. illuminated totem sign adjacent to the front entrance and all other associated site works.

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**Area** Area 1 - South East  
**Application Number** 3566/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Louise Gallivan & Patrick Quinlan  
**Location** 193, Rathmines Road Upper, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The conversion of the attic of the main house and of the rear return to storage space including the provision of 3no. rear-facing Velux roof-lights and the replacement of 1no. existing rear-facing Velux roof-light to the stairwell, with an additional staircase

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from first floor level to the proposed converted attic storage area, all within the envelope of the existing building at 193, Rathmines Road Upper, Dublin 6, a Protected Structure (RPS No.7329).

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**Area** Area 1 - South East  
**Application Number** 3571/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Andrew Lenny  
**Location** 23, Newgrove Avenue, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** Planning permission is sought for a new vehicular entrance, gates and new parking space in the front garden.

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**Area** Area 1 - South East  
**Application Number** 3582/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Niamh Malone  
**Location** 9, Fortfield Terrace, Rathmines, Dublin 6, D06 YV12  
**Additional Information**  
**Proposal:** Permission for development at a site of c. 0.03 hectares. The proposed development comprises of an extension at first floor of c. 15 sq.m to the rear (south) and side (west) elevation, an attic conversion of 13 sq. m including a dormer window to the south, and the widening of the vehicular entrance gate to the front (north) from Fortfield Terrace. The development will also include for all associated site development works, including minor amendments to the front (north) elevation, drainage and hard & soft landscaping, and all other ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3842/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2022  
**Applicant** Margaret MacEoin  
**Location** 20 , Marlborough Road, Donnybrook, Dublin 4  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE : Development will consist of removal of existing 1970's conservatory structure in the garden. Construction of a new conservatory structure. Related internal alterations at 20 Marlborough Road, Donnybrook, Dublin 4. A Protected Structure, (RPS 4930).

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**Area** Area 1 - South East  
**Application Number** 3854/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2022

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**Applicant** John Pollock  
**Location** 48, Mountpleasant Square, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission for the following works: (a) construction of two-storey extension to the rear including rooflight, (b) retention of changes made to existing rear extension built on foot of planning permission No. 4002/05, except as they are in turn changed by the current proposal, (c) modifications to that existing rear extension including construction of new bay window, (d) installation of internal passenger lift in main house, (e) construction of external access ramp to front including modifying existing railings and plinth, (f) changing existing basement windows at front to doors, (g) moving the existing front external stairs to basement from the right to the left side including modifying existing railings and plinth, (h) construction of new internal stairs flight from first floor landing to existing rear extension at first floor, (j) modifying internal and external walls as indicated on plans.

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**Area** Area 1 - South East  
**Application Number** 3872/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/05/2022  
**Applicant** Joe & Eileen Shine  
**Location** 24, Brighton Road, Rathgar, Dublin 6, D06 AP02

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of:

- (i) a 5m<sup>2</sup> extension to the with minor alterations to the existing kitchen to provide additional utility space,
  - (ii) re-roofing of existing enclosed side passage,
  - (iii) installation of 1 no, new flight of stairs from first floor to attic and the conversion of the existing attic space to storage,
  - (iv) removal of existing roof light to existing rear pitch of house and provision of 3 no. additional roof lights,
  - (v) replacement of existing roof light, to flat roof over kitchen, with new roof lights in revised arrangement
  - (vi) replacement of solar thermal panel on south facing slope of roof return with a new solar PV array,
  - (vii) removal of a non-original garage structure to rear boundary and construction of new 70.8m<sup>2</sup> garden building for storage, office and recreational use ancillary to main house.
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**Area** Area 1 - South East  
**Application Number** 3905/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/05/2022  
**Applicant** Suesey Street and No.25 Limited  
**Location** Suesey Street, 26 Fitzwilliam Place, Dublin 2.

**Additional Information**

**Proposal:** RETENTION PERMISSION : Development will consist of retention of roller box and canopy over the stairway to basement on Northwest front elevation facing onto Fitzwilliam Place.

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**Area** Area 1 - South East  
**Application Number** 3912/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** The Dartry Health Club Ltd  
**Location** Dartry Health Club, 31 Palmerston Gardens, Dublin 6, D06 FX39

**Additional Information**

**Proposal:** RETENTION : Development consists of erection of 10ft shipping container, 2.4m(l) x 2.9m(w) x 2.6m(h), wrapped in artificial foliage to cater for stretched tent gym class area. All associated site and landscape works.

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**Area** Area 1 - South East  
**Application Number** 3922/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Favara Ltd  
**Location** 7, William Street South, Dublin 2, D02 CV65

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Development will consist of an extension of the existing kitchen extract duct currently at first floor roof level, to the parapet of the adjoining building above 2nd floor level. The ductwork will be within the demise of 7 South William Street and fitted directly to the existing neighbouring building at 39-40 Drury Street. Works also include the introduction of sound attenuation at first floor level to both kitchen extract and fresh air intake and an exhaust cone at roof level on the kitchen extract.

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**Area** Area 1 - South East  
**Application Number** 4052/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/05/2022  
**Applicant** Brian McGettigan  
**Location** Site to the side of 173 Strand Road, Sandymount, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: (i) construction of 1 no. three-storey over basement level residential apartment block accommodating 3 no. three-bedroom apartments, each with front, rear and central balconies and each served by a communal gym at basement level, an area of communal amenity space to the rear (west) of the block, a vehicular parking area, of 3 no. spaces, to the front (east) of the block and bin/bicycle stores at ground level; (ii) provision of new vehicular entrance, of 3.4m width, and new pedestrian entrance, of 1.2m width, to Strand Road; and (iii) all ancillary site development works, inclusive of landscaping, boundary treatment and SuDS drainage, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1233/22

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**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/05/2022  
**Applicant** Eamonn & Henrike Fallon  
**Location** 5, Albany Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** The development consists of the

(1) construction of a basement (166.9 sq m) extension underneath the ground to the rear (south) of the property and

(2) construction of a ground floor extension (15.9 sq m) to facilitate a link to the basement to the rear of the property.

The development will also include landscaping; skylights; and all associated site and development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1237/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Caroline & James Forbes  
**Location** 17, Gilford Drive, Sandymount, Dublin 4, D04 E9P1

**Additional Information**

**Proposal:** The development will consist of a new single storey extension off the existing kitchen to the rear of the dwelling including all associated drainage & site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1241/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** David Murphy & Kim O'Reilly  
**Location** 109, Stannaway Road, Dublin 12

**Additional Information**

**Proposal:** The development will consist of the construction of new 2 storey 3 bedroom detached dwelling and associated site works, including the widening of the existing vehicular entrance at no. 109 Stannaway Road.

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**Area** Area 1 - South East  
**Application Number** WEB1248/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Harriet Doig  
**Location** 48, Pigeon House Road, Ringsend, Dublin 4

**Additional Information**

**Proposal:** Proposed new pedestrian access gate at no. 48 Pigeon House Road and new boundary railing between adjoining properties no. 48 and no. 47 Pigeon House Road, Ringsend Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB1418/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2022  
**Applicant** Rachael Smith  
**Location** 66, Herberton Road, Dublin 12 D12 NW20

**Additional Information**

**Proposal:** The construction of one flat roofed dormer and one roof window to the rear of the property; and two roof windows to the front of the property, to change the existing roof attic space to a bedroom with shower room.

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**Area** Area 1 - South East  
**Application Number** WEB1419/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2022  
**Applicant** Sylvaine Ni Cheallachain  
**Location** 152, Clonmacnoise Road, Crumlin, Dublin 12 D12 YK8R

**Additional Information**

**Proposal:** Planning permission for an attic conversion to non habitable storage space with proposed new dormer to rear roof, roof windows to front roof with ancillary works

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 0067/22  
**Appeal Type** Written Evidence  
**Applicant** Persian Properties Ltd  
**Location** The Mont Hotel, 1-4, Merrion Street Lower, 13-14 Clare Street and Merrion Close, Dublin 2, D02 H525

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Painting of the existing front and side facade.

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**Area** Area 1 - South East  
**Application Number** 0098/22  
**Appeal Type** Written Evidence  
**Applicant** James Stafford  
**Location** 78-82, The Merry Cobbler Public House, Irishtown Road, Dublin 4

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The placing of 2 no. free standing detachable steel framed and roofed structures including barrels, benches and planters on the private landings at front of The Merry Cobbler, 78-82 Irishtown Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3302/22  
**Appeal Type** Written Evidence  
**Applicant** Rathdrinagh Investments Limited  
**Location** 16-18, Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted hotel scheme (Dublin City Council Reg. Ref. 2245/16 & An Bord Pleanála Ref. PL29S. 246463; as extended by Dublin City Council Reg. Ref. 2245/16X1; and as amended by Dublin City Council Reg. Ref. 4264/18 & An Bord Pleanála Ref. ABP-303942-19) at a 0.138 ha site at Nos. 16-18 Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63. The site is principally bounded to the: northwest by buildings on Windsor Place; northeast by No. 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; southeast by Pembroke Street Lower; and southwest by Nos. 51-52 Fitzwilliam Square West, Dublin 2. The proposed development, which provides for alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: replacement of the existing (84 sq m) storage room at Fourth Floor Level with the construction of a 411 sq m Fourth Floor Level accommodating hotel bedrooms and a new plant enclosure with set backs from the front (southeast) and (northwest) facades; and alterations at the Third Floor Level to accommodate access to the floor above. The proposed development will result in an increase in floor area of 313 sq m and 9 No. additional hotel bedrooms, resulting in a 6 storey (including mezzanine level) over basement and lower ground floor level hotel building with 111 No. bedrooms and a total gross floor area of 5,833 sq m. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

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**Area** Area 1 - South East  
**Application Number** 3308/22  
**Appeal Type** Written Evidence  
**Applicant** Paschal Naylor and Rossa Martin  
**Location** 17, Terenure Road East, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for a modification to the permission granted (Ref. 3991/20) at 17 Terenure Road East, Rathgar, Dublin 6. The development will consist of the installation of 21 sqm of solar panels to the rear faces of both pitches of the 'double' A' roof, the associated ancillary works, and the replacement of the existing fibre cement slates with natural slates.

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**Area** Area 1 - South East  
**Application Number** WEB5204/21  
**Appeal Type** Written Evidence  
**Applicant** Tom Lyons  
**Location** Site at the rear of 62, Orwell Road, Rathgar, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of a part single storey, part 2-storey 3 bedroom detached mews dwelling (c.174m<sup>2</sup>) with a pitched roof to rear of existing house, vehicular

parking and all associated site works with access from Orwell Mews, of this site (c.490m2) at the rear of 62 Orwell Road, Rathgar Dublin 6 D06 DX21.

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**Area 1**  
**Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

19/22

(09/05/2022-13/05/2022)

**Area** Area 1 - South East  
**Application Number** 0143/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Anita Kirwan  
**Location** 3, Greenmount Lane, Dublin 12  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** SHEC: Planning permission for a change of use from office to residential. The application proposes to provide a 1 bed apartment on the ground floor with a 2 bed apartment split across ground and first floor, together with all associated site works.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

19/22

(09/05/2022-13/05/2022)



**Area** Area 1 - South East  
**Application Number** 0142/22  
**Application Type** Section 5  
**Applicant** IPUT PLC  
**Location** Garryard House, 25/26, Earlsfort Terrace, Dublin 2  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** EXPP: Alterations and/or improvements to existing planters at Earlsfort Terrace including removal of vegetation/trees (Small trees).

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**Area** Area 1 - South East  
**Application Number** 0150/22  
**Application Type** Section 5  
**Applicant** Ramon Escriva  
**Location** 101, Bangor Road, Crumlin, Dublin 12, D12 H7V0  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** EXPP: Kitchen extension to the back of the house. The total area of the rear kitchen extension at the back is less than 40m<sup>2</sup> and total private rear back garden area left is more 25m<sup>2</sup>.

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