



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

21/22

(23/05/2022-27/05/2022)

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 3036/16/X1
Application Type Extension of Duration of Permission
Applicant College Square GP3 Limited
Location Site of 0.2925ha at Apollo House, Tara Street and 9-11 Townsend Street (incl. The long Stone Pub), Dublin 2
Registration Date 24/05/2022
Additional Information Additional Information Received

Proposal: EXT. OF DURATION: Apply for permission for development at a site of 0.2925ha at Apollo House, Tara St., Dublin 2 and 9-11 Townsend Street (Incl. The Long Stone Pub), Dublin 2. The site is bounded by Townsend St. to the south, Tara St. to the East, Hawkins House to the West and Poolbeg St. to the North. The proposed development consists of the demolition of the existing Apollo House located on Tara St. and Poolbeg St., and the Long Stone Pub on Townsend St., Dublin 2 and construction of a commercial office building ranging in height from 5 storey to 12 storeys (including one level of plant). The total gross floor area above ground of this building will be circa 16,205 sq.m. The ground floor includes office entrance and foyer of 245 sq.m, 2 no. café / restaurant / retail units (160 sq.m respectively) and 1 no. bar / café / restaurant unit of 460 sq.m. Access to the level basement will be via a ramp onto Townsend St., basement -2 contains 40 no. car parking spaces and associated plant and basement -1 contains 174 no. cycle spaces and associated shower & toilet facilities, plant area and 2 no. ancillary storage spaces of approx. 280 sq.m and 60 sq.m. cycle access to the basement will be via a dedicated, access controlled cycle stair accessed from the new civic space. Roof terraces are provided on the west and south elevation at tenth floor level, on the east elevations at eight floor level, on the west elevation at sixth floor level and on the south elevations at fifth floor levels. The development will also consist of a new civic space onto Poolbeg St. including proposed hard and soft landscaping features and boundary treatment to adjoining Hawkins House. The proposed development also includes for the provision of green roofs; retail / café / restaurant signage; a new ESB substation; 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.

Area Area 1 - South East
Application Number 3272/22
Application Type Permission
Applicant Vantage Tower Ltd.
Location St. Clare's Park at the corner of 119 Harold's Cross Road and Leinster Park, Harold's Cross, Dublin 6
Registration Date 25/05/2022
Additional Information Additional Information Received

Proposal: Permission to erect telecommunications antennas and associated equipment concealed within three No. shrouds with fitting apparatus and a cabinet upon the building rooftop.

Area Area 1 - South East
Application Number 4037/22
Application Type Permission
Applicant Diarmuid & Carmel O'Neill
Location 68, Gilford Road, Sandymount, Dublin 4, D04 DW64
Registration Date 23/05/2022

Additional Information

Proposal: Permission to demolish single storey side extensions, construct a 2-storey side extension, all to form a new 2-storey dwelling, which comprises of 2 no. new bedrooms, internal & external alterations, incl. forming new vehicular entrance to rear garden from Sandymount Castle Road, at 68 Gilford Road, Sandymount, Dublin 4 D04 DW64.

Area Area 1 - South East
Application Number 4046/22
Application Type Permission
Applicant Denise Coughlan
Location No. 43 Avenue Road, Portobello, Dublin 8 (to the rear and within the curtilage of No. 43 South, Circular Road D08 HK76 (a Protected Structure) and east of No. 45 Avenue Road, (D08 F6P3)
Registration Date 24/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for development comprising: (i) demolition of existing structure (comprising commercial garage with ancillary office and shed) (ii) construction of a three-storey, three-bedroom mews dwelling. The dwelling will be served by 1 no. car parking space and various areas of private open space in the form of a rear private garden and terraces at first and second floor levels. Vehicular access to the dwelling will be provided from Avenue Road. A second access for pedestrians will be provided via an existing laneway along the east of the site; and (iii) Permission is also sought for all ancillary works, inclusive of boundary treatments and SuDS drainage, necessary to facilitate the development.

Area Area 1 - South East
Application Number 4055/22
Application Type Permission
Applicant Stephen Court Ltd
Location Stephen Court, 18-21, Saint Stephen's Green, Dublin 2, D02 N960
Registration Date 24/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE : Planning permission for development at Stephen Court, 18-21 St. Stephen's Green, Dublin 2 (D02N960). The front of the site faces onto St. Stephen's Green and the rear onto Joshua Lane. Vehicular access is provided to the rear, from Dawson Street via Joshua Lane. The western and eastern boundaries on St. Stephen's Green are formed by No's. 17 and 22 St. Stephen's Green, respectively (both Protected Structures). The proposal includes development within the former curtilage of No. 17 St. Stephen's Green, a Protected Structure.

The proposal includes the demolition of all existing structures on site and the construction of new structures, as detailed below. Demolition:

-The demolition of the existing office development (c. 14,086 sq m. including a coffee shop) comprising 3 no. interlinked blocks ranging in height from 6 storeys (c.20m + setback penthouse floor) facing St. Stephen's Green, to 7 storeys (c. 23.2m + setback plant floor) at the rear; and Construction:

- The construction of a new office development (c. 21,219 sq m), including an associated arts facility (c. 494 sq m) and retail outlet (c. 72 sq m), and, additionally, a new publicly accessible landscaped courtyard (c. 575 sq m).

The proposed development will range in height from 5 storeys (c. 20.6 m) on the St Stephen's Green frontage, through setback floors of 6 to 7 storeys (up to c. 28.75 m) to the rear, giving a maximum overall height, including rooftop plant, of c. 31.8 m. The scheme includes external terraces facing St Stephen's Green at 5th and 6th Floor levels. The existing 211 car spaces will reduce to 35 spaces, accommodated at basement level, accessed via Joshua Lane, with 6 additional car spaces provided for No.17 St. Stephens Green (with these accessed through an existing entrance on St. Stephens Green). 297 bicycle spaces will be provided, including 9 cargo bike spaces and 14 visitor spaces. The proposed development includes associated plant, landscaping and ancillary development and site works-above and below ground.

Area Area 1 - South East
Application Number 4057/22
Application Type Permission
Applicant Health Services Staffs Credit Union Ltd.
Location 5-6 The Triangle, Ranelagh, Dublin 6
Registration Date 24/05/2022

Additional Information

Proposal: Permission is being sought comprising: alterations to front elevation (north west elevation) incorporating new shop front with feature metal fins, new windows at first floor level to front elevation (north west elevation), backlight signage and associated minor internal alterations to ground and first floor, including associated site works all on a site area of 121.5 sqm.

Area Area 1 - South East
Application Number 4063/22
Application Type Permission
Applicant Pembroke Wanderers Trust Company
Location Pembroke Wanderers Hockey Club, 27A Serpentine Avenue, Ballsbridge, Dublin 4
Registration Date 25/05/2022

Additional Information

Proposal: Development will consist the installation of a free-standing balcony connected to and extending from the existing clubhouse viewing deck and the provision of ground to first floor lift access from within the existing clubhouse with new proposed lift enclosure to rear of building, modifications to existing roof and associated external building works.

Area Area 1 - South East
Application Number 4068/22
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 Road and Shelbourne Road, Ballsbridge, Dublin 4
Registration Date 26/05/2022

Additional Information

Proposal: Planning permission for the development consists of :

- (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 70m² to be used as part of the

showroom and for ancillary staff facilities,

(c) a new fire exit to the rear.

The total floor area of the completed development would be 258m².

Area Area 1 - South East
Application Number 4070/22
Application Type Permission
Applicant Marks and Spencer (Ireland) Ltd
Location 15-20 Grafton Street, 1-7 Duke Street, 2 Duke Lane,
Dublin 2
Registration Date 26/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development located within an architectural conservation area. Numbers 15-20 Grafton Street and no. 1 Duke Street area noted as protected structures (RPS Ref: 3243, 2394). The development will consist/consists of:

1. Specialist conservation and restoration works to the west (Grafton Street) south (Duke Street) and east (Duke Lane) facades as follows: no. 15-17 Grafton Street : repairs and cleaning to existing plaster detailing at 2nd floor level. No. 18 Grafton Street : cleaning of brickwork/cornice to remove soiling, repair damaged/spalled bricks and repoint in hydraulic lime at 2nd floor level. No. 19-20 Grafton Street: cleaning to existing plaster detailing, removal of similar at 2nd floor level and proposed new lead protection at capping level. No. 1 Duke Street: cleaning of soiling on flat render sections at 1st floor and 2nd floor. No. 2-4 Duke Street: cleaning of soiling to facade, capping and cills, removal of vegetation, repairs to cracks around windows at 1st and 2nd floor level and repointing of cappings. No 5, 6, 7 Duke Street and no. 2 Duke Lane: Removal of cracked and blown cementitious render sections at 1st and 2nd floor level with replacement in hydraulic lime render. Repairs to plaster moulds around windows, repairs to cills, repainting, repointing of joints in cappings and proposed new lead protection at capping level. General repairs to existing timber sash windows throughout, as required, with like for like details,
 2. Material alteration at 1 Duke Street consisting of the installation of a modern replica 'midshipman' statue in place of the original statue (removed for its protection and conservation) and relocation of the conserved original statue internally, all in accordance with appropriate conservation methodology.
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Area Area 1 - South East
Application Number 4071/22
Application Type Retention Permission
Applicant Orwell Healthcare
Location Queen of Peace Centre, Garville Place, Rathgar, Dublin
6
Registration Date 26/05/2022

Additional Information

Proposal: PERMISSION AND RETENTION PERMISSION: for the development at a site of c.0.4240 ha located at Queen of Peace Centre, Garville Place, Rathgar, Dublin 6, located on the western side of Garville Place to the rear of Garville Avenue nos. 6-8 and to the south of Garville Lane.

The development is an amendment application to the permitted development under DCC Reg. Ref. 4613/19 (and previous permission DCC Reg. Ref. 2865/18). The alterations will include the following :

- increase in the no. of bedrooms by 47 no. to provide a total of 131 no. bedrooms in the main building (the permitted development provides for 84 no. bedrooms),
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- modification to the footprint, design and internal layout of the permitted extension to rear (north-west) of main building,
 - alterations to internal layouts including to the permitted stairwell, extension of the main building to the north-west, provision of a communal sunroom and a sheltered roof space, all resulting in a minor increase in building height to c.20.140m (to the top of the lift core) and an overall increase in floor area by c.362 sq.m.,
 - omission of permitted basement,
 - minor amendments to fenestration and materials,
 - amendments to the previously approved energy centre to the south-west of the site to a proposed new cold water storage tank enclosure,
 - demolition of existing independent living unit 2 (c.171.6sq.m.),
 - retention of the existing 3 storey, temporary structure comprising prefab portable cabins (providing dayroom facilities linked to the main building). This temporary structure to be removed upon completion of the permitted extension.
- The proposal also includes all associated works to enable the development of the existing care home, Queen of Peace Centre.

Area Area 1 - South East
Application Number 4078/22
Application Type Permission
Applicant Yellowpoint Ltd.
Location 42, Fitzwilliam Place, Dublin 2, D02 P234
Registration Date 27/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following: modifications involving material changes to disabled toilet and tea station at ground floor level in the rear return.

Area Area 1 - South East
Application Number 4083/22
Application Type Permission
Applicant James Whelan & Anne Fahy
Location 22, Sandymount Castle Park, Dublin 4, D04 XA31
Registration Date 27/05/2022

Additional Information

Proposal: Permission to construct a one-bedroomed single storey detached dwelling to rear of existing house and associated works.

Area Area 1 - South East
Application Number 4085/22
Application Type Permission
Applicant Royal Irish Academy of Music
Location 38 Fenian Street, Dublin 2
Registration Date 27/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS Ref. 8743). The development will consist of a change of use from office use to student accommodation for 6no. music students with the provision of 6no. en-suite bedrooms and associated shared facilities. Other works include internal alterations will include:

- (a) the lowering of existing floor at basement level;
- (b) the renovation and repair of all original brick vaults at basement level including vaults under public footpath;
- (c) provision of new insulated concrete slab to lower ground floor level, including underpin and new tanking membrane to slab;
- (d) the replacement of non-original stairs to basement level with new stairs;
- (e) removal of non-original walls;
- (f) provision of new hardwood timber stairs to fourth floor;
- (g) upgrading fire and acoustic performance of existing suspended timber floors;
- (h) provision of new flattened brick arch to front and rear entrance of existing carriageway;
- (i) provision of new services throughout including new services risers and all ancillary works necessary to facilitate the development.

External alterations will include:

- (1) the removal on non-original rear windows;
- (2) the removal of the non-original projecting WC to the rear;
- (3) part removal of non-original roof structure;
- (4) lowering of window sills to floor level at rear rooms (3no.);
- (5) the repositioning of original sixover-six sash window from third floor to the rear ground floor half-landing;
- (6) provision of glazed three-storey cantilevered extension to the rear at 5 sq.m per floor (first, second and third floors);
- (7) addition of fourth floor set-back extension with roof terrace to south;
- (8) the removal of modern front door and projecting canopy and modifications;
- (9) the removal of modern cement render to rear facade and re-pointing of original brick;
- (10) the cleaning repair and repointing of existing brick to both front and rear facades.

Area	Area 1 - South East
Application Number	4086/22
Application Type	Permission
Applicant	Hawksmoor Dublin Ltd
Location	34 College Green, Dublin 2
Registration Date	27/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development consist of a change of use from retail to licensed restaurant. Changes are proposed to the back of house area to provide for kitchen, storage and service areas, new mechanical ventilation system, new internal timber and glazed screens to form restaurant, bar and private dining rooms, new internal lobby entrance, new external railings and seating area at ground floor level to front of 34 College Green and an internal illuminated identification sign over the front door, new external illumination to ground floor windows and totem menu sign and all other works associated with restaurant use.

Area	Area 1 - South East
Application Number	4087/22
Application Type	Permission
Applicant	Schwan Ebrahim
Location	24 Camden Street Lower, Dublin 2, D02 Y621
Registration Date	27/05/2022

Additional Information

Proposal: Planning permission for the removal of condition No. 5 of planning approval Ref. No. 3501/15 to have no restrictions of hours of operation, change of use of restaurant to allow cafe

style usage, amendments to existing layout to convert existing storage rooms allow for private family seating areas, allowance for the sale of hot food for consumption off the premises, allowance for delivery pick up from the restaurant.

Area Area 1 - South East
Application Number 4088/22
Application Type Permission
Applicant City Space
Location 13 Fownes Street Upper, Temple Bar, Dublin 2, D02 X066
Registration Date 27/05/2022

Additional Information

Proposal: Planning permission is sought for the redevelopment of the existing three storey over basement commercial building to include the change of use from office use to guesthouse accommodation with ground level cafe/retail unit. The proposed development includes for the construction of an additional floor setback at roof level. The proposed guesthouse will comprise 13 no. bedrooms and ancillary accommodation including multi-purpose/day room with a reception integrated as part of the cafe. The external lightwell will be extended to ground floor level to the rear with new formed internal elevations changes to fenestration and amended elevation treatment to Fownes St facade with signage and associated site works.

Area Area 1 - South East
Application Number DSDZ4073/22
Application Type Retention Permission
Applicant Calibrate Real Estate Limited
Location Underground Car Park, Block A, Grand Canal Square, Grand Canal Quay, Dublin 2
Registration Date 26/05/2022

Additional Information

Proposal: RETENTION PERMISSION : for development of interior works in underground car park, not affecting the external appearance of the car park, but providing an additional 12 car parking spaces, and comprising (a) Relocation of office to new position creating 2 no. new parking spaces. (b) Reduction in size of granted plant room to create 3 no. new parking spaces. (c) New store area to rear of existing stairwell removing 2 no. granted parking spaces. (d) New white lining parking layout allowing for one way system and increasing parking spaces from the granted 150 spaces to a total 162 spaces, and all associated site development works.

Area Area 1 - South East
Application Number PWSDZ4058/22
Application Type Permission
Applicant Pembroke Beach DAC
Location Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4
Registration Date 24/05/2022

Additional Information

Proposal: Permission for development for a mixed use development (Referred to as Phase 2) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 2.10 hectares (identified as within the A1 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April

2019).

The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase I development as provided for under the approved Poolbeg West SDZ Planning Scheme.

The overall site also includes a recently issued planning permission (Phase 1) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase I Permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The overall site is also the subject of an application for planning permission (Phase IB) (PWSDZ3406/22) which relates to the development on a site area of some 0.76 hectares and proposes 356 No. apartments and residential amenities within a mixed-use development (43,944 sq m) comprising 1 No. block (identified as Block L). The Phase 1B application for planning permission is located directly adjacent to the proposed Phase 2 development (opposite side of Central Boulevard) within the overall site. The proposed Phase 2 development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.10 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendment to the urban tree planting along the Sean Moore Road interface); and the construction of a residential and mixed-use scheme comprising a floor area of 64,906 sq m (54,682 sq m above basement), together with a basement/undercroft area of 10,224 sq m, comprising 2 No. blocks (identified as Block D and E) to provide: 516 No. apartment units and associated residential amenity facilities; a childcare facility: 5 no. café restaurant units; 2 no. Retail Services; 14 no. Retail Units; 1 no. Foodhall, 1 no. Health Facility: basement car parking; together with associated infrastructural works on the overall site.

The proposed development will also include provision of the South Bank Link Road as identified in the SDZ Planning Scheme. The 516 No. apartment units will include 143 No. "Build-To-Rent" apartments (including resident support facilities and resident services and amenities), 52 No. social housing apartments, 77 No. affordable housing apartments and 244 No. apartment units. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.) Access and servicing of the proposed Phase 2 development will be by way of the central boulevard as permitted (subject to compliance with Condition No. 24e) in the Phase 1 planning permission (PWSDZ3207/21) which also amends the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things.

The proposed Phase 2 development will consist of: Blocks D and E ranging in height from 4 - 10 storeys over basement/undercroft to provide 516 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block), consisting of: 180 No. 1-bedroom units; 252 No. 2-bedroom units; and 84 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of "height" in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); the provision of 1,404 sq m of residential amenity facilities (to include a gym, co-work space, meeting room & other private amenities) a childcare facility (453 sq. m) located at the ground floor of Block D providing c.90 No. childcare places, and an outdoor play area of c.200sq m; 17 No. retail spaces (Retail Units, Retail Services & Foodhall) located at the ground floor of Blocks D & E (Total GFA 2,172 sq m) 5 no. café / restaurants located at ground floor level (Total GFA 722 sq m); A total of 103 no. residential car parking spaces (incl. 5 no. disabled access spaces & 21 no. EV spaces), 8 No. car share parking spaces, 4no. crèche parking spaces, 1 no. health centre parking space & 6 no. retail parking

spaces located at basement level with vehicular access from the street level (Block D south eastern elevation), the provision of 20 no. on-street car parking spaces (incl. 6 No. EV on-street car parking spaces and 6 no. disabled access spaces) and 5 no. loading bays. Note 5 No. of the proposed on-street car parking spaces will not be accessible until such time that a future connection/tie into Southbank Road is proposed and delivered; Provision of 942 No. bicycle parking spaces; 852 No. long-stay standard bicycle parking spaces located at basement level (Incl. 5 no. crèche, 28 no. retail, 3 no. healthcare and 16 No. cargo bicycle parking spaces); 90 no. short-stay standard bicycle parking spaces located at surface level (70 no. residential [incl. 10 no. cargo bike spaces], 10 no. additional spaces and 10 no. crèche); plant rooms, resident storage spaces, bin stores, bicycle stores, water storage, sprinkler rooms, laundry located at basement level; landscaped open spaces to comprise residential communal courtyards (incl. children's play areas), and 4,401 sq. m of roof terraces to Block D (5th, 6th, 7th and 8th Floor), Block E (5th, 6th and 8th Floor); 1 no. double ESB sub station located at the ground floor level of Block D (76 sqm) and 1 no double ESB sub station located at the ground floor level of Block E (57 sqm); Provision of public realm spaces including 2 no. public squares (Glass Bottle Square and Pembroke square, totalling 1.820 sq m). streets and public amenity spaces; One new local/side street (Market Street) connecting to the permitted Central Boulevard; and the provision of the South Bank Link Road as identified in the SDZ Planning Scheme. Note that the proposed South Bank Link Road will include temporary bollards and fencing to partially restrict access to pedestrians only until such time that a future connection/tie into Southbank Road is proposed and delivered. The proposed development will include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste & recycling facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	4034/22
Application Type	Permission
Applicant	Niamh & Declan Tonge
Location	22, Rathgar Road, Dublin 6
Registration Date	23/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE : 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 of 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 vehicular access.

Area	Area 1 - South East
Application Number	4040/22
Application Type	Permission
Applicant	Hugh Chaloner & Shona O'Neill
Location	8 Moyne Road, Ranelagh, Dublin 6, D06 HH98
Registration Date	23/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of demolition of the existing 9.1m² single storey extension at ground floor level at the rear of the house, construction of a new 13.8m² single storey extension at ground floor level at the rear of the house, lowering the sill level of the existing window in the rear reception room at ground floor level to form a doorway into the proposed new extension, creation of a new opening at ground floor level in the north wall of the existing return at the rear of the house to connect the proposed new extension, creation of a new window opening at ground floor level in the rear facade of the existing return, demolition of the existing 2.75m² single storey lean to outhouse in the rear garden, construction of a new 1.5m² single storey outhouse in the rear garden and ancillary works including repair of the render finish at the rear of the house.

Area Area 1 - South East
Application Number 4043/22
Application Type Retention Permission
Applicant Ian & Anne Looby
Location 32 Raglan Lane, Ballsbridge, Dublin 4
Registration Date 24/05/2022

Additional Information

Proposal: RETENTION: Retention planning permission for :

- (1) 14.50 sq.m. ground floor replacement sunroom for original conservatory,
 - (2) conversion of 50 sq.m. of attic storage space to habitable accommodation,
 - (3) associated works, to existing three storey house
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Area Area 1 - South East
Application Number 4044/22
Application Type Permission
Applicant James and Aimee Lenehan
Location Glenart, 8 Richmond Avenue South, Dublin 6, D06 H2DO
Registration Date 24/05/2022

Additional Information

Proposal: Planning permission for:

- (a) demolition of single storey garage to side and chimney to north,
 - (b) construction of a single and two storey extension to side and rear, and
 - (c) construction of a single storey garden store to side.
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Area Area 1 - South East
Application Number 4048/22
Application Type Permission
Applicant Patrick and Emma Brandt
Location 14, Charleville Road, Rathmines, Dublin 6, D06 C5X7
Registration Date 24/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of repointing of the front elevation brickwork using lime-based mortars with a traditional wiggled joint finish and the addition of photovoltaic solar panels to the south-facing slope of the central valley of the main roof.

Area Area 1 - South East
Application Number 4051/22
Application Type Permission
Applicant Fiona Ward
Location 8, St Kevin's Terrace, New Bride Street, Dublin 8, D08 H6F4
Registration Date 24/05/2022

Additional Information

Proposal: The development will consist of upgrading works to include partial demolition works, extension of existing rear ground and rear first floor extensions to include increased height to facilitate warm roof construction, 3 no. new flat type rooflights, removal of existing first floor rear side window, new smaller first floor rear side window, internal reconfiguration, SUDS drainage and all associated ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 4052/22
Application Type Permission
Applicant Jennifer McGinley
Location 1, Cambridge Villas, Rathmines, Dublin 6, D06 XY28
Registration Date 24/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE : Permission for a single-storey extension to the rear of the existing single-storey extension, integrated into the existing boundary stone wall with Cambridge Road; replacement of the non-original block-work at the top of the same boundary wall with timber fence; substitution of non-original external render on north and east elevations of the original building with a lime base render; refurbishment of the existing original windows; the conversion of a window opening into a door at ground floor of the existing extension; solar panels on the inner side of the rear roof and all the associated site works all for the provision of a dwelling and ancillary family accommodation at the address 1 Cambridge Villas Rathmines, Dublin 06 D06 XY28 which is a PROTECTED STRUCTURE.

Area Area 1 - South East
Application Number 4054/22
Application Type Permission
Applicant Mightwall Ltd
Location Silverdale, Palmerston Park, Rathmines, Dublin 6, D06 AR25
Registration Date 24/05/2022

Additional Information

Proposal: Permission for alteration and extensions to the existing dwelling, as follows: (i) Demolition of single storey pitched roof uPVC conservatory (31.3 sq.m.) and non-original single storey flat roofed utility room extension (10.2 sq.m); (ii) Demolition of 2 no. chimneys and single storey flat roofed garage (including en-suite serving ground floor bedroom) (18.5 sq. m.); (iii) Construction of part single storey part two storey extension to the side and rear (126.3sqm); (iv) Alterations and modifications including new stairs, reconfiguration of internal room layouts at ground and first floor and replacement of non-original uPVC windows and doors; (v) Widening of existing vehicular entrance to 3.8m, a new masonry wall in the rear garden and associated landscaping; and, (vi) The development also includes SuDS drainage and all ancillary and engineering works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4056/22
Application Type Permission
Applicant Ciaran Murphy & Nykol Murray
Location Rostellan, 29, Temple Road, Rathmines, Dublin 6, D06 V4H5
Registration Date 24/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of renovation and extension of an existing detached house known as 'Rostellan' 29 Temple Road, Rathmines, Dublin 6, D06 V4H5 (A Protected Structure).

- Works to include the demolition of non original 2-storey extension to eastern side gable of main house.
- Removal of single storey lean to sheds to rear northern elevation and widening of ope to rear courtyard.
- Construction of a new 3 storey extension to eastern elevation incorporating a 2 storey staircase enclosure and part 2 storey and single storey extension with terrace over with external spiral staircase access to rear garden to north elevation.
- New upper level glazing and roof to retained lower level courtyard walls, to form double height two storey orangery to rear north elevation.
- 2 no. new door opes to existing east elevation to new extension at lower ground level, block up one existing ope and widening of another existing ope on upper ground level on east elevation.
- Alter existing window ope to form new door to extension at first floor level on east elevation.
- Alter existing window opes at lower ground floor level and at upper ground floor level on north rear elevation to form door opes.
- Refurbishment and upgrading of existing window and door joinery to include draught proofing, weights and cords.
- General internal alterations and refurbishment to existing house including new mechanical and electrical services throughout using existing service routes.
- Refurbishment and repairs to existing roof to include reslating, chimney repairs, flashings and cast iron rain water goods.
- Removal of existing non original pebble dash finish to front southern elevation and replacing with new lime render finish.
- Proposed widening of existing vehicular access to 3.5m wide, existing pier to be relocated and existing cast iron gates to be widened.
- All associated landscaping, site works and services.

Area Area 1 - South East
Application Number 4060/22
Application Type Permission
Applicant Orlan Marron & Bojula Enrique Torao Garcia
Location 201, Upper Rathmines Road, Dublin 6
Registration Date 25/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works to the curtilage of the Protected Structure: including alterations to previously permitted development under planning ref: 2379/21. The works include (i) revised vehicle entrance to rear with new roller shutter and (ii) revised garden shed and all associated site development works.

Area Area 1 - South East
Application Number 4067/22
Application Type Permission
Applicant Sara Pinheiro
Location 12, Zion Road, Rathgar, Dublin 6
Registration Date 25/05/2022

Additional Information

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

Area Area 1 - South East
Application Number 4074/22
Application Type Permission
Applicant Jorge Fernandez & Nuria Menendez
Location 76, Moyne Road, Rathmines Dublin 6, A96 R621
Registration Date 26/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE : Development will comprise the demolition of an existing single storey extension to the rear, and the construction of new single storey extension to the rear in lieu of same. The proposed works will also comprise modifications to the internal areas of the existing dwelling, including the formation of an opening between the existing kitchen area at lower ground floor level to the rear, and the existing living room at upper ground floor level to the front of the dwelling, the removal of a party wall between the existing bathroom and adjoining wc at first floor level, and the provision of a new shower room with new velux window to the existing rear bedroom at second floor level. The proposed works will also comprise the partial excavation of an existing raised garden area to the rear to form a patio area, and the demolition of an existing single storey garden shed to the rear boundary of the property, and the construction of a new covered garden area structure to the rear garden in lieu of same, together with all ancillary site works including connections to existing services.

Area Area 1 - South East
Application Number 4081/22
Application Type Retention Permission
Applicant Gerard Hynes
Location 28, Kilfenora Road, Dublin 12
Registration Date 27/05/2022

Additional Information

Proposal: RETENTION: The development consists of a part two storey and part single storey rear extension (total floor area 33.72 sqm) together with a non-habitable attic conversion incorporating a dormer roof structure to rear elevation, a new single storey porch to front elevation (1.65 sqm), two roof windows on rear elevation and 1 no. roof window on front elevation and associated site works.

Area Area 1 - South East
Application Number 4084/22
Application Type Permission

Applicant Shelley horan & Lorcan Staines
Location 13, Brighton Road, Dublin 6, D06 X282
Registration Date 27/05/2022

Additional Information

Proposal: PROTECTED STRUCTURE : PROTECTED STRUCTURE : Development for (a) Removal of c. 18.9 sqm garage at the garden with access off the laneway to the rear; (b) Removal of c. 6.0 sqm of garden sheds at the rear garden; (c) Construction of c. 20.6 sqm free standing, single storey, pitched roof, garden room at the rear of the garden; (d) Replacement of gate fronting onto laneway to rear; (e) And all associated site works.

Area Area 1 - South East
Application Number WEB1170/22
Application Type Permission
Applicant Patricio Brennan and Grace Loring
Location 124, Lansdowne Park, Dublin 4
Registration Date 24/05/2022

Additional Information Additional Information Received

Proposal: The development will consist of the conversion of the existing attic and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a rooflight to the front and a window in the gable at attic level and associated internal modifications.

Area Area 1 - South East
Application Number WEB1500/22
Application Type Permission
Applicant Leah White
Location 17, Rugby Villas, Ranelagh, Dublin 6, D06 F6W6
Registration Date 24/05/2022

Additional Information

Proposal: The development consists of change of existing front entrance door to new window and change of existing ground floor front window to new entrance door.

Area Area 1 - South East
Application Number WEB1502/22
Application Type Permission
Applicant Cecilia Quadros
Location 70, Beech Hill Drive, Dublin 4, D04 E1T0
Registration Date 24/05/2022

Additional Information

Proposal: Planning permission is sought for widening of the existing pedestrian entrance to the front garden to provide vehicle access, and providing off street parking in the front garden, with all associated site works.

Area Area 1 - South East
Application Number WEB1504/22
Application Type Permission
Applicant Sean & Pamela Cranford
Location 34, Oxford Road, Dublin 6, D06 C436

Registration Date 25/05/2022

Additional Information

Proposal: The development consists of: 1. Removal of the existing glazing structure at the first floor rear extension. 2. Demolition of the existing first floor rear extension. 3. Removal of the existing flat roof serving the ground floor rear extension to be replaced with a new lean to roof incorporating a skylight. 4. Construction of a flat roof rear extension on the first floor to consist of an office and a bathroom. 6. Construction of a gable ended pitch roof to the main house for the provision of an attic conversion with a rear facing flat roof dormer window to consist of a master bedroom, walk-in wardrobe and ensuite . 7. General remodel and partial upgrade of the existing dwelling at both ground floor & first floor to suit the proposed layouts. 8. All drainage, structural and associated site works to be implemented.

Area Area 1 - South East
Application Number WEB1507/22
Application Type Permission
Applicant Roddy & Una Kilduff
Location 15, Waterloo Lane, Ballsbridge, Dublin 4, D04 H9C3
Registration Date 26/05/2022

Additional Information

Proposal: The development will consist of removal of existing pitched and hipped roof, construction of additional set back storey and balcony at second floor level, addition of single storey extension to rear of house, modifications to front and rear facades and internal modifications and associated landscaping and ancillary works.

**Area 1
Decisions**

Area Area 1 - South East
Application Number 0128/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 26/05/2022
Applicant Cliona O'Faolain
Location 2, Edenvale Road, Ranelagh, Dublin 6, D06 NA78.

Additional Information

Proposal: EXPP: Add a glazed bathroom window to the side wall of the house.

Area Area 1 - South East
Application Number 0131/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 26/05/2022
Applicant Helen Boland
Location 9, Palmerston Road, Rathmines, Dublin 6, D06 KT04

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works consist of the removal of the existing cementitious pointing to No. 9 Palmerston Road and a replacement with a lime mortar using the

"Irish wiggling method" or style, together with associated brick repairs and as necessary replacement with purpose made replica brick specials.

Area Area 1 - South East
Application Number 3101/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/05/2022
Applicant Strandmount Limited
Location Charlemont Place, Dublin 2
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at a 0.1024 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well).

The development will consist of amendments to the permitted aparthotel development as granted under Dublin City Council Reg. Ref. 3549/19 [An Bord Pleanála Case Reference PL29S.305585] and amended under Dublin City Council Reg. Ref. 3196/20, to include the following modifications: an additional 3 No. aparthotel bedrooms which will increase the number of bedrooms from 44 No. to 47 No.; omission of Basement Level -2 which provided a plant enclosure; internal modifications at all levels; provision of a lightwell to east elevation of the 2 No. additional bedrooms at Basement Level -1; relocation of bicycle parking at Basement Level -1; omission of 3 No. car parking spaces at Basement Level -1; provision of an external bin store at Basement Level -1; modifications to plant enclosure at Roof Level; provision of a ballasted guardrail (1.1 m high) at Roof Level; provision of a lift overrun which extends to 19.375 m; modifications to permitted signage on west elevation; modifications to permitted entrance canopy and associated signage facing south; elevational changes; modified landscaping; and all associated site and development works above and below ground. The total gross floor area of the permitted aparthotel development will be reduced from 1,737 sqm over basement level of 666 sq m to 1,711 sq m over basement level of 401 sq m.

Area Area 1 - South East
Application Number 3627/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/05/2022
Applicant Golden Jubilee Trust
Location 84, Merrion Square South, Dublin 2, D02 T882
Additional Information

Proposal: PROTECTED STRUCTURE: For external works at this site, to the existing 4-storey over basement property. (Protected Structure, RPS.5182). The development will consist of repointing works to the front facade of the Protected Structure.

Area Area 1 - South East
Application Number 3637/22
Application Type Permission

Decision GRANT PERMISSION
Decision Date 24/05/2022
Applicant Darren Lawler and Anthosh Naidoo
Location 75, Waterloo Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: the conversion of the building from existing 2 apartment layout back into a single family home; Works to Rear Return - the replacement of existing modern window with a timber sash window, replacement of modern door with timber glazed door - both at side of rear return at lower ground level; two new timber sash windows at upper ground floor level of side of rear return in two new openings, replacement of modern door with timber glazed door at rear upper ground floor level of rear return, removal of modern external metal spiral stair and balcony between upper ground floor and first floor of rear return, replacement of modern door with new timber sash window at first floor level of rear return; internally in the return all levels removal of modern kitchens, bathrooms and partitions, insertion of new bathroom to rear return first floor level; Works to Main House - removal of modern spiral stair between lower and upper ground floor of main house and replacement with new timber stair, removal of modern kitchens and bathrooms from lower ground floor, replacement of existing floor slab, insertion of new partitions and wc at lower ground floor level of main house; removal of modern partitions on upper ground floor level of main house, new kitchen, new wall opening with new timber doors between upper ground floor level reception rooms, new wall opening to rear return on upper ground floor level of main house, new partitions and insertion of new bathroom on first floor level with raised floor to retain existing timber flooring below; upgrading of mechanical and electrical installations to the house, internal redecoration and all associated ancillary siteworks.

Area Area 1 - South East
Application Number 3645/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/05/2022
Applicant HECF One Clarendon Row 2 Sarl
Location Chatham and King, Chatham Street, Dublin 2

Additional Information

Proposal: Planning permission for development at 'Chatham and King', Chatham Street, Dublin 2 bounded to the north by Chatham Street, to the south by the rear of The Gaiety Centre, King Street South, to the west by Clarendon Row and to the east by 6 Chatham Street and the Gaiety Theatre (Protected Structure).

The proposed development will consist of: 1) the change of use of the 3 no. food and beverage units at ground floor approved under register reference 4436/16 to retail use and the amalgamation of this floor space with the 2 no. approved retail units to form a single retail unit at ground floor; 2) the change of use of the approved retail floor space at upper basement level to food and beverage use; 3) alterations to the approved shopfronts at ground floor including the redesign of the approved entrance doors; the installation of a retractable accordion gate across the main shop entrance on the Chatham Street elevation; the installation of an additional two sets of double doors on the Chatham Street elevation; and the installation of new double doors to the basement on the Clarendon Row elevation; 4) the display of illuminated (backlit) signage (individual letters and logos) above the shopfronts on the Chatham Street and Clarendon Row elevations; 5) the installation of 12 no. projecting fixed fabric banner signs at first floor level (9 no. on the Chatham Street elevation and 3 no. on the Clarendon Row elevation); and 6) the installation of a projecting curved canopy over the main shop entrance on the Chatham Street elevation.

Area Area 1 - South East
Application Number 3647/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/05/2022
Applicant Peter Twomey and Hanna Botelho Karhunnen
Location 40, Heytesbury Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of internal renovations, renewal of electrical, plumbing and heating installations and replacement of modern windows with new replica sash windows with slim-profile double glazing.

Area Area 1 - South East
Application Number 3652/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 26/05/2022
Applicant Rathmines Park Management Company
Location Auburn House Residents carparking lot at, Rathmines Park, Rathmines, Dublin 6

Additional Information

Proposal: For the erection of 1.1 m high decorative metal railing above existing walls to maximum height of 1.5m to south & west side of existing carpark with associated gates, revised signage, and ancillary site works.

Area Area 1 - South East
Application Number 3653/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 26/05/2022
Applicant Dearcrest Limited
Location The rear of 38, Mountpleasant Avenue Lower (fronting Fortescue Lane), Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: 38 Mountpleasant Avenue Lower is a Protected Structure. The development will consist of:- 1) Construction of a 2 storey, 2-bedroom flat-roof mews dwelling with ground level garden and courtyard; 2) Landscaping, boundary, treatments and associated site works and services.

Area Area 1 - South East
Application Number 3656/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/05/2022
Applicant Linmore Health Ltd
Location 62 Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: Planning permission for the development will consist of a standalone single storey

structure to the rear of the existing development which will provide ancillary accommodation to the main building (garden room & storage) floor area 44.20sqm.

Area Area 1 - South East
Application Number 3658/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 27/05/2022
Applicant Dympna Morrow
Location 89 Heytesbury Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: permission and retention permission for the development will consist of permission for internal upgrade works to the front store room to create a new utility room and a new door opening between the existing kitchen and the new utility room. Retention permission is also applied for retention of an ensuite bathroom in the rear return.

Area Area 1 - South East
Application Number 3659/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/05/2022
Applicant Andrew O'Neill
Location 13 Castlewood Avenue, Rathmines, Dublin 6, D06 Y462

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for a new vehicle entrance to the front garden to provide off street parking, alteration and repair of railings, repointing of the brickwork, repair of plaster quoins, repainting the rendered lower facade, removal of modern security bars from lower windows, repair of the windows and front door, repairs to roof and landscaping works.

Area Area 1 - South East
Application Number 3661/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/05/2022
Applicant Quantum Rock Unlimited Company
Location Unit 19/20 Royal Hibernian Way, Dawson Street, Dublin 2

Additional Information

Proposal: Permission for a material change of use from retail to cafe/deli of the approved unit No. 19/20, Royal Hibernian Way, Dawson Street, Dublin 2 (as permitted under reg. ref. 3643/16) with no alterations to shop front (as approved under reg. ref. 3744/17).

Area Area 1 - South East
Application Number 3774/21
Application Type Permission
Decision REQUEST AI EXT OF TIME

Decision Date 26/05/2022
Applicant Harley Issuer Designated Activity Company
Location The Former Paper Mills Site, Clonskeagh Road,
Clonskeagh, Dublin 6.

Additional Information

Proposal: Planning Permission for a Residential and Aparthotel development at the Former Paper Mills Site, Clonskeagh Road, Clonskeagh, Dublin 6. The application site includes the lands of the former Smurfit Paper Mills Factory and a portion of the curtilage of adjoining properties No. 103 and No. 73, Clonskeagh Road, Dublin 6, and is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south- west and by Clonskeagh Road and the rear boundaries of the properties fronting onto Clonskeagh Road to the west and north.

The proposed development comprises the following:

- Site clearance and demolition of extension to the side of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: PL29S.300024;
- Construction of a residential and aparthotel development in 4 no. blocks (Blocks 1-4) ranging from part 1 to part 7 no. storeys in height above a lower ground / basement level. The development includes 167 no. residential units (81 no. 1 bed units, 84 no. 2 bed units, and 2 no. 3 bed units) within Blocks 1, 2 and 4, and an aparthotel containing 24 no. units (5 no. studios, 18 no. 1 bed and 1 no. 2 bed units) and residential support and amenity facilities within Block 3;
- Block 1, to the north-east of the site, comprises 38 no. residential units including 16 no. 1 beds, and 22 no. 2 beds, in a part 3 to part 6 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern and southern elevations and a plant area is proposed at roof level;
- Block 2, to the east of the site, comprises 109 no. residential units including 50 no. 1 beds, 57 no. 2 beds, and 2 no. 3 beds, in a part 1 to part 7 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern, southern and western elevations. An external communal roof terrace is proposed at 5th floor level. A plant area is proposed at roof level;
- Block 3 (Aparthotel), which fronts onto Clonskeagh Road to the west of the site, comprises 24 aparthotel units including 5 no. studios, 18 no. 1 bed and 1 no. 2 bed units in a part 2 to part 4 storey building, above lower ground / basement level. An external communal roof terrace is proposed at 2nd floor level. Ancillary support facilities are proposed at ground and lower ground / basement levels and includes a reception area, resident's lounge / coffee bar, storage space, recreation space, gym, waste storage area, restrooms, ancillary offices and staff amenity areas. A plant area is proposed at roof level;
- Block 4, to the south-east of the site, comprises 20 no. residential units including 15 no. 1 beds and 5 no. 2 beds in a 5 storey building, above lower ground / basement level. Balconies are provided on the eastern and southern elevations and a plant area is proposed at roof level;
- The lower ground / basement level contains 113 no. car parking spaces, 8 no. motorcycle spaces and 260 no. bicycle parking spaces (255 no. spaces for the residential units and 5 no. spaces for visitors). The lower ground / basement level also includes ancillary residential facilities, plant rooms, waste storage areas and block cores. 2 no. car parking spaces and 84 no. bicycle parking spaces (5 no. spaces for the aparthotel and 79 no. spaces for visitors) are provided at surface level;
- The proposed development will also provide communal and public open space, hard and soft landscaping, including a new riverside walkway to the River Dodder along the eastern and south-eastern site boundary with a proposed entrance off Clonskeagh Bridge and through the application site;
- The proposal includes two vehicular and pedestrian entrances from Clonskeagh Road and associated public realm works (which includes alterations to the existing footpaths / public road external to the planning application site boundary which will be subject to agreement with the

Planning Authority), internal vehicular and pedestrian routes and ramped access to the lower ground / basement level, and boundary treatments; and

- The associated site development and infrastructural works will include foul and surface water drainage, lighting and all associated site development and infrastructural works.

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

Area	Area 1 - South East
Application Number	3809/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/05/2022
Applicant	Robert Ryan
Location	Coach house, rear of 151 Leinster Road, Rathmines, Dublin, D06 YD53

Additional Information

Proposal: PROTECTED STRUCTURE . The site is within the curtilage of a protected structure . The development will consist of; a) the construction of a new single storey extension with flat roof to the side and rear of the existing two storey detached dwelling and b) all associated site, landscaping, drainage and ancillary works.

Area	Area 1 - South East
Application Number	3983/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	23/05/2022
Applicant	MG Developments Ltd.
Location	23-24, Mountain View Avenue, Dublin 6 & rear of Nos. 226-230 Harold's Cross Road

Additional Information

Proposal: Planning permission to make alterations to existing planning granted permission Ref. No. 2409/19. The proposed alterations will consist of:

- Replacing 8 no. previously approved apartments with 3 no. townhouses;
- Changing of materials to previously granted 4 no. townhouses.

Together with all ancillary site works.

Area	Area 1 - South East
Application Number	3987/16/X1
Application Type	Extension of Duration of Permission
Decision	REFUSE EXT. OF DURATION OF PERMISSION
Decision Date	24/05/2022
Applicant	Greg Power, Head of Capital Projects and Planning
Location	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

Additional Information

Proposal: EXT. OF DURATION: 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 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 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 openings revealed by the removal of the Printing House extension as well as the external redecoration of the existing window openings. 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.

Area	Area 1 - South East
Application Number	3991/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/05/2022
Applicant	Airside Estates Ltd
Location	Rear 10, Leinster Road, Dublin 6, D06 R594
Additional Information	

Proposal: PROTECTED STRUCTURE : Demolition of the single storey Store at the end of the rear garden onto Louis Lane and the construction of a part single and part two storey mid-terrace house to the rear of the site opening onto Louis Lane including a rear terrace at First Floor level and all ancillary works at Rear 10, Leinster Road, Dublin 6, D06 R594. This is a Protected Structure.

Area Area 1 - South East
Application Number 4010/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/05/2022
Applicant Caroline Flood
Location 51, Grosvenor Square, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to construction of a single storey garage with a pitched roof and all associated site works to the rear. Vehicular access to the proposed garage is via St. Clare's Avenue. No 51 Grosvenor Square is a protected structure.

Area Area 1 - South East
Application Number 4018/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2022
Applicant Royal Irish Academy of Music
Location 38, Fenian Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of a change of use from office use to student accommodation for 6no. music students with the provision of 6no. en-suite bedrooms and associated shared facilities.

Other works include: Internal alterations will include:

- (a) The lowering of existing floor at basement level;
- (b) The renovation and repair of all original brick vaults at basement level including vaults under public footpath;
- (c) Provision of new insulated concrete slab to lower ground floor level, including underpin and new tanking membrane to slab;
- (d) The replacement of non-original stairs to basement level with new stairs;
- (e) Removal of non-original walls;
- (f) Provision of new hardwood timber stairs to fourth floor;
- (g) Upgrading fire and acoustic performance of existing suspended timber floors;
- (h) Provision of new flattened brick arch to front and rear entrances of existing carriageway;
- (i) Provision of new services throughout including new services risers and all ancillary works necessary to facilitate the development. External alterations will include:
 - (1) The removal on non- original rear windows;
 - (2) The removal of the non-original projecting WC to the rear;
 - (3) Part removal of non-original roof structure;
 - (4) Lowering of window sills to floor level at rear rooms (3no.);
 - (5) The repositioning of original six-over-six sash window from third floor to the rear ground floor half-landing;
 - (6) Provision of glazed three-storey cantilevered extension to the rear at 5 Sq.M per floor (first, second and third floors);

- (7) Addition of fourth floor set-back extension with roof terrace to south;
 - (8) The removal of modern front door and projecting canopy and modifications;
 - (9) The removal of modern cement render to rear façade and re-pointing of original brick;
 - (10) The cleaning, repair and repointing of existing brick to both front and rear façades.
- A Protected Structure RPS Ref. 8743.

Area Area 1 - South East
Application Number 4023/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2022
Applicant Suesey Street and No.25 Ltd
Location Suesey Street, 26 Fitzwilliam Place, Dublin 2

Additional Information

Proposal: Retention permission for the development will consist of the retention of the roller box and canopy over the stairway to basement on Northwest front elevation facing onto Fitzwilliam Place.

Area Area 1 - South East
Application Number 4029/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2022
Applicant Railway Union Football Club
Location Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, DO4 PF86

Additional Information

Proposal: Permission for 4 no. professional 15m high football sports lighting poles at the southern side of the football training pitch, associated ground works and all associated site works.

Area Area 1 - South East
Application Number 4051/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/05/2022
Applicant 1 Merrion Land Limited
Location Gowan Motors Compound site, 169-177 Merrion Road, Dublin 4. The site is located south of Merrion Road

Additional Information

Proposal: The development is an amendment to the permitted development under DCC Reg Ref 4477/19. The alterations will consist of the following: Increase in the number of units over permitted number by 8 no. units to 46 no. units comprising: 19 no. 1-bedroom, 24 no. 2-bedroom and 3 no. 3-bedroom apartments with associated north/ south/ east/ west facing balconies/terraces. The provision of an additional storey to block A by lowering the ground floor to level with the street and increase in height by c. 1.5m. Block A is now up to 6 storeys in height and will have 31 no. apartments (an increase of 6 no. above permitted). Alteration to Block B resulting in an overall reduction in height by c. 1.4m. Block B remains up to 4 storeys in height and will have 15no. apartments (an increase of 2 no. above permitted). Increase in the length of Block A by c. 6m

removal of the basement and replacement with undercroft parking, with communal open space above. Alteration to the number of car parking to provide 17 no. car parking spaces at undercroft level along with 4 no. motorcycle and 182 no. cycle parking spaces. Relocation of the ESB substation. All associated site development works, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

Area Area 1 - South East
Application Number WEB1284/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/05/2022
Applicant Michele McNaughton
Location 12, Tritonville Avenue, Sandymount, Dublin 4

Additional Information

Proposal: Works to existing mid terrace dwelling house to include alterations to roof structure to accommodate new second floor attic bedroom with new stairs, including new dormer roof window and roof light to rear roof at second floor level and associated minor alterations to facilitate same, all located at & to the rear of No. 12 Tritonville Avenue, Dublin 4, D04WC99

Area Area 1 - South East
Application Number WEB1285/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/05/2022
Applicant Paul Fagan
Location 26, Faughart Road, Crumlin, Dublin 12

Additional Information

Proposal: 2 storey extension to rear of existing dwelling with internal modifications and associated site works.

Area Area 1 - South East
Application Number WEB1288/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/05/2022
Applicant Ursula Murphy & Maurice Johnston
Location 37, Fortfield Terrace, Rathmines, Dublin 6 D06 V2R6

Additional Information

Proposal: 1. Construction of a 9 sq. m. extension to the rear ground floor Living/ Dining Room; 2. Reconstruction of the vaulted roof above the rear Living Room and installation of a new rooflight to this roof; 3. Construction of a zinc-clad dormer window to the rear roof slope of the existing (non-habitable) attic space.

Area Area 1 - South East
Application Number WEB1294/22
Application Type Permission
Decision ADDITIONAL INFORMATION

Decision Date 24/05/2022
Applicant Paul Galvin & Louise Duffy
Location 31, Leeson Village, Ranelagh, Dublin 4, D04 Y2Y8

Additional Information

Proposal: Planning permission is sought for the raising of the roof of the existing house to create new first floor accommodation containing no. 3 new bedrooms and additional sanitary conveniences including 2 no. windows first floor to the front elevation, 1 no. first floor window to the side elevation, 2 no. rooflights to the front elevation and 2 no. rooflights to the rear elevation all associated internal remodelling, including ground floor remodelling to integrate the existing bedroom space into the living space, and elevational changes and a new canopy to the side elevation and all associated site works.

Area Area 1 - South East
Application Number WEB1300/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/05/2022
Applicant Naga Srikanth Janjanam
Location 4, Rafter's Lane, Dublin 12 D12 K528

Additional Information

Proposal: A single storey flat roof extension to rear of existing semi-detached bungalow, a new single storey pitched roof dwelling attached to side of existing semi-detached bungalow, a new vehicular access to front and all related works

Area Area 1 - South East
Application Number WEB1487/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/05/2022
Applicant Cecilia Quadros
Location 70, Beech Hill Drive, Donnybrook, Dublin 4, D04 E1T0

Additional Information

Proposal: Widening of the existing pedestrian entrance to the front garden to provide vehicle access, and providing off street parking in the front garden, with all associated site works.

Area Area 1 - South East
Application Number WEB1489/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/05/2022
Applicant Patrick Flynn Architect
Location 15, Waterloo Lane, Ballsbridge, Dublin 4, D04 H9C3

Additional Information

Proposal: The development will consist of removal of existing pitched and hipped roof, construction of additional set back storey at second floor level, addition of single storey extension to rear of house, modifications to front and rear facades and internal modifications and associated landscaping and ancillary works.

Area Area 1 - South East
Application Number WEB1492/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/05/2022
Applicant Michele Barrett
Location 17, Rugby Villas, Ranelagh, Dublin 6, D06 F6W6
Additional Information
Proposal: The development will consist of change of existing front entrance door to new window and change of existing ground floor front window to new entrance door.

Area Area 1 - South East
Application Number WEB1500/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/05/2022
Applicant Leah White
Location 17, Rugby Villas, Ranelagh, Dublin 6, D06 F6W6
Additional Information
Proposal: The development consists of change of existing front entrance door to new window and change of existing ground floor front window to new entrance door.

Area 1 Appeals Notified

None

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2712/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 23/05/2022
Applicant Red Rock Harold's X Limited
Location 153-155, Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors)
Additional Information
Proposal: Permission is sought for the demolition of the existing two storey building previously used as a garage and showroom and the construction of a Build to Rent residential apartment development comprising 38 no. apartments (29 no. one beds, 3 no. two beds and 6 no. studios) in a five storey (four storey with fifth floor set back) over basement apartment building. 32 no. apartment units are provided with private balconies/terraces with 6 no. apartment units provided with juliet balconies with all apartments provided with access to the shared roof terrace at fourth floor level and courtyard at ground floor level. The proposed development also provides for Build to Rent amenity facilities comprising concierge, business lounge and games room at ground floor

level with TV room and meeting room at basement level. 1 no. ESB substation, switch room and bin storage are provided at ground floor level, and plant room and 62 no. bicycle spaces proposed at basement level. Permission is sought for pedestrian access to the apartment building from Harold's Cross Road and all associated engineering and site ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3368/21
Appeal Decision SPLIT DECISION
Appeal Decision Date @23/05/2022
Applicant Aidan Williamson
Location 45 Belgrave Square West, Dublin 6, D06 X0X7

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION AND RETENTION: permission is sought for retention for demolition of modern rear garage wall, carried out on foot of planning application ref: 2070/19 and permission to construct a wall and gates along the historical rear boundary line of a protected structure (re. 599) and the removal of an encroaching council owned tree inhibiting existing vehicular access from Cambridge Road.

Area Area 1 - South East
Application Number 3779/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 23/05/2022
Applicant Mistomar Ventures Ltd
Location 280, 282 & 284, Lower Rathmines Road, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of the replacement of the existing advertising sign (6m high by 6m wide) structure and overhead lighting with a digital display sign (6m high by 6m wide) at the gable end of 284 Rathmines Road Lower, Dublin 6. If granted, the permission would be on the basis of removing and decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper floors of No.94 Dorset Street Upper, at its junction with Blessington Street, Dublin 7.



Dublin City Council

SECTION 5 EXEMPTIONS

21/22

(23/05/2022-27/05/2022)

Area Area 1 - South East
Application Number 0160/22
Application Type Section 5
Applicant Sian Harper & Brian Duffy
Location 5, Carlisle Street, Portobello, Dublin 8
Registration Date 24/05/2022

Additional Information

Proposal: EXPP: Demolition of the existing single storey extension & construction of new single storey extension.
