



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

25/22

(20/06/2022-24/06/2022)

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 2194/17/X1
Application Type Extension of Duration of Permission
Applicant Simon Evans & Maureen Griffin
Location 49, Kimmage Grove, Dublin 6W
Registration Date 24/06/2022

Additional Information

Proposal: EXT. OF DURATION Planning permission is sought for the construction of a new two storey (2 bedroom) dwelling house with vehicular access and parking to fore and associated site works to the side of existing house.

Area Area 1 - South East
Application Number 3457/22
Application Type Permission
Applicant Red Rock Pleasants Street Ltd.
Location 49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8
Registration Date 24/06/2022

Additional Information

Additional Information Received

Proposal: Planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is currently occupied by a two-storey unit with a café at ground floor and 1 no. apartment at first floor level at 49 Pleasants Street, 2 no. two-storey restaurant/café units at 50 and 51 Pleasants Street, a three-storey office building at Pleasants House and a two-storey former dwelling house, now in use as a commercial store, at 5 Pleasants Lane. The site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north. The development will consist of the demolition of existing structures on site and the construction of a five-storey over basement mixed use building (max. height 20.3m) comprising of office and retail/café/restaurant use (c. 3,518 sqm total GFA including basement of 564 sqm) with setbacks at 2nd & 4th floor levels. The proposed development will comprise:

- Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sqm GFA;
- Construction of a five-storey (20.3m) over basement, mixed use building, consisting of retail/café/restaurant and office use with setbacks at 2nd and 4th floor levels on southern and western elevations;
- Provision of 2,120 sqm of office space on each floor from basement to 4th floor level and provision of a retail/café/restaurant unit on ground floor and basement level (258 sqm);
- The provision of 2 no. external terraces at 2nd floor level (11 sqm) and at 4th floor level (81.5 sqm) on the southern & western elevation;
- The provision of plant at basement and roof level;
- Provision of green roof at 4th floor and roof level;
- Provision of ESB substation, switch room at ground floor level;
- Provision of bicycle and electric scooter store to provide 38 no. bicycle spaces at basement level accessed via bike lift;
- All ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 3741/22
Application Type Permission
Applicant Parliament Property Ltd
Location 33 & 34, Wicklow Street, Dublin 2
Registration Date 21/06/2022
Additional Information Additional Information Received
Proposal: Development will consist of forming an internal opening between 33 and 34 Wicklow Street and associated works.

Area Area 1 - South East
Application Number 3765/22
Application Type Permission
Applicant The Tara Building Limited
Location Junction of 15 Poolbeg Street, 11-15 Tara Street, Dublin 2, D02 RY83
Registration Date 20/06/2022
Additional Information Additional Information Received
Proposal: Planning permission for change of use from existing office to partial cafe use and for the sale of alcohol at the existing ground floor co-working office space of 3 storey office building at the junction of Poolbeg Street & 11-15 Tara Street, Dublin 2, D02 RY83

Area Area 1 - South East
Application Number 4151/21
Application Type Permission
Applicant Michael Weir
Location 62, Clanbrassil Street Upper, Dublin 8
Registration Date 24/06/2022
Additional Information Additional Information Received
Proposal: PERMISSION & RETENTION: The development consists of changing the use of the existing barber shop (56 sq.m) on ground floor to a Mini Café Restaurant in line with current permitted uses, and retention permission for the work of changing the shop front and altering car parking space (27 sq.m) to an external seating area and an extension work at backyard (7.7 sq.m) for a toilet.

Area Area 1 - South East
Application Number 4259/22
Application Type Permission
Applicant Chabad-Lubavitch of Ireland CLG
Location 89, Rathmines Road Upper, Dublin 6
Registration Date 20/06/2022
Additional Information
Proposal: The development will consist of the proposed change of use of the existing ground floor restaurant & first floor residential unit, to community facility and the construction of a first floor store-room, with a floor area 30.8 sqm to the rear of the property & the construction of a steel framed & glazed awning to the front at ground floor, facing Rathmines Road Upper, along with all associated site works.

Area Area 1 - South East
Application Number 4267/22
Application Type Permission
Applicant Andrew Corcoran
Location Unit 3, 113-119, also known as Brighton House, 121 Rathmines Road Lower, Dublin 6
Registration Date 21/06/2022
Additional Information
Proposal: Permission for change of use from shop to restaurant with ancillary site works.

Area Area 1 - South East
Application Number 4268/22
Application Type Permission
Applicant Una Fitzgibbon
Location 4, Warner's Lane, Ranelagh, Dublin 6
Registration Date 21/06/2022
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of a change of use of former office building, at the rear of no. 4 Leeson Street Upper (a protected structure), to a 4 bedroom dwelling, with changes to front and rear facade, including new dormer window at 2nd floor level, new balconies at 2nd and 1st floor levels and new gate/boundary treatment (all to front), 2 no. off street parking spaces, off street bicycle parking and bin storage.

Area Area 1 - South East
Application Number 4274/22
Application Type Permission
Applicant Fleet Hotel Limited
Location The Fleet Hotel, 19-20 Fleet Street, Dublin 2, D02 WP97
Registration Date 21/06/2022
Additional Information
Proposal: PROTECTED STRUCTURE: permission for development at a site c. 0.13Ha (1,306 sq m) RPS reference no. 2920 & 8537) The development proposes the demolition of total of c.264 sq m including the existing flat roof terrace on Price's Lane and the link corridor to the rear of the flat roof terrace; the demolition of a pitched roof along Price's Lane and the removal of the existing roof structure to the existing return within the interior of the existing block where additional floors are proposed. The proposed development will principally consist of the provision of 17 no. new bedrooms to the 3rd, 4th and 5th floors of the hotel and alterations to existing bedroom layouts on the 2nd, 3rd and 4th floors, resulting in an increase in the total number of bedrooms from 93 no. to 104 no, an overall increase of 11 no. bedrooms; the relocation of the existing cold water storage tank from the fifth floor level (attic level) to the ground floor and basement levels and all associated internal and external works. The development proposes an increase in floor area from c.5,516 sq m to c. 5,879 sq m. There is no increase in height beyond the highest point of the existing building. The development principally replicates the scheme as permitted under DCC reg. ref. 2149/17, which is now expired.

Area Area 1 - South East
Application Number 4284/22
Application Type Permission
Applicant Trailfinders Ireland Ltd.
Location 4-5, Dawson Street, Dublin 2, DO2FH72
Registration Date 22/06/2022

Additional Information

Proposal: PERMISSION & RETENTION: Permission for modifications to previously permitted development under planning reg. ref. 0801/95. The proposed modifications consist of internal layout changes to fourth-floor level only and retention of reversion from the permitted use as apartment to original use of office; and the installation of 35 sqm of roof-mounted solar PV panels on the existing main flat roof.

Area Area 1 - South East
Application Number 4289/22
Application Type Permission
Applicant Trinity Leisure Holdings Limited
Location Site of c. 388sqm located at Former Tara Street Fire Station, Pearse Street, Dublin 2
Registration Date 23/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development at a site of c.388sqm located at Former Tara Street Fire Station, Pearse Street, Dublin 2 (including the Brick Watch Tower - a protected structure RPS no. 7994). It is located on the corner of Tara Street and Pearse Street. The development will consist of change of use from former nightclub/fire station to office at ground floor and basement level, the removal of modern internal finishes and refurbishment including reconfiguration of rooms, relocation of stairs, introduction of lightwells and escape stairs to basement, provision of staff facilities, kitchen area and toilets, restoration and retention of the timber doors and windows, window frames, feature lighting of arches including general external cleaning and restorations, brass nameplates to main entrance, all associated site development works and services provision required to enable the development of the site.

Area Area 1 - South East
Application Number 4290/22
Application Type Permission
Applicant Signal Infrastructure Limited
Location La Touche House, 1 Grove Road, Rathmins, Dublin 6
Registration Date 23/06/2022

Additional Information

Proposal: Permission for the erection of 3no. a antennas and 2no. link dishes mounted on support poles together with remote radio units, 1no. outdoor cabinet, 1no. power board and associated equipment mounted on a steel mounting support platform and housed within a shrouded enclosure at the rooftop. The development will provide mobile voice and data services in the area.

Area Area 1 - South East
Application Number 4292/22
Application Type Retention Permission
Applicant Farmer Browns Eatery
Location 170 Rathmines Road Lower, Dublin 6
Registration Date 23/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION for the retention of vent to the kitchen extractor hood and permission to erect a proposed 1650mm high enclosure to vent to the rear. The development consists of 1500mm high metal vent to kitchen hood and proposed 1650mm high flat metal plastic coated enclosure to vent on roof of existing single storey kitchen to rear of house.

Area Area 1 - South East
Application Number 4298/22
Application Type Permission
Applicant Mary McEvaddy
Location 26, Fitzwilliam Street Upper, Dublin 2, D02 W5T8
Registration Date 24/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Development will consist of change of use of basement office to a 2-bedroom apartment.

Area Area 1 - South East
Application Number 4310/22
Application Type Permission
Applicant Board of College of the Holy & Undivided Trinity of Queen Elizabeth near Dublin
Location Site at No. 4 Grand Canal Quay, Dublin 2, D02 HR22 (formerly Connaughtons warehouse), 'The Tower', Grand Canal Quay, Dublin 2, D02 KD43-and existing car park between, also at Grand Canal Quay, Dublin 2.
Registration Date 24/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: We, The Provost, Fellows, Foundation Scholars and the other members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin intend to apply for permission for development at the site of No. 4 Grand Canal Quay, Dublin 2, D02 HR22 (formerly Connaughtons warehouse), 'The Tower', Grand Canal Quay, Dublin 2, D02 KD43 - A Protected Structure (RPS Ref.: 3278) - and existing car park between, also at Grand Canal Quay, Dublin 2. The development will consist of: the following alterations to previously granted Protected Structure permission (3768/20): -Deletion of works to the protected structure of the tower (no. 5 Grand Canal Quay), -Deletion of the covered walkway roof connecting the buildings, -Adjustment to the landscape walls and steps across the site following the deletion of the walkway roof, -Addition of the electricity substation within the rear boundary wall (west side of the garden courtyard), -Removal of the existing brick archway (current pedestrian entrance to the site), -Redesign of the external fire escape stair serving the small tower building in the garden courtyard area of no. 4 Grand Canal Quay. -The addition of the large window to north elevation of the top floor events space in the small tower, -Adjustment to the design of the east facing window to the café space (in the modified existing garage door opening, -Adjustment to the external courtyard area on Grand Canal Quay in front of the east gable of no. 4 Grand Canal Quay

(including adjustment of the two accessible parking spaces and the refuse store and minor alterations to the external door screens in the existing openings), -Proposal to paint the existing brickwork of the east facing gables of the building (to unify the varying existing materials and finishes), -Minor internal alterations within the layout of no. 4 Grand Canal Quay.

Area Area 1 - South East
Application Number 4312/22
Application Type Permission
Applicant The DAVY Platform ICAV
Location Elmpark Green, Merrion Road, Dublin 4
Registration Date 24/06/2022

Additional Information

Proposal: The existing office and leisure centre is located between the Links Apartment building to the west and the Bay Apartment building to the east. The leisure centre was permitted under DCC Reg. Ref.: 1539/02 & ABP Ref.: PL29S.201622 and subsequently amended by DCC Reg. Ref. 4445/18 and 2186/21. The development will consist of Change of use of the first floor of the building as permitted under DCC Reg. Ref. 4445/18 from office to leisure use and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1580/22
Application Type Retention Permission
Applicant The Hairy Lemon LTD
Location 40, Drury Street/42 Stephen's Street Lower, Dublin 2
D02 NV08
Registration Date 20/06/2022

Additional Information

Proposal: RETENTION: To retain three no. external projecting flag banners affixed to the façade of The Hairy Lemon at 40 Drury St/42 Stephens St Lower, D02NV08.

Area Area 1 - South East
Application Number WEB1591/22
Application Type Retention Permission
Applicant The Hairy Lemon LTD
Location 40, Drury Street/42 Stephen's Street Lower, Dublin 2
D02 NV08
Registration Date 22/06/2022

Additional Information

Proposal: RETENTION: To retain three no. external projecting flag banners affixed to the façade of The Hairy Lemon at 40 Drury St/42 Stephens St Lower, D02NV08

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3562/22
Application Type Permission
Applicant Gwen Murphy
Location 4 Prince of Wales Terrace, Ballsbridge, Dublin 4, D04 VK66
Registration Date 20/06/2022
Additional Information Additional Information Received

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.

Area Area 1 - South East
Application Number 3691/22
Application Type Permission
Applicant Kate Kelly and Aonghus Smyth
Location 27, Belmont Avenue, Donnybrook, Dublin 4, D04 A7N3
Registration Date 23/06/2022
Additional Information Additional Information Received

Proposal: Permission for development at a site of c. 0.023 hectares. The proposed development comprises of the demolition of the existing two storey rear return, construction of a two storey rear extension, internal reconfiguration of the existing dwelling, construction of a single storey garden room (10sqm) with adjoining storage area (2.6sqm); and rebuilding of existing stone garden boundary wall to the north east boundary with relocated side entrance. The development will also include for all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 4265/22
Application Type Permission
Applicant Patrick and Kate Durkan
Location 11 Park Avenue, Sandymount, Dublin 4
Registration Date 20/06/2022
Additional Information

Proposal: The development will consist of the blocking up of an existing door open in the boundary wall, the construction of a new single storey garage to the side of the house and a new pedestrian entrance with wrought iron gate and masonry pillars to match existing.

Area Area 1 - South East
Application Number 4272/22
Application Type Permission
Applicant Irene Black and Chis Davey
Location 26 Grosvenor Place, Rathmines, Dublin 6, D06 V5W0
Registration Date 21/06/2022

Additional Information

Proposal: The proposed development will consist of the demolition of an existing single-storey modern extension to the rear elevation; demolition of existing single-storey rear storage shed; construction of a new single-storey extension to the rear elevation; construction of new storage shed / home office to the rear gardens; internal remodelling to internal rooms at all levels of the existing dwelling; alterations to existing window opening sizes to front elevation (basement level) and all associated landscape and site works.

Area Area 1 - South East
Application Number 4278/22
Application Type Permission
Applicant Helen Boland
Location 9, Palmerston Road, Dublin 6
Registration Date 21/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the repointing of the main facade/elevation to Palmerston Road in the 'Irish Wiggling Style' together with local mortar repairs to existing brickwork and as necessary the replacement with brick specials.

Area Area 1 - South East
Application Number 4279/22
Application Type Permission
Applicant Christine and Adam McMenamin
Location 49, South Circular Road, Dublin 8, D08YDR0
Registration Date 22/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a new vehicle entrance to provide off street parking in the front garden, repairs, and alteration to railings to form new electrically operable gates, and associated landscaping works, all to the front of 49 South Circular Road.

Area Area 1 - South East
Application Number 4281/22
Application Type Permission
Applicant Thomas & Noeleen Fitzgerald
Location 5 Ferns Road, Crumlin, Dublin 12
Registration Date 22/06/2022

Additional Information

Proposal: Permission for the development consist of first floor rear extension above existing ground floor rear extension with internal alterations and attic conversion with dormer to rear roof slope and all associated site works.

Area Area 1 - South East
Application Number 4287/22
Application Type Retention Permission
Applicant Dorata Romanska
Location 4, Poddle View, Kimmage, Dublin 12
Registration Date 23/06/2022

Additional Information

Proposal: RETENTION: Planning permission (1) change of use of existing attic space to bedroom use, with 1no. rooflight to the front roof plane and 3 no. rooflights to the rear roof plane and all associated site works.

Area Area 1 - South East
Application Number 4291/22
Application Type Permission
Applicant Kim O'Reilly
Location 14 Palmerston Road, Rathmines, Dublin 6, D06 X9Y4
Registration Date 23/06/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed works includes the construction of a single storey 54m2 garden room, the use of which is solely ancillary to 14 Palmerston Road. The structure will be clad in granite and reclaimed brick detailing with a sedum grass roof and 2no. rooflights.

Area Area 1 - South East
Application Number 4299/22
Application Type Permission
Applicant Jaqueline Maloney
Location 75, Ringsend Road, Dublin 4
Registration Date 24/06/2022

Additional Information

Proposal: Development will consist of converting first-floor flat roof into a private open space to the rear of the existing property.

Area Area 1 - South East
Application Number 4301/22
Application Type Retention Permission
Applicant Bernard Morrison
Location 22 Neagh Road, Terenure. Dublin 6w
Registration Date 24/06/2022

Additional Information

Proposal: RETENTION PERMISSION: for alterations to previously approved planning application no. 4833/19 to include changing the 1st floor hipped roof to a gable roof & alterations to windows at 1st floor level at front & rear.

Area Area 1 - South East
Application Number 4304/22
Application Type Retention Permission
Applicant Joan Ryan
Location 12, Rathdown Avenue, Terenure, Dublin 6w
Registration Date 24/06/2022

Additional Information

Proposal: RETENTION: Retention permission for previously constructed extensions totalling 72m2 comprising, single storey extension to the front and rear, garage conversion and two storey extension to the side of the existing dwelling.

Area Area 1 - South East
Application Number 4307/22
Application Type Permission
Applicant Elaine Dunne
Location 37 Saint Patrick's Villas, Dublin 4
Registration Date 24/06/2022

Additional Information

Proposal: The development consisting of ground floor extension to existing bathroom to form utilities room with associated windows, door and new parapet height. Configured ground and first floor layouts to include a new fenestration at first floor en-suite to the north east elevation, revised fenestrations to the first floor bathroom set back to the north west elevation both to receive opaque glazing. New windows & doors. New velux window to roof. External insulation & render to the north east & south east elevations. Reconfigured shed to the rear courtyard with gross internal floor area of 135.1m2 and all associated site works.

Area Area 1 - South East
Application Number WEB1578/22
Application Type Retention Permission
Applicant Benjamin and Courtney Thomas
Location 25, Pembroke Cottages, Dublin 4 D04 A6P5
Registration Date 20/06/2022

Additional Information

Proposal: RETENTION: Benjamin and Courtney Thomas intend to apply for Retention Permission for development at 25 Pembroke Cottages Dublin 4. Permission for planning retention for the existing extension with flat roof and 1 no. sky light on the flat roof to the rear side of the existing extension and 1 no. Velux rooflight to the rear side of the existing cottage roof.

Area Area 1 - South East
Application Number WEB1594/22
Application Type Permission
Applicant Laura-Jayne Gilmore
Location 47, Sandymount Avenue, Ballsbridge, Dublin 4 D04 RX46
Registration Date 24/06/2022

Additional Information

Proposal: Permission is sought for an extension to a semi-detached dwelling. The development will consist of demolition of an existing single storey front garage and rear store structures, and construction of - two storey pitch roof extension at front and side of house, single storey flat roof

front porch extension, part single storey flat roof and part two storey pitch roof rear extension, attic conversion to bedrooms, internal modifications, hip roof modified to gable roof, velux rooflights to front and rear, and solar panels to front and rear pitched roof, detached flat roof garden room in the rear garden, bicycles-bin structure in the front garden, widening of existing vehicular gate, and associated site works.

Area 1 Decisions

Area Area 1 - South East
Application Number 0160/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 20/06/2022
Applicant Sian Harper & Brian Duffy
Location 5, Carlisle Street, Portobello, Dublin 8
Additional Information
Proposal: EXPP: Demolition of the existing single storey extension & construction of new single storey extension.

Area Area 1 - South East
Application Number 0161/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 24/06/2022
Applicant The Board of Christ Church Cathedral
Location Christ Church Cathedral, Christ Church Place, Dublin 8
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Localised raking out and repointing of stonework to the cathedral including to the Crypt Porch, Mother's Union Chapel, buttresses/stringcourses to the south chancel side and eastern chapels; repair of the gates and gate piers to the cathedral grounds following impact damage to one of the gates/piers; and erection of an iron outer gate to protect gate recess from anti-social behaviour.

Area Area 1 - South East
Application Number 0162/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 24/06/2022
Applicant The Trustees of Jesuit House of Studies Trust (Milltown Park)
Location Lands at Gonzaga College/Milltown Park, Sandford Close, Ranelagh, Dublin 6
Additional Information
Proposal: EXPP: Proposed shared pedestrian/cycleway link situated on lands at Milltown Park, Sandford Close, Ranelagh, Dublin 6.

Area Area 1 - South East
Application Number 3036/16/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 20/06/2022
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

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 3228/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/06/2022
Applicant Frederick Roberts & Rebecca Roe
Location 18, Cambridge Road, Rathmines, Dublin 6, D06 R2V4
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the demolition of existing single storey utility/wc structure to the rear, and the construction of a two storey extension to rear and part side and associated re-modelling of the existing house, the construction of a single storey extension to the side and associated minor remodelling, rooflights to both the existing and proposed structures, reinstatement of the existing front room at first floor with en suite and storage insertions, localised minor re-modelling and adjustments on the ground and first floor and rear and side elevations as detailed in the drawings and conservation statement, underpinning work to hall wall and party wall, temporary lifting of gate pier and porch floor coverings and stone steps; the rebuilding of first floor window reveal; adjustment to front door leaf, re-pointing to the front elevation, localised repair to existing internal wall and decorative plaster, localised repair to existing ceilings, removal of existing external cementitious render to rear and side elevations and replacement with a lime render, replacement of non-original floorboards where applicable,

replacement windows throughout to replicate original window design and proportions, minor internal adjustments to the existing house, associated landscaping work, localised repair to the existing roof and all associated site and remedial works.

Area Area 1 - South East

Application Number 3594/22

Application Type Permission

Decision GRANT PERMISSION

Decision Date 24/06/2022

Applicant Renmark Property Holdings Ltd.

Location 1, Ballsbridge Park, Ballsbridge, Dublin 4, D04 E5N4

Additional Information Additional Information Received

Proposal: The development will consist of: -The demolition of existing 5-storey, 4,105 sq.m structure on site (formerly known as Zurich House) and the construction of an 8-storey over basement office building of c. 19,154 sq.m. The building will contain a double height entrance reception area at ground floor and set back upper floors and terraces. -The basement access/ egress is via ramp from Ballsbridge Park. The basement will contain 44 no. car parking spaces, 3 no. of these are accessible, 276 no. bicycle parking spaces, 6 no. cargo/ non-standard bike spaces and 22 no. scooter spaces. Changing rooms/ showers, gym, bin stores, plant and attenuation tank are also contained within the basement. -Green roof, solar panels, ESB substation, landscaping works and a new service access road onto Ballsbridge Park at the north of the site are proposed to be incorporated into the scheme.

Area Area 1 - South East

Application Number 3820/22

Application Type Permission

Decision GRANT PERMISSION

Decision Date 20/06/2022

Applicant James Kelly and Deborah Miley

Location 29 Derrynane Gardens, Dublin 4, D04 PC63

Additional Information

Proposal: Planning permission for construction of new two storey extension to the rear of existing dwelling comprising of bedroom and en-suite at first floor level and open plan kitchen, dining and living space at ground floor level.

Area Area 1 - South East

Application Number 3827/22

Application Type Permission

Decision GRANT PERMISSION

Decision Date 21/06/2022

Applicant Sheila Walsh

Location 29, Annesley Park, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the following - The provision of a new rear Single Storey Kitchen Extension and demolition of the existing rear kitchen extension including internal alterations to existing rear kitchen, Dining room and Playroom and the provision of a new Shower room and Utility room including ancillary drainage works. Replacement of the existing aluminium windows to the front elevation with new hardwood double glazed

vertically sliding sash windows as well as the replacement of the existing modern front door with a new hardwood panelled door more in keeping with the existing house. The provision of new hardwood double glazed windows to the rear elevation first floor.

Area Area 1 - South East
Application Number 3829/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/06/2022
Applicant Patrick Donnelly
Location 23, Pembroke Cottages, Donnybrook, Dublin 4, D04 Y6P1

Additional Information

Proposal: Planning permission for the demolition of the existing rear single storey extension, internal alterations, the construction of a new single storey rear extension, the conversion of the existing attic to habitable space and a new rear first floor dormer extension and all associated site works.

Area Area 1 - South East
Application Number 3832/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/06/2022
Applicant Stuart Mellon and Sarah O'Dwyer
Location 8, Dartry Park, Dublin 6

Additional Information

Proposal: Planning permission for new two storey rear extension, two new dormers to rear, one new roof light to the front main roof, a new bay window and associated roof to front at ground floor, solar panels on main roof to north east and south west elevations and widening of existing vehicular entrance and all ancillary site works.

Area Area 1 - South East
Application Number 3838/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/06/2022
Applicant BCP Fund Management DAC
Location St. Andrew's House , 24-34, Exchequer Street, Dublin
2

Additional Information

Proposal: The development will consist of (1) Internal alterations and refurbishment of ground floor entrance lobby situated on Exchequer Street; (2) Internal alterations and refurbishment of first, second and third floor office accommodation as well as an entrance and stairs at ground floor level; (3) Change of use of 131.65 sq. m of first floor accommodation from office to hair salon including an additional 9.1 sq.m resulting from the removal of a stair; (4) The removal of an existing staircase to the rear south east corner and the extension of the existing office floors at second and third floors by 9.1 sq. m per floor; (5) External repairs to brickwork including, cleaning replacing spalled brickwork, re-pointing of brickwork to front, rear and side elevations, repair chimneys as necessary with existing finishes reinstated, cleaning and repairs to existing sandstone courses to Exchequer

St. and Drury St. installation of 4 no. fire-rated glazed panels to the external face of the existing window to rear staircase within the common corridor, replacement of existing window to the rear-staircase on the west at flat roof level with new roof-access-door, formation of new opening in existing rear staircase on the east at flat roof level to accept new roof-access-door, replacement of lead flashings and parapet gutters, dormer linings and recovering the existing main roof with reused and replacement natural slate with 4 no. rooflights installed to rear; (6) Refurbishment of existing window sashes and replacement of glazing with double-glazed units; (7) Replacement cast-iron rainwater goods to Exchequer Street elevation and pvc rainwater goods to rear (south) elevation (8) Removal of existing flagpoles and decommissioned alarm boxes; (9) Replacement of SVPs with new to rear (south) elevation; (10) Installation of 4 no. vent grilles in brickwork to the rear (south) facade and 3 no. ventilation grilles in brickwork to the east facade and installation of 2 no. ventilation grilles in the roof to the south (11) Removal of existing roller shutter and replacement with new hardwood painted door to the front entrance on Exchequer Street; (12) Replacement of existing building signage above entrance door with new signage in same location and new 'plaque' signage to right-hand side of entrance door; (13) Installation of mechanical plant and screening to the flat roof area at first floor level at rear; (14) All other associated structural, fire compartmentation works and service installations.

Area	Area 1 - South East
Application Number	3851/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/06/2022
Applicant	Charlemont Regeneration Ltd
Location	Site at Tom Kelly Road/Charlemont Street, Dublin 2, D02 P489

Additional Information

Proposal: The proposed development consists of amendments to Block 1 which forms part of the permitted Charlemont Square development under DDC Reg. Ref 3742/10 (ABP Ref. PL29S.238212), which is currently under construction, and as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 3725/18, Ref. 4758/18 and Ref. 3035/20. The development (site area of 0.073 ha) will consist of: - the provision of an ancillary part off-licence (BWS) area of c.30 sq.m within the permitted retail unit at the ground floor level, south western corner of Block 1 (GFA 695 sq.m); - Minor alterations to the approved eastern and southern elevations of the block at ground floor level to include 2 no. signage zones on the eastern elevation of the unit and 1 no. signage zones on the southern elevation of the unit; - All ancillary site services and site development works.

Area	Area 1 - South East
Application Number	3858/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/06/2022
Applicant	Anne & Brian Butterly
Location	13, Cowper Drive, Rathmines, Dublin 6

Additional Information

Proposal: Development will consist of the extension to the rear at both ground floor (3sqm) and first floor (1.1sqm) with associated internal remodelling. Works will include removal of the rear chimney stack, a new rear roof light over the stairs, external insulation and heating upgrades and associated works to existing patio to form a roofed arbour .

Area Area 1 - South East
Application Number 3863/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/06/2022
Applicant Tadhg Campion
Location The Mews, 1 Charlemont Place, Dublin 2, D02 X659

Additional Information

Proposal: The development will consist of the construction of a new first floor meeting room to the front of an existing 2 storey office. The works will also include all ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3867/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/06/2022
Applicant Cathy and Paul Gaynor
Location 14 Lea Road, Dublin 4, D04 CH90

Additional Information

Proposal: The development will consist of: Demolition of existing single storey rear extension and side garage. Demolition of existing chimney stack. Construction of single storey flat roof rear extension. Construction of two storey pitched roof rear extension with gable roof joined to match existing main roof. Construction of flat roof side garage. Widening of existing vehicular entrance. Internal modifications and all ancillary works.

Area Area 1 - South East
Application Number 3888/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/06/2022
Applicant Musgrave Operating Partners Ireland Ltd
Location Supervalu Sundrive, Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09

Additional Information

Proposal: Planning permission for the development will consist of the demolition of existing ESB Substation (20 Sq. m), demolition of external storage containers (67 Sq. m), and demolition of existing storage shed (155 Sq. m), demolition of internal wall structures at ground floor (57 Sq. m) and demolition of existing first floor mezzanine area (149 Sq. m); change of use, at ground floor, from storage use to retail use of 263 Sq. m with ancillary off licence use; construction of new two storey storage extension to the southeast of the existing retail building (426 Sq. m at ground floor and 372 Sq. m at first floor level), construction of new ESB substation (24 Sq. m), building elevational changes to include new fire escape doors, new glazing, new signage and all associated site and drainage works.

Area	Area 1 - South East
Application Number	4212/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/06/2022
Applicant	Fleet Street Hotel Limited
Location	The Fleet Street Hotel, 19/20, Fleet Street, Dublin 2, D02 WP97

Additional Information

Proposal: PROTECTED STRUCTURE : The development proposes the demolition of a total of c. 264 sq m including the existing flat roof terrace on Price's Lane and the link corridor to the rear of the flat roof terrace; the demolition of a pitched roof along Price's Lane; and the removal of the existing roof structure to the existing return within the interior of the existing block where additional floors are proposed. The proposed development will principally consist of the provision of 17 No. new bedrooms to the 3rd, 4th and 5th floors of the Hotel, and alterations to existing bedroom layouts on the 2nd, 3rd and 4th floors, resulting in an increase in the total number of bedrooms from 93 No. to 104 No., an overall increase of 11 No. bedrooms: the relocation of the existing cold water storage tank from the fifth floor level (attic level) to the ground floor and basement levels; and all associated internal and external works. The development proposes an increase in floor area from c. 5,516 sq m to c. 5,879 sq m. There is no increase in height beyond the highest point of the existing building. The development principally replicates the scheme as permitted under DCC Reg. Ref. 2149/17, which has now expired.

Area	Area 1 - South East
Application Number	4217/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/06/2022
Applicant	Trinity Leisure Holdings Limited
Location	Former Tara Street Fire Station, Pearse Street, Dublin 2 (including the Brick Watch Tower a Protected Structure RPS no. 7994). Located at the corner of Tara Street and Pearse Street

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a site of c. 388sqm. The development will consist of Change of use from Former Nighclub/Fire Station to Office at Ground Floor and Basement level. The removal of modern internal finishes and refurbishment including reconfiguration of rooms, relocation of stairs, introduction of lightwells and escape stairs to basement. Provision of staff facilities, kitchen area and toilets. Restoration and retention of the timber doors and windows, window frames, feature lighting or arches including general external cleaning and restoration. Brass nameplates to main entrance. All associated site development works, and services provision required to enable the development of the site.

Area Area 1 - South East
Application Number 4229/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/06/2022
Applicant Hibernia REIT Plc
Location Harcourt Square, Harcourt Street and Charlotte Way,
No. 39 & 40 Harcourt Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development comprising amendments to previously permitted development, DCC Reg. Ref. 3024/18, as amended by DCC Reg. Ref. 4784/19, at Harcourt Square, Harcourt Street and Charlotte Way, No 39 Harcourt Street (Protected Structure RPS NO 3541) an no. 40 Harcourt Street (Protected Structure RPS no 3542), Dublin 2. There are no works proposed to the protected structures arising from this amendment application. The development will consist of change of use of the approved retail/cafe/restaurant/class 2 financial services unit (200sq.m.) fronting onto Charlotte Way to 'ancillary cafe/office' use and amalgamation with the permitted office floor space at ground floor level and the formation of a new pedestrian entrance to the building onto Charlotte Way. Associated changes to the western elevation fronting onto Charlotte Way. Reconfiguration of ground floor level to provide improved service delivery and cycle parking access from Charlotte Way and he reconfiguration of ESB substation/switch room and fire escape routes.

Area Area 1 - South East
Application Number 4237/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/06/2022
Applicant Bold and Brass Coffee Limited (Kevin Ryan)
Location Lands at 31, Palmerston Gardens, Rathmines, Dublin D6,
D06FX39

Additional Information

Proposal: RETENTION: Temporary retention planning permission is sought for a period of 2 years for the use of a modified horse trailer (7.23 sq.m) as a takeaway coffee kiosk to provide for the sale of hot beverages including tea and coffee, and confectionaries/ baked goods and all other ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4239/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/06/2022
Applicant Jingleberry Ltd.
Location Mercer Street Lower, Dublin 2

Additional Information

Proposal: Planning permission for a single illuminated external sign approximately located at Mercer Street Lower, Dublin 2. This external signage application is in relation to a previously permitted development (Dublin City Council Reg. Ref. 2937/20) generally comprising minor

amendments to the ground floor elevations along Mercer Street & York Street. The proposal shall consist of a single projecting sign, illuminated on both sides.

Area Area 1 - South East
Application Number WEB1170/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/06/2022
Applicant Patricio Brennan and Grace Loring
Location 124, Lansdowne Park, Dublin 4
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 WEB1374/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/06/2022
Applicant Paul & Dervla Gilmer
Location 1, Dartry Park, Dartry, Dublin 6
Additional Information
Proposal: Permission is sought for the demolition of existing single storey conservatory, existing single storey projection, existing chimney and existing shed to the rear of house and demolition of chimney to the front of existing two storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to the rear, converted attic with new dormer and rooflights to rear and side, conversion of existing garage to habitable room, replacement of all existing windows and doors, modifications to existing window and door openings, widening existing vehicular entrance and all associated site works at 1 Dartry Park, Dartry, Dublin 6, Co. Dublin by Paul & Dervla Gilmer.

Area Area 1 - South East
Application Number WEB1576/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/06/2022
Applicant Catherine Bates and Patrick Flynn
Location 60, Rothe Abbey, Kilmainham, Dublin 8 D08 W3KK
Additional Information
Proposal: Construction of a porch to the front of the house, alterations to the front facade, and additional insulation to the front, side and rear with associated changes to these facades all at 60 Rothe Abbey, Kilmainham, Dublin D08W3KK.

Area Area 1 - South East
Application Number WEB1580/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/06/2022
Applicant The Hairy Lemon LTD
Location 40, Drury Street/42 Stephen's Street Lower, Dublin 2
D02 NV08

Additional Information

Proposal: RETENTION: To retain three no. external projecting flag banners affixed to the façade of The Hairy Lemon at 40 Drury St/42 Stephens St Lower, D02NV08.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 3101/22
Appeal Type Written Evidence
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 3653/22
Appeal Type Written Evidence
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 3666/22
Appeal Type Written Evidence
Applicant The Fleet Street Hotel Limited
Location The Fleet Hotel, 19-20 Fleet Street, Dublin 2, D02 WP97

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of alterations to the existing shopfront, fronting onto Fleet Street, comprising of the removal of sections of leaded glass and replacement with clear leaded cylinder glass.

Area 1
Appeals Decided

Area Area 1 - South East
Application Number WEB5109/21
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @21/06/2022
Applicant Aidan Golden
Location 5, Mountain View Road, Dublin 6, D06 YF60

Additional Information

Proposal: The development will consist of the conversion / flat roof extension of the existing pitched roof attic to the rear two storey return of the existing two storey semi-detached house into an additional bedroom, bathroom and home office (area= 32sqm) with associated internal alterations.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SECTION 5 EXEMPTIONS

25/22

(20/06/2022-24/06/2022)

Area Area 1 - South East
Application Number 0191/22
Application Type Section 5
Applicant Derek O'Gorman
Location 41, Heytesbury Street, Dublin, D08X7K5
Registration Date 23/06/2022
Additional Information
Proposal: EXPP: Reinstatement of historically appropriate door at basement level.
