



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**26/22**

(27/06/2022-01/07/2022)

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** 3329/22  
**Application Type** Permission  
**Applicant** WIP Retail Ireland Ltd  
**Location** 20 Exchequer Street, Dublin 2, D02 Y295  
**Registration Date** 27/06/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: permission for development at this site: 20 Exchequer Street, Dublin 2, D02 Y295 (a protected structure ref. 2725, included on the Dublin City Council's record of protected structures). The development consists of replace existing entrance door with new glazed window panel at the north facing elevation, replace existing glazed window panel with new entrance door at the northeast facing elevation, new advertisement signage to the north, northeast and southeast facing fascia elevations, all associated site and ancillary works at this address in accordance with the plans as submitted.

---

**Area** Area 1 - South East  
**Application Number** 3823/22  
**Application Type** Permission  
**Applicant** Tim and Phyllis Sheehan  
**Location** 3 Mount Street Upper, Dublin 2  
**Registration Date** 27/06/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission is sought for change of use of basement office to 1 bed apartment with two new internal openings and change of use to a house of upper floors from office use, refurbishment of sash windows and front door and repointing of front facade brickwork and plastering and external insulation of rear return, internal alterations to remove non-original partitions and mezzanine and upgrading building services reusing existing pathways, new kitchen at ground floor with new window to rear and internal door relocated to original position off hall, installation of sanitary ware to 2nd & 3rd floor bathroom, new partition to bedrooms at 3rd floor, removal of return non original window & door, removal of external escape stairs and replacement with 1.8m high railing and gate to new bin area, new windows and stairs down to relocated back door and new rooflight to return walls raised by 1.55m in height and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4315/22  
**Application Type** Permission  
**Applicant** Tom O'Donovan  
**Location** Rear of no. 27 Bloomfield Avenue, Dublin 8  
**Registration Date** 27/06/2022  
**Additional Information**

**Proposal:** Permission to erect a 2 storey 2 bed mews house (gross floor area of 92.20 sq. metres) including an enclosed garage for one car as per planning permission ref: 5287-03 at Avenue Road, Dublin 8 (Rear of No. 27 Bloomfield Avenue, Dublin 8)

---

**Area** Area 1 - South East  
**Application Number** 4317/22  
**Application Type** Permission  
**Applicant** MG Developments  
**Location** 23-24 Mountain View Avenue Dublin 6 & rear of nos.  
226-230 Harolds's Cross Road  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** The development will consist/consists of alterations to existing planning granted permission ref no 2409/19. The proposed alterations will consist of :replacing 8 no. previously approve apartments with 3 no. townhouses. Proposed townhouses to be 4 storey with a pitched roof with gables and rooflights. Each proposed unit to comprise of 4 no. bedrooms each and 1 no. internalized car parking space from exiting laneway on Mountain View Avenue. Balconyies to be provided at first and second floor level facing east onto Mountain view Avenue and private open space to be provided to the rear (west) of the property, alterations to 4 no. previously approved townhouses. Proposed alterations would consist of material changes to the elevations and provide an escape window in each house to the fourth floor on the eastern elevation.

---

**Area** Area 1 - South East  
**Application Number** 4319/22  
**Application Type** Permission  
**Applicant** Hibernia REIT Plc  
**Location** Harcourt Square, Harcourt Street and Charlotte Way,  
no. 39 Harcourt Street (a protected structure, RPS no.  
3541), and no. 40 Harcourt Street (a protected  
structure, RPS no. 3542), Dublin 2  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 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) and 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 (200 sq.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 services, delivery and cycle parking access from Charlotte Way and the reconfiguration of ESB substation/switch room and fire escape routes.

---

**Area** Area 1 - South East  
**Application Number** 4324/22  
**Application Type** Permission  
**Applicant** Sweetmill Limited  
**Location** 74 Baggot Lane, Dublin 4, to the rear of Protected Structure at 74 Pembroke Road  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for modifications to a previously granted planning permission Ref: 3157/14/X1) at 74 Baggot Lane, Dublin 4, to the rear of Protected Structure at No.74 Pembroke Road, to include: removal of split-level section of while maintaining the existing roof profile, reduction in size of proposed dwelling to a 2- bedroom house of 136sq.m., alterations to front elevation including set-back of façade to align with No.72 Baggot Lane, alterations to rear façade to include relocation of first floor balcony, additional rooflights (9no.) to main roof, all within the curtilage of the Protected Structure.

---

**Area** Area 1 - South East  
**Application Number** 4325/22  
**Application Type** Permission  
**Applicant** Eoin and Oda Foyle  
**Location** 11, Charleville Road, Rathmines, Dublin 6, DO6 Y2RO  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to construct a new mews dwelling house at the rear of the site. The mews will comprise two bedrooms, two bathrooms, kitchen and living area, hall toilet and two external private courtyard spaces, one at half basement level and one at roof level, enclosed by solid walls. The building will have a maximum height of 4.5 metres above ground level and will contain a total internal floor area of 120 sq. m. distributed over four half levels. All windows will be internal to the site and no windows will face outwards from the site. Existing stone walls to the garden will be retained and the proposed mews will have a plastered finish to match the original rear walls of adjacent properties. The existing garden will be subdivided using a stone wall, and pedestrian access will be provided from Charleville Road via a two-metre-wide passageway along the eastern boundary of the site. A new opening will be made in the existing front boundary wall and railings to provide a pedestrian gate, which will be constructed of wrought iron, to match the original railings. The site is within the curtilage of a Protected Structure at No. 11 Charleville Road. No alterations are proposed to the existing Protected Structure itself, other than the new pedestrian access in the garden area within its curtilage.

**Area** Area 1 - South East  
**Application Number** 4329/22  
**Application Type** Retention Permission  
**Applicant** Zachs Foods Limited  
**Location** Asador, 1 Victoria House, Percy Place & Haddington Road, Dublin 4  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION is sought for development comprising a covered outdoor seating & terrace area of c. 45.5m<sup>2</sup> associated with the restaurant Asador, facing the junction of Percy Place and Haddington Road.

---

**Area** Area 1 - South East  
**Application Number** 4335/22  
**Application Type** Retention Permission  
**Applicant** Trustees of Terenure College Rugby Football Club  
**Location** Terenure College Rugby Football Club, 'Lakelands', Greenlea Grove, Terenure, Dublin 6W  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION for the retention of 1 no. cafe facility 3m x 2.4m x 2.57m with an external store space of 3.06m x 1.63m x 2.57m, presently located in the parking lot alongside the existing club house and 1 no. charcoal pizza facility, 4.7m x 2.5m x 2.57m located at the southern end of the parking lot adjacent to the main grass pitch at a 2.73 hectare site at Terenure Rugby Football Club, 'Lakelands', Greenlea Grove, Terenure, Dublin 6W. The site is accessed via Greenlea Gove.

---

**Area** Area 1 - South East  
**Application Number** 4339/22  
**Application Type** Permission  
**Applicant** Andrew Corcoran  
**Location** Unit 3, 113-119, also known as Brighton House, 121 Rathmines Road Lower, Dublin 6  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Permission for change of use from shop to restaurant with ancillary site works.

---

**Area** Area 1 - South East  
**Application Number** 4342/22  
**Application Type** Retention Permission  
**Applicant** Eoin Goulding  
**Location** 137, Lower Rathmines Road, Dublin 6  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** RETENTION: The development will consist of retention of illuminated projecting sign and awning to existing ground floor restaurant.

---

**Area** Area 1 - South East  
**Application Number** 4359/22  
**Application Type** Permission  
**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** Site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** Permission for development of 5 no. illuminated external signs and building facade lighting. This external signage and lighting application relates to a previously permitted development (Dublin City Council reg. ref. 4805/19, which has been amended by Dublin City Council reg. ref. 3088/20) currently under construction on a site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2. The proposed development consists of the erecting of (a) 2 no. high level internally illuminated signs, 1 no. on the southern elevation (8.533 sq m) and 1 no. on the northern elevations (4.053 sq m) and (b) 3 no. low level internally illuminated signs, 1 no. on the western elevation (0.611 sq m) and 2 no. double-sided projecting roundels on the western and northern elevation each (0.566 sq m each), and the provision of building facade lighting on the western and northern elevations.

---

**Area** Area 1 - South East  
**Application Number** 4364/22  
**Application Type** Permission  
**Applicant** Permanent TSB Public Limited Company  
**Location** 63, Ulster Bank, Ranelagh, Dublin, D06 E060  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** The development will consist/consists of: Shopfront alternations which comprise of: fitting of new branded signage (after removal of existing signage/or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained). 2No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM/ATMs within new rooms and new entrance lobby door.

---

**Area** Area 1 - South East  
**Application Number** 4377/22  
**Application Type** Permission  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** Site at junction of St. John's Road West and Military Road, Kilmainham, Dublin 8  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** Permission for the continuation of temporary use, as previously granted under planning permission reference number 3295/10 and 3614/17 of the existing development at this site at the junction of St. John's Road West and Military Road, Kilmainham, Dublin 8 with access from Military Road. Kilmainham. The existing development consists of the installation of service plant items to facilitate the operations of the existing data centre. The service plant is currently housed in a number of cabins on a temporary basis. Planning permission is sought for a period of ten years.

---

The existing service plant items and cabins are as follows: 2 no. 12m x 3m plant enclosures, 4 no. 3.5m x 2.2m plant enclosures, 2 no. 7m x 3.2m cabins, 4 no. 5.5 x 2.4m cabins, 2 no. 3.5m x 3.5m cabins, 1 no. cabin housing a pump station, 1 no. 5.7m x 4.5m cabin and 2no. 4m x 3m oil tanks. The existing development also includes a temporary fence and gate on Military Road, which replaced the previous fence and gates and associated site development works within the site.

---

**Area** Area 1 - South East  
**Application Number** 4379/22  
**Application Type** Permission  
**Applicant** Dublin Bus  
**Location** Dublin Bus Depot, Ringsend Road, Ringsend, Dublin 4  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a free standing single storey ESB sub-station and MV switch room (approx. 63 sqm) to the side boundary of the site (southern side) and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** PWSDZ4380/22  
**Application Type** Permission  
**Applicant** Pembroke Beach DAC  
**Location** Former Irish Glass Bottle (IGB) & Fabrizia Sites, Poolbeg West, Sean Moore Road , South Bank Road , Dublin 4  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** Development of an office and mixed-use scheme (Referred to as Phase A Commercial) on an infill site of c.15.08 hectares (with a net focused site area of c. 1.78 ha) of land within the former Irish Glass Bottle (IGB) and Fabrizia sites on Sean Moore Road, Dublin 4 (including some 198 sq metres of public domain on Southbank Road to accommodate vehicle and pedestrian access). The site is 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 1 development as provided for under the Poolbeg West SDZ Planning Scheme. The overall site also includes a recently issued planning permission approved (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 overall site is also the subject of an application for planning permission (Phase 1B) (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 overall site is also the subject of an application for planning permission (Phase 2) (PWSDZ4058/22) which relates to the development on a site area of some 2.10 hectares and proposes a residential and mixed-use scheme comprising a floor area of 64,906 sq m (54,682 sq m above basement). The development comprises 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 Phase 2 application for planning permission is located directly adjacent to the proposed Phase A development. The proposed development will consist of an office and mixed-use scheme with a total GFA of 45,993sq.m (excl. basement / undercroft UC-02) comprising 2 No. blocks (identified as Blocks A and B). The proposed development includes the removal of tree cover located along the South Bank Road interface. An amendment to the parent permission (PWSDZ3270/19) is also sought and relates to a reduction in the no. of trees proposed (by 1 no. tree) along the Sean Moore Road interface and within the focused site area. The proposed development will consist of: Block A (includes Block AA & AB) of 26,545sq.m and ranging in height from 5-7 storeys over basement/undercroft car parking to include double height (UC-01 & 00 Level) ground floor reception, office, a restaurant/bar, bakery/ café and event space with the upper floors to be used as offices. The offices have been designed to be suitable for a single user or multiple users with subdivisions. Block B of 19,448sq.m, and ranging in height from 5-12 storeys over basement/undercroft car parking to include double height (UC-01 & 00 Level) ground floor reception, games bar and office with the upper floors to be used as offices. The offices have been designed to be suitable for a single user or multiple users with subdivisions. The UC-01 level of Block A includes café, sports and recreation area, collaborative office, storage and building services. The UC-01 level of Block B includes collaborative office, management facilities and building services. Each office block has a number of amenity terraces including at 1st, 3rd, 4th, 5th, 6th and roof level in Block A and at 4th and 6th floor level in Block B. A total of 77 no. commercial car parking spaces (incl. 4 no. disabled access spaces & 16 no. EV spaces) and 2 no. motorbike spaces, located at basement level with vehicular access from the street level (Block A north eastern elevation), the provision of 29 no. on-street car parking spaces (incl. 8 No. EV spaces and 6no, disabled access spaces) and 5 no. loading bays; Provision of 613 No. bicycle parking spaces located at basement level with bicycle ramp access from street level and 130 no. short-stay standard bicycle parking spaces (incl. 4 no. cargo bicycle spaces) located at surface level; Plant rooms, building services and energy centres, water tank, sprinkler rooms, tenant rooms, kitchenette, parcel/courier store, archive store, bin stores, bicycle stores. lockers, showers, changing facilities, facilities management and games bar storage located at basement/UC-01 level; Provision of public realm spaces including 1 no. public square (Pembroke Square), Glass Bottle Lane and public amenity spaces (totalling 1,931sq m); and two new local/side streets (Pembroke Place & Glass Bottle Place) connecting to Southbank Road. The provision of the South Bank Link Road as identified in the SDZ Planning Scheme. The proposed development will include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, public lighting, green roofs, solar pv panels, and all ancillary works and services necessary to facilitate construction and operation. The scheme also provides for an option which includes for temporary site hoarding should the proposed development proceed ahead of the adjoining Phase 2 Residential Proposal commencing.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1607/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Enable Ireland Sandymount School
<b>Location</b>	60-78, Sandymount Avenue, Sandymount, Dublin 4 D04 XH22
<b>Registration Date</b>	30/06/2022
<b>Additional Information</b>	
<b>Proposal:</b>	The extension of the roof covering of the existing steel canopy at the main entrance.



---

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 4318/22  
**Application Type** Permission  
**Applicant** Graham & Elaine Abell  
**Location** 60, Brighton Road, Dublin 6, D06 V602  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of the demolition of an existing single storey part of the return to the rear and construction of single storey extension to the rear including 3 rooflights, construction of a barbeque enclosure to the rear and a separate shed to the rear, demolition of existing garden wall to the rear lane and construction of new wall and new vehicular access to the rear lane and construction of a bicycle enclosure to the front. The proposed works will also include remodelling of ground floor windows to the side of the return, new opening between existing return at ground floor and extension, remodelling of interior of ground, first and second floor levels of return including drylining, addition of ensuite bathroom to main first floor level, works to ceiling under existing rooflight of main roof, addition of a rooflight to the roof of the return, cleaning and repointing of the brick facade to the front, side and rear, installation of PV solar panels to the rear existing main roof and general refurbishment. The proposed works include landscaping including timber screening to existing garden walls to the rear and associated siteworks.

---

**Area** Area 1 - South East  
**Application Number** 4320/22  
**Application Type** Permission  
**Applicant** Noel Ruane  
**Location** 34, Wellington Road, Dublin 4, D04 P2X5  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development consisting of refurbishment works & alterations to existing two storey over basement mid terrace dwelling house. Works to include: (a) the reinstatement of new stairs from basement to upper ground floor where original stairs existed to reconnect basement and ground floor with associated alterations including removal of existing under stairs store, (b) removal of ex. modern rear glazed door to kitchen/breakfast room and replacement with new glazed doors and screen, (c) provision of new sky light to first floor master en-suite bathroom located to rear of ex. roof Inc. associated alterations & refurbishment of existing bathroom, (d) other minor associated repair/maintenance works internally & externally to facilitate works.

**Area** Area 1 - South East  
**Application Number** 4326/22  
**Application Type** Permission  
**Applicant** Paddy & Jayne Power  
**Location** Dinard, 52, St. Kevin's Park, Dublin, D06 PY92  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** Permission for development comprising: i) The demolition of single storey structures to the rear of the existing dwelling at ground floor level, ii) The construction of; (a) a single storey extension to the rear of the existing dwelling, (b) a replacement dormer at first floor level and a new dormer at attic floor level (c) rooflights at attic and ground floor levels (d) a single storey structure to the rear of the existing property within the rear garden (e) widening of vehicular access and (f) associated internal alterations and external works.

---

**Area** Area 1 - South East  
**Application Number** 4341/22  
**Application Type** Permission  
**Applicant** Van & Kate Gleeson  
**Location** 34, The Cloisters, Terenure, Dublin 6, D6W TF99  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** The development will consist of (a) Ground floor single storey front extension with hipped roof (b) Ground Floor rear extension with flat roof (c) first floor rear extension with flat roof and (d) rear facing dormer window with flat roof to attic conversion area, with associated internal modifications.

---

**Area** Area 1 - South East  
**Application Number** 4349/22  
**Application Type** Permission  
**Applicant** Bootlane Holdings Unlimited Company  
**Location** 3 Temple Road, Dartry, Dublin 6, D06 V586  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for development to the Coach House at the rear of this site. The development will consist of : (1) the extension and alteration to the existing single storey south side return, (2) the provision of a new eternal west facing garden veranda, (3) replacement of existing non original windows and doors, (4) general internal alterations and repairs, (5) the provision of two new rooflights, (6) treatment and repair of facade finishes.

---

**Area** Area 1 - South East  
**Application Number** 4351/22  
**Application Type** Permission  
**Applicant** Niamh Lynch & Ryan Preston  
**Location** 116, Morehampton Road, Donnybrook, Dublin 4, D04 Y0C9  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Permission for works which consist of the construction of a new dormer window and 1no. roof-light to rear of main roof.

---

**Area** Area 1 - South East  
**Application Number** 4358/22  
**Application Type** Permission  
**Applicant** Irene Black and Chris Davey  
**Location** 26, Grosvenor Place, Rathmines, Dublin 6, D06 V5WO  
**Registration Date** 30/06/2022

**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 garden; Internal remodeling 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** 4360/22  
**Application Type** Permission  
**Applicant** Gianni Clifford & Lynden Breathnach  
**Location** 59, Grosvenor Square, Rathmines, Dublin 6, D06 T1W3  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for works comprising the proposed removal of original single storey extension to rear and proposed new single storey extension to rear with rooflight, refurbishment of existing house including repointing of brick to front elevation and chimneys, refurbishment of front door and original windows throughout including shutters, temporary removal of window cill and wall at front for access and painting of railings, insulation to soffit of entrance porch, re-slating of roof with repairs to roof including roof timbers, valleys and chimneys, replacement of rainwater goods, replacement of rooflight and new solar panel to rear, reconfiguration of rear return with removal of chimney, chimneybreast, walls, windows, doors and flooring, insulation of ground floor, external walls and attic, removal of non-original fixtures and fittings, refurbishment of fireplaces, new openings to rear elevation with new windows and double door, blocking up of window to side and larger window opening with new window to rear, replacement of non-original ceilings and original sloped ceiling, new bathrooms, new attic hatches and replacement of skylight internally, damp treatment to walls, redecoration and painting internally including removal of wallpaper throughout, repairs to walls & ceilings and sanding and varnishing of floorboards, new plumbing and electrics throughout and all associated siteworks including hard and soft landscaping.

---

**Area** Area 1 - South East  
**Application Number** 4381/22  
**Application Type** Permission  
**Applicant** Kim O'Reilly  
**Location** 14, Palmerston Road, Rathmines, Dublin 6  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed works include the construction of a single storey 54m sq. 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** 4382/22  
**Application Type** Permission  
**Applicant** Jack Blake  
**Location** 23 Ailesbury Road, Dublin 4, D04 K0N7  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following (i) demolition of existing shed/structure; (ii) construction of a part-single, part two-storey extension with external covered area (of single-storey height) to the rear; (iii) roof works to existing pitched roofs to ensure weather proofing; (iv) widening (to maximum width of 3.5m) of the existing vehicular entrance via Ailesbury Wood; (v) internal alterations to original house comprising: (a) removal of sections of wall from kitchen at lower ground floor level to facilitate the development of an open plan kitchen/living/dining area; (b) removal of section of wall at upper ground floor level to facilitate a new glass balustrade overlooking kitchen below; (c) introduction of 1 no. bathroom and 1 no. robe room in lieu of existing bedroom and removal of section of wall to facilitate access to the proposed extension at mezzanine floor level; (d) removal of section of wall to facilitate the provision of an ensuite to the existing master bedroom, installation of 1 no. ensuite and robe room to the existing bedroom and removal of a section of wall to the existing WC to provide for reconfigured bathroom and larger bedroom with robe at first floor level. The proposal also includes all ancillary site, engineering and ancillary works necessary to facilitate the development including the temporary partial removal of the non-original block wall to the rear of the site during construction to be reinstated following completion of the development.

---

**Area** Area 1 - South East  
**Application Number** WEB1596/22  
**Application Type** Permission  
**Applicant** Suzanne Kelly Doherty + Pat Doherty  
**Location** 69, Sandford Road, Ranelagh, Dublin 6 D08 F2PO  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** The development will consist of 1) the demolition of the existing single storey rear/side extension; 2) relocation of existing pedestrian access from Cherryfield Avenue; 3) the construction of a 2 storey side extension and single storey rear extension with relocated pedestrian entrance off Cherryfield Avenue; 4) demolition of existing Garage with existing vehicular access off Cherryfield Avenue 5) demolition of existing Sheds to rear of Garden; 6) construction of a New garage with a wider vehicular entrance; 7) construction of Shed and Gym to rear of Garden; 8) New pedestrian access off Cherryfield Avenue beside new garage and associated works.

---

---

**Area** Area 1 - South East  
**Application Number** WEB1602/22  
**Application Type** Permission  
**Applicant** Laura-Jayne Gilmore  
**Location** 47, Sandymount Avenue, Ballsbridge, Dublin 4 D04 RX46  
**Registration Date** 29/06/2022

**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** Area 1 - South East  
**Application Number** WEB1604/22  
**Application Type** Permission  
**Applicant** Declan Connolly  
**Location** 1, Eglinton Park, Donnybrook, Dublin 4 D04 N8X9  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** • Amendments to previously granted permission (Reg. Ref. WEB5153/21) to consist of construction of a new two-storey bay window to the front; • All associated demolition, internal alterations, drainage and ancillary works.

---

**Area** Area 1 - South East  
**Application Number** WEB1605/22  
**Application Type** Permission  
**Applicant** Wyse Property Management Ltd.  
**Location** 16, Hagan's Court, Lad Lane, Dublin 2  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** New dormer-window in pitched-roof to front elevation, plus all associated works.

---

## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0064/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	28/06/2022
<b>Applicant</b>	Damien Garry
<b>Location</b>	20, Mountpleasant Avenue Lower, Ranelagh, Dublin 6.
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Replacement of existing aluminium windows with timber sash windows.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0073/22
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP
<b>Decision Date</b>	28/06/2022
<b>Applicant</b>	Society of Chartered Surveyors Ireland
<b>Location</b>	Basement Floor, 38, Merrion Square East, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: PROTECTED STRUCTURE: The following works are proposed to be carried out to the property at basement level only both internally and externally: Externally at Basement Level (Front External Entrance): • Cleaning down of the front elevation at basement level only. Cleaning will consist of use of warm water and a soft bristle brush only. • Cleaning down of the existing flagstone paving at basement level only. Cleaning will consist of use of warm water and a soft bristle brush only to remove any moss growth to prevent slips, trips or falls. • Removal of all vegetation growth to the existing flagstone paving. This will include allowance for hacking out existing pointing to enable and ensure that all roots are removed. Upon removal, all areas to be carefully re-pointed with a lime based mortar. Profile and colour to match existing. • Removal of the existing modern security railings to the two front windows at basement level. Railings are a modern installation. New security railings shall be installed to the windows which are similar in profile to the existing railings on the rear of the property. Railings to be sympathetic to the elevation. All previous fixing holes shall be filled. Materials and colour to match existing. • Removal of the existing modern security gate to the entrance door at basement level. The security gate is a modern installation. A new security gate shall be installed to the door which is sympathetic to the elevation. All previous fixing holes shall be filled. Materials and colour to match existing. • Cleaning down of the railings to the front elevation and handrail to the stairs to the basement level entrance. Cleaning will consist of use of warm water and a soft bristle brush only. Remove loose and defective sections of paintwork to the railings, shot blast sections were necessary, prime and redecorate. • Redecoration of the rendered walls at basement level only with suitable external paint to match existing. • The replacement of the existing modern entrance door to the basement level. The existing door is significantly decayed and not operating efficiently. A new painted solid timber panel door shall be installed to allow safe entrance to the basement level. The new door shall be consistent with similar doors used in the Merrion Square locality at basement level. • The replacement of the existing modern timber exit door to the rear yard at basement level. The existing door is significantly damaged and not operating efficiently. A new painted timber solid security door shall be installed at basement level to the rear. • All windows at basement level to be decorated with no. coats of good quality paint (white). Internal at Basement Level Only: The following is a list of indicative works to be carried out to the building internally at basement

---

level only. The proposed renovation/redecoration works are confined to the basement level of the SCSI HQ building. The renovation works largely consist of:

- Redecoration works including paint to the ceiling, walls and joinery.
- Installation of wall and floor tiles to the sanitary facilities.
- Renewal of existing modern doors with new doors.
- Modification of the existing modern wall panelling.
- Installation of a floor levelling compound to ensure level floors are provided throughout.
- Installation of floor finishes.
- Installation of acoustic materials to one room.
- Installation of new full height walls with glazing to provide a separate computer-hub space within the main open plan area.
- Installation of electrical fittings, audio visual fittings and lighting.
- Renewal of sanitaryware.
- Installation of new fire alarm and emergency lighting to the basement level to be interconnected with the existing system. All cabling/trunking to be surface mounted. This work will not impact on historic fabric or result in the loss of historic features, fittings or fabric - thus the works would not have a negative impact on the character or significance of the protected structure.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0164/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	28/06/2022
<b>Applicant</b>	Denise Coughlan
<b>Location</b>	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)

**Additional Information**

**Proposal:** SHEC: Demolition of existing structure and construction of 1 no. three storey, three bedroom mews dwelling.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0166/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	27/06/2022
<b>Applicant</b>	Allan O'Rourke
<b>Location</b>	97, Saint Stephen's Green, Saint Kevin's, Dublin 2, D02YR15.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Installation of ten number roller blinds internally on the windows from ground floor to third floor. The roller blinds will have a logo printed on them.

---

**Area** Area 1 - South East  
**Application Number** 0167/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 29/06/2022  
**Applicant** Declan and Emily McGrath  
**Location** 47, Sandford Terrace, Sandford Road, Ranelagh, D06 E0P8.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The development will consist of installation of 6 no. solar panels on the flat roof of the existing contemporary extension to the Protected Structure, which will not have any impact on the fabric of the original house. The solar panels will be installed nearly flat (circa 5 degree angle) and will be affixed using standing fixing methodology for solar panels. The solar panels will not be visible from the front or rear of the property as they will not protrude above the parapet wall at roof level.

---

**Area** Area 1 - South East  
**Application Number** 3129/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/06/2022  
**Applicant** Gramon Limited  
**Location** Errigal House , Errigal Court , Eglinton Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: (a) alterations to apartment block known as Errigal House as follows: (i) removal of existing external fire escape and provision of new enclosed fire escape stair core; (ii) provision of new entrance porch; (iii) removal and replacement of all existing glazing and provision of new external insulation to apartment block; (iv) modification of existing apartments to provide each unit with private amenity space in the form of an external balcony/wintergarden; (v) extension of apartment block at second floor level to allow for the provision of 2 no. two-bedroom apartments each served by private balcony/wintergarden; (vi) extension and revision of apartment block at third floor level to allow for the provision of 2 no. two-bedroom apartments, each served by private balcony/wintergarden, and the alteration of the layout of the existing apartment Nos. 3.2 and 3.3 and, (vii) provision of 1 no. additional storey, to existing four storey building, comprising 1 no. one-bedroom and 3 no. two-bedroom apartments each served by private balcony/wintergarden; (b) provision of bicycle parking shed of 28 no. spaces, 15 no. external bicycle parking spaces and new bin store; and, (c) all ancillary works, inclusive of landscaping, necessary to facilitate the development. The development will increase the quantum of residential units within Errigal House from 20 no. apartments to a total of 28 no. apartments and will result in the provision of a five storey apartment building.

---



<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3565/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/06/2022
<b>Applicant</b>	GA Development Dublin ICAV
<b>Location</b>	The site of the former Dublin Institute of Technology / Technological University Dublin (TUD), Kevin Street Lower, Dublin 8 and 23 Liberty Lane, Dublin 8.

**Additional Information** Additional Information Received

**Proposal:** We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for planning permission for amendments to the permitted development, Reg. Ref.: 2682/20 | ABP Ref.: PL29S.309217, at the site of the former Dublin Institute of Technology / Technological University Dublin (TUD), Kevin Street Lower, Dublin 8 and 23 Liberty Lane, Dublin 8. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south, and New Bride Street to the west. The former buildings on the TUD site have been demolished under Reg. Ref.: 2682/20 / ABP Ref.: PL29S.309217 and the former building at 23 Liberty Lane has been demolished under Reg. Ref.: 3897/20. The application site includes part of the Kevin Street Library site. The proposed amendments relate primarily to office Blocks A, B and C, and consist of the following: • Amendment and extension of permitted Block B at eighth and ninth floor levels resulting in additional office floor space (GFA of 392 sq.m) and extension of a core to provide a fire escape to serve both levels; • Amendment and extension of permitted Block C at ground to second floor levels to amalgamate with the permitted office building at 23 Liberty Lane (permitted under Reg. Ref.: 3897/20), increased parapet height of 200mm to accommodate green roof build up, and provision of an additional roof terrace at third floor level on Block C, along with associated alterations to the facades and elevation materials; • Alteration to the basement, lower ground, and lower ground mezzanine levels, including reduction in the depth/levels, additional floor area at Basement Level 01 to facilitate a core for Block B to provide for fire escape from that level, extension of the core for Block C to provide access and additional plant space to Basement Level 01 and additional floor area to the lower ground floor mezzanine level beneath Block C to provide additional plant space and additional bicycle spaces; • Alterations to the elevations of the permitted blocks A and B, including omission of a wind canopy to the south façade of Blocks A and B, proposed new entrance to the permitted library extension, reduction in loading bay door height to the western façade of Block A, addition of double height entrance to Block B on the southern elevation, and provision of 4 no. external steps to the south elevation of Blocks A and B; • Provision of glazed balustrades to the permitted roof terraces on Blocks A and B at the 5th, 6th, 7th, 8th, 9th, and 10th floor levels, and amendment and extension of the permitted roof terrace at 8th floor level to the north and east of Block B; Associated alterations at roof level, including additional plant area on Blocks A and B, increase in the size of the atrium roof lights on Block A, provision of 3 no. broadband antenna zones at roof level of Blocks A, B and C, and associated amendments to the green roofs; • Associated ancillary amendments including alterations to hard and soft landscaping areas, reconfiguration of plant rooms and stair/lift cores, and all associated development and ancillary works; and • The proposed amendments include an extension of the application site boundary of planning permission Reg. Ref.: 2682/20 and ABP Ref.: PL29S.309217 to facilitate the extension of Block C to incorporate the permitted office building at 23 Liberty Lane (Reg. Ref.: 3897/20).

**Area** Area 1 - South East  
**Application Number** 3876/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/06/2022  
**Applicant** Karl Quinn  
**Location** 57, South Hill, Dublin 6, D06 TX64

**Additional Information**

**Proposal:** The proposed development shall consist of: • Demolition of existing single storey extension to rear • Construction of new part two storey part single storey extension to the rear of existing dwelling • Construction of a new attic dormer window to the rear on the main /upper roof; • Widening of existing vehicular entrance width to 3.5m; • Alterations to the side of the main / upper roof including new rooflight to front roof slope and new pitched roof to existing front entrance canopy • All associated demolition, internal alterations, site, landscaping and ancillary works.

---

**Area** Area 1 - South East  
**Application Number** 3883/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/06/2022  
**Applicant** Raymond Bradley  
**Location** 183, Harold's Cross Road, Dublin 6W, D6W HV18.

**Additional Information**

**Proposal:** Widening of existing side gate off Parkview Avenue for vehicle access to rear garden of existing end of terrace two storey dwelling.

---

**Area** Area 1 - South East  
**Application Number** 3890/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/06/2022  
**Applicant** Paula & James Bradshaw  
**Location** 9, Bremen Avenue, Irishtown, Dublin 4

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Development will consist of Retention of rooflight to the front slope, front porch, front bay window and lean-to roof and Permission for new rear extension consisting of a ground floor rear extension, first floor rear extension, attic level dormer structure and first floor side window to the gable.

---

**Area** Area 1 - South East  
**Application Number** 3892/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/06/2022  
**Applicant** Paul Gannon  
**Location** 28 Fitzwilliam Square South, Dublin 2 D02 XF88 and 28 Kingram Place Dublin 2 D02 YE86

**Additional Information**

**Proposal:** PROTECTED STRUCTURES: For development at this site, 28 Fitzwilliam Square South, Dublin 2 D02 XF88 and 28 Kingram Place, Dublin 2 D02 YE86 Protected Structures. Works to the main house include the demolition of extensions to the rear at ground and first floor. The removal of internal partitions and screens at first and second floors and a new opening between the ground floor reception rooms. Alterations to basement layout and partial excavation of basement floor for services. Alterations to the internal layout of rooms at ground floor return, first floor return, second floor and third floor. Construction of a sunroom at ground floor rear with a balcony at first floor return level and access steps to the rear garden. The removal and replacement of a number of non-original window sashes and the reinstatement of the window to the stairs. New french doors from first floor return to new balcony. Repointing of the brick facades front and rear. Reinstatement of a leaded fanlight to the front door. The insertion of bathrooms and a kitchen with associated services. New mechanical and electrical services with underfloor heating at ground floor level and heat pump with external unit. The addition of solar panels to the roof. Works to the mews include the change of use of the first floor to a one-bedroom flat, ancillary to the main house. The replacement of the roof with the inclusion of a roof light at ridge level and solar panels. New windows and doors. New kitchen and bathroom with associated mechanical and electrical services. Removal of cement render to north elevation and repointing of brick and stone to front and rear.

---

**Area** Area 1 - South East  
**Application Number** 3893/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** The Royal College of Surgeons in Ireland  
**Location** R.C.S.I. House, 121-122, Saint Stephen's Green, Dublin 2, D02 H903

**Additional Information**

**Proposal:** Partial demolition of existing external stone clad planter at street level, and the insertion of a new external platform lift to access the ground floor reception area approx. 1880 mm above street level. A single pane of the existing facade will be demolished and replaced with an inward opening door as part of the disabled lift installation. The sides and rear wall of the new opening in the planter will be clad in granite to match the existing planter walls. There will be a new gate and shutter in power-coated metal finish to close off the passenger lift at night.

**Area** Area 1 - South East  
**Application Number** 3894/22  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Vickers Capital Ltd.  
**Location** 8 & 10, Dunville Avenue, Dublin 6

**Additional Information**

**Proposal:** RETENTION:PROTECTED STRUCTURE: The development consists of the removal of the plinth and railings from the front of properties to create vehicular access,the paving of the front gardens and for the erection of two no. bin storage units. Nos. 8 & 10 Dunville Avenue are protected structures.

---

**Area** Area 1 - South East  
**Application Number** 3896/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Liam and Michelle MacDonagh  
**Location** 44, Wilfield Road, Dublin 4, D04 N726

**Additional Information**

**Proposal:** Conversion of existing attic space comprising of modification of existing roof structure new access stairs and flat roof dormer to the rear. New vehicular dishing of existing pavement to allow the construction of a vehicular access point and driveway to existing front garden.

---

**Area** Area 1 - South East  
**Application Number** 3899/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Eircom Limited  
**Location** Block 1 & 2, Saint Clare's Park, Harold's Cross Road, Dublin 6 (formerly known as Saint Clare's Convent and Nos. 115-119, Harold's Cross Road, Dublin 6)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the installation of telecommunication antennas and associated equipment concealed within three no. shrouds with fitting apparatus and a cabinet and all other associated site development works on the building rooftop. The development will provide high speed wireless data and broadband services. This is a Protected Structure.

---

**Area** Area 1 - South East  
**Application Number** 3904/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** New Ireland Assurance Company Plc and EPUT Property Trust Nominees Ltd.  
**Location** 7-8, Wilton Terrace, Dublin, 2.

**Additional Information**

**Proposal:** Development will consist of the alteration to the entrance on the front southeast elevation on to Wilton Terrace. The works will include the removal of an existing glazed door with panel above and replacement with full height glazed door , a single glazed panel to the left of the door will be replaced with a new stainless steel panel incorporating building directory, post box and access control. In addition, a new brise soleil system with supporting metal frame at first floor level incorporating building signage built flush with existing building facade is proposed.

---

**Area** Area 1 - South East  
**Application Number** 3915/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Russell & Bromley Ireland Limited  
**Location** 76, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of: Removal of existing shopfront glazing and recessed glazing and doors and all associated framing systems, to be replaced with new glazing and associated bronze aluminium framing support system and double-swing inward opening doors flush to shopfront. Removal of existing 'FITZPATRICKS' signage from front fascia, to be replaced with 'Russell & Bromley' signage fixed to front fascia (letters to be individually back lit). Fascia to be made good as necessary for the fixing of new signage. Increase in ground floor, gross floor area arising from reconfigured shopfront from 140 sqms to 148 sqms. All ancillary works to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 3917/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Sandford Park School Designated Activity Company (DAC)  
**Location** Sandford Park School, Sandford Road, Dublin 6, D06 FN29

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this site which is within the curtilage of protected structures: (No. 11 Sandford Road, Ranelagh, Dublin 6, D06 RC94/Sandford Park Gate House - RPS Ref. No. 7426 and the Main House, Sandford Road, Ranelagh, Dublin 6, D06 FN29 - RPS Ref. No. 7427). The development will consist of: (i) replacement of all windows and doors to classroom Block B and Block A-B, (ii) new external render finish to the existing inner courtyard and East, North and South elevations to classroom Block B and Block A-B,

(iii) removal of inner courtyard window to classroom Block A-B and infilling the opening with blockwork with a render finish, (iv) removal of chimney stack above roof level to classroom Block A-B, (v) alterations to all elevations of Block C Science and Art building comprising new external render finish, (vi) removal of UPVC conservatory to the east elevation of Block C Science and Art building (vii) replacement of all external doors to Block C Science and Art building, (viii) removal of chimney stack above roof level to Block C Science and Art building, (ix) a new single storey extension (with an area of 120 sq.m) to the existing north elevation of library/dining room block at a ground floor level with a new entrance door, (x) the installation of a roof mounted solar photovoltaic panels to classroom Block B and A-B and Block C Science and Art building to include all ancillary works and services.

---

**Area** Area 1 - South East  
**Application Number** 3920/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Circle K Ireland Fuels Limited  
**Location** Circle K, Sundrive Service Station, Kimmage Road  
Lower, Dublin 6W, D6W VY44

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 3921/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 01/07/2022  
**Applicant** Damien Lee  
**Location** 61, Sandymount Avenue, Ballsbridge, Dublin 4, D04 K033

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 3924/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/07/2022  
**Applicant** Anita Kirwan  
**Location** 3, Greenmount Lane, Dublin 12, D12 DK6A

**Additional Information**

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

---

---

**Area** Area 1 - South East  
**Application Number** 3931/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 01/07/2022  
**Applicant** Dan McQuillan  
**Location** 40 Pembroke Cottages, Ringsend, Dublin 4, D04 Y8P0

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** 3946/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/07/2022  
**Applicant** Musgrave Operating Partners Ireland Limited  
**Location** SuperValu Sundrive, Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09

**Additional Information**

**Proposal:** The development will consist of: Installation of a cantilevered roof canopy 12.4m long and 1.2m deep, erected on the North West Building Elevation to provide a sheltered cover for the provision of a click & collect customer shopping service. Erection of a cedar wood cladding backdrop panel onto the existing building wall. Installation of signage display panels with all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4158/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** The Board of Governors N.M.H  
**Location** National Maternity Hospital, Holles Street, Dublin 2

**Additional Information**

**Proposal:** EXT.OF DURATION: RETENTION: Permission for a temporary period of five years and retention permission for a temporary period of five years for development at this (0.7014 ha) site. The development will consist of: Permission for: (i) Provision of new extension (310 sq.m) to connect to existing hospital building over Holles Row and west of Meade's Terrace at second floor to expand the existing Labour & Delivery Unit (LDU) including ancillary rooms; (ii) Provision of glazed emergency access stair from ground to second floor to service the new extension; (iii) Demolition of existing shed and covered area (103 sq.m) at ground level to facilitate the extension; Retention of: existing two storey temporary structure (210 sq.m) underneath proposed extension incorporating pathology laboratory at ground floor and engineering offices at first floor and screen wall previously permitted under Reg. Ref. 3629/07; and all ancillary and associated works.

**Area** Area 1 - South East  
**Application Number** 4267/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/06/2022  
**Applicant** Andrew Corcoran  
**Location** Unit 3, 113-119, also known as Brighton House, 121 Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** Permission for change of use from shop to restaurant with ancillary site works.

---

**Area** Area 1 - South East  
**Application Number** 4272/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/06/2022  
**Applicant** Irene Black and Chis Davey  
**Location** 26 Grosvenor Place, Rathmines, Dublin 6, D06 V5W0

**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** 4281/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/06/2022  
**Applicant** Thomas & Noeleen Fitzgerald  
**Location** 5 Ferns Road, Crumlin, Dublin 12

**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  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/06/2022  
**Applicant** Dorata Romanska  
**Location** 4, Poddle View, Kimmage, Dublin 12

**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  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/06/2022  
**Applicant** Kim O'Reilly  
**Location** 14 Palmerston Road, Rathmines, Dublin 6, D06 X9Y4

**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** 4292/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/06/2022  
**Applicant** Farmer Browns Eatery  
**Location** 170 Rathmines Road Lower, Dublin 6

**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  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/07/2022  
**Applicant** Mary McEvaddy  
**Location** 26, Fitzwilliam Street Upper, Dublin 2, D02 W5T8  
**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** 4304/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/06/2022  
**Applicant** Joan Ryan  
**Location** 12, Rathdown Avenue, Terenure, Dublin 6w  
**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** 4310/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/07/2022  
**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.

**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** 4325/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/07/2022  
**Applicant** Eoin and Oda Foyle  
**Location** 11, Charleville Road, Rathmines, Dublin 6, DO6 Y2RO

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to construct a new mews dwelling house at the rear of the site. The mews will comprise two bedrooms, two bathrooms, kitchen and living area, hall toilet and two external private courtyard spaces, one at half basement level and one at roof level, enclosed by solid walls. The building will have a maximum height of 4.5 metres above ground level and will contain a total internal floor area of 120 sq. m. distributed over four half levels. All windows will be internal to the site and no windows will face outwards from the site. Existing stone walls to the garden will be retained and the proposed mews will have a plastered finish to match the original rear walls of adjacent properties. The existing garden will be subdivided using a stone wall, and pedestrian access will be provided from Charleville Road via a two-metre-wide passageway along the eastern boundary of the site. A new opening will be made in the existing front boundary wall and railings to provide a pedestrian gate, which will be constructed of wrought iron, to match the original railings. The site is within the curtilage of a Protected Structure at No. 11 Charleville Road. No alterations are proposed to the existing Protected Structure itself, other than the new pedestrian access in the garden area within its curtilage.

---

**Area** Area 1 - South East  
**Application Number** PWSDZ4121/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Pembroke Beach DAC  
**Location** Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** PERMISSION and RETENTION: Permission for development to amend the Parent Permission and for retention permission for development on a site of c. 15.06 hectares on lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The site is located within the "A Lands' sector" of the Poolbeg West Strategic Development Zone Planning Scheme (April 2019) The overall site includes some 4.3 hectares of land for which a ten year permission for enabling and infrastructural works was granted in January 2020. (Reg. Ref. PWSDZ3270/19; the "Parent Permission") The element of the scheme for which retention permission for development is sought consists of the removal of two sections of tree cover cumulatively-consisting of some 100 No. trees. The first section of tree cover (some 9 No. trees) was located along South Bank Road running east to west along the northern site boundary, whilst the second section (some 91 No. trees) was located internally within the centre of the site running south to north parallel to the east and west site boundaries ( a mixture of primarily of Lawson

---

Cypress and Lombardy Poplar). Whilst the Planning Scheme facilitates and the Parent Permission permitted the removal of some trees, these two sections of additional tree cover were removed in contravention of Condition No. 22 of Planning Permission Reg. Ref. PWSDZ3270/19. The element of the scheme for which permission for development is sought will consist of: amendments to the "Parent Permission" (PWSDZ3270/19) to provide temporarily: three rows of tree cover and associated landscaping consisting of some 100 No. native trees (a mixture of Crab Apple, Field Maple, Hawthorn, Rowan, Wild Cherry and Black Alder); 1,183 sq m of native understory whip mix (a mixture of Blackthorn, Crab Apple, Elderberry, Hazel, Holly, Spindle and Hawthorn); and 1,498 sq m of native wild flowers, located within the boundary of the permitted Village Green, to mitigate against the biodiversity loss associated with the removal of trees on site (the temporary measure to be in place until the resolution of Condition No. 19 of Planning Permission Reg. Ref. PWSDZ3270/19, which requires agreement between the Planning Authority and the Applicant in relation to the final landscape design of the permitted Village Green); the erection of rabbit-proof fencing around the proposed trees and 2 No. associated maintenance access gates; and for all associated works above and below ground.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1283/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/06/2022
<b>Applicant</b>	Rachel Power
<b>Location</b>	1, Donnybrook Mews, Rampart Lane, Dublin 4, D04 F2Y9
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission for the construction of a first floor domestic extension (16m <sup>2</sup> ) to the rear of the dwelling house at 1 Donnybrook Mews, Rampart Lane, Dublin 4 (D04 F2Y9).

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1393/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/06/2022
<b>Applicant</b>	Emily Jing & Mark Denton
<b>Location</b>	3, Barrow Street, Dublin 4 D04 T6T1
<b>Additional Information</b>	
<b>Proposal:</b>	Single storey extension with a courtyard to the rear and first-floor extension to the rear give an additional bedroom. Demolition of existing single storey extension

---

**Area** Area 1 - South East  
**Application Number** WEB1396/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 27/06/2022  
**Applicant** Nicholas McNicholas  
**Location** 28, Park Lane, Sandymount, Dublin 4 D04 ND29  
**Additional Information**  
**Proposal:** An attic conversion with dormer windows & roof-light to the rear and incorporates raising the ridge line at No. 28, Park Lane, Sandymount, Dublin. D04 ND29

---

**Area** Area 1 - South East  
**Application Number** WEB1404/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/06/2022  
**Applicant** Barry Fitzgerald  
**Location** 140, Corrib Road, Terenure, Dublin 6w D6W YY84  
**Additional Information**  
**Proposal:** Planning Permission to construct an extension to the side which is 2 storey, and an extension to the rear which is part 1 storey and part 3 storey, and to develop the existing attic space at dwelling at 140 Corrib Road, Terenure, Dublin 6W, Co. Dublin, D6W YY84

---

**Area** Area 1 - South East  
**Application Number** WEB1412/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Fiona Rorarty  
**Location** 295, Kimmage Road Lower, Dublin 6w D6W EV91  
**Additional Information**  
**Proposal:** Single storey and first-floor extension to the rear with two ground-floor windows to the side, one first floor window to the side.

---

**Area** Area 1 - South East  
**Application Number** WEB1423/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Jason Bayle  
**Location** 15, Bath Avenue, Dublin 4  
**Additional Information**  
**Proposal:** Planning permission for new vehicular and pedestrian entrances to front garden allowing for off street parking.

---

**Area** Area 1 - South East  
**Application Number** WEB1428/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Rachael Smith  
**Location** 66, Herberton Road, Dublin 12 D12 NW20

**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** WEB1594/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/06/2022  
**Applicant** Laura-Jayne Gilmore  
**Location** 47, Sandymount Avenue, Ballsbridge, Dublin 4 D04 RX46

**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 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0139/22  
**Appeal Type** Written Evidence  
**Applicant** Circle K Ireland Energy Group Limited  
**Location** Units 3 & 4 Ballast House, 17-21 Westmoreland Street,  
Dublin 2, D02 X677.

**Additional Information**

**Proposal:** EXPP: Whether planning permission is required for works which comprise the rebranding of external shopfront signage to the existing retail unit.

---

**Area** Area 1 - South East  
**Application Number** 0140/22  
**Appeal Type** Written Evidence  
**Applicant** Circle K Ireland Energy Group Limited  
**Location** 49, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: Whether planning permission is required for works which comprise the rebranding of external shopfront signage to the existing retail unit.

---

**Area** Area 1 - South East  
**Application Number** 3720/22  
**Appeal Type** Written Evidence  
**Applicant** Rosemary Sherlock  
**Location** Site to rear of 16 Kildare Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning permission for the construction of a 3 storey, 1 bedroomed town house, including private roof terrace and ground floor bin and bicycle storage with access from public laneway from Sundrive Road. The proposed development replaces an existing self-contained, single storey commercial workshop/repair garage unit on the site, similarly accessed from the public laneway from Sundrive Road. The site occupies the rear section of the site of No. 16 Kildare Road, Crumlin, Dublin 12 and is separated from the remainder of the above site by the presence of a long established boundary wall. The only current access to the site via the public laneway from Sundrive Road which is located adjacent to the southern boundary of No. 170 Sundrive Road.

---

## Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 2553/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 28/06/2022  
**Applicant** Rails Investment Ltd (In Trust)  
**Location** Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** Permission for development at the Former Post Office Garage site (0.265 Ha site) bounded to the north/north-west by Pearse Street Station (bridge and railway line), to the south by Boyne Street and adjoining warehouse /industrial building fronting same (known as the Corner of Sandwith Street and Boyne Street), to the east by residential properties fronting Erne Street Upper and to the west by Sandwith Street Upper, Dublin 2. The development will consist of: the demolition of the existing warehouse/industrial building on site (1,711 sq m) and the construction of a part 3 – part 6 No. storey (7,830 sq m) over basement (1,558 sq m) office building. The development also includes: 18 No. car parking spaces accessed from Boyne Street; secure cycle parking spaces at basement level; pedestrian access through the site along the northern boundary; accessible roof terraces at third floor level (facing north, south and east) and fifth floor level (facing north, east and west); non-accessible roof terraces at third floor level (facing north, south and east) and fourth floor level (facing west); green roofs; hard and soft landscaping; substations and switch rooms; plant; bin storage; boundary treatments and all associated site development works above and below ground.

---

**Area** Area 1 - South East  
**Application Number** 2769/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @01/07/2022  
**Applicant** AAI Kenilworth Limited  
**Location** 348 Harold's Cross Road, Dublin 6W, D6W VW99  
**Additional Information** Additional Information Received

**Proposal:** Permission for a Build-To-Rent residential development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6, D6W VW99, (formerly known as 'Kenilworth Motors) principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west. The development will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sqm) and certain boundary walls; the construction of a part-two, part-three, part-four, part-five storey building (total gross floor area of c. 5,163 sqm); (comprising 52 no. apartments ( 4no. studio units; 44 no. 1-bed units; 4 no. 2-bed units, all with balconies or terraces facing east, south and west). The development will also consist of: communal residential amenities (228 sqm) (including lounge, workspace, gym); concierge; plant; circulation space; ESB substation and switch room; 83 no. cycle parking spaces (62 no. at upper ground floor level bike store); and 21 no. external visitor spaces); communal amenity open spaces at upper ground floor level to the southwest (70 sqm); third floor level to the north east (82.5 sqm); and fourth floor level to the east (190 sqm); Public open space to the east (293 sqm); 2 no. car club parking spaces and 5 resident car parking spaces accessed from Harolds Cross Road; alterations to the layout of Laundry Lane including the provision of a



pedestrian footpath and service area; sustainable urban drainage system (including green roof, rainwater harvesting and attenuation tanks); waste management area; roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

---

**Area** Area 1 - South East  
**Application Number** 3006/22  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** @28/06/2022  
**Applicant** Brid Graham and Gary Wright  
**Location** 5 Palmerston Park, Rathmines, Dublin 6, D06 FN20

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of a new single storey extension (30 sq.m) to rear of the two-storey over basement semi-detached house comprising internal modifications to existing house, general restoration and decoration works including refurbishment of existing windows & external doors to include slimline double glazing, replacement of entrance door on west elevation at garden level. In the rear return existing window at garden level to be removed, modification of a non-original window to the east at upper ground floor level, addition of two new windows at upper ground floor level. Modifications to lower ground floor level including new single storey extension, new internal opening between principal rooms, new utility and existing dining room door to be removed, 1 no. new rooflight to new single storey extension; modification of shower room layout to include cloakroom at upper ground floor, modifications to first floor level including the replacement of non-original partitions to accommodate the new layout, replacement of 2no. non-original PVC windows with sash windows on the return facing to front and 6no. non-original PVC windows with sash windows on the rear and rear return facades, re-pointing of brickwork on side elevation, restoration of existing railings to front garden, installation of 4 no. PV solar panels to the south facing inner roof valley and all associated site works. No.5 Palmerston Park is a Protected Structure.

---

**Area** Area 1 - South East  
**Application Number** 3204/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @27/06/2022  
**Applicant** Earlsfort Centre Hotel Proprietors Limited  
**Location** Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562

**Additional Information**

**Proposal:** Planning permission for development at the Conrad Hotel, Earlsfort Terrace, Dublin 2, D02 V562. A portion of the application site also fronts onto Leeson Street Lower. To the north of the site, is the St. Stephen's Green House office complex. To the south of the site is the Earlsfort Centre office complex, and to the east of the site are the offices fronting onto Lesson Street Lower including Ormonde House, with the National Concert Hall opposite, to the west. The proposed development comprises upgrades works and extension of the existing hotel, including: (i) Provision of new façade and elevational upgrade works to the existing hotel; Minor extensions to the existing building footprint and internal modifications to hotel facilities including revisions to food and beverage provision, café with street hatch, new wellness centre, meeting/conference facilities,

back of house and ancillary facilities; (iii) Replacement of ballroom/event space and portion of the basement with new multi-use event space across two floors and 7 no. storeys of new hotel accommodation above (8 storeys total) above basement level; (iv) Provision of additional floor (hotel accommodation) to existing hotel providing for a 9 no. storey building over basement and lower ground floor; (v) The proposal includes a two level roof top bar terrace to Earlsfort Terrace; (vi) The development overall increases the GFA from 14,405 sq.m. to 20,486 sq.m. and increase the no. of hotel rooms from 192 to 280; (vii) Access to the multi-use event space from Leeson Street Lower; (viii) Reduction in car parking from 87 no. to 60 no.; (ix) A new pedestrian access point to Leeson Street Lower; (x) All associated works, site development, demolition and construction work and consequential revisions to the existing hotel internally and externally.

---



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

26/22

(27/06/2022-01/07/2022)

**Area** Area 1 - South East  
**Application Number** 0195/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Tom O'Donovan  
**Location** Rear of no. 27 Bloomfield Avenue, Dublin 8  
**Registration Date** 27/06/2022  
**Additional Information**  
**Proposal:** SHEC: 2 storey 2 bed mews house with enclosed garage for one car.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

26/22

(27/06/2022-01/07/2022)

**Area** Area 1 - South East  
**Application Number** 0198/22  
**Application Type** Section 5  
**Applicant** Canada Goose Ltd  
**Location** 64, Grafton Street, Dublin 2, D02HK20  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The internal refurbishment and fit-out of the existing building for retail purposes. The erection of new signage within the existing signage area is proposed to the exterior of the building.

---

**Area** Area 1 - South East  
**Application Number** 0199/22  
**Application Type** Section 5  
**Applicant** Canada Goose Ltd  
**Location** 64, Grafton Street, Dublin 2, D02 HK20  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The temporary fit-out of the existing ground and basement floor levels for retail purposes. The erection of new temporary signage within the existing signage area is proposed to the exterior of the building.

---

**Area** Area 1 - South East  
**Application Number** 0207/22  
**Application Type** Section 5  
**Applicant** Avaglan Ltd  
**Location** Rear of 3, Ely Place Upper, Dublin 2  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Replacement of decayed timber doors with new similar painted timber panel doors. 2. Replace modern corrugated roof and rafters with new corrugated metal roof and rafters. Existing brickwork will be retained and there will be no removal of historic fabric. Wall plates will be mechanically fastened to existing walls using stainless steel bolts (not visible from the exterior). 3. Provide new valley gutter to replace existing valley gutter. The gutter will be formed out of treated timber and plywood and covered in lead or similar material falling to existing cast iron downpipe and drain to be retained and repaired as necessary.

---