



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

05/19

(28/01/2019-01/02/2019)

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.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area 1 COMMERCIAL

Area Area 1 - South East
Application Number 2137/19
Application Type Permission
Applicant New Relic International Limited
Location 31-36, Golden Lane, Dublin 8
Registration Date 29/01/2019

Additional Information

Proposal: Planning permission sought at Nos. 31-38 Golden Lane, Dublin 8. The development will consist of (i) permission for 1 no. non-illuminated high level sign composed of aluminium and acrylic material (1.59 sq.m in area, 8.095m above street level) on south (front) elevation; and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2142/19
Application Type Permission
Applicant Irish Life Assurance plc
Location Hainault House, 69-71 St. Stephen's Green, Dublin 2
Registration Date 29/01/2019

Additional Information

Proposal: Planning permission for development at a site of c. 1,509 sq.m (c.0.15ha) at a permitted office development at Hainault House, 69-71 St. Stephen's Green, Dublin 2, D02 T856. The development will consist of the omission of the previously permitted 330mm high set back upstand from the northern and southern rooftop elevation and amendments and extension to the screened open air rooftop plant area permitted under Reg. Ref. 3068/15 (as amended under Reg. Ref. 2691/16). The proposed amendments and extensions will provide for 1) an increase in footprint of the permitted rooftop plant enclosure by 79 sq.m (from c.263 sq.m to c.342 sq.m); 2) an increase in the height of the permitted plant screen of c.1,005mm to a total height of c.1,790mm (an increase of c. 785mm) above parapet level; 3) Change of material to permitted acoustic plant screen from louvered screen to solid panel acoustic screen (no change in permitted height). 4) a decrease in permitted green roof area from c.302 sq.m to c.274 sq.m due to the proposed increased area of enclosed rooftop plant; 5) and the omission of the previously permitted flue on the northern roof elevation, to be replaced by 2 no. generator flues to be located on the western roof elevation (terminating c.600mm above proposed plant screen). The proposed development will also include the provision of a c.1.2m high stone clad door to recessed gas meter cabinet in the ground floor south elevation. There will be no increase in permitted overall building height or gross floor area.

Area Area 1 - South East
Application Number 2144/19
Application Type Permission
Applicant Sarah Ryan
Location Site at Rear of 1, Church Avenue, Rathmines, Dublin 6
Registration Date 30/01/2019

Additional Information

Proposal: Planning permission is sought for a two storey 3 bed mews house with off street car space and

ancillary site works on site at rear of No. 1 Church Avenue, Rathmines, D6, entered off Castlewood Park, Rathmines, Dublin 6.

Area Area 1 - South East
Application Number 2149/19
Application Type Permission
Applicant Kincentran Limited
Location Unit 4, Sandymount Village Centre, Sandymount, Dublin
4, D04 NY80
Registration Date 30/01/2019
Additional Information
Proposal: Permission for the proposed change of use of 61.4m² of ground floor retail use to Dental Consultants Practice use and for external signage.

Area Area 1 - South East
Application Number 2153/19
Application Type Permission
Applicant INPUT Plc & Cashel Fund Plc
Location Block D, The Earlsfort Centre, Earlsfort Terrace,
Dublin 2
Registration Date 30/01/2019
Additional Information
Proposal: Permission for development at a 0.0194 ha site, located at Block D, the Earlsfort Centre, Earlsfort Terrace, Dublin 2. The site is generally bound by the Conrad Hotel to the north, Block E of the Earlsfort Centre to the northeast and east, the rear return of Nos. 5-15 Hatch Street Lower to the south and Earlsfort Terrace to the west. The development will consist of: a new rooftop plant enclosure at 7th floor level of an existing permitted office development (Block D, Earlsfort Centre). The plant enclosure will be c. 3.3 metres in height (above parapet level) and comprise of a selected glazed plant screen with a polyester power coated aluminium capping to match the appearance of an existing plant enclosure at Block E, Earlsfort Centre, which adjoins the subject site to the north and northeast, generally. There will be no physical external change to the existing rooftop plant room and no increase in permitted building height or gross floor area.

Area Area 1 - South East
Application Number 2154/19
Application Type Permission
Applicant Cardinal Investments Limited
Location 199, 201 & 201a Harold's Cross Road, Dublin 6W
Registration Date 30/01/2019
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for development on a site of c. 0.07 ha, located at Nos. 199, 201 & 201a Harold's Cross Road, Dublin 6W. Nos. 201 & 201a Harold's Cross Road are a Protected Structure (RPS Ref. 3584). The development will consist of the refurbishment and extension of Nos. 199, 201 & 201a Harold's Cross Road (previously in multi-unit occupancy of 8 no. residential units) for the purposes of providing 7 no. apartments (4 no. 1-bedroom units and 3 no. 2-bedroom units) with private terraces/balconies at each floor level and will include: a change of use to residential (1 no. 1-bedroom

apartment) of the existing, vacant retail unit (c. 84m²) at the ground floor level of No. 199 Harold's Cross Road; the demolition of a single-storey external store (c. 9m²) at the rear ground floor level of Nos. 201 & 201a Harold's Cross Road; 2 no. 2-storey extensions (combined gross floor area of c.81m²) to the rear of Nos. 201 & 201a Harold's Cross Road; including the enlargement of 3 no. existing window openings in the rear elevation to form new internal door connections between the existing building and proposed extensions. The development will also include: alterations to the internal floor plan layout of the Protected Structure at ground, first and second floor levels; the reconfiguration of the main internal staircase, including the retention of historic fabric and the removal of the non-historic secondary internal staircase; fire resistance upgrading works to the main stair enclosure, including the historic partition in the entrance hall at ground floor level; the removal of non-historic fabric and services and the retention and conservation of historic fabric and finishes; the repair/reinstatement of existing windows to historic detail; the reinstatement of the front door at ground floor level of the western elevation; the repointing, repair and restoration of existing brickwork to the building facades; the upgrading of building services and piped infrastructure and ducting; upgraded landscaping treatments to the garden area fronting onto Harold's Cross Road to facilitate communal open space of c. 68m²; repair works to the northern boundary wall, including the provision of 1 no. new pedestrian entrance gate; the reinstatement/restoration/enlargement of existing windows in the northern and eastern facades of the building at ground, first and second floor levels; the restoration/reinstatement of the existing roof and rainwater goods and the repair and repointing of the historic chimney stack; reinstatement/restoration of the existing render to the building facades; new door and window arrangements at the ground floor level (southern elevation) of No. 199 Harold's Cross Road; repair works to the retained shopfront at ground floor level of the western elevation fronting onto Harold's Cross Road, including the removal of the existing roller shutter, the obscuring of the existing glazing panels and the reinstatement of painted signage at fascia level; and the repair of the boundary railings and gate to the front (west) of the site fronting onto Harold's Cross Road. The development will also include the demolition of the derelict fire-damaged industrial unit (c. 187m²) to the rear (east) of the site adjacent to Leinster Place and the provision of 2 no. linked, 3-storey residential blocks (c. 321m²) which will accommodate 5 no. apartment units (3 no. 1-bedroom units and 2 no. 2-bedroom units) with private terraces/balconies at each floor level, arranged around a communal courtyard open space of c. 71m². The development will include all piped infrastructure and ducting; an underground attenuation storage tank; site landscaping; waste storage area; 12 no. bicycle parking spaces; 6 no. solar panels; green roofs; changes in level; and all associated site development works above and below ground. Pedestrian access to the site will be via the existing entrance from Harold's Cross Road at the western site boundary; 1 no. new pedestrian entrance at the northern site boundary via the existing pedestrian laneway adjoining the site and 1 no. new pedestrian entrance in the eastern site boundary fronting onto Leinster Place.

Area	Area 1 - South East
Application Number	2158/19
Application Type	Permission
Applicant	Ravies Kitchen
Location	2, Thorncastle Street (corner of Bridge Street), Ringsend, Dublin 4
Registration Date	31/01/2019

Additional Information

Proposal: Planning permission for a change of use of a two storey end-of-terrace retail premises from an approved Wine Shop use to a Fast Food Take-away premises, comprising a total of 76.6m². All at No. 2 Thorncastle Street, Ringsend, Dublin 4.

Area Area 1 - South East
Application Number 2165/19
Application Type Permission
Applicant Friends First Life Assurance Company DAC
Location 43 & 44, Clarendon Street, Dublin 2
Registration Date 31/01/2019

Additional Information

Proposal: The development will consist of temporary change of use to short term letting for 6 no. existing apartments (4 no. 1 bedroom and 2 no. 2 bedroom) occupying the top 3 floors of the existing 5 storey building at No. 43 & 44 Clarendon Street, Dublin 2. No physical works are proposed as part of this development.

Area Area 1 - South East
Application Number 2167/19
Application Type Permission
Applicant Eircom Ltd. (trading as 'Eir')
Location Fumbally Exchange, 5, Dame Lane, Dublin 2
Registration Date 01/02/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development comprises a change of use of part of the ground floor (approximately 44 sq.m in area) of the building from retail / shop to office use together with the refurbishment of the building and internal and external alterations to the building. Internal alterations to the building are proposed to include the reconfiguration of the lift- / stair- and services core from basement through to third floor level. A reconfiguration of the basement level layout to include the provision of 2 no. car parking spaces; 25 no. bicycle storage spaces; revised plant layout; bin store provision together with the provision of ancillary staff facilities to include male and female WCs and shower / changing rooms plus a wheelchair accessible WC. Removal and rearrangement of partitions throughout the building at ground to third floor level to provide revised floor layouts, including revised lift- / stair- and services core. In addition to male and female WCs at ground to third floor levels a wheelchair accessible WC is also provided on each floor. Non-original fabric and alterations to the building, including fittings, fixtures, partitions and suspended ceilings are proposed to be removed to reveal the original Hennebique concrete structure throughout the new internal office fit-out.

Proposed external alterations and works of refurbishment and enhancement include the provision of a platform lift to the front steps; removal of all existing windows and installation of new windows throughout, and the removal of existing plant and the provision of new external plant to the rear of the building at ground floor level. Other external alterations include the removal of the structural braces to the south-west, rear corner of the building and the removal of an existing external, metal fire escape stairs to the south-west corner of the building and the provision of a new, weather proofed replacement metal fire escape stair. The replacement stair will continue to provide a means of escape from the adjoining Hely Building and will also combine at the lower level with the external escape stairs serving the nearby Dame Court Building to the south-west. A new internal drainage system is proposed together with all associated site works.

Area Area 1 - South East
Application Number 2177/19
Application Type Permission
Applicant Victor Corcoran & Gelsomina Russo
Location Rear of, 26, Ranelagh Road (Protected Structure ref 6972), & fronting 5 Clifton Mews, Ranelagh, Dublin 6
Registration Date 01/02/2019
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of the following works within the curtilage of a Protected Structure (ref 6972)

1. The demolition of existing derelict garage which includes a part of the boundary wall (previously granted, ref: 2861/14) and
2. The construction of a two storey, two bedroom mews dwelling, with two car parking spaces, one to be reserved for No. 26 Ranelagh Road, new boundary wall, along with associated site and drainage works (permission previously granted for mews dwelling, ref: 2185/17).

Area Area 1 - South East
Application Number 2367/18
Application Type Permission
Applicant Staycity Limited
Location The Former Napper Tandy site, Nos. 100-101 Bride Street, Dublin 8
Registration Date 28/01/2019
Additional Information Additional Information Received
Proposal: Development at a site of 227 sq m at Nos. 100 - 101 Bride Street, Dublin 8 (site of former Napper Tandy Public House). The development will consist of the construction of an additional storey (ninth floor, 195 sq m accommodation seven additional suites) to a permitted eight-storey aparthotel scheme with ancillary cafe - building, currently under construction on foot of permission Reg. Ref. 4049/15 (4049/15/x1), which amended Reg. Ref. 3672/11 (3672/11/x1) (ABP Ref. PL29S/240838)). The addition will increase the permitted floor area from 1685 sq m to 1880 sq m, of which 1783 sq m is above ground, increasing the number of permitted suites from 50 No. to 57 No.

Area Area 1 - South East
Application Number 3581/18
Application Type Permission
Applicant House of Ireland Ltd.
Location 114 Grafton Street, Dublin 2
Registration Date 30/01/2019
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE; RETENTION & PERMISSION; The development will consist of

- 1) Provision of a café to part of the first floor including WC's and ancillary prep and storage space to serve the proposed café
- 2) Removal of the existing ground floor ramp to be replaced with a platform lift

- 3) Alterations to the layout of the front of the building at 2nd, 3rd & 4th floors to improve existing office layouts and provide office space replacing existing storage areas and staff canteen including amended WC accommodation at third floor level.
- 4) Creation of a new staff canteen and office to the rear at second floor level
- 5) Provision of safety glass balustrade panels to the front at first floor level
- 6) Retention permission for fascia signage and two flag poles with banners
- 7) Proposed replacement of the existing projecting sign to a new location with the new sign formed in black powder metal finish with backlit lettering
- 8) Provision of removable external security gates to the front at ground floor level
- 9) Permission for replacing existing central double door to a fixed display window
- 10) Extension of the existing lift to serve fourth floor level
- 11) Minor amendments to the basement plan including separation of the boiler space from the adjoining store and installation of a fire door
- 12) Alteration to Stair B to the rear to allow it be used by customers accessing the mezzanine level.

Area	Area 1 - South East
Application Number	3585/18
Application Type	Permission
Applicant	Lethean Ltd
Location	Unit 1 & 2(formerly 79-80 Grove Road)of the Grove Road Village Apartments Grove Road, Harolds Cross Dublin 6W
Registration Date	30/01/2019
Additional Information	Additional Information Received
Proposal:	Change of use from retail to café / restaurant use to include a) extraction vent and stack to rear b) new window to side elevation beside existing entrance door c) new signage over doors and windows to front and side elevations d) Opening hours 8am - 5pm Monday to Friday 9am - 5pm Saturday and Sunday e) All associated site works all at ground floor

Area	Area 1 - South East
Application Number	4264/18
Application Type	Permission
Applicant	Kingfisher Equity Management Ltd
Location	16-18, Pembroke Street Lower and Windsor Place, Dublin 2
Registration Date	28/01/2019
Additional Information	Additional Information Received

Proposal: Permission for amendments to previously approved development (Reg. Ref. 2245/16 & An Bord Pleanála Ref. PL29S.246463).

The amendments consist of:

(a) the reconfiguration/ relocation of the stairs and lifts, and floor levels within the retained building envelop, to improve general and accessible circulation, with consequent alterations to internal layouts on all floors and incorporating an additional four bedrooms to upper floors, one at 1st and 2nd and two at 3rd floor, due to the relocations of the stairs;

(b) at ground and lower level ground floor levels: the relocation of the bar and restaurant from upper to lower ground floor level, with provision of a lobby cafe/ bar at ground level opening out to Pembroke Street Lower; four bedrooms are relocated from lower ground to ground level, the ventilation void/ lightwell at lower ground floor is omitted;

(c) at basement level: an increase in area of 217 sq.m to include provision of meeting rooms and offices to rear, with staff/ service areas to the front, and re-configuration of the plant room;

(d) at fifth floor level: the extension of the front access stairs enclosure to serve the existing plant and storage space of 14sq.m; reconstruction of existing 84 sq.m storage room and provision of a 1.6 m high top plant enclosure to rear;

(e) elevational amendments to rear/ west facade fenestration to provide for the new internal layouts (basement meeting rooms; lower ground floor dining room; and relocated fire escape routes); and a new entrance at ground floor of existing front/ east elevation allowing direct street access to the cafe/ bar.

The total gross floor area of the development is 5,520 sq.m., an increase of 438 sq.m over the permitted development, with a net increase of four bedrooms (increasing the provision from 98 to 102 bedrooms). The overall mass, form, height, area and character of building is not altered by these amendments.

Area	Area 1 - South East
Application Number	4361/18
Application Type	Retention Permission
Applicant	Fergal O'Driscoll
Location	69c, Rathgar Avenue, Rathgar, Dublin 6
Registration Date	30/01/2019
Additional Information	Additional Information Received

Proposal: RETENTION: Permission for retention of 69c Rathgar Avenue of the existing establishment as restaurant, takeaway food business. The retention of structure, no further work is proposed.

Area	Area 1 - South East
Application Number	WEB1032/19
Application Type	Permission
Applicant	Dr Pauline Staunton
Location	27, Sydney Parade Avenue, Sandymount, Dublin 4
Registration Date	28/01/2019
Additional Information	

Proposal: The construction of a new detached three bedroom, three storey family house with a single storey rear return including solar panels to the main roof, the house will be set back from the existing building line and include shared vehicular access from the main road and shared access to the rear including new boundary wall and all ancillary site works.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 2136/19
Application Type Permission
Applicant Kevin Flynn
Location 19 Casimir Avenue, Harolds Cross, Dublin 6W
Registration Date 29/01/2019
Additional Information

Proposal: Permission is sought for an attic conversion to a habitable room, a dormer roof & raised roof light to the rear, a roof light to the front and all necessary ancillary works.

Area Area 1 - South East
Application Number 2143/19
Application Type Permission
Applicant Eric Dunne & Conor Hudson
Location 12, Bessborough Parade, Rathmines, Dublin 6
Registration Date 30/01/2019
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following works: removal of c.1950's single storey extension to rear (kitchen & external shed 5 sq.m); erection of a new 19 sq.m single storey extension to rear and new opening at ground floor of rear return; landscaping works to rear garden and widening of existing ope in rear boundary wall. Renovation works to main house including: replacement of aluminium windows at front with timber sash windows and restoration of sash windows to rear; attic conversion in main house and new attic stair; relocation of door to master bedroom; alterations to first floor layout in rear return; new window opening to gable of rear return; 1 no. rooflight to rear return; 2 no. rooflights to rear of main house and all associated site works.

Area Area 1 - South East
Application Number 2147/19
Application Type Permission
Applicant AHG Properties
Location Property known as 2 Lad Lane, to the rear of 2 Fitzwilliam Square East, Dublin 2
Registration Date 29/01/2019
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for modifications to No. 2 Lad Lane, to the rear of No. 2 Fitzwilliam Square East, Dublin 2, a Protected Structure. These modifications include the insertion of a new pedestrian entrance into the boundary wall on No. 2 Lad Lane, internal modifications and changes to existing windows in the existing mews dwelling.

Area Area 1 - South East
Application Number 2148/19
Application Type Permission
Applicant Angela Gough & Myles Clarke
Location 3, Northbrook Road, Ranelagh, Dublin 6
Registration Date 30/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the refurbishment of No. 3 Northbrook Road, Ranelagh, Dublin 6, D08 WP71 (a Protected Structure) to include internal alterations; revisions to the rear facade, refurbishment of existing sash windows and repointing of the front brick facade.

Area Area 1 - South East
Application Number 2151/19
Application Type Permission
Applicant John & Susan Hickson
Location 26, Garville Avenue, Rathgar, Dublin 6
Registration Date 30/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Alterations to include opening between reception rooms and installation of kitchen to front room at hall level, and ancillary modifications to mechanical and electrical services and finishes. Permission is also sought for relaying of existing external steps to front area to safe gradient and associated rebuilding of existing retaining wall in revised location.

Area Area 1 - South East
Application Number 2156/19
Application Type Permission
Applicant Harry & Emma Leech
Location 1, Leinster Place, and bounding onto Grosvenor Lane, Dublin 6
Registration Date 31/01/2019

Additional Information

Proposal: Permission for the following: 1) demolition of two storey extension to rear of existing dwelling house, outhouse and boundary walls, 2) permission for single and two storey extension to existing dwelling house, proposed new boundary walls between 1 & 2 Leinster Place, new boundary walls with pedestrian access, proposed alterations to existing first floor window, all with associated site works.

Area Area 1 - South East
Application Number 2159/19
Application Type Permission
Applicant Sarah Murphy
Location 43, Palmerston Road, Dublin 6
Registration Date 31/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the reconfiguration of the front granite

plinth and railings to provide new entrance, off street parking and vehicle manoeuvring area off Palmerston Road and all associated ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 2160/19
Application Type Permission
Applicant Niall McCullough & Valerie Mulvin
Location 2, Leeson Park, Dublin 6
Registration Date 31/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The works propose a two and three storey domestic extension with library at first floor and bathroom at second floor over a ground floor storage zone, to be constructed within an open side passage between 2 and 3 Leeson Park. Access to library is via the kitchen; access to the bathroom will be from the first floor landing window reformed as a door. Elevations will be finished in lime plaster render. Ancillary works to rear garden including, a feature water pool and stone edging to flowerbeds.

Area Area 1 - South East
Application Number 2169/19
Application Type Retention Permission
Applicant Elizabeth Burke
Location 1, Leeson Park Avenue, Dublin 6
Registration Date 01/02/2019

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Retention permission for development at No. 1 Leeson Park Avenue, Dublin 6, which is a Protected Structure. The development consists of: The removal of the calp limestone and brick garden boundary wall to the rear of No. 1 & No. 2 Leeson Park Avenue.

Area Area 1 - South East
Application Number 2171/19
Application Type Permission
Applicant Niamh Fitzgerald
Location 50, Rathdown Avenue, Terenure, Dublin, D6W HE22
Registration Date 01/02/2019

Additional Information

Proposal: The development will consist of the enlargement of the current vehicular entrance by 1m and revisions to the recently approved Planning Permission Ref: 4228/18. These revisions include an additional 11m² at first floor level, to the already approved extension to the rear.

Area Area 1 - South East
Application Number 3733/18
Application Type Permission
Applicant Neil Cronin
Location 149, Merrion Road, Dublin 4

Registration Date 28/01/2019

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE; The development will consist of the removal of the existing single storey rear extension and construction of a new single storey rear extension as well as upgrading and internal works to the property that include a new bathroom at first floor level and all associated ancillary works to facilitate the development.

Area Area 1 - South East

Application Number WEB1030/19

Application Type Permission

Applicant David & Tara Johnson

Location 198, Corrib Road, Terenure, Dublin 6w

Registration Date 28/01/2019

Additional Information

Proposal: Permission is sought to raise the pitch on the rear extension roof, also to change from a hip to a gable roof to the rear and construct a flat roof with no windows to one side with roof windows on the pitched roof to the other side of the rear extended roof at attic level for a non-habitable storage room and associated internal works in this mid terrace two storey house.

Area Area 1 - South East

Application Number WEB1039/19

Application Type Permission

Applicant Rod Mulcahy

Location 18, Gilford Road, Sandymount, Dublin 4

Registration Date 31/01/2019

Additional Information

Proposal: The development will consist of a single storey extension to the rear and west of No. 18 Gilford Road and all associated site works.

Area Area 1 - South East

Application Number WEB1040/19

Application Type Permission

Applicant Nicola and Andrew Maree

Location 2, Claremont Park, Sandymount, Dublin 4

Registration Date 31/01/2019

Additional Information

Proposal: Minor modifications to the previously approved development (WEB1163/17) to include a rear dormer window with associated changes to the previously approved roof lights (two roof lights to the front and one to the side) and a revised design of the first floor window of the previously approved extension.

Area Area 1 - South East

Application Number WEB1042/19

Application Type Permission

Applicant Patricia McGonigal

Location 25, Raglan Lane, Ballsbridge, Dublin, D04 W0X8

Registration Date 01/02/2019

Additional Information

Proposal: Alterations to existing front boundary wall to include widening of existing vehicular entrance, new vehicular entrance gates, new pedestrian access gate and new external finishes.

Area 1 Decisions

Area Area 1 - South East

Application Number 0001/19

Application Type Section 5

Decision ADDITIONAL INFORMATION

Decision Date 29/01/2019

Applicant Peter Burke

Location Crossfit 353, Shaws Lane, Bath Avenue, Dublin 4

Additional Information

Proposal: EXPP: Whether the current use of the property constitutes a change of use from the use permitted under Reg. Ref. 0900/98 and whether such a change of use constitutes a material change of use or is considered exempted development within the meaning of the Planning and Development Act, 200 (as amended).

Area Area 1 - South East

Application Number 0007/19

Application Type Section 5

Decision Refuse Exemption Certificate

Decision Date 29/01/2019

Applicant Lorcan Walshe

Location 19, Brighton Gardens, Terenure, Dublin 6

Additional Information

Proposal: EXPP: Single storey rear kitchen extension.

Area Area 1 - South East

Application Number 0025/19

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 30/01/2019

Applicant Dr. Pauline Staunton

Location 27, Sydney Parade Avenue, Sandymount, Dublin 4

Additional Information

Proposal: SHEC: The construction of a new detached 3 bedroom, 3 storey house with a single storey rear return.

Area Area 1 - South East
Application Number 2118/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/01/2019
Applicant Roisin Owens
Location 65, Donnybrook Manor, Dublin 4

Additional Information

Proposal: Permission sought for extensions at ground and first floor level to both the front and rear elevations, revised window layout to the side elevation, conversion of existing attic space to include a dormer window to the rear roof surface and 3 no. velux roof windows to the front roof surface at attic floor level.

Area Area 1 - South East
Application Number 3052/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2019
Applicant Mount Herbert Ltd. T/A Sandymount Hotel
Location Sandymount Hotel, Herbert Road, Sandymount, Dublin 4

Additional Information

Additional Information Received

Proposal: The proposed development will consist of - 1. The demolition of existing three storey flat roof structure comprising of an undercroft link to the rear car park, 7 no. bedrooms, existing lift core, 3 no. offices and a conference room to the front of the existing building.

2. Construction of a new double height glazed fronted reception area, 3 no. bedrooms on the second floor, a new lift core to the third floor, the formation of a new corridor connecting to the existing bedrooms and all associated site works.

Area Area 1 - South East
Application Number 3869/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2019
Applicant The Electricity Supply Board (ESB)
Location The existing ESB compound on South Lotts Road, Dublin 4

Additional Information

Additional Information Received

Proposal: The development will consist of a new 38kv substation development comprising; (i) a single storey building (470sq.m floor area) over basement (330 sq.m floor area) with an overall height to apex of approx. 6 m; (ii) underground cabling and drainage; and (iii) ancillary site development works. Note the site will be accessed from the existing entrance to the ESB compound on South Lotts Road. A secondary access to the site is available from the laneway running from South Lotts Road to Sportsco, along the northern boundary of the site adjacent to Shelbourne Park Apartments.

Area Area 1 - South East
Application Number 3878/18

Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2019
Applicant Marine Terminals Ltd
Location Dublin Port, Pigeon House Road, Ringsend, Dublin 4
Additional Information Additional Information Received
Proposal: The development consists of the erection of a proposed 4m high acoustic screen fence, consisting of a steel frame, timber infill with concrete ballast base supports. The proposed fence will be erected adjacent to the existing 1.8m metal palisade fence at existing site boundary.

Area Area 1 - South East
Application Number 4140/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Offbeat Donuts Co.
Location 5, Westmoreland Street, Dublin 2
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for development at this 54 sq.m site. The development will consist of: the demolition of non-original mezzanine floor (44 sq.m approx.) within the ground level storey of an existing 2-storey (1 storey over basement) premises, the change of use from retail to café on ground floor (45 sq.m approx.), alterations to existing shopfront at the front entrance (Westmoreland Street) to include new shopfront glazing and illuminated signage, and all development works above and below ground.

Area Area 1 - South East
Application Number 4155/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/01/2019
Applicant Irish Life Assurance plc
Location Hume House, Pembroke Road, Ballsbridge, Dublin 4
Additional Information Additional Information Received
Proposal: Development at a 0.35 hectare (approx.) site. The proposal relates to an office development of c. 21,929 sq.m gross floor area in a part 7 no. part 8 no. storey building over 2 no. basement levels. The proposed development will consist of:

1. Demolition of the existing commercial office development at Hume House (c. 9,110 sq.m gross floor area).
2. The construction of an office development of c. 21,929 sq.m gross floor area in a part 7 no., part 8 no. storey building over lower ground floor (basement level -1) fronting onto Pembroke Road, and basement level -2 (c. 3,282 sq.m gross floor area), with screened plant area at roof level;
3. The provision of approximately 1,281 sq.m of external landscaped amenity space provided by a combination of sunken gardens and courtyard at lower ground floor level (basement level -1), terrace at first floor level at the northern boundary, 2 no. terraces at the southern boundary at sixth floor level and

roof terrace fronting onto Pembroke Road at seventh floor level.

4. The provision of 72 no. car parking spaces, including 4 no. disabled parking spaces and 5 no. motorcycle spaces at basement level -2 with plant room and waste storage facilities, accessed by vehicular ramp from Shelbourne Lane to the rear;

5. The provision of 187 no. bicycle parking spaces, 26 no. shower and changing cubicles, including 2 no. accessible cubicles, plant room and ancillary facilities at basement level -1;

6. The provision of a pedestrian entrance to the building from Pembroke Road with vehicular and cyclist access and egress taken from the rear of the building at Shelbourne Lane;

7. The provision of screened plant, photovoltaic panels and green roof at roof level;

8. Provision of ESB substation and switch rooms at entrance to basement level -1;

9. All other access, drainage, services and utilities infrastructure and site development works.

The proposed development is intended as a replacement of the scheme approved under DCC Reg. Ref. 2895/15 (ABP Ref. PL29S.245342). This permission has not been implemented.

Area	Area 1 - South East
Application Number	4158/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/01/2019
Applicant	Martin Garvey
Location	22, Havelock Square, Sandymount, Dublin 4
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of the existing single storey extension to the rear of the terraced property and its replacement with a new two-storey pitched roof extension with roof lights and an infill single storey with rooflight. General reconfiguration of interior layout and re-render of front facade and all associated site works.

Area	Area 1 - South East
Application Number	4272/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/01/2019
Applicant	Seamus Maher
Location	34 Home Villas, Donnybrook, Dublin 4
Additional Information	Additional Information Received

Proposal: Modification of existing roof structure and construction of new flat roof over existing bathroom.

Area	Area 1 - South East
Application Number	4472/18

Application Type Permission
Decision REFUSE PERMISSION
Decision Date 29/01/2019
Applicant Noel Kennedy
Location 10, St. Clare's Terrace, Harold's Cross, Dublin 6

Additional Information

Proposal: Planning Permission for development at this site: 10 St. Clare's Terrace. Mount Drummond Avenue, Harold's Cross, Dublin 6. The development will consist of: Planning Permission is sought for change of use from commercial building to studio apartment/bed sit with lounge and separate kitchen facility, all services on site and associated site works.

Area Area 1 - South East
Application Number 4476/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/01/2019
Applicant Donal and Catherine O'Shea
Location 55, Kenilworth Square South, Dublin, D06 K160

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development consisting of: 1. The partial demolition of the rear external wall and some internal walls on the lower ground floor; the removal of the second floor window on the rear return. 2. The refurbishment and extension of the lower ground floor level to provide a new kitchen, dining room and family room. 3. The extension to have a flat roof containing flat glass rooflights. 4. The provision of a new projecting window to the second floor bedroom on the rear return.

Area Area 1 - South East
Application Number 4477/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant The Provisot Fellows
Location The Arts Building, Trinity College Dublin, The University of Dublin, College Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site: The Arts Building, Trinity College, Dublin, The University of Dublin, College Green, Dublin 2. The development will consist of work to a protected structure, the T.C.D. Arts Building, reference 2006 on the Record of Protected Structures. Proposals consist of: The removal of the existing wayfinding signage in the building to allow for new wayfinding light boxes, including associated electrical works and static signage throughout; New suspended circular acoustic panels at level 1 outside Burke Theatre and new suspended freeform acoustic panels at level 2 outside lecture theatres Swift and Davis to improve acoustics. The removal of existing suspended ceiling and lighting at the entrance area at level 2 to allow for a reduced suspended ceiling zone to increase floor to ceiling height with integrated lightbox in the ceiling: The removal of 287 number original terracotta tiles to allow for 88m² of new matwells at level 1 & level 2 entrances; The removal of existing suspended ceilings and lighting in the main circulation routes at level 3-5 to allow for new suspended acoustic ceilings and upgraded lighting; Upgrade works to reaching spaces 3070, 3074, 4047, 4050A, 4050B, 4094 and 5012 consisting of new acoustic suspended ceiling and wall panels and acoustic

sealant to gaps at slab concealed with new strip of plasterboard ceiling to improve acoustic, new lighting modifications to existing ventilation ducts and grilles and new carpet; The removal of existing concrete block wall to allow for new aluminium profiled glazed partition & door to teaching spaces 3070, 4094 and 5012 facing main circulation route to match style of existing glazed partitions on main circulation route; Upgrading of male toilet block at level 3 with the replacement of existing wall and floor tiles with new modular wall and floor tiles similar to original pattern and colour contrast, new sanitary ware, upgraded extract ventilation; new suspended ceiling and lighting and new cubicle doors; The repainting of existing doors along main circulation routes at levels 2-5 currently in various colours with a new consistent base colour in dark grey and a vertical line in a colour to indicate the floor zone according to new colour orientation & wayfinding strategy; New digital screens outside lecture theatres Synge, Swift and Davis at level 2, on main circulation routes at levels 3-5 and in landings of Stairs B & C at levels 2-6 to provide information on college lectures, news & events; New large digital screen at entrance area at level 2; New oak joinery fittings to consist of pigeon hole post box units at levels 3-5, study tables at level 5 anterooms, new freestanding movable newspaper stands at level 2 and seat outside Stair D at levels 3-5; New landscaping works to inner courtyard at level 5 and to terrace at level 6 in a split level arrangement consisting of removal of existing planters and paving slabs, provision of new weathering membrane, new stone paving, timber planters with planting and timber seating including retention of commemorative benches. The level of the terrace at level 6 to be raised to allow universal accessibility with new powder coated mild steel handrail and balustrade at parapet edge; Upgrade works to also include new universal access ramp to level 5 courtyard in compliance with building regulations.

Area	Area 1 - South East
Application Number	4478/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	31/01/2019
Applicant	Triode Newhill LHP Ltd.
Location	Mace Retail Unit, 23-24, Sandymount Green, Sandymount, Dublin 4

Additional Information

Proposal: Planning Permission sought for 3 No. 3D Backlit fascia signs at Mace Retail Unit, 23-24 Sandymount Green, Sandymount, Dublin 4.

Area	Area 1 - South East
Application Number	4480/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/01/2019
Applicant	Paul Mulligan and Maura Reynolds
Location	14, Vergemount Park, Dublin 6, D06 A2V6

Additional Information

Proposal: Permission sought for 2 storey extension to the side and rear and first floor extension to the side and rear of existing house.

Area	Area 1 - South East
Application Number	4488/18

Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/02/2019
Applicant Kildress Property Co. Ltd,
Location Lands formerly known as Kildress House and 1-2
Pembroke Row, Baggot Street :Lower, Dublin 2

Additional Information

Proposal: Planning Permission is sought on lands formerly known as Kildress House and 1-2 Pembroke Row, Baggot Street Lower, Dublin 2, for minor amendments to previously approved development granted under Reg. Ref. 4153/16; ABP Ref. PL29S.248831. The proposed amendments will include alterations to permitted internal layout at ground level and reconfiguration of basement level, associated elevational changes together with associated site service and development works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4490/18
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 31/01/2019
Applicant Neil O'Leary & Aislinn O'Farrell
Location 21, Palmerston Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the remodel and extension of the existing storey and a half coach house to the rear of the site and the construction of an underground store room below the rear garden. The works to the coach house include the replacement of non-original windows and doors with new, the removal of the existing modern pitched roof and construction of a new similar roof at a slightly higher level containing 6 new rooflights, raising the walls to meet the new roof, forming an opening to the side gable to allow access to the new extension and construction of a new single storey (double height) side extension containing a rear rooflight and a part-pitched glazed screen to the front, replacement of the modern internal first floor, pebbledashing of blockwork to laneway and repair work to the garden facade including repointing of existing brickwork. The works relating to the garden store room include the construction of a new circa 30sqm underground store below rear garden along with an access stairs; to include associated site and drainage works, all to the rear of no. 21 Palmerston Road (a Protected Structure), a part 3 storey/part 4 storey semi-detached dwelling.

Area Area 1 - South East
Application Number 4498/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 31/01/2019
Applicant Kieran Wallace & Andrew O'Leary
Location Hadleigh Court, Percy Place, Dublin 4

Additional Information

Proposal: Planning Permission for Apartments 1 to 10 Hadleigh Court, Haddington Road, Dublin 4 and Apartments 11 to 18 Hadleigh Court, Percy Place, Dublin 4. Kieran Wallace and Andrew O'Leary, Joint Receivers over certain Assets of Alykes Limited (In Receivership) intend to apply for planning permission for refurbishment of existing 18 no. apartments of total 1218 square meters at Basement, Ground, First,

Second and Third Floor Levels and for construction of 2 no. new Penthouse Apartments of total 235 square meters at Fourth Floor Level comprising of the following: (1) Alterations to internal layouts to modernise kitchen / living rooms, bathrooms and ensuites. (2) Replacement of existing brick balconies with new glass & metal balconies and provision of new balconies and access doors to living rooms, where no balconies currently exist. (3) Replacement of existing windows and doors. (4) Refurbishment of stairs, lift and circulation areas. (5) Removal of existing roof plant rooms to accommodate 2 no. proposed three-bedroom penthouse apartments at existing roof 20.85 datum level. All to existing Apartments 1 to 10 Hadleigh Court, Haddington Road and existing Apartments 11 to 18 Hadleigh Court, Percy Place, Dublin 4 over existing basement car park on a site of 0.0955 hectares.

Area	Area 1 - South East
Application Number	4501/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/02/2019
Applicant	Mr Roy Turner
Location	25, Lower Mount Pleasant Avenue and Corner of Richmond Hill, Dublin 6

Additional Information

Proposal: The development will consist of amending a previously permitted development, Reg. Ref: 2382/18 to include the demolition of existing unused derelict building, previously laid out as ground floor retail use, stores and 2no. car parking spaces, first floor residential apartment on site area 147.7sqm and the construction of a new three storey apartment building on the "footprint" of the existing building which will consist of 2no. three bedroom apartments, each with a balcony and screened, landscaped terrace, Apt 'A' 131.8sqm & Apt 'B' 138.5sqm which includes area for 2 no. garaged car parking spaces accessed from Richmond Hill and Lower Mount Pleasant Avenue. The proposed development will replace an existing end of terrace building, No. 25 Lower Mount Pleasant Avenue. Each apartment will have provision for bicycle and refuse bin storage within the development. The main entrance to the apartments is proposed to be retained in its present location on Lower Mount Pleasant Avenue through a landscaped courtyard.

Area	Area 1 - South East
Application Number	4503/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	30/01/2019
Applicant	Chopped Grafton Limited
Location	109, Grafton Street, Dublin 2

Additional Information

Proposal: Permission is sought comprising: (i) alterations to previously approved newsagent, convenience and off-licence retail space (Reg. Ref. 5948/06) to provide a new mixed retail unit comprising high-quality kitchenware, clothing, crockery, culinary books and associated accessories with an ancillary gourmet salad bar / delicatessen (Freshly Chopped - The Healthy Food Company) for the sale of gourmet fresh salads, sandwiches and soups; and, (ii) permission for new shopfront and fascia level signage; and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	4505/18
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	31/01/2019
Applicant	Tanya Comber
Location	Largo House, 166, Rathmines Road Lower, Rathmines, Dublin 6 (at the corner of Parker Hill)

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought at Largo House (a protected structure). 166 Rathmines Road Lower, Rathmines, Dublin 6, D06 CK33, (at the corner of Parker Hill). The development will consist of the following: The removal of the rear half of the existing double pitched roof and the creation of a small private family roof terrace garden in the rear portion, retaining the front pitched slate roof facing Rathmines Road Lower. It will also include the provision of a new flat roof in this rear portion and the provision of an internal access stairs from the 2nd floor level master bedroom, concealed behind a new partition wall, the insertion of 1 no. new internal door, an external grade glazed access hatch complete with opening section at low level (not visible from the street), the insertion of a discreet and appropriate glazed guarding and stainless steel hand rail, (set back), a small scale rain water harvesting system with suitable lightweight planting and all associated site works on and under land.

Area	Area 1 - South East
Application Number	4511/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/02/2019
Applicant	Mayrange Ltd.
Location	Trinity Townhouse, Nos. 29-30, Frederick Street South, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for proposed amendments to a previously granted permission (ref. 2023/18) for a development on a site at Trinity Townhouse, Nos. 12, 29-30 Frederick Street South, Dublin 2 which are designated Protected Structures.

The development will consist of:

- the reorganisation of internal floor space including the insertion of new opes and doors;
 - new open plan kitchen layout within the previously approved restaurant;
 - increase in the bin storage size;
 - new roof lights;
 - new kitchen extract duct, new prep kitchen and staff facilities in the basement, with previously approved shopfront to Setanta Place and all associated works above and below ground.
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Area Area 1 - South East
Application Number 4519/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/02/2019
Applicant Michael Barrett & Jill Buckley
Location 10, Parkmore Drive, Terenure, Dublin 6W

Additional Information

Proposal: Planning Permission to construct a first floor extension to the side; construct single storey ground floor extension to the rear & side of the existing dwelling. Alterations to existing garage to accommodate new utility room with associated alterations to existing building elevations including new hardwood garage door in lieu of single door & window at No. 10 Parkmore Drive, Terenure, Dublin 6W.

Area Area 1 - South East
Application Number 4639/18
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/01/2019
Applicant The Little Museum of Dublin
Location 14, Saint Stephen's Green, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE; The development will consist of works to facilitate disability access to the building as follows; removal of existing external stairs from pavement to basement level; construction of new stairs and platform lift for disabled access to basement yard; installation of new passenger lift at rear elevation (with glazed external finish to first and second floors) serving 3 floors over basement, with access to each floor via alterations to existing rear window openings.

Area Area 1 - South East
Application Number DSDZ4502/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/02/2019
Applicant Wyvern Business Centre Limited (Wyvern)
Location Block C, 77, Sir John Rogerson's Quay, Dublin 2

Additional Information

Proposal: Planning Permission for development at Block C, 77 Sir John Rogerson's Quay, Dublin 2. The development will consist of (1) the erection of 1 no. fascia sign with halo effect illumination to the east elevation and (2) all associated works. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area Area 1 - South East
Application Number WEB1010/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/01/2019
Applicant Nicola and Andrew Maree

Location 2, Claremont Park, Sandymount, Dublin 4

Additional Information

Proposal: Minor modifications to the previously approved development (WEB1163/17) to include a rear dormer window with associated changes to the previously approved roof lights (two roof lights to the front and one to the side) and a revised design of the first floor window of the previously approved extension.

Area Area 1 - South East
Application Number WEB1021/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/01/2019
Applicant Rod Mulcahy
Location 18, Gilford Road, Sandymount, Dublin 4
Additional Information

Proposal: The development will consist of a single storey extension to the rear and west of No.18 Gilford Road and all associated site works.

Area Area 1 - South East
Application Number WEB1621/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2019
Applicant Valeria Maia Nunes
Location 2, Ashfield Avenue, Ranelagh, Dublin 6, D06 YH34
Additional Information

Proposal: The development will consist of the modification to previous planning grant reference WEB 1306/18, consisting of the addition of 800mm to the length of the first floor extension to increase the first floor area by 2.6sqm.

Area Area 1 - South East
Application Number WEB1625/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/01/2019
Applicant Ms Mairead Bourke
Location 21, Millbrook Village, Milltown, Dublin 6
Additional Information

Proposal: The development consists of the construction of a new single storey extension to the rear and alterations to existing ground floor layout.

Area Area 1 - South East
Application Number WEB1632/18
Application Type Permission
Decision GRANT PERMISSION

Decision Date 01/02/2019
Applicant Michael Flynn and Eva Barba
Location 22, Wilfield Road, Sandymount, Dublin 4
Additional Information
Proposal: Replacement of 3.05m wide section of existing front garden railings by new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped, off-street parking area.

Area Area 1 - South East
Application Number WEB1634/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Sheila Duignan and John Barrett
Location 26, Wilfield Road, Sandymount, Dublin 4
Additional Information
Proposal: Replacement of 3.1m wide section of existing front garden railings by new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped, offstreet parking area.

Area Area 1 - South East
Application Number WEB1635/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Ciaran Kirwan and Susan O'Donnell
Location 28, Wilfield Road, Sandymount, Dublin 4
Additional Information
Proposal: Replacement of 3.1m wide section of existing front garden railings by new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped, offstreet parking area.

Area Area 1 - South East
Application Number WEB1636/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/02/2019
Applicant Jane Kent & Fergal Mullen
Location 24, Ashfield Road, Ranelagh, Dublin 6, D06 TV79
Additional Information
Proposal: Planning permission sought for: a) Demolition of existing rear return, shed and boiler house b) Construction of new part single storey and part 2 storey flat roof rear extension c) Construction of new single storey flat roof garden room to rear garden d) Internal alterations to existing ground and first floor layouts e) All associated site works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	2407/18
Appeal Type	Written Evidence
Applicant	Ternary Limited
Location	Setanta Centre, 6-15, Nassau Street, Dublin 2 and including a building at No.44 Kildare Street (known as Transport House - at the junction of Setanta Place and Kildare Street).

Additional Information Clarification of Add. Information Recd.

Proposal: The proposed development site extends to 5,857 square metres in area and will have a gross floor area of 37,722 square metres, including basement areas of 14,970 square metres. The application site is bounded by Nassau Street to the north and the rear of buildings fronting Nassau Street, Setanta Place to the south (including existing basement levels beneath Setanta Place street level), to the east by Kildare Street and the rear of the buildings fronting Kildare Street, and to the west by the rear of buildings fronting Frederick Street South. The planning applications relates to development which adjoins the rear of protected structures fronting 22 - 30 Frederick Street South, the rear of No. 5 and 16 - 19 Nassau Street and the rear of 45- 46 Kildare Street.

The number of storeys on the existing buildings on the site varies up to a maximum of 8 storeys with roof-top plant and equipment over 2 basement levels. The development will consist of the demolition, excavation and clearance of all existing buildings and structures on the site including basements other than the existing Kilkenny Design Store and annex 1,455 square metres and associated basement areas of 1,432 square metres (notated on the planning application drawings as 'SG1' and 'SG2' at B-1) which do not form part of the demolition/construction proposals. The western boundary walls to the rear of the protected structures fronting Frederick Street South and rear of 5 and 16-19 Nassau Street will be demolished and new boundary walls constructed. In addition to the demolition of the buildings, the development also provides for the demolition of the two existing basements (excluding the basement levels beneath Setanta Place which are retained and remodelled internally), and car park ramps from Setanta Place. Following the above demolitions, excavations and site clearance the development provides for the construction a new office building extending to 8 storeys in height including setbacks at 6th, 7th and 8th storey over 4 basement levels (the two basement levels beneath Setanta Place which are retained and remodelled and are notated on the planning application drawings as 'SG1' and 'SG2' at basement level B-1) and new car park access/egress ramps off Setanta Place. The existing vehicular connection beneath Setanta Place between the application site and public car parking spaces in the building known as 10-11 Molesworth Street will be reinstated.

The proposed basement levels will contain 211 car parking spaces (of which 141 will be for public use with the balance i.e. 70 for private use). The number of onsite car parking spaces on the overall site will be reduced from the existing 319 spaces to 211 spaces. The basement areas will also contain 300 bicycle parking spaces along with associated drying areas, bicycle repair facilities, showers and locker/changing/storage areas, accessed via a dedicated cycle access/egress ramp off Setanta Place, circulation, waste receptacle areas, plant and equipment and tenant facilities. Service and deliveries will be from Nassau Street and Setanta Place and via basement areas.

A swimming pool and gymnasium are proposed at ground and B-1 levels. The development incorporates sustainable development measures including roof mounted photovoltaic cells (500sq.m), green roof areas, rain water harvesting, air-sourced heat-pumps and attenuation tank. The pedestrian link between Nassau Street and Setanta Place will be repositioned and upgraded. It is also proposed to relocate the existing mosaic mural known as the "Tain Wall" for the western boundary wall forward towards Nassau Street.

The proposal includes roof terraces at 5th floor level to the northern, eastern and western elevations facing towards Nassau Street, South Frederick Street and Kildare Street respectively. The main entrance to the proposed development will be off Nassau Street, with secondary entrances off the pedestrian link and Setanta Place. A pedestrian entrance is also provided off Kildare Street. The proposed development provides for 1 no. double ESB substation fronting Setanta Place along with all associated site development works including landscaping and boundary treatments and air intake and out-let fans and ducts/vents including screened roof top mounted plant and equipment including zone for communications equipment (satellite dishes/aerials) at seventh and eight storeys.

Area	Area 1 - South East
Application Number	3430/18
Appeal Type	Written Evidence
Applicant	Maximus Sos Limited
Location	3, George's Quay, Dublin 2
Additional Information	Additional Information Received

Proposal: RETENTION & PERMISSION: Retention permission and permission for development at this 105 sq m site approximately, at the Offbeat Donut Co., Unit No. 3 George's Quay, Dublin 2, D02 VW82. The development consists of: a change of use from shop use to bakery (63 sq m) with ancillary cafe / shop use (42 sq m); 1 no. frameless faced illuminated panel sign (measuring 3.1 sq m, approximately) 1 no. projecting sign (measuring 0.3 sq m, approximately); and ancillary staff and storage areas; and will consist of a new ventilation system and ancillary site works.

Area	Area 1 - South East
Application Number	3760/18
Appeal Type	Written Evidence
Applicant	Red Rock BPRKH Ltd.
Location	59, Bushy Park Road, Rathgar, Dublin 6
Additional Information	Additional Information Received

Proposal: Planning Permission is sought by Red Rock BPRKH Ltd. for development at No. 59 Bushy Park Road, Rathgar, Dublin 6, comprising demolition of the existing dwelling and outbuildings and construction of 8 no. contemporary style dwellings, to consist of (i) 3 no. five-bedroom three-storey over basement terrace dwellings fronting Bushy Park Road. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south facing balcony at first floor level; (ii) 1 no. three-bedroom two-storey detached dwelling located in the middle of the site, to include a rear garden and 2 no. on-curtilage car parking spaces; and (iii) a terrace of 4 no. dwellings to the rear of the site, consisting of 1 no. four-bedroom two-storey over-basement dwelling; 2 no. four-bedroom three storey dwellings, and 1 no. five-bedroom three storey over-basement dwelling. Each dwelling to include a rear garden, 2 no. on-curtilage car parking spaces and a south-facing balcony at first floor level. The development also comprises (a) widening and

upgrade of the existing vehicular entrance on Bushy Park Road and creation of an additional vehicular entrance on Bushy Park Road; (b) Removal of existing front boundary wall to Bushy Park Road and replacement with a new 900mm high wall; landscaping, boundary treatment, SuDS drainage and all other ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number 3857/18
Appeal Type Written Evidence
Applicant Secret Bar Ltd
Location 52-55, Drury Street, Dublin 2
Additional Information Additional Information Received
Proposal: RETENTION & PERMISSION; Change of use of 1.) (i) the second floor from ancillary restaurant facilities to multi-purpose space (private events, dining, product launches etc.) (184.7 sq.m) with re-configured toilets, and a new balcony to the rear (ii) the third floor from light industry (vacant) to ancillary restaurant facilities including full kitchen, goods storage & office, (184.5sq.m); (iii) the fourth floor from light industry (vacant) to licensed restaurant (159.4 sq.m) with a new covered terrace to the rear (24.1sq.m) and (v) the fifth floor from light industry (vacant) to ancillary office space & staff facilities (162.5 sq.m):2.) Roof level extension (15.3 sq.m) to serve general plant area including lift shaft and staircore; 3.) Refuse / recycle area at ground floor level with new door at Drury Street. 4.) New toilets at first floor level replacing the existing kitchen; 5.) Retention of existing balcony at the rear at first floor level and permission to extend it to 16.2 sq.m in area; 6.) Retention of retractable canopy at the rear and permission to modify it to accommodate proposed balcony at second floor level; 7.) Retention of the illuminated original steel " Drury Buildings " sign (600mm high xc.9m) and new projecting steel framed engraved oak sign (900mm high x 600mm) on Drury Street elevation and all ancillary site development works at Drury Buildings.

Area Area 1 - South East
Application Number 4230/18
Appeal Type Written Evidence
Applicant Clare Campbell
Location 1A, Saint Mary's Road, Ballsbridge, Dublin 4, D04 RK80
Additional Information
Proposal: PROTECTED STRUCTURE: For development at this site 1A Saint Mary's Road, Ballsbridge, Dublin 4, D04 RK80 abutting No. 1 Saint Mary's Road (a Protected Structure). Protected Structure: The site is bounded by Saint Mary's Road, Eastmoreland Place & Baggot Lane. The development will consist of: 1. Demolition of existing 2 storey structure & boundary walls at 1A Saint Mary's Road (abutting No. 1 Saint Mary's Road - a Protected Structure). 2. Construction of a new 2 storey 2 bed dwelling (178.4 sqm) including basement (48 sqm) & lift. Front entrance door to be located on Saint Mary's Road. 3. Construction of new boundary walls to Saint Mary's Road & Baggot Lane. 4. Construction of new vehicular & pedestrian access gates to Baggot Lane. 5. All connections to public services & associated works.

Area Area 1 - South East
Application Number 4297/18
Appeal Type Written Evidence
Applicant Daniel Cleary
Location To the side of 23, Shanid Road, Dublin 6W
Additional Information

Proposal: The development will consist of: The construction of a 1 no. detached 2 storey dwelling to the side of 23 Shanid Road. The development shall comprise of 134 sq. metre over Ground, First and Attic Floor with pitched roof over and all associated roof lights and Photo Voltaic Tiles. Storage Shed with Flat roof and side access to the south side of the proposed structure. New Vehicular entrance with Gate Pillars all to comply with SUDs Sustainable Drainage Systems and all associated site works. Site area comprising of approximately 216sq. metres at 23A Shanid Road, Dublin 6W.

Area Area 1 - South East
Application Number 4312/18
Appeal Type Written Evidence
Applicant Luxor Investments Limited
Location Radisson Blu Royal Hotel, Golden Lane, Dublin 8

Additional Information

Proposal: Planning Permission for an extension to the existing Sky Bar at level 7 of the Hotel. The site is bounded to the north by a surface car park, to the south by Golden Lane, to the east by Woodchester House, Le Pole House and 21 Ship Street Great and to the west by Chancery Lane. The development consists of the extension to the existing sky bar at 7th floor level of 250sqm of additional floor area, modifications to the existing stairs on Golden Lane, ancillary facilities to serve the venue and set-back landscaped terraces to the north, east and south.

Area Area 1 - South East
Application Number 4336/18
Appeal Type Written Evidence
Applicant Karen Jennings
Location 49, Charleville Close, Rathmines, Dublin 6

Additional Information

Proposal: Conversion of attic space to accessible storage space with 3 no. skylights to the front roof and 5 no. sky light to the back roof, including internal alterations and all associated works.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 3708/18
Appeal Decision APPEAL WITHDRAWN
Appeal Decision Date @01/02/2019
Applicant Elaine Devereux & Simon MacKinnon
Location 2, Ontario Terrace, Rathmines, Dublin 6
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the partial demolition of existing extension (to rear) and subsequent erection of a new two storey extension with external staircase (to rear); internal modifications to existing layout to include the removal of the non-original bathroom at upper first floor level to allow for reinstatement of the original arch window (to rear), new ensuite at first floor level, removal of non-original partition wall at basement level; external modifications to include repointing the brick facades, refurbishment of existing windows and front door and fanlight, replacement of the PVC window to the front elevation at basement level with new slimline double-glazed hardwood timber sash

window, reinstatement of the cast iron railings with pedestrian gate to the front, new hardwood double doors to the rear elevation at basement level, new rooflights to the existing rear return roof (east side) above W/C and living room, new conservation rooflight to the existing roof to the rear above master ensuite, new rooflight in new extension (west side); modifications to fenestration in rear return; general restoration & decoration works; and all associated site works to existing mid-terrace 3-storey house, No 2 Ontario Terrace is a Protected Structure.

Area	Area 1 - South East
Application Number	3815/18
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	@01/02/2019
Applicant	Padraig O Riordain
Location	3, Oaklands Drive, Rathgar, Dublin 6
Additional Information	

Proposal: The proposed works will consist of single storey extension to front of garage, garage to be converted to habitable room, removal of existing chimney stack to rear, construction of dormer window to rear, widening of the existing vehicular entrance to 3m and all associated site works.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

04/19

(28/01/2019-01/02/2019)

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area Area 1 - South East
Application Number 0034/19
Application Type Social Housing Exemption Certificate
Applicant Bisvale Designated Activity Company
Location 15-17, Sandymount Avenue, Dublin 4
Registration Date 30/01/2019

Additional Information

Proposal: SHEC: Proposed demolition of existing onsite dwellings (2 no.) and related outbuildings; and construction of 11 no. infill residential apartment units in a single residential block.



Dublin City Council

SECTION 5 EXEMPTIONS

04/19

(28/01/2019-01/02/2019)

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area Area 1 - South East
Application Number 0030/19
Application Type Section 5
Applicant Ceanna Walsh
Location 121, North Strand Road, Sandymount, Dublin 3
Registration Date 28/01/2019

Additional Information

Proposal: EXPP: Existing gate pier & metal gates to be temporarily removed to facilitate construction works as per granted planning permission (re. 250/16) and reinstated at the completion of works.

Area Area 1 - South East
Application Number 0033/19
Application Type Section 5
Applicant Geraldine Hallinan
Location 48, Killeen Road, Rathmines, Dublin 6
Registration Date 30/01/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Strip out of all fire damaged materials.

Repair of damaged roof, felt slates, check/repair chimneys.

Update all internal systems: electrical plumbing, heating, bathrooms, kitchenette.

Install insulation for energy efficiency.

Repair/Restoration of 5 front windows & hall door by specialist firm.

Repair/Clean smoke damaged brick facade by specialist.

Due to subsidence: replace stairwell foundations & walls at rear & return new wall to cover/seal movement joint between No. 48 & No. 46.

Rebuild of fire damaged extension as original.
