



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**13/19**

(25/03/2019-29/03/2019)

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.**

<b>Area</b>	<b>Contact Number</b>	<b>Meeting Location</b>
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** 2006/19  
**Application Type** Permission  
**Applicant** Kostas Efthymiou  
**Location** 'Altona', 2, South Circular Road, & 55 Heytesbury Street, Dublin 8  
**Registration Date** 27/03/2019  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning permission for development at 'Altona', No.2 South Circular Road, & No.55 Heytesbury Street, Dublin 8 - D08 DR60 (Building is a Protected Structure). The development will consist of:

(A) Renovation of existing ground floor and basement areas within No.2 South Circular Road, and No.55 Heytesbury Street for use as a dentists surgery, in continuation of the existing medical use of these areas.

(B) Renovation of existing residential areas throughout, on basement, ground, first, second and attic storage area levels, for continued use as a single family home.

(C) Addition of a two-storey over ground floor, bathroom extension to the north side of existing house, containing 2 no. new bathrooms.

(D) Removal of existing uPVC windows throughout and fitting of replacement historic replica windows.

(E) External works to existing external grassed area and external exposed basement areas/access, together with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2579/19  
**Application Type** Permission  
**Applicant** Aimee & James Lenehan  
**Location** 56, Dartmouth Square, Ranelagh, Dublin 6  
**Registration Date** 25/03/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for a change of use of the front part of the basement level, from office use to residential use.

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**Area** Area 1 - South East  
**Application Number** 2584/19  
**Application Type** Permission  
**Applicant** Stephen Thompson  
**Location** 52, Dartmouth Square South, Ranelagh, Dublin 6  
**Registration Date** 25/03/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: permission for development consisting of the construction of a two

storey pitched roof family flat, detached from the main house, ancillary to the use of the main house, at the rear of the garden facing onto the laneway incorporating a parking space off the lane, a bedroom and ensuite at ground floor level and a living and kitchen at first floor level to rear of existing house.

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**Area** Area 1 - South East  
**Application Number** 2592/19  
**Application Type** Permission  
**Applicant** Offbeat Donuts Co.  
**Location** 5, Westmoreland Street, Dublin 2  
**Registration Date** 25/03/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of: a change to shop front arrangement of the previous granted of permission (ref:4140/18) and the erection new shop front signage to the upper section of the elevation fronting Westmoreland street.

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**Area** Area 1 - South East  
**Application Number** 2595/19  
**Application Type** Retention Permission  
**Applicant** Guide Friday Ireland Limited  
**Location** 118, Grafton Street, Dublin 2  
**Registration Date** 26/03/2019

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: planning permission is sought for the retention of internal alterations and retail fit-out of ground floor and part first floor.

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**Area** Area 1 - South East  
**Application Number** 2618/19  
**Application Type** Permission  
**Applicant** Yury Kychan  
**Location** 17, 18, & 19, Newport Street, at Corner Of Newport Street and Pim Street, Dublin 8  
**Registration Date** 28/03/2019

**Additional Information**

**Proposal:** Permission at the site at 17, 18, & 19 Newport Street, at the corner of Newport Street and Pim Street, Dublin 8, for amendment to previously approved development (ref. 2744/14) which consisted of the demolition of existing house and commercial sheds and construction of a mixed-use building ranging from 4 to 5 stories with: 12x2 bedroom apartments with 16 private balconies and 1 shared roof garden; 1 cafe / commercial / retail unit at ground floor level; ground level car park with 7 parking spaces accessed from Pim St.; Ancillary site-works including bicycle parking, bin storage, pedestrian entrances on Newport St. and service connections. The amendments to this scheme include: (a) Provision of additional full floor comprising 3 x 2 bedroom apartments, (b) the omission of brickwork finish to the internal courtyard, (c) the omission of narrow bedroom balconies facing into courtyard and (d) all associated site, drainage and ancillary works associated with the development. The amended building ranges from 5 to 6 stories.

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**Area** Area 1 - South East  
**Application Number** 2627/19  
**Application Type** Permission  
**Applicant** Folio Homes Ltd.  
**Location** Vacant site at Le Vere Terrace (future No. 14), Rear of 4, Armstrong Street, Harold's Cross, Dublin 6  
**Registration Date** 28/03/2019

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing garden wall with gate; the construction of a new part two storey, part single storey dwelling with pitched roof to two storey section, including 2no. roof lights to rear and dormer window to front; parapet flat roof to single storey to rear and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 2630/19  
**Application Type** Permission  
**Applicant** Peter Hester  
**Location** 9, Swanville Place, Rathmines, Dublin 6  
**Registration Date** 28/03/2019

**Additional Information**

**Proposal:** Planning permission for the conversion of the existing attic and construction of a new dormer window at second floor level to the rear (north) together with the provision of a new gate to a covered bike and bin storage area in the front garden (south) of the existing 3-bed, 2-storey end-of-terrace dwelling at 9 Swanville Place, Rathmines, Dublin 6, D06 E2K1.

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**Area** Area 1 - South East  
**Application Number** 2635/19  
**Application Type** Permission  
**Applicant** Anne Parsons  
**Location** 7, Seapoint Terrace, Strand Street, Irishtown, Dublin 4  
**Registration Date** 29/03/2019

**Additional Information**

**Proposal:** Planning permission for the conversion and change of use of existing 2-storey over basement unit to new yoga facility together with maintaining existing residential use to top floor and the replacement and change of use of existing single-storey builders material storage sheds to the rear (north) with new single-storey yoga studio structure and courtyard garden accessed by new single-storey extension to the side (east) of existing main structure to give a total new build area of 254sqm. All with associated services.

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**Area** Area 1 - South East  
**Application Number** 2637/19  
**Application Type** Permission  
**Applicant** Tourism Ireland Ltd.  
**Location** Bishops Square, Redmonds Hill, Dublin 2  
**Registration Date** 29/03/2019

**Additional Information**

**Proposal:** Planning permission for the erection of an external roof deck & balustrade, comprising a total of 203sq.m on the 4th floor of the South & East elevations of Bishops Square, Redmonds Hill, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 2641/19  
**Application Type** Permission  
**Applicant** Randalswood Construction Ltd.  
**Location** 9/9A, Aungier Street, Dublin 2  
**Registration Date** 29/03/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development (343 sq.m) at nos. 9/9A Aungier Street, Dublin 2 which are protected structures (RPS ref. 295 & 296), Registered Monuments (NMS ref. DU018-384) and are located in the Aungier Street Conservation Area. A change of use from residential to office is sought for the ground floor entrance corridor, stairs and for all three floors above ground floor level. The development will consist of: the demolition of the existing single storey out buildings (4 sq.m approx.) at ground floor level, the removal of non-original timber stud wall partitioning, the removal of non-original brick infill to the existing fireplaces, the construction of a new flat roof storage area to the rear yard (6 sq.m), the removal of existing fill material in the basement rooms and repair works to the existing timber stud and brick panelled wall and a new access door to same. Miscellaneous internal repairs and minor modifications are proposed including provision of new fire doors and strengthening and levelling works to the existing floors. New toilet and kitchenette facilities are proposed to the north-east side of building. Works to the existing roof will comprise the installation of four new roof access hatches, new chimney cowls and roof tile vents. New heating, ventilation, electrical air conditioning and fire suppression services installations are proposed throughout. New mechanical plant to be located on the flat roof of the new storage areas to the rear yard. New builders works are required to existing floors and ceilings to create new services routes for proposed services as required. Site works relating to the connection to existing water and drainage services are proposed at ground floor at the rear of the building.

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**Area** Area 1 - South East  
**Application Number** 2655/19  
**Application Type** Permission  
**Applicant** Griffin on the Green Ltd.  
**Location** Londis Retail Unit, 16, Nassau Street, Dublin 2, D02 YR22  
**Registration Date** 29/03/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for provision of off licence (5 sqm) subsidiary to the main retail use.

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**Area** Area 1 - South East  
**Application Number** 3006/13/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Amatrek Limited  
**Location** Doyles Pub & The Times Hostel, 7,8 & 9, College Street, 28,29,30 & 31, Fleet Street, Dublin 2  
**Registration Date** 27/03/2019

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### **Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: Development at Doyle's Pub and The Times Hostel all located within the existing interlinked 4-storey over basement properties at No's 7 & 8 College Street, Dublin 2 (protected Structures) no. 9 College Street, Dublin 2 and No's 28,29,30 & 31 Fleet Street, Dublin 2 (Protected Structures). The development will consist of the following; (a) Basement Floor Level: change of use from Licensed Premises to use as a Hostel / Bed & Breakfast at portion of basement floor level of no's 29 & 30 Fleet Street with new internal void and stairs connecting to ground floor level of no's 29 & 30 Fleet Street, a new kitchen to part of basement of no's 28 & 29 Fleet Street with new stairs and dumb-waiter connecting to ground floor level of DoYLES Pub at no. 28 Fleet Street, reinstate existing staircase connection between basement and ground floor level of no. 8 College Street (b) Ground Floor Level: change of use from retail to hostel/ Bed & Breakfast at portion of ground floor level of no's 29 & 30 Fleet Street with new open stairs connecting to basement floor level of no's 29 & 30 Fleet Street, removal of wall and existing stairs and raise ground floor level of no's 29 & 30 Fleet Street to provide level access connection with no. 8 College Street, remove existing modern staircase and raise part floor to ground floor level of DoYLES Pub at no. 28 Fleet Street and provide dumb-waiter, (c) Second Floor Level; change of use from Licensed Premises to use as a Hostel/ Bed & Breakfast at second floor level of no. 9 College Street to provide 3 no. hostel dormitories, relocation of hostel kitchen and common room at second floor of no. 28 Fleet Street to ground floor and basement level of no's 29 & 30 Fleet Street and replace with 3 no. hostel dormitories (d) Third Floor Level; internal alterations to third floor level of no. 9 College Street and no. 28 Fleet Street to sub-divide two existing hostel dormitories to provide 4 no. hostel dormitories, replace existing laundry room extension to rear of no. 9 College Street and no. 28 Fleet Street with a new extension of 15sq.m to provide one hostel dormitory and en-suite.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3847/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Eve O'Toole
<b>Location</b>	15, Castlewood Park, Rathmines, Dublin 6
<b>Registration Date</b>	27/03/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE; Change of use from four bedsit units to a single two-storey family dwelling to include the following works;

Removal of a side lean to shed abutting neighbouring boundary; Demolition of a rear return lean to bathroom; The construction of a new two storey extension to the north side; Modifications of openings in the rear return side and rear elevations; A new roof to the side single storey rear return; A hidden roof light to the main roof; A hidden roof light to the rear return; Internal alterations; A new door opening in the north elevation at first floor level; Enlargement of the existing bathroom; Widening of the existing opening at half landing; A new door opening in the north elevation at ground floor level; A new double door opening from rear reception to rear return; Widening of existing opening at hall to rear return; Insertion of cloakroom and W.C. under the hall stairs; The removal of internal walls to rear return; The forming of internal light well in the rear return; The general refurbishment ; The renewal of building services; External landscape works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4658/18
<b>Application Type</b>	Permission

**Applicant** Knockanore Properties UC  
**Location** 20 Merrion Road,, Ballsbridge,, Dublin 4.  
**Registration Date** 29/03/2019  
**Additional Information** Additional Information Received

**Proposal:** Planning Permission is sought for the demolition of the existing two storey office and restaurant building (2,368m<sup>2</sup>) and the erection of a part 4, part 6 storey (over two storeys of basement) building with a GFA of 10,395m<sup>2</sup>, comprising office (net area 5,481m<sup>2</sup>) and restaurant (net area 455m<sup>2</sup>) use, parking, substation and ancillary accommodation and works. The building takes the form of two distinct blocks (a north and south block) which are linked by a central stair and lift core. The south block, fronting Merrion Road, extends to a height of 17.075m. The north block extends to a height of 25.1m. The development comprises the following: at Basement Level -2: 9 car parking spaces, services and plant; at Basement Level -1: 26 car parking spaces, secondary offices, restaurant back of house, general storage and cycle parking / facilities; at ground floor level: at entrance lobby, office space and restaurant space; at first, second, and third floors: office space and ancillary facilities; at fourth floor: office space and a roof terrace (on the southern side of the proposed building); at fifth floor office space and ancillary facilities; at roof level above the north block: photovoltaic panels are proposed. Vehicular and cycle access to the basement is proposed from Ballsbridge Park via the existing access. The entrances to the office space are from Ballsbridge Park and Merrion Road. The entrance to the proposed restaurant is to the south off Merrion Road. the adjoining building at 32 Merrion Road is a Protected Structure. Landscaping is proposed around the site incorporating seating areas both in public areas and in association with the restaurant. 1 disabled parking space and 2 drop off spaces are proposed at ground level. An ESB substation is proposed to the north-west corner of the site near the entrance. And all associated works.

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**Area** Area 1 - South East  
**Application Number** DSDZ2623/19  
**Application Type** Permission  
**Applicant** Google Ireland (Limited)  
**Location** The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A, Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4  
**Registration Date** 28/03/2019

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission: for development at a site of 1.098 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow Street at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Rd., to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock. The application relates to a proposed development within a Strategic Development zone Planning Scheme area. The site accommodates 4 protected structures including: Block B referred to as 1 Ringsend Road (RPS 7377; Block D comprising nos. 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building (RPS 485). The proposed development seeks amendments to Tower 1 and Tower 2 previously permitted under Reg. Ref. DSDZ3796/14 and as amended by Reg. Ref. DSDZ4111/17. The proposed amendments comprise of the following:

- Provision of 2 no. link bridges between Tower 1 and Tower 2 connecting level 4 and level 11 of the permitted buildings;
- Provision of illuminated lighting to the underside of the link bridges;



- Change of use and subdivision of ground floor of Tower 1 and Tower 2 from permitted office to shop / restaurant / cafe units resulting in the provision of 3 no. separate units, 2 no. located within Tower 1 (395 sq.m and 185 sq.m) and 1 no. located in Tower 2 (400 sq.m);
- Revisions to the north elevation of Tower 2 and the south elevation of Tower 1 to accommodate the proposed link bridges;
- Revised ground floor elevations of Tower 1 and Tower 2 including the provision of new entrance doors to serve each of the proposed shop / cafe / restaurant units;
- The proposed development will also include minor landscaping works to facilitate the new entrance doorways into the ground floor units, provision of new fire escape in Tower 1 and all necessary site development works to facilitate the proposed development.

**Area** Area 1 - South East  
**Application Number** WEB1167/19  
**Application Type** Permission  
**Applicant** Pamela Cox  
**Location** 22, Beech Hill Drive, Donnybrook, Dublin 4, D04 H3NI  
**Registration Date** 26/03/2019  
**Additional Information**

**Proposal:** Two storey three bedroom detached house with attic conversion and dormer roof at the rear, roof windows and solar panels at the front, widen existing vehicular entrance for proposed dwelling, proposed new vehicular entrance for existing dwelling and all ancillary works.

## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2034/19  
**Application Type** Permission  
**Applicant** James & Sarah Burke  
**Location** 35, Waterloo Road, Ballsbridge, Dublin 4  
**Registration Date** 25/03/2019  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for: i) The provision of a new vehicular access from Waterloo Road to the front of the property, the amendment of the existing cast iron fence and installation of inward opening gates which are to be fabricated from the existing cast iron railing, the amendment and reuse of the existing granite plinth including all associated site works. ii) The dishing of the existing footpath to the front of no. 35 Waterloo Road and associated site works.

**Area** Area 1 - South East  
**Application Number** 2577/19  
**Application Type** Permission  
**Applicant** Paul and Maureen Impey

**Location** 26, Priory Road, Harold's Cross, Dublin 6W  
**Registration Date** 25/03/2019

**Additional Information**

**Proposal:** The development will consist of: Construction of a single storey conservatory type structure to the rear of the existing dwelling which connects to the existing single storey structure in the rear garden. Widening of the existing vehicular entrance to 3.5m wide with off-street parking spaces, new gates. All associated site, landscaping, ancillary works and services.

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**Area** Area 1 - South East  
**Application Number** 2585/19  
**Application Type** Permission  
**Applicant** Ciara & Ciaran McGonagle  
**Location** 19, Wesley Road, Rathgar, Dublin 6, D06 TW88  
**Registration Date** 25/03/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following - (a.) Removal of the existing unauthorised office use at the ground floor of the building and reinstatement of the entire building as a single dwelling house. (b.) Demolition of the existing single storey pitched roof extension at the rear of the house and the rear boundary wall of the site. (c.) Construction of a new single storey flat roofed extension to the rear of the house and a new boundary wall along the rear boundary of the site. (d.) Forming new opening between the existing front and rear rooms at ground floor level, along with a new opening into the rear extension area. (e.) Removal of single paned glass to all external windows and replacement with double glazed units. (f.) Removal of single paned glass to all external windows and replacement with double glazed units. (f.) Removal of existing glass to front door and replacement with a coloured stained glass unit. (g.) New ensuite to be formed at second floor level, and formation of new internal partitions at first floor level. (h.) New rooflights to be formed over the existing bathroom at first floor level, and over the bedroom and stairwell at second floor level. (i.) Existing roof finish to dormer roof at second floor level to be removed and replaced. Existing upvc window to dormer to be removed and replaced. (j.) Solar thermal panel to be formed to rear pitched roof. (k.) Minor internal modifications and all associated drainage, site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 2590/19  
**Application Type** Retention Permission  
**Applicant** Colin & Jeanette Keaney  
**Location** 46, Rathdown Drive, Terenure, Dublin 6W, D6W R884  
**Registration Date** 25/03/2019

**Additional Information**

**Proposal:** RETENTION: Retention permission for minor alterations to previously granted planning permission (Ref: 3274/17). The alterations consist of minor relocation of previously granted 3.5m vehicular entrance, insertion of a pedestrian entrance, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2604/19  
**Application Type** Permission  
**Applicant** Mr. & Mrs. Kelly

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**Location** 66, Meadowbank, Terenure, Dublin 6  
**Registration Date** 27/03/2019

**Additional Information**

**Proposal:** The development will consist of the construction of a 2 storey extension to the rear of existing dwelling consisting of kitchen extension with projecting canopy over at ground floor level and the construction of a bedroom with en suite facility at first floor level.

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**Area** Area 1 - South East  
**Application Number** 2609/19  
**Application Type** Permission  
**Applicant** Patrick & Patricia Buchanan  
**Location** 11, Eglinton Park, Dublin 4, D04 E6E5  
**Registration Date** 27/03/2019

**Additional Information**

**Proposal:** The development will consist of first floor extension to side over existing garage, rooflight to rear and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 2611/19  
**Application Type** Permission  
**Applicant** Anne Marie Godfrey  
**Location** 3, Kingsland Parade, Portobello, Dublin 8  
**Registration Date** 27/03/2019

**Additional Information**

**Proposal:** Permission is sought to reinstate and enlarge the two storey, pitched roof, rear return, at 3 Kingsland Parade, Portobello, Dublin 8.

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**Area** Area 1 - South East  
**Application Number** 2612/19  
**Application Type** Permission  
**Applicant** Mr. Thomas McGirr  
**Location** 15, The Square, Irishtown, Dublin 4  
**Registration Date** 27/03/2019

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of existing dining/living room, utility room and shed, the construction of new front entrance, kitchen/dining room and courtyard at ground floor level and a new bedroom at first floor level and all associated works.

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**Area** Area 1 - South East  
**Application Number** 2624/19  
**Application Type** Retention Permission  
**Applicant** Damien and Anna Moynagh  
**Location** 59, Sandymount Avenue, Sandymount, Dublin 4  
**Registration Date** 28/03/2019

### Additional Information

**Proposal:** RETENTION: the development consist of alterations carried out to the 3 storey, semi-detached dwelling, previously granted permission under reference no. WEB1091/18. Alterations include the change of the external finish on the new rear facades of the extended ground and first floor from brick to render finish. Omission of 3no. roof lights to the rear ground floor extension. Omission of a first floor rear window.

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**Area** Area 1 - South East  
**Application Number** 2626/19  
**Application Type** Permission  
**Applicant** Niall Fitzmaurice & Moira Kennedy  
**Location** 30, Church Gardens, Rathmines, Dublin 6  
**Registration Date** 28/03/2019

### Additional Information

**Proposal:** The development consists of a two storey extension to the side and rear of the existing part two storey, part single storey semi-detached dwelling; consisting of a study at ground floor level and a bedroom suite at first floor level; plus the provision of a new rooflight over the existing single storey extension to the rear.

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**Area** Area 1 - South East  
**Application Number** 2631/19  
**Application Type** Permission  
**Applicant** David Clarke and Sarah Johnson  
**Location** 2, Northbrook Road, Dublin 6, D06 YK31  
**Registration Date** 28/03/2019

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The development will consist of the provision of a single car parking space and electric vehicle (EV) charging point to the front garden and installation of gates into the existing plinth and railings to the front to provide vehicular access, dishing of the footpath in front of proposed gate along with associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1165/19  
**Application Type** Permission  
**Applicant** Adam Power And Nadine Geraghty  
**Location** 37, Mount Drummond Square, Harold's Cross, Dublin 6  
**Registration Date** 25/03/2019

### Additional Information

**Proposal:** The removal of the existing front boundary wall and pedestrian entrance, the removal of existing side boundary fence and construction of new rendered block wall, the construction of a new vehicular entrance and driveway, the construction of a new single-storey extension to the front, the construction of a new rear window from first floor bathroom, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1170/19

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**Application Type** Permission  
**Applicant** Martin Donohoe  
**Location** 43, Clareville Road, Harold's Cross, Dublin 6W, D6W  
C426  
**Registration Date** 28/03/2019

**Additional Information**

**Proposal:** The development will consist of conversion of the existing side extension to 'granny flat' at ground and first-floor level and construction of a truncated hipped roof above to match existing, with Velux-type rooflight to hip, an attic conversion of 35 sqm with dormer/pop-out to rear, a single storey extension to the rear of 4.5 sqm, external and internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1655/18  
**Application Type** Permission  
**Applicant** Bronwyn Thomson & Paki Smith  
**Location** 24, Pigeon House Road, Ringsend, Dublin 4, D04 HH98  
**Registration Date** 27/03/2019

**Additional Information** Additional Information Received

**Proposal:** Demolishing the existing single storey extension to the rear, construction of a new 2 storey extension to the rear including raising the existing roof ridge height to match eastern adjoining property for first floor extended attic accommodation with 2 No. velux roof-lights to the front, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1670/18  
**Application Type** Permission  
**Applicant** Keith and Yvonne Browne  
**Location** 11, Argyle Road, Donnybrook, Dublin 4  
**Registration Date** 25/03/2019

**Additional Information** Additional Information Received

**Proposal:** Re-development works comprising (a) demolition of conservatory to rear and single storey extension to side and rear, (b) construction of part two storey part single storey extension to rear and sides, (c) widening of an existing front first floor window ope, (d) enlargement of existing rear roof dormer window structure, (e) general alterations to existing ground and first floor fenestration including alterations to front porch, (f) increase in height of part of front roof ridge profile and changes to the rear return roof profile and (g) all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0101/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 26/03/2019  
**Applicant** Simon & Carol Anne Teevan

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**Location** 6A, Church Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** EXPP: The erection of a chimney flue to the rear.

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**Area** Area 1 - South East  
**Application Number** 0104/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 26/03/2019  
**Applicant** New Groove Property Ltd.  
**Location** 23-24, Mountain View Avenue, & Rear of 226-230  
Harold's Cross Road, Dublin 6W

**Additional Information**

**Proposal:** SHEC: 12 no. townhouses + associated works.

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**Area** Area 1 - South East  
**Application Number** 0109/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/03/2019  
**Applicant** Sean Kenny  
**Location** site to rear of 312, Kimmage Road Lower, Kimmage,  
Dublin 6w

**Additional Information**

**Proposal:** SHEC: 1. Demolition of existing single storey garage / storage unit (circa 97sqm).

2. Construction of part single storey part two storey family dwelling (111.5sqm) with roof terrace (35sqm) and undercroft single vehicle off street parking.

3. New pedestrian access along south boundary (corrib road).

4. New vehicular and pedestrian access to east.

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**Area** Area 1 - South East  
**Application Number** 0123/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 29/03/2019  
**Applicant** TRN Developments Ltd  
**Location** 122, Terenure Road North, Dublin 6 W

**Additional Information**

**Proposal:** SHEC: 1 no. 3 bed 119sqm first floor apartment with balcony to front & first floor terrace to rear above ground floor retail unit.

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**Area** Area 1 - South East  
**Application Number** 0129/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 29/03/2019  
**Applicant** Shane Barrett  
**Location** 15a, Chelmsford Lane, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** SHEC: Permission for roof level 'Velux' fire escape window. Retention permission for 3bed terraced end house pl.ref no. 4141/99, alterations to external dimensions/height, attic level bedroom 3 no 'Velux' roof windows. 2 no on site front parking spaces, pedestrian side entrance.

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**Area** Area 1 - South East  
**Application Number** 2142/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2019  
**Applicant** Irish Life Assurance plc  
**Location** Hainault House, 69-71 St. Stephen's Green, Dublin 2

**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.

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**Area** Area 1 - South East  
**Application Number** 2143/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2019  
**Applicant** Eric Dunne & Conor Hudson  
**Location** 12, Bessborough Parade, Rathmines, Dublin 6

**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

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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.

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**Area** Area 1 - South East  
**Application Number** 2144/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2019  
**Applicant** Sarah Ryan  
**Location** Site at Rear of 1, Church Avenue, Rathmines, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** 2148/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/03/2019  
**Applicant** Angela Gough & Myles Clarke  
**Location** 3, Northbrook Road, Ranelagh, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** 2151/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2019  
**Applicant** John & Susan Hickson  
**Location** 26, Garville Avenue, Rathgar, Dublin 6  
**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2153/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	INPUT Plc & Cashel Fund Plc
<b>Location</b>	Block D, The Earlsfort Centre, Earlsfort Terrace, Dublin 2

#### **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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2154/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	Cardinal Investments Limited
<b>Location</b>	199, 201 & 201a Harold's Cross Road, Dublin 6W

#### **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. 84m<sup>2</sup>) at the ground floor level of No. 199 Harold's Cross Road; the demolition of a single-storey external store (c. 9m<sup>2</sup>) 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.81m<sup>2</sup>) 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. 68m<sup>2</sup>; 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. 187m<sup>2</sup>) to the rear (east) of the site adjacent to Leinster Place and the provision of 2 no. linked, 3-storey residential blocks (c. 321m<sup>2</sup>) 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. 71m<sup>2</sup>. 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2156/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/03/2019
<b>Applicant</b>	Harry & Emma Leech
<b>Location</b>	1, Leinster Place, and bounding onto Grosvenor Lane, Dublin 6

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2158/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	Ravies Kitchen
<b>Location</b>	2, Thorncastle Street (corner of Bridge Street), Ringsend, Dublin 4

**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 76.6m<sup>2</sup>. All at No. 2 Thorncastle Street, Ringsend, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 2159/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/03/2019  
**Applicant** Sarah Murphy  
**Location** 43, Palmerston Road, Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** 2160/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2019  
**Applicant** Niall McCullough & Valerie Mulvin  
**Location** 2, Leeson Park, Dublin 6

**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.

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**Area** Area 1 - South East  
**Application Number** 2167/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/03/2019  
**Applicant** Eircom Ltd. (trading as 'Eir')  
**Location** Fumbally Exchange, 5, Dame Lane, Dublin 2

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2169/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	28/03/2019
<b>Applicant</b>	Elizabeth Burke
<b>Location</b>	1, Leeson Park Avenue, Dublin 6

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2171/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	Niamh Fitzgerald
<b>Location</b>	50, Rathdown Avenue, Terenure, Dublin, D6W HE22

**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 11m<sup>2</sup> at first floor level, to the already approved extension to the rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2185/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	29/03/2019

**Applicant** Val Issuer DAC  
**Location** 5-6, Rosedale Terrace, 41 Rear of 42 and 42a  
Clanbrassil Street Lower, Dublin 8

**Additional Information**

**Proposal:** Planning Permission at this site at 5-6 Rosedale Terrace, 41 Rear of 42 and 42a Clanbrassil Street Lower, Dublin 8. The development will consist of construction of additional 2 no. floor levels with balconies (provision of a 2nd floor residential extension finished in brick and render and a 3rd floor residential extension finished in dark-coloured metal cladding) to existing two storey apartment block to provide a total of 13 no. apartment units consisting of 2 no. studio apartments, 7 no. one-bedroom apartments and 4 no. two-bedroom apartments. The development also includes the provision of balconies to the rear and front elevations at 1st floor level of the existing two storey building, all ancillary site works, green roof and drainage infrastructure to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 2198/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 29/03/2019  
**Applicant** Carl Grainger & Emma Greene  
**Location** 32, Heytesbury Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Retention permission for development at 32 Heytesbury Street, Dublin 8, a Protected Structure. The development consists of retention of 700mm overhang detail to rear of previously approved single storey rear extension (previous planning application reference 3924/17).

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**Area** Area 1 - South East  
**Application Number** 2207/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/03/2019  
**Applicant** Yasmin & Kevin Lynch  
**Location** 166 Rathgar Road,, Dublin 6.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to provide new off-street car parking and associated landscaping in the front garden of the house which is a Protected Structure (RPS Ref. 7129). The works will involve the removal of part of the existing railings and wall, to form a new entrance gate.

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**Area** Area 1 - South East  
**Application Number** 2209/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/03/2019  
**Applicant** Imelda Gleeson  
**Location** 33, Tudor Road, Ranelagh, Dublin 6

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### Additional Information

**Proposal:** Planning permission is sought for the demolition of the existing first floor extension to the side of the existing house and the construction of a new first floor extension to the side of the existing house. Demolition of the existing chimney to the rear. All associated internal alterations, external alterations and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2305/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	David Lloyd Dublin
<b>Location</b>	David Lloyd Dublin, Beech Hill Road, Clonskeagh, Dublin 4, D04 AF10

### Additional Information

**Proposal:** Permission for the erection of a permanent Air Dome to cover two existing outdoor tennis courts. The Air Dome is constructed from a series of membranes manufactured from a translucent white polyester fabric located with PVC on both sides. The Air Dome will not exceed a height of 11m above the adjoining ground level of the club and it will cover an area of 2,070 sq.m (45m x 46m). The Air Dome will be illuminated internally, at David Lloyd Dublin, Beech Hill Road, Clonskeagh, Dublin, D04 AF10.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3398/18
<b>Application Type</b>	Permission
<b>Decision</b>	WITHDRAWN ARTICLE 33 (NO SUB)
<b>Decision Date</b>	28/03/2019
<b>Applicant</b>	Gas Networks Ireland
<b>Location</b>	Lands adjacent to Mount Argus View, Kimmage Road Lower, Dublin 6W

### Additional Information

**Proposal:** Permission to decommission and remove two existing below ground District Regulating Installation enclosures and install a new above ground 4m x 1.9m x 2.5m (LxWxH) enclosure to house a natural gas District Regulating Installation with all ancillary services and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3656/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/03/2019
<b>Applicant</b>	Miro Hotel 2 Limited
<b>Location</b>	Nos. 33-36, Dawson Street and associated rear buildings, Dublin 2, Nos. 34-36 Anne's lane, Dublin 2 and Joshua House, 1-3 Joshua Lane, Dublin 2

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought by Miro Hotel 2 Limited for a new hotel and RIAC headquarters at the following sites at: Nos. 33-34 Dawson Street, No.s 1-3 Joshua Lane (Joshua

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House), the RIAC carpark (former squash court), No. 34 Anne's Lane (under the ownership of the RIAC) and No. 35-36 Dawson Street and No. 35-36 Anne's Lane (under the ownership of Miro Hotel 2 Limited), Dublin 2. The site is bounded to the north by No. 37 Dawson Street, to the south by Joshua Lane and Nos. 8-9 St Stephen's Green, to the east by Dawson Street and to the west by Anne's Lane. There are four Protected Structures listed on the current Record of Protected Structures in Dublin within the site boundary including: No. 33 Dawson Street (2263), No. 34 Dawson Street (2264), No.35 Dawson Street (2265), No. 36 Dawson Street (2266).

The development will consist of the following:

Demolitions:

Dawson Street:

- Removal of existing contemporary canopies, signage, balconies and awnings to the front facade of No. 35 & 36 Dawson Street and repair of existing protected structures.
- Removal of part of existing window section to front façade of No. 33 Dawson Street to form new front entrance door within existing opening to the RIAC.

Central Courtyard:

- Removal of existing partition wall to carpark to the rear of No. 34 Dawson Street.
- Demolition of existing contemporary first floor extensions to the rear of No. 33-34 Dawson Street (RIAC) above existing carpark and repair of existing protected structures.
- Demolition of existing 2- storey contemporary hotel extension (c. 840sqm) and associated steel transfer structure and plant above existing single storey halls to the rear of Nos. 35-36 Dawson Street and repair of existing protected structures.
- Removal of existing contemporary roof and associated 3 level car park structure to former squash court to the rear of No. 8 Stephen's Green.

Anne's Lane:

- Demolition of existing 2- storey contemporary hotel extension at 2nd & 3rd floor level to Anne's Lane above existing single storey coach house to the rear of No. 35 Dawson Street and repair of existing protected structure.
- Demolition of contemporary external wall, louvres and entrance signage to existing single storey coach house to the rear of No. 35 Dawson Street.
- Demolition of contemporary 4-storey over basement hotel extension to Anne's Lane to the rear of No. 36 Dawson Street.
- Removal of ground floor shutters, contemporary 1st floor balcony and signage to existing brick building at No.36 Anne's Lane to the rear of No. 36 Dawson Street.

Joshua Lane:

- Removal of existing pitched roof to be rebuilt at a higher level.
- New opening and door formed in gable wall to link into No. 33 Dawson Street.

Construction of:

Dawson Street:

- Construction of a new front entrance and entrance canopy to No. 33 Dawson Street (RIAC).
- Construction of a new hipped slate roof to No. 33 Dawson Street (RIAC).
- Installation of 2 No. new external lifts to the rear façade of No. 33 & 34 Dawson Street.
- Construction of a new glazed atrium to the rear façade of No. 33 & 34 Dawson Street (c. 150m<sup>2</sup>).
- Refurbishment of No. 33 & 34 Dawson Street to provide RIAC members area with associated staff, store, plant and toilet facilities and hotel accommodation.
- Refurbishment of No. 35 & 36 Dawson Street to provide hotel accommodation with associated refuse and other stores, servicing areas and access from Anne's Lane at basement level, retention of existing restaurant unit (c. 410m<sup>2</sup>) and existing retail unit (c.39m<sup>2</sup>) at basement level. Retention of existing bar unit in No. 36(c. 450m<sup>2</sup>) with associated restaurant/bar stores, servicing areas, toilets, staff facilities.
- New glazed pitched roof to the rear of No. 35 Dawson Street at ground level.
- New opening and link door from rear hall to the new atrium at No. 33 + 34 Dawson Street.
- New opening and link from 1st - 3rd floor formed from No. 34 Dawson Street to No. 35 Dawson Street.
- Change of use of 3rd floor of Nos. 33-34 Dawson Street from a Language School to hotel bedrooms.

Joshua Lane:

- Construction of a single storey glazed walkway link above existing first floor link at the RIAC Carpark Entrance to Joshua Lane connecting No. 33 Dawson Street and Joshua House.
- Construction of a new raised roof and walls to Joshua House to provide improved ceiling height.
- Refurbishment of interior to Joshua House to provide reconfigured kitchen and administrative facilities for the RIAC.

Central Courtyard:

- Retention of existing car park (31 car parking spaces) and access points at Joshua Lane and Anne's Lane at ground level.



- Construction of new basement level under the footprint of existing carpark to the rear of No. 33-34 Dawson Street. New Basement level to provide new RIAC carpark with 30 car parking spaces, plant, cold water storage tank, staff areas, stores and escape stairs.
- Construction of a new 5-storey over ground building (19.4 metres above ground level) supported by steel columns and suspended above existing ground level car park to the rear of No.33- 34 Dawson Street and the two halls to the rear of No. 35-36 Dawson Street. New building to provide hotel bedrooms, lift and escape stair.
- Construction of a new 4-storey building over car park at ground level supported independently of existing walls with a new steel and concrete structure, within existing boundary walls of former squash court to the rear of No. 8 St. Stephen's Green. New building to provide hotel bedrooms, lift and escape stair.

Anne's Lane:

- Construction of a new 4-storey building over ground to the rear of No. 36 Dawson Street. New building to provide hotel bedrooms, lift, escape stair and service entrance.
- Construction of 3 new storeys with plant enclosure in roof over, supported independently by steel columns above the existing single storey coach house to Anne's Lane, to the rear of No. 35 Dawson Street including 2-storey glazed link walkway at level 3 & 4 connecting to proposed building in central courtyard above existing car park. New building to provide hotel bedrooms.
- New service passage at basement level formed beneath No. 35 Anne's Lane.

The proposed development will consist of :

- 117 Bedrooms
- 61 No valet car spaces in existing ground floor car park and proposed basement car park
- 12 No bicycle spaces
- Access and exit points from Dawson Street, Anne's Lane and Joshua Lane.
- Dormer windows at fifth floor level of proposed new hotel building.
- Provision of new stair/lift cores and circulation areas throughout.
- Provision of green roofs.
- Repair of front and rear facades to No.s 33- 36 Dawson Street and Anne's Lane.
- Pedestrian accesses to hotel, bar/restaurant units and services via Dawson Street and Anne's Lane;
- Provision for service access to Anne's Lane.

- A total gross internal area of c.8501.33m<sup>2</sup>;
- All associated site development works, services provision, landscaping, boundary treatments works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4106/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/03/2019
<b>Applicant</b>	Sawbridge Ltd.
<b>Location</b>	The Swan Centre, Rathmines Road Lower / Castlewood Avenue, Rathmines, Dublin 6
<b>Additional Information</b>	Additional Information Received

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

- The demolition of existing pitched glazed roof over mall
- The construction of a new entrance door from Castlewood Terrace into a re-configured access corridor, stair core and goods lift
- The construction of a new 331sq.m storage space at first floor level adjacent to Castlewood Terrace, accessed from the extended existing stair core; and a new goods lift and stair core from reconfigured service yard
- The extension of the existing stair and lifts core in order to connect all levels from existing, parking space up to new second floor, and a new glazed link connecting both existing and new stair cores to the east
- The construction of a new glazed link corridor around the existing glazed 'dome' over shopping mall to link the access corridor to new gym and office building
- The construction of a new gym and office structure on the second floor (roof level) of the existing shopping centre. The new structure will increase the overall height of the building to part three storeys and part five storeys in height
- The new proposal includes for a roof terrace of 224sq.m at third floor level, and a roof terrace 31sq.m at fourth floor level, both onto Rathmines Road Lower
- The front facade of the existing buildings on to Rathmines Road Lower will be re-clad in pale grey brick above ground floor level to create a new three storey scale to the street
- Existing fire escape stairs to the north and south of the proposal will be upgraded, internalised and improved to facilitate the development
- All associated site works.

The total area of the proposed development is 3832sq.m. The total site area is 14582sq.m. and is bounded by Rathmines Road Lower, Castlewood Lane and Castlewood Avenue.

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**Area** Area 1 - South East  
**Application Number** 4329/18  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 27/03/2019  
**Applicant** Molana Ltd.  
**Location** 41 St. Stephen's Green,, Dublin 2.  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Permission for development at No. 41 St. Stephen's Green, Dublin 2 (Protected Structure): a) The replacement of a previously existing fabric canopy with steel supporting structure covering the rear courtyard at street level with a glazed roof with steel supporting structure; b) the installation of painted timber wall and ceiling panelling to the rear rooms and ceiling panelling only to the front room of the second floor; c) the replacement of modern dry-lining to the basement with new modern wall panelling; d) the change of colour from off-white to Farrow & Ball Off-Black of previously painted external sills, architraves, reveals, doorcase.

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**Area** Area 1 - South East  
**Application Number** 4623/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/03/2019  
**Applicant** Seán Mc Shane  
**Location** 25 Sundrive Park, Kimmage , Dublin 12  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of: The construction of a semi-detached two storey house to existing end of terrace two storey house and all associated site works.

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**Area** Area 1 - South East  
**Application Number** DSDZ4732/18  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 29/03/2019  
**Applicant** KW Irish Real Estate Fund VIII  
**Location** Capital Dock, Block C and D , Green Street East and Benson Street, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION & PERMISSION (c.0.38ha) Capital Dock, Block C and D , Green Street East and Benson Street, Dublin 2 bounded generally by permitted development under Reg. Ref. DSDZ2546/15 as amended at Sir John Rogerson's Quay and Britain Quay to the north and east, State Street Bank to the north , Benson Street to the west and Green Street East to the south.

The proposed development for permission comprises of the following;

Signage zones in window glazing at ground floor level on south, west and north elevations of permitted Block D, 2no. up lit blade signs at ground floor level on west and south elevations of permitted Block D 2no.

internally illuminated projecting signs at ground floor level on south elevation of permitted Block C

the total quantum of proposed signage is c.45sqm.

retention permission is sought for internal and external design changes to Block C and D, including; relocation of the basement parking ramp shutter in Block C; demountable flood barriers and associated wall panel on south elevation of Block C; reconfiguration of the internal residential lobby and of external railings and steps and material finishes affecting northern and southern elevations at ground floor level of Block D; and minor localised height adjustment to lift core of Block D. No material change is proposed to overall height of the permitted Blocks C & D, which remain otherwise as permitted under Reg. Ref. DSDZ2546/15 amended by Reg. Refs. DSDZ2663/16 and DSDZ4102/16, DSDZ3572/17 DSDZ4153/17 and DSDZ2579/18.

This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ4740/18
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	29/03/2019
<b>Applicant</b>	KW Real Estate ICAV
<b>Location</b>	Block G, Capital Dock, Britain Quay, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	RETENTION & PERMISSION: KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund VIII intends to apply for Permission and Retention Permission for development at a site (c. 0.08 hectares), at Block G, Capital Dock, Britain Quay, Dublin 2. Bounded generally by Sir John Rogerson's Quay to the north, Britain Quay to the east, Green Street East and Hanover Quay to the south, and surrounding development permitted under Reg. Ref. DSDZ2546/15 (as amended). Block G is a 2-storey pavilion building permitted as part of the mixed-use Capital Dock scheme under DCC Reg. Ref. DSDZ2546/15 (the 'parent permission') and subsequently amended by Reg. Ref. DSDZ3796/16 and Reg. Ref. DSDZ4279/17.

Permission is sought for a proposed change of use of Block G (c. 1.166 sq.m) from 'café/ restaurant' to 'public house' with ancillary restaurant 'use', and the erection of 12 no. internally illuminated signage zones including 4 no. affixed on the west elevation, 1 no. affixed on the south elevation, 2 no. affixed on the north elevation and 5 no. on the east elevation, from ground to roof level. The total area of the proposed signage zones is c. 38 sq.m.

Retention Permission is sought for minor reconfiguration of internal floor plan and changes to external elevations, including localised minor alterations to parapet heights, relocation and redesign of permitted external doors.

This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

**Area** Area 1 - South East  
**Application Number** WEB1040/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/03/2019  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1042/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2019  
**Applicant** Patricia McGonigal  
**Location** 25, Raglan Lane, Ballsbridge, Dublin, D04 W0X8

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1055/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/03/2019  
**Applicant** Colm Ó Riain & Róisín Ní Ráighne  
**Location** 298, Clogher Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** The proposed development will consist of the construction of a new vehicular entrance with front boundary wall alterations and footpath dishing to the front of the existing property.

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**Area** Area 1 - South East  
**Application Number** WEB1145/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/03/2019  
**Applicant** Aidan Brady  
**Location** 17, Newbridge Avenue, Sandymount, Dublin 4, D04 N7E8

**Additional Information**

**Proposal:** Permission is sought for amendments to previously approved planning application (WEB1270/18) to include 1. reduction in area of first floor rear extension 2. reduction in height of two storey rear extension 3. amendments to side and rear facades to include amendments to fenestration and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1152/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/03/2019
<b>Applicant</b>	Pamela Cox
<b>Location</b>	22, Beech Hill Drive, Donnybrook, Dublin 4, D04 H3NI
<b>Additional Information</b>	
<b>Proposal:</b>	Two storey detached house with attic conversion and dormer roof at the rear, widen existing vehicular entrance for proposed dwelling, proposed new vehicular entrance for existing house and all ancillary works.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4061/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Laura Bradshaw
<b>Location</b>	81, Park Avenue, Sandymount, Dublin 4
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning Permission is sought for development of 81 Park Avenue, Sandymount, Dublin 4 - A Protected Structure. The development will consist of alterations and refurbishment of the exterior and interior of the existing dwelling to include the following: Removal of non-original structures on site including rear extensions, side extension, fuel shed, garage and rear garden shed; Provision of new single-storey extension of 167sqm to side and rear at garden level, to include part basement of 108sqm under; Removal and reconstruction of non-original dormer extension; Modifications to some internal walls and door openings, including provision of small extension of 4sqm to the side to accommodate an en-suite bathroom at first floor level, local rationalisation of some internal floor levels including modifications to window opens to rear facade; Refurbishment of all existing timber windows, to include for replacement slimlite double glazing; Cleaning and localised repair of brickwork to front elevation; Provision of new out-building to accommodate garage, WC and plant room; General repair, upgrade and refurbishment of the existing fabric including repairs to the existing windows, facades and roof fabric including valleys and rainwater goods; Landscaping works to front garden and rear gardens including locally repairing and raising the random coursed granite boundary wall between No. 79 and 81 and all ancillary and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4694/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Frontier Property Investment
<b>Location</b>	201/203, Rathmines Road Lower, Dublin 6
<b>Additional Information</b>	

**Proposal:** Planning permission is sought at Nos. 201 and 203 Rathmines Road Lower, Dublin 6. The development will consist of (i) demolition of Nos. 201 and 203 Rathmines Road Lower (excluding front

south-facing facade) including single-storey outbuildings and sheds to rear of the site; (ii) construction of a three-storey over entrance floor level mixed use building consisting of the following elements: (a) proposed cafe/restaurant at ground floor level, with associated ancillary facilities and service area at lower ground floor level and upper ground floor level; (b) 1 no. short stay residential studio with rear balcony (4.4 sq.m) and 1 no. two bedroom short stay residential apartment served by private courtyard space (9.1 sq.m) at 1st floor level; and, (c) 1 no. three bedroom short stay residential apartment with rear balcony (9 sq.m) at 2nd floor level; (iii) new signage; and, (iv) all ancillary works, including SuDS drainage and landscaping necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4702/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Borrisron Limited
<b>Location</b>	1-13 Templeogue Road, and 2-6 Terenure Road West, Dublin 6w

#### **Additional Information**

**Proposal:** The development will consist of the demolition of existing commercial buildings on site (c.538sq.m) currently used as a car dealership and the construction of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building with a maximum height of 21m to accommodate 55 no. apartments consisting of 40 no. 1 bedroom units and 15 no. 2 bedroom units with associated balconies; c.384.31 sq.m of commercial development at ground floor level consisting of 3 no. commercial units and a café; c.98.82sq.m of residential shared amenity; underground parking facilities providing 37 no. parking spaces and 2 no. motorcycle spaces; ESB substation/service room at ground floor level; bicycle lock-up parking facilities providing 64 no. spaces; secure bin storage facility; c.850.82sq.m internal courtyard and all ancillary works a site of 0.23 hectares. Primary vehicular access to the development will be provided via Templeogue Road and pedestrian access will be provided via Terenure Road West.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1688/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	on the public footpath, on the Western side of Dawson Street, Dublin 2, in front of No.51, Dawson Street

#### **Additional Information**

**Proposal:** The installation of double sided digital Metropanel advertising display including all associated site works and service. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m. The precise location of the unit is marked by a red x on the pavement.

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## **Area 1 Appeals Decided**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2592/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	25/03/2019

**Applicant** Frank & Maeve O'Dea  
**Location** Trinity House, Church Avenue & Church Gardens, Dublin 6

**Additional Information** Additional Information Received

**Proposal:** The proposed developmental comprises of the addition of a 4th storey 2-bedroom penthouse apartment with an area of 89 m2 and a new balcony area of 13 m2. Works will also comprise of the addition of balconies to existing units along the southern elevation and the replacement of all existing windows with aluminium framed double-glazed windows. Works will also comprise of rendering works to the front facade of the subject building.

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**Area** Area 1 - South East  
**Application Number** 3207/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @25/03/2019  
**Applicant** Frank McNerney  
**Location** 189 & 190, Rathgar Road, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** The proposed development consists of demolition of the existing buildings, 190 being a 2 storey semi-detached house & 189 a 2 storey semi-detached building divided into 5 flats, and construction of a 4 storey over basement apartment building with 19 apartments, comprising 1 x 3 bed, 11 x 2 bed, 4 x 1 bed, and 3 x studio units each with balconies or roof terraces; and a 41m2 management suite; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, adjustment to the existing boundary line & construction of a new wall at the southern boundary, 12 basement car parking spaces, 2 ground level parking spaces, 19 basement storage rooms, bin storage, cycle parking, service connections, landscaping and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3859/18  
**Appeal Decision** SPLIT DECISION  
**Appeal Decision Date** @26/03/2019  
**Applicant** Caroline Devlin & Colm O Se  
**Location** 24, Morehampton Road, Donnybrook, Dublin 4  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE/RETENTION: Retention of alterations to previously approved garden room/store (Ref: 3834/17). The alterations include (a) increase in floor area (b) increase in roof ridge height (c) change of pitched roof profile (d) change of external finish to garden elevation (e) opening of attic space to create mezzanine storage area all to rear No. 24 Morehampton Road, Donnybrook, Dublin 4, a Protected Structure.

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## 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	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

13/19

(25/03/2019-29/03/2019)

## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0129/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Shane Barrett
<b>Location</b>	15a, Chelmsford Lane, Ranelagh, Dublin 6
<b>Registration Date</b>	25/03/2019

**Additional Information**

**Proposal:** SHEC: Permission for roof level 'Velux' fire escape window. Retention permission for 3bed terraced end house pl.ref no. 4141/99, alterations to external dimensions/height, attic level bedroom 3 no 'Velux' roof windows. 2 no on site front parking spaces, pedestrian side entrance.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

13/19

(25/03/2019-29/03/2019)

## WEEKLY PLANNING LISTS

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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** 0131/19  
**Application Type** Section 5  
**Applicant** HBH Property Ltd.  
**Location** 8, Herbert Street, Dublin 2  
**Registration Date** 25/03/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: To redecorate, refurbish + draught proof existing windows redecorate front door + door case, clean + redecorate ironworks, clean front steps.

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**Area** Area 1 - South East  
**Application Number** 0136/19  
**Application Type** Section 5  
**Applicant** Kevin Desmond  
**Location** 29, Heytesbury Street, Dublin 8  
**Registration Date** 27/03/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of fibre-cement roof tiles at main 'M' shaped roof as well as return. Removal of badly damaged valleys and associated rainwater goods. New Blue Bangor slates at Front, rear and return, New Spanish slates at internal roof slopes (slopes into central valley). New drain from central to rear facade downpipe. New cast aluminium rainwater goods. Remove 20th century PVC windows and replace with new timber sash windows. New windows to be installed in existing historic frames. Repairs to internal fabric damaged by roof leak: Splice rotted floorboards & joists with new timber, restoration of historic flat & ornamental plaster. Removal of damaged poured concrete floor at lower level, to be replaced with new poured concrete floor. Minimally invasive upgrades to plumbing and electrical services using existing service routes.

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