



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(29/04/2024-03/05/2024)

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

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3011/24  
**Application Type** Permission  
**Applicant** William Gilbert Treacey  
**Location** 79, Sandford Road, Dublin 6, D06 CK83  
**Registration Date** 01/05/2024  
**Additional Information** Additional Information Received  
**Proposal:** -Demolition of 169 sq.m of existing commercial buildings.-Erection of 6 two-storey (plus attic) townhouses (as previously approved).-6 car parking spaces and associated site works (including drainage).

**Area** Area 1 - South East  
**Application Number** 3224/24  
**Application Type** Permission  
**Applicant** Hilltop D12 Project Ltd.  
**Location** Lands to the side of Saint Agnes Convent, (Captains Place), Armagh Road, Crumlin, Dublin 12  
**Registration Date** 01/05/2024  
**Additional Information** Additional Information Received  
**Proposal:** The application seeks modifications to previously approved permission DCC Reg. Ref. 4456/19 and ABP Ref: ABP-308078-20. Modifications are to include the addition of 02 no. apartment units achieved by way of an additional setback floor to the previously granted scheme bringing the total no. of floors of the building from 3 storeys to 4 storeys, increasing the total number of apartment units from 12 no. apartment units to 14 no. apartment units consisting of 02 no. 2-bed apartments. All with associated bike store, bin store, landscaping and site work.

**Area** Area 1 - South East  
**Application Number** 3605/24  
**Application Type** Permission  
**Applicant** Mount View Business Management Limited  
**Location** 64 Mount Street Lower (at Basement Level), Dublin 2, D02 X5N7  
**Registration Date** 29/04/2024  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE The development consists of a restoration of use kept with DCC policy Z8 Conservation Areas "7. The return of buildings to residential use." The proposed works are solely focused on the change of use and does not propose any other changes to the

building. The proposed change will allow for residential use to be safely restored to the basement level of the building, restoring the original intent for the building.

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**Area** Area 1 - South East  
**Application Number** 3607/24  
**Application Type** Permission  
**Applicant** Flutter Entertainment Plc  
**Location** 18 Fleet Street, Dublin 2 , D02 K293  
**Registration Date** 29/04/2024

**Additional Information**

**Proposal:** The development will consist of (a) the removal of the existing stall risers and general modifications to the existing shopfront, (b) the removal of the existing fascia signage, (c) the installation of a new double glazed Crittall framed glazing and entrance door complete with repairs and modifications to the shopfront, (d) the installation of new internally illuminated fascia signage, and (e) all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3619/24  
**Application Type** Permission  
**Applicant** Aquamarine Wellness Ltd  
**Location** No. 6 St. Andrew's Street, Dublin 2  
**Registration Date** 30/04/2024

**Additional Information**

**Proposal:** RETENTION: For change of use-retention planning permission from office to use to skin and beauty care including waxing treatments, with facial and hair treatments on the basement, ground floor, first floor, second floor & third floor of no. 6 St. Andrew's Street, Dublin 2. This location is a Conservation area.

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**Area** Area 1 - South East  
**Application Number** 3621/24  
**Application Type** Permission  
**Applicant** Dolores Grogan  
**Location** 20 Lea Road, Sandymount, Dublin 4  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION The development consist of: Retention permission for: (i) demolition of existing single-storey rear extension at ground floor level; (ii) construction of new rear extensions at ground and first floor level; (iii) provision of 2 no. rooflights atop new rear extension at ground floor level and 4 no. rooflights atop the rear slope of the dwelling at roof level; and (iv) internal reconfiguration and external revisions to rear elevation to facilitate new extensions. The works for retention result in the provision of 1 no. additional bedroom with the property now accommodating 4 no. bedrooms. Permission for: (i) construction of extension to the side/ north of the property at first floor level atop existing garage; (ii) the widening of the existing vehicular entrance from 2.14m to 3m width; and (iii) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3627/24  
**Application Type** Permission  
**Applicant** Raj Annamalai  
**Location** 64 Leeson Street Lower, Dublin 2  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1. A change of use from office to multi-unit residential use. The proposed development will consist of 5 no. apartments, 2 no. x 2 bed apts. & 3 no. x 1 bed apts. (2 no. apartments are duplex units at second and third floor levels). All within a 4 storey over basement terraced Georgian building. 2. Alterations & extension to rear return at second floor return level. Accommodation to provide 2 no. own door home office rooms allocated to apartments no. 1 & 2 located at ground and first floor levels. Extended area to second floor return = 9.4 m<sup>2</sup>. Alterations proposed will also provide for a metal railed concrete stair access to private communal rear garden from ground floor return level. New window fenestration matching period detail & Plant / storage room provided at ground floor return level. 3. Alterations to front basement stairwell access and iron railings to provide for new stair access to basement apartment. Existing concrete steps to be removed. Existing internal stone stair to basement retained to allow access also from ground floor communal hallway. 4. Removal of all non-original building fabric and modern additions including all mechanical and electrical services and installations. 5. Conservation renewal and repair to all existing and or damaged period fabric and decorative elements including all internal and external joinery, flooring etc. All existing original sash windows/openings restored and repaired where possible. All non-original sash windows replaced with new sets to match original detail. 6. Removal of cement mortar / render to original brick (front and rear) and re-pointed with lime mortar to original detail. Original masonry to boundary walls repaired and re-pointed also.

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**Area** Area 1 - South East  
**Application Number** 3629/24  
**Application Type** Retention Permission  
**Applicant** Benqueues Ltd.  
**Location** Bad Ass Cafe, 9-11 Crown Alley, Temple Bar, Dublin 2, D02 ED77 and Unit 2/3 Temple Bar Square, Dublin 2, D02 X738  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : PERMISSION / RETENTION: the development will consist of: on the Crown Alley facade (a) the retention of the illuminated Bad Ass fascia sign, (b) the replacement of the 2D black lettering on the fascia sign Guinness and Temple Bar with 3D lettering and on the Temple Bar Square facade, (c) the removal of the illuminated signage comprising a gold harp and the words "Bad Ass" and its replacement with whole new fascia and associated signage, (d) a new metal screen to replace the existing roller shutter to the stairwell, all as described in the drawings, 9-11 Crown Alley is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3636/24  
**Application Type** Permission  
**Applicant** Dame Plaza Property Trading Designated Activity Company (DAC)  
**Location** Unit A, One Central Plaza (formerly known as the

Central Bank Building), Dame Street, Dublin 2., Unit A is located at Basement - 1 and Basement - 2 Level below the Central Plaza., The site is bound by Dame Street to the South, Two Central Plaza to the East  
03/05/2024

**Registration Date**

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. Permission for development at Unit A, One Central Plaza (formerly known as the Central Bank Building), Dame Street, Dublin 2, (a Protected Structure Ref: 8830). Unit A is located at Basement -1 and Basement -2 Level below the Central Plaza. The site is bound by Dame Street to the South, Two Central Plaza to the East, Cope Street to the North and Fownes Street Upper to the West. The proposed development relates to amendments to previously permitted change of use of Unit A (GFA of 1,186 sq.m) (located at basement -1 and -2 below the plaza) to leisure/tourism use, as permitted under DCC Reg. Ref 4622/19, to now include for ancillary bar and food use (licensed premises) to the main permitted leisure/tourism use. The development also includes for the relocation of permitted Remote Storage Facilities from the eastern side of Unit A at basement -1 level to basement -2 level and change of use to the building managers office (24 sq.m). The proposed use is an indoor table tennis facility with associated bar and food facilities (licensed premises). The development also includes for signage to Unit A located at basement -1 level on the northern elevation including 2 no. internal illuminated signs of 2.5m x 0.68m and 1.23m x 0.28m (containing two elements).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3640/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Irish Life Assurance plc
<b>Location</b>	74-75 Baggot Street Lower, Dublin 2
<b>Registration Date</b>	03/05/2024

**Additional Information**

**Proposal:** Planning permission for development at 74-75 Baggot Street Lower, Dublin 2, bounded by Baggot Street Lower to the east and Wilton Terrace (and beyond it, the Grand Canal) to the south. The proposed development seeks to amend a permission granted under Reg. Ref 4166/16 (ABP 29S.248884) as previously amended under Reg. Ref 3543/19 (ABP 29S.305602) and Reg. Ref. 4528/23 and includes an overall increase over the permitted gross floorspace of c.136 sq m (from c.6,943 sq m to C. 7,079 sq m) (the additional floorspace will be in office use). There will be no increase in parapet height or any alterations to the permitted external facades. The increase in floorspace arises from infilling of the atrium at first and second floor levels reaching an additional c. 136 sq m of office space.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3643/24
<b>Application Type</b>	Permission
<b>Applicant</b>	ESB Commercial Properties Ltd.
<b>Location</b>	12, 29 and 30 Fitzwilliam Street Lower and 62 Mount Street Upper Dublin 2
<b>Registration Date</b>	03/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. ESB Commercial Properties Ltd. intends to apply for planning permission for development at a site of 0.07 Ha, at No. 12 Fitzwilliam Street Lower and at No.s 29 and 30 Fitzwilliam Street Lower, and No.62 Mount Street Upper Dublin 2, all Protected Structures. Development parcels are located to the immediate north and south of No.28 Fitzwilliam

Street Lower and No. 27 Fitzwilliam Street Lower respectively (No. 27 Fitzwilliam Street Lower being the ESB Headquarters Building). The proposed development will consist of: A) a change of use from residential use to museum use at No. 12 Fitzwilliam Street Lower, new 4 storey extension with internal lift to the rear (at lower ground to 2nd floor levels) including alterations to existing 4 storey return. The proposed development at No. 12 Fitzwilliam Street Upper also consists of the following works: 1. Works to front basement cellars for the provision of plant and storage rooms; 2. Replacement of external stair and provision of platform lift to front lightwell; 3. Alterations to existing gate, front railings and stone plinth at street level; 4. Refurbishment of front railings and stone plinth enclosure, balconettes and front steps; 5. Removal of existing wall enclosure beneath front steps at lower ground level; 6. Provision of signage, lighting, intercom and CCTV cameras, at front entrance onto Fitzwilliam Street Lower; 7. Renewal works to front façade to include render renewal; cleaning, repair and full repointing to brickwork; renewal of feathered reveals; and cleaning and renewal of stone embellishments; 8. Renewal work to rear façades to include alterations of openings, cleaning, pointing and render renewal; renewal of feathered window reveals, and, repairs to brickwork and stone embellishments; 9. Provision of new openings to rear façades; 10. Enabling alterations to rear façade fenestration including formation of openings for new extension; 11. Enabling alterations to interior of existing return for new extension; 12. Conservation, alteration and restoration works to interiors, including reinstatement of joinery, conservation of plasterwork, provision of new doors, provisions of services, fire upgrade works, renewal of finishes and decoration; 13. Replacement of internal stair between ground and lower ground; 14. Replacement of existing floor at lower ground level and provision of new ramp to rear return and new extension; 15. Reconfiguration of internal layouts including removal of later subdivision; 16. Refurbishment of historic windows and replacement of later windows, upgrade works to include provision of narrow cavity glazing; 17. Provision of 2 No. rooflights with narrow cavity glazing; 18. Repairs to roof and rainwater goods; 19. Landscape works to rear including the provision of new boundary enclosure and all ancillary services and site works; 20. Provision of new mechanical plant in rear external area; and 21. Installation of 2 No. fire rated screens. B) a change of use from museum use at No. 29 Fitzwilliam Lower and lower ground level of No. 30 Fitzwilliam Street Lower and No. 62 Mount Street Upper to provide residential use to provide 3 residential units consisting of: 1 No. 2 bed unit at lower ground floor level (c.114 sqm GFA) with private garden to rear at lower ground floor level; 1 No 2 bed duplex unit at lower ground and ground floor level (c. 122 sqm GFA) with private garden to rear at lower ground floor level; and 1 No. 3 bed triplex unit at ground to 3rd floor levels (c. 248 sqm GFA) with private balcony to rear at first floor level. The Proposed development at No.s 29 and 30 Fitzwilliam street lower and No, 62 Mount Street Upper consists of the following works: 1. Modifications to external gate in front railings and alterations to the existing external stairs providing access to lower ground level from Mount Street Upper; 2. Provision of post boxes/keypad integrated into railings; 3. Demolition of walls in front external lightwell area and provision of new gate and railing; 4. Works to external cellars to provide storage and plant rooms; 5. New windows and door openings at lower ground levels; 6. Alterations to existing window and door openings at lower ground and rear first floor levels; 7. Renewal of windows to front façade upgrade works to include provision of narrow cavity glazing; 8. Alteration to windows to provide door access to new first floor balcony to the rear of No. 29 at first floor level; 9. Reconfiguration of internal layouts including provision of new internal stairway connecting lower ground and ground levels of No 29 Fitzwilliam Street Lower within the proposed duplex; 10. Removal of existing stairway connecting lower ground and ground level of No. 29 Fitzwilliam Street Lower; 11. Closing up of door opening between ground floor hallway to front room of No. 29 Fitzwilliam Street Lower; 12. Restoration work to interiors including new joinery, provisions of services, fire upgrade works, renewal of finishes and decoration to interiors; 13. Replacement of internal plasterwork with lime-based insulated plaster for improved thermal performance; 14. Provision of new mechanical plant within acoustic enclosure in rear external area of No. 30 Fitzwilliam Street Lower; 15. Landscape works to rear including the provision of new boundary enclosure and all ancillary services and site works.

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**Area** Area 1 - South East  
**Application Number** 3935/23  
**Application Type** Permission  
**Applicant** Sean Rogers  
**Location** 21, Irishtown Road, Dublin 4, D04 AH63  
**Registration Date** 03/05/2024  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** PERMISSION: For a development to the rear of 21 Irishtown Road, Dublin 4, D04 AH63. The development will consist of the demolition of the existing industrial shed (Area = 99sqm) at the rear of the property and the construction of a 2 storey, 3-bedroom mews house (Area 109sqm). The proposed house will be accessed from the rear laneway. The proposal subdivides the existing property (Overall site Area = 208sqm) into two properties (Existing House Site=93sqm), (Proposed House site=115sqm).

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**Area** Area 1 - South East  
**Application Number** 4935/23  
**Application Type** Permission  
**Applicant** Saint Vincent's Healthcare Group Ltd  
**Location** Saint Vincent's Private Hospital, Elm Park, Merrion Road, Dublin 4  
**Registration Date** 02/05/2024  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of 1 no. modular building circa 178m<sup>2</sup> over 2 storeys containing satellite laboratory and associated plant and offices to rear of existing hospital building.

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**Area** Area 1 - South East  
**Application Number** WEB1513/24  
**Application Type** Permission  
**Applicant** Darac O'Neill  
**Location** 69 Mespil Road, Dublin 4, D04 A2W6  
**Registration Date** 29/04/2024  
**Additional Information**  
**Proposal:** a) Change of use from existing commercial office use to residential use comprising 191.6m<sup>2</sup> b) Provision of 3nr. self-contained apartments c) Provision of new, two-storey extension to the rear elevation of the existing building comprising 14.5m<sup>2</sup> d) All associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1522/24  
**Application Type** Permission  
**Applicant** Mary Harrison  
**Location** Wilfield Lodge, 45A Sandymount Avenue, Ballsbridge, Dublin 4, D04 YN25  
**Registration Date** 30/04/2024  
**Additional Information**  
**Proposal:** The change in use of the existing stable to a two-bedroom dwelling. Ground floor, two bedrooms and a bathroom. First floor is a kitchenette and a sitting area. With the addition two

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skylight on the north west section of the roof. Minor changes to the existing facades of the structure, these changes include the converting of a doorway to a window.

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**Area** Area 1 - South East  
**Application Number** WEB1536/24  
**Application Type** Permission  
**Applicant** La Gourmande  
**Location** 38, Lennox Street, Portobello, Dublin 8  
**Registration Date** 02/05/2024  
**Additional Information**  
**Proposal:** Provision of a retractable awning on the shopfront

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**Area** Area 1 - South East  
**Application Number** WEB1551/24  
**Application Type** Permission  
**Applicant** The Board of Governors  
**Location** The National Maternity Hospital, Holles Street, Dublin 2  
**Registration Date** 03/05/2024

**Additional Information**

**Proposal:** PERMISSION Construction of a 5-storey patient bed lift extension on Holles Street to serve the ground, first, second, third and fourth floors of the hospital. Associated works include: internal alterations to create lift landings at each level within an existing stairwell; alterations to window openings to Holles Street to facilitate access to the bed lift at each level; provision of new access corridor across existing roof at fourth floor level and all ancillary and related works.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3170/24  
**Application Type** Retention Permission  
**Applicant** Padraig and Ciara Corrigan  
**Location** 124 Rathfarnham Road, Terenure, Dublin 6W  
**Registration Date** 03/05/2024

**Additional Information** Additional Information Received

**Proposal:** RETENTION PERMISSION/ PERMISSION . The retention permission sought relates to a retaining wall consisting of gabion cages on a sloping bank on lands zoned Z9 in Dublin City Councils Development Plan 2022-2028 to the south of No. 124 Rathfarnham Road which was constructed on foot of permission reference ABP-306149-19 (Ref. 3316/19). Permission is sought for the completion of partially constructed outdoor steps, landscaping works and all ancillary site development works. The overall site area is 912m<sup>2</sup> (0.912ha).

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**Area** Area 1 - South East  
**Application Number** 3602/24  
**Application Type** Permission  
**Applicant** Valerie Lawlor

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**Location** 36 Lower Mountpleasant Avenue, Dublin 6  
**Registration Date** 29/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:Development to include:10.5sqm single storey extension to rear, partial removal of ground floor back wall of property, alterations to non original return to include removal of side wall at ground level, installation of WC and installation of window to North elevation of return at hall level, installation of WC to front under steps area, provision of set back vehicular entrance to rear of property accessed from Fortescue Lane and construction of new single storey garage to rear, alterations to retaining wall and steps to rear garden. Upgrade of existing building fabric to include refurbishment of two existing bathrooms, replacement of boiler and radiators, provision of insulated floor slab to ground level, replacement of plaster to front and back wall with vapour permeable insulated cork plaster, new partition to front room at garden level to accommodate boot room, decoration throughout.

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**Area** Area 1 - South East  
**Application Number** 3603/24  
**Application Type** Permission  
**Applicant** Frank Keogh  
**Location** 49 Dartmouth Square South, Ranelagh, Dublin 6  
**Registration Date** 29/04/2024

**Additional Information**

**Proposal:** PROTCTED STRUCTURE:Demolition of 2no. existing return structures, non-original studs at garden level and shed to rear and proposed works as follows: New structural openings to: rear wall at garden level, rear wall at upper levels, rear laneway gable wall to form new gateway; New breathable floor slab with underfloor heating at garden level; Changes to partition layout at garden level; Strip and relay existing slate roofs, remove existing rooflight and install 4no. new rooflights to inner roof slopes; Refurbishment of original sash windows and front door screen to include installation of slimline double glazing; Construct new part single- part two- part three-storey extension to rear; Construct new shed to rear garden; Installation of new mechanical, electrical systems, fitted furniture and sanitaryware; Remove existing and install new flight of stairs from garden level up to entrance level; New floor and door position at half-landing level; New stud walls and relocate 2no. existing doors at first floor to create 3no. ensuite bathrooms; Repair works to: chimneys, brickwork, lime plaster ceilings and lime plaster walls; All associated decorative, drainage and site works.

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**Area** Area 1 - South East  
**Application Number** 3606/24  
**Application Type** Permission  
**Applicant** Anne Wood-Martin  
**Location** 26 Killeen Road, Ranelagh, Dublin 6, D06 W9P5  
**Registration Date** 29/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS: 4243) exterior only: The development will consist demolition of existing outbuilding; alterations to openings in near walls of existing house; construction of a new single storey extension with rooflight; localised alterations to the internal layout at ground floor level; all associated ancillary, landscaping drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 3611/24  
**Application Type** Permission  
**Applicant** Maria Neuman  
**Location** 15, Moyne Road, Dublin 6  
**Registration Date** 30/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of proposed external alterations to include; removal of existing shed to rear, alterations to existing opes to rear at ground and first floor level, replacement of all non- original glazing, alterations including new roof to existing rear extension, internal alterations including provision of new partitions, provision of internal and external wall insulation, thermal improvements to existing floor at ground floor level, replacement of sanitary ware and kitchen fittings, replacement of services, photovoltaic panels to roof, and general refurbishment to include all associated conservation and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3612/24  
**Application Type** Permission  
**Applicant** Valerie and John Bohan  
**Location** 30 Claremont Road, Sandymount, Dublin 4, D04TR64  
**Registration Date** 30/04/2024

**Additional Information**

**Proposal:** For development consisting of the construction of a single storey Coach House building accommodating a garden room/ play room, kitchen, store, shower room, gym and office/studio with ancillary facilities within the rear garden and curtilage of 30 Claremont Road, Sandymount, Dublin 4. D04TR64. Works will include all associated landscaping, drainage works with access to the development to the side of 30 Claremont Road.

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**Area** Area 1 - South East  
**Application Number** 3614/24  
**Application Type** Retention Permission  
**Applicant** Albert and Colette Manifold  
**Location** 6 Carlisle Avenue, Donnybrook, Dublin 4, D04 K7K3  
**Registration Date** 30/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of permission for; (i) Externally - the removal of three existing sash windows on the front elevation and one on the rear elevation and replacement with heritage sliding sash windows. The removal of the external modern render and replacement with a lime render with ruled and lined scoring (ashlar blocking). The replacement of roof ridge tiles and one damaged window cill on the front elevation. (ii) Internally - the reinstatement of single opening from hall to front reception room, the application of lime plaster finish to all internal walls, and lath and plaster finish to all ceilings. The installation of replacement joinery (wooden floorboards, skirting, doors, etc.), and decorative ceiling roses and cornices. The development will consist of permission for the retention of; (i) Externally - The installation of Welsh Bangor blue slate roof. (ii) Internally - The creation of an opening between the ground floor front and rear reception rooms, the removal of unstable brick noggin wall and installation of stud wall, and the reconfiguration of first floor internal walls. all at No. 6 Carlisle Avenue (Protected Structure, Ref. 1226). The proposed development consists of the carrying out of works to protected structure or proposed protected structure.

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**Area** Area 1 - South East  
**Application Number** 3615/24  
**Application Type** Retention Permission  
**Applicant** Fiachra Larney  
**Location** Cambridge Lodge, 14a Cambridge Road, Dublin 6  
**Registration Date** 30/04/2024

**Additional Information**

**Proposal:** RETENTION. PROTECTED STRUCTURE. Retention for alterations to the existing rear boundary reducing the overall area of the site which is an alteration to previously approved Planning Permission Ref 4569/06 at Cambridge Lodge, 14a Cambridge Road, Rathmines, Dublin 6, A Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 3622/24  
**Application Type** Permission  
**Applicant** Frank & Anne Hawthorne  
**Location** 19 Rathmines Close, Rathmines , Dublin 6 (with rear access from Maxwell Lane) , D06 T634  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** PERMISSION : The development will consist of : the demolition of existing 17sqm concrete block garden shed to the rear of the main dwelling, replacing it with a 40msq Art Studio, Gym & Garden Store. The new structure will be constructed in timber frame and finished in painted shiplap pressure treated timber cladding. Works will include all ancillary works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3630/24  
**Application Type** Permission  
**Applicant** Bernard McCormack  
**Location** 8 Wynnefield Road, Rathmines, Dublin 6 , D06V966  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** The development will consist of permission for: 1. The replacement of the existing dormer on the front (south) elevation with 2 no. dormer windows 2. The construction of a two-storey rear (north) extension over the existing ground floor extension 3. The construction of a dormer and installation of two skylights on the rear (north) elevation 4. Replacing the existing window at first floor level on the rear (north) elevation with a door and all associated site works at the above address.

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**Area** Area 1 - South East  
**Application Number** 3637/24  
**Application Type** Retention Permission  
**Applicant** Annette and Marcus Flannery  
**Location** 175, Oliver Plunkett Avenue, Dublin 4 , D04XW60  
**Registration Date** 03/05/2024

### Additional Information

**Proposal:** RETENTION : The development consists of two storey extension to the rear of a single family house. The extension consists of a kitchen and one bedroom.

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**Area** Area 1 - South East  
**Application Number** 3638/24  
**Application Type** Retention Permission  
**Applicant** Michele McNaughton  
**Location** 59 Tritonville Road, Sandymount, Dublin 4, D04 E5W9  
**Registration Date** 03/05/2024

### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development consists of: 1) 8.4sqm Extension of house (in side passage location), 2) Alteration to Approved Planning Permission 3673/12 including: omission of bay window to rear, alteration of bay window roof from zinc roof to masonry parapet, omission of internal stairs from GF Dining Room to Lwr GF Kitchen, & omission of circular window to rear gable. 3) All associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1511/24  
**Application Type** Permission  
**Applicant** Fiona McKenna  
**Location** 20, Belmont Gardens, Dublin 4, D04 E9T3  
**Registration Date** 29/04/2024

### Additional Information

**Proposal:** Partial demolition of existing single storey extension to side/rear, construction of a new 1st floor pitched roof extension to side over existing garage including conversion of garage to a bedroom, Part single storey pitched roof/Part 2 storey flat roof full width extension to rear, Conversion of existing attic area including construction of new flat roof dormer structure in rear sloped roof profile, set back from the dwelling footprint perimeters, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1515/24  
**Application Type** Permission  
**Applicant** Margaret Collins and David Conway  
**Location** 30, Hazelbrook Road, Dublin 6w, D6W CK30  
**Registration Date** 29/04/2024

### Additional Information

**Proposal:** Demolition of single-storey flat-roofed garage to side (13m<sup>2</sup>) and construction of a two-storey flat-roof extension to side and rear (56m<sup>2</sup>) plus internal alterations and reconfigurations, plus reposition of gate pier and modifications to dished kerb to accommodate widening of vehicular access gateway from 2.4m to 3.5m wide, plus all associated site development works including hard & soft landscaping to provide a 3-bedroom house plus home office.

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**Area** Area 1 - South East  
**Application Number** WEB1517/24  
**Application Type** Retention Permission

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**Applicant** Marian McQuillen  
**Location** 22, Ravensdale Drive, Dublin 12  
**Registration Date** 30/04/2024  
**Additional Information**  
**Proposal:** The construction of 2no. dormer windows to the front of the existing dwelling facing Ravensdale Drive.

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**Area** Area 1 - South East  
**Application Number** WEB1524/24  
**Application Type** Permission  
**Applicant** Edward Wrynn  
**Location** 7, Church Park Court, Dublin 6w, D6W DW65  
**Registration Date** 30/04/2024  
**Additional Information**  
**Proposal:** Planning permission for attic conversion to use as study/storage space, replacing 2 No. existing roof windows with 2 No. larger roof windows to the front roof at attic level of 7 Church Park Court Dublin 6W, D6WDW65

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**Area** Area 1 - South East  
**Application Number** WEB1526/24  
**Application Type** Permission  
**Applicant** Fiona McKenna  
**Location** 20, Belmont Gardens, Donnybrook, Dublin 4, D04 E9T3  
**Registration Date** 30/04/2024  
**Additional Information**  
**Proposal:** partial demolition of existing single storey extension to side/rear, construction of a new 1st floor pitched roof extension to side over existing Garage including conversion of garage to a bedroom, Part single storey pitched roof/Part 2 storey flat roof full width extension to rear, Conversion of existing attic area including construction of new flat roof dormer structure in rear sloped roof profile, set back from the dwelling footprint perimeters, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping

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**Area** Area 1 - South East  
**Application Number** WEB1529/24  
**Application Type** Retention Permission  
**Applicant** Mary & Owen O'Riordan  
**Location** 35, Clyde Road, Dublin 4  
**Registration Date** 01/05/2024  
**Additional Information**  
**Proposal:** RETENTION: Retention permission for the 2 second floor metal claddings to existing windows and removal of pedestrian gate and pier with a new replacement metal front vehicular entrance gates & associated works

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**Area** Area 1 - South East  
**Application Number** WEB1530/24  
**Application Type** Permission  
**Applicant** John and Ann Ryan

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**Location** 29, Sandymount Road, Dublin 4, D04 HE40  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** Permission is sought for a change of use from Doctor's Surgery on lower ground floor level to residential use to include as part of an existing dwelling. All with ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1531/24  
**Application Type** Permission  
**Applicant** Vasile Burascu  
**Location** 54, Crumlin Road, Dublin 12  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** 2 storey detached garage and workshop to rear garden with vehicular & pedestrian access from laneway all to rear of existing dwelling with associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1533/24  
**Application Type** Permission  
**Applicant** Valerie Hateley  
**Location** 15, Oaklands Crescent, Rathgar, Dublin 6, D06 H968  
**Registration Date** 01/05/2024

**Additional Information**

**Proposal:** a) the construction of a new single storey extension with flat roof to the rear of the existing ground floor apartment of the two storey semi-detached dwelling and b) all associated site, landscaping, drainage and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1537/24  
**Application Type** Permission  
**Applicant** Edward Wrynn  
**Location** 7, Church Park Court, Dublin 6W, D6W DW65  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** Planning permission for attic conversion to use as study/storage space, replacing 2 No. existing roof windows with 2 No. larger roof windows to the front roof at attic level.

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**Area** Area 1 - South East  
**Application Number** WEB1539/24  
**Application Type** Permission  
**Applicant** Karen Boland  
**Location** 52, South Hill, Dartry, Dublin 6  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** Single story extensions to the front and rear. First floor extensions to the side and rear. Garage conversion for extended living. Attic conversion with raised gable to the side and two

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dormer windows to the rear. Three velux windows to the front roof area. Two roof windows to the single story front extension.

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**Area** Area 1 - South East  
**Application Number** WEB1540/24  
**Application Type** Permission  
**Applicant** O'Shaughnessy and Associates  
**Location** 112, Sandford Road, Ranelagh, Dublin 6, D06 Y1F3  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** The demolition of the garage to the side and the single storey extension to the rear and the construction of a two storey extension to the rear and side and the widening of the front access gate to 3.6metres together with an automatic timber faced gate 1.2M high and all ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB1542/24  
**Application Type** Permission  
**Applicant** Tim Kirwan  
**Location** 77, Harold's Cross Cottages, Harold's Cross, Dublin 6, D6W K383  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** Demolish existing single storey extension to the rear and to construct new single storey extension to rear, attic conversion with dormer window to rear and incorporating raising of ridge line and rooflight to front.

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**Area** Area 1 - South East  
**Application Number** WEB1543/24  
**Application Type** Retention Permission  
**Applicant** Sean Mac Erlaine & Michelle Browne  
**Location** 9 St Martins Drive, Kimmage Road Lower, Dublin 6W  
**Registration Date** 02/05/2024

**Additional Information**

**Proposal:** RETENTION: retention of a dormer extension to rear roofslope, and all associated alterations, siteworks and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1549/24  
**Application Type** Permission  
**Applicant** Robert Gray  
**Location** Rear of 121 Strand Road, Sandymount, Dublin, 4  
**Registration Date** 03/05/2024

**Additional Information**

**Proposal:** minor alterations to previously granted Planning Permission for new house to include replacing the single storey stone façade on side laneway elevation with facebrick, replacing facebrick on other side elevation with self coloured render and removal of vertical louvres on first floor corner window on entrance elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1550/24  
**Application Type** Permission  
**Applicant** Hilary Hurley  
**Location** 6, Merrion Strand, Sandymount, Dublin 4, D04 X4C8  
**Registration Date** 03/05/2024

**Additional Information**

**Proposal:** The proposed development will consist of the construction of: (i) a two-storey flat roof extension to the side of the existing house; (ii) internal modifications including moving the existing internal staircase to improve accessibility; (iii) minor alterations to the rainwater goods on all elevations, & all ancillary works to facilitate the development.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0115/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 29/04/2024  
**Applicant** Craig Marron  
**Location** Land to the rear of 21 Kenilworth Square North,  
Rathmines, D06 TY27, fronting onto Kenilworth Lane  
West, Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC: (1.) The Construction of a Three-bedroom, Three Storey Mews House, with an Art Studio for domestic use only (2.) Provision of private amenity spaces: Front and Rear Garden Space and 1 No. First-floor rear-facing balcony. (3) The provision of 1 No. Car Parking Space (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 0117/24  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 29/04/2024  
**Applicant** Orla Burke  
**Location** 23, Beechwood Park, Ranelagh, Dublin, 6, D06 DC85.

**Additional Information**

**Proposal:** EXPP: I wish to remove two damaged chimney stacks on the left hand side of the semi-detached house. The house is situated in a corner of a quiet cul-de-sac. The chimney stacks are close to 100 years old and over the last 20 years the chimneys (both) have leaked frequently. Despite numerous repairs the leaks are occurring more frequently, damaging rooms in the house and I now wish to remove the stacks while retaining the chimney breast internally.

**Area** Area 1 - South East  
**Application Number** 0120/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/05/2024  
**Applicant** Manderley Holdings Ltd.  
**Location** 5A, Baggot Court, Dublin 2

**Additional Information**

**Proposal:** SHEC: Change of Use from Commercial (garage) to Residential (dwelling) with alterations and conservation based refurbishment to an existing two storey mid-terrace mews building.

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**Area** Area 1 - South East  
**Application Number** 0121/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/05/2024  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to 14 No. WCs, 4 No. Locker Rooms and 1 No. PC Room, inclusive of works to the floor finishes, walls, ceilings and mechanical & electrical systems. New sanitary ware, accessories and fittings are also proposed throughout. There are also areas on the basement ground and second floor of the building where works are required to the ceiling fabric only.

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**Area** Area 1 - South East  
**Application Number** 0122/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/05/2024  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to the 4 No. reception areas on the ground, first and second floors of the hospital inclusive of works to the floor finishes, walls, ceilings, joinery and mechanical & electrical systems.

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**Area** Area 1 - South East  
**Application Number** 0123/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/05/2024  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to 2 No. clinical rooms and reception room in the West Clinic, inclusive of works to the floor finishes, walls, ceilings, joinery and mechanical & electrical systems.

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**Area** Area 1 - South East  
**Application Number** 0124/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/05/2024  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to the existing ground floor surgical suites, inclusive of works to floor finishes, walls, ceilings and mechanical & electrical systems.

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**Area** Area 1 - South East  
**Application Number** 0125/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 02/05/2024  
**Applicant** Larry Sherin & Frank Coyle  
**Location** 13 Pembroke Lane, Dublin 2 to the rear of 13  
Fitzwilliam Street Upper, Dublin 2.

### Additional Information

**Proposal:** SHEC: The change of use and refurbishment of an existing mews building to accommodate 1no, two storey, two bedroom mews dwelling.

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**Area** Area 1 - South East  
**Application Number** 0140/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 03/05/2024  
**Applicant** Trinity College DUBlin (c/o E&F Directorate)  
**Location** Trinity College Dublin Campus, College Green, Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Repair and maintenance works to the campanile tower, including masonry repairs, repair to ironwork elements, repair of the historic entrance door, and minor maintenance alterations.

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**Area** Area 1 - South East  
**Application Number** 3045/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/05/2024

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**Applicant** MHS Restaurants Limited  
**Location** 1st and 2nd floor level at 18/19 William Street South  
/ 47 Drury Street, D02KV76

**Additional Information** Additional Information Received

**Proposal:** The development will consist of a change of use, of the 1st and 2nd floors within the existing four storey over basement building, including the existing associated outdoor terrace, from education use (cookery school at 1st floor and associated wine school at 2nd floor on the Drury Street side) and from office use (at 2nd floor on the William Street South side) all to Sports and Recreational use. It includes fitness and health studios, well-being suite and associated ancillary support facilities. The development is accessed from the existing William Street South entranceway with a fire escape exiting onto Drury Street. The development includes for the upgrade and remodelling works to the 18/19 William Street South shopfront; the removal of the existing, timber, door surrounds and fascias, strip back to the original tiled finish, the removal of the existing roller shutter and recessed doors to No. 19 and their replacement with a traditional steel and glass entrance screen to match the existing windows, along with a new, matching style canopy and signage to No. 19 and a retractable awning to No. 18 to match existing and associated lighting, all as described in the drawings.

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**Area** Area 1 - South East  
**Application Number** 3088/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/05/2024  
**Applicant** Rushbell Catering Ltd.  
**Location** 121-123 Ranelagh Road, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** Change of use from a shop to a restaurant with all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3336/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/04/2024  
**Applicant** Patrick Garvey  
**Location** 73 Palmerston Road, Dublin 6 , D06H7P8  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Consisting of the demolition of an existing (non original) 17 square metre single storey conservatory extension to the rear and the construction of a 90 square metre 3-storey rear extension comprising of a living space at ground floor level, bedroom and bathroom at first floor level and bedroom at second floor level with associated internal alterations, the footprint of the proposed return extending 4.8 metres from the existing rear façade and 11.2 metres in width externally, reducing to 4.5 metres in depth and 5.8 metres in width above ground floor level.

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**Area** Area 1 - South East  
**Application Number** 3338/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION

**Decision Date** 01/05/2024  
**Applicant** Sarah Hargaden  
**Location** 15 Gordon Street, Ringsend, Dublin 4, D04T9K5  
**Additional Information**  
**Proposal:** RETENTION:For the rooflight that has been affixed to the front of 15 Gordon Street.

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**Area** Area 1 - South East  
**Application Number** 3343/24  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(RETENTION PERMISSION)  
**Decision Date** 02/05/2024  
**Applicant** Wes Wallace  
**Location** 37 Northumberland Road, D04C1X3  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE:RETENTION: Alterations to the shape of the windows at the first floor of the rear extension; the conversion of a window at the first floor in the rear extension into a French door; the conversion of the single window at the ground floor of the rear extension into double French doors opening onto the garden; alteration of one of the rear windows at the first floor of the original building to convert it into a French door; the construction of a timber and metal structure with a screened terrace and a staircase connecting the first floor with the garden level; and all the associated site works.

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**Area** Area 1 - South East  
**Application Number** 3345/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/05/2024  
**Applicant** Royal Irish Academy of Music  
**Location** No. 38 Fenian Street, Dublin 2  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at No.38 Fenian Street, Dublin 2, a Protected Structure, (RPS Ref. 8743). The development will consist of the provision of a new room/extension (19 sq.M) at roof level, which is set back 4.6 metres from the front façade, to be used as a Music Room/Living space for the students of the student residence currently under construction in accordance with Planning Reg. Ref.: 4085/22. This new room will involve retaining the existing triangular gable and the existing front roof pile to Fenian street; The removal of the rear roof pile (non-original) to facilitate the new extension/room; The provision of a new stairs to serve the proposed roof extension and all associated works including associated fireproofing to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** 3351/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/05/2024  
**Applicant** Ross and Stephanie Prenderville  
**Location** 15 Windsor Road, Rathmines, Dublin 6, D06 H2A3  
**Additional Information**

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**Proposal:** PROTECTED STRUCTURE permission for development consisting of the refurbishment and extension of the existing one bedroom single storey mews building to the rear of the existing house including the relocation of the existing entrance onto the laneway at 15 Windsor Road, Rathmines, Dublin 6, a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3354/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/04/2024  
**Applicant** Nicknaxx Limited  
**Location** Ground Floor & Basement of 16/17 College Green, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at Ground Floor and Basement of 16/17 College Green, Dublin 2. The development will consist of the following alterations to a Protected Structure all of which are interior works: (1) Change of Use for the Ground Floor from banking and associated use to cultural/artistic exhibition space. (2) Demolition and removal of existing modern partitions and finishes associated with the previous use.(3) Installation of new works to include new partitions, reception desk, WC and associated finishes. (4) Alterations to basement level to provide for staff room, tea station, and new lobby to stairs, all ancillary to the proposed change of use of the premises.

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**Area** Area 1 - South East  
**Application Number** 3356/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/05/2024  
**Applicant** Randelswood Holdings Ltd  
**Location** No. 348 Harold's Cross Road, Dublin 6W, D6W VW99

#### **Additional Information**

**Proposal:** For development to amend a previously permitted Build-to-Rent residential development (DCC Reg. Ref. 2769/21 / ABP Ref. 311691-21) currently under construction at a site of 0.21 ha (the original site being c. 0.23 ha) at No. 348 Harold's Cross Road, Dublin 6W, D6W VW99 (formerly known as 'Kenilworth Motors'). The site is principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west. (The extant planning permission permits inter alia the demolition of the structures on site (with the exception of certain boundary walls) the construction of a part-two, part-three, part-four, part-five storey building accommodating 50 No. apartments, with terraces and or balconies facing east, south and west, and ancillary car parking, waste storage, communal residential facilities, plant/ ancillary areas and all associated works all accessed from Harold's Cross Road and Laundry Lane.) The development will consist of the overall increase in floor area of 148 sq m (from c. 4,900 sq m to 5,048 sq m), including increase at Lower Ground Floor (from 381 sq m to 429 sqm); increase at Upper Ground Floor (from 1261 sq m to 1,296 sq m); increase at First Floor (from 1,291 sq m to 1,301 sq m); increase at Second Floor (from 1,118 sq m to 1,143 sq m) increase at Third Floor (from 849 sq m to 879 sq m). The maximum height of the building remains unchanged (c. 48.50 m). The overall number of units increases by 2 No. (from 50 No. units (4 No. studio units; 42 No. 1-bed units; 2 No. 2-bed/3-persons; and 2 No. 2-bed/4- persons) to 52 No. units (4 No. studio units; 41 No. 1-bed units; 5 No. 2-bed/3-persons; and 2 No. 2-bed/4-persons)). The development will also consist of revisions to the internal layout: increase in floor area at Lower

Ground Floor (by 48 sq m) to accommodate the related bicycle store and increased plant area; revised internal layouts of the 3 No. Lower Ground Floor apartment units; revisions to 3 No. permitted 1-bed units to replace with 3 No. 2- bed/3 person units (at Upper Ground, First and Second Floor Levels); provision of 2 No. additional 1-bed apartment units at Upper Ground Floor in lieu of the relocated ancillary gym, bicycle store and plant room; revised layout and reduction in area of communal residential amenities by 59 sq m (from 200 sq m to 142 sq m) (to provide revised gym, workspace, lounge), revised switchroom and lobby layout, omission of store and concierge. The development will also consist of external amendments: alterations to building facades including windows; provision of own door access to the 3 No. Lower Ground Floor units (at the east and the north façades); provision of access door to relocated bicycle store to the north façade off Laundry Lane; revisions to part of the southern boundary treatment; omission of roof plant previously permitted Second Floor Level and provision of maintenance access; alteration to car parking layout (including the reduction in spaces from 8 No. to 7 No.); revisions to cycle parking and pedestrian access to building off Laundry Lane; reduction in floor plate (by 10 sq m) at Second Floor Level, reducing the associated communal open space by 10 sq m (from 69 sq m to 59 sq m); reduction in floor plate (by 6 sq m) at Third Floor Level, reducing the associated communal open space by 6 sq m (from 185 sq m to 179 sq m), and associated reduction in roof slab above. The development will also consist of Sustainable Urban Drainage systems; waste management area; roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply) Access to the scheme will be via Harold's Cross Road and Laundry Lane.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3358/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	01/05/2024
<b>Applicant</b>	Heights Hospitality Operations Ltd
<b>Location</b>	Temple Bar Inn and Tesco Metro, Nos 40-47 Fleet Street and Parliament Row, Dublin 2, D02 NX25

**Additional Information**

**Proposal:** PROTECTED STRUCTURE for development including amendments to previously permitted alterations (Dublin City Council Reg. Ref. 3270/22 at this c. 0.16 ha site at Temple Bar Inn and Tesco Metro, Nos. 40-47 Fleet Street and Parliament row, Dublin 2, D02 NX25, and the party wall to No. 39 Fleet Street, D02 EK07/No. 7 Westmoreland Street, D02 XF76 (Protected Structure). (The extant planning permission (Reg. Ref. 3270/22) which is partially implemented, permits inter alia the relocation of the existing electrical substation and switchroom from existing basement level to the rear service yard and subsequent change of use of the substation area to hotel use (43 sq m), provision of a new entrance door and glazed screen, provision of a new internal stairs to basement level directly from Fleet Street, and all associated works.) The development will consist of the following demolition: part of the Basement Level; the single storey structure to the rear of the Ground Floor Level; part of the First Floor Level to the front to create a double height main entrance; the rear return from First to Third Floor Levels; and the Fourth Floor Level. Total demolition Gross Floor Area 1,319 sq m. The development will consist of the construction of new hotel floor area comprising: rear extensions to Basement Level; rear extensions of the Ground to Third Floor Levels; an extended replacement Fourth Floor Level; new Fifth Floor Level; new set back Sixth Floor Level with a separate roof top access to the east and a roof top terrace bar to the north and west incorporating canopy structure and PV panels above; enclosed plant room at roof level set back from all facades with screened roof plant above (total new Gross Floor Area 5352 sqm); and the provision of opes to No. 39 Fleet Street/No. 7

Westmoreland Street at Basement, Ground, and Fourth Floor Levels. The development also includes the change of use of part of the Ground Floor Level retail unit to hotel use (848 sq m). The development will result in an increased number of hotel bedrooms by 111 No. (from 101 No. to 212 No. proposed), with associated hotel facilities (including licenced public bar/restaurant/hotel lounge at Basement Level (633 sqm) and licenced public bar/ restaurant at Ground Floor Level (363 sq m), external licenced public bar at Roof Level (375 sq m), reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, enclosed service yard, plant (including substation and switchroom), waste storage and cycle parking) and an own-door Ground Floor Level retail unit (177 sq m). The proposed development also includes: new facades, recessed at the front at Ground Floor Level; alterations to internal layouts; new entrance doors to Parliament Row, Fleet Street and the rear; alterations to services (mechanical and electrical, piped services); PV panels; plant and all associated site development and excavation works above and below ground. The proposed development will result in a building with a total gross floor area that increases by 4,264 sqm (from 4,634 sq m, including the surface level substation, to 8,898 sq m proposed) resulting in a seven storey building (with setbacks) excluding enclosed roof plant room above, all over Basement Level.

**Area** Area 1 - South East  
**Application Number** 3365/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/05/2024  
**Applicant** The Iveagh Trust  
**Location** Blocks C & D, Iveagh Trust Buildings, Bull Alley Estate, Patrick Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS No. 1011) The works for which permission is sought are conservation of the exterior of Blocks C and D involving repair of brickwork and concrete elements, local repointing, repair of chimney brickwork, painting of rainwater goods and iron window railings, and painting and repair of cladding of the attic windows and all associated site works.

**Area** Area 1 - South East  
**Application Number** 3366/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/05/2024  
**Applicant** Pat Lynch  
**Location** 8-9 Hagan's Court, Lower Baggot Street, Dublin 2

**Additional Information**

**Proposal:** For the demolition of a single-storey industrial building accommodating a vehicle repair garage at the rear (southwest) of an existing 2-storey 2-bedroom dwelling (to be maintained) and construction of a new residential 3-storey building providing a total 3 apartments comprising 1 no. one-bed and 2 no. two-bed units, all with private balconies facing southeast, and ancillary services.

**Area** Area 1 - South East  
**Application Number** 3368/24  
**Application Type** Permission



**Decision** GRANT PERMISSION  
**Decision Date** 29/04/2024  
**Applicant** Brabazon Trust  
**Location** The Brabazon Nursing Home, Brabazon House, 2 Guilford Road, Dublin 4 D04 TN93.

**Additional Information**

**Proposal:** For: a) a single storey 90m2 Activity Room connected to existing Dining Room to provide a new activity room, accessible toilet, storage area and new pantry kitchen, pergola to walkway and a screened high level sprinkler tank room at roof level including all necessary alterations to the existing dining room; b) new two storey lift building and associated lobbies at ground and first floor including all necessary alterations to the existing two storey bedroom wings; c) 12m2 extension to the existing Day Room; d) new 87m2 staff changing facilities and ancillary storage area at first floor level over existing administrative offices including demolition of existing male changing area and adjacent cleaners store including all associated internal and external alterations; e) 4 no. new roof lights to the existing Dining Room; f) 28m2 infill extension to provide new access lobby and extension to existing kitchen and associated alterations to both the existing kitchen and alterations to the existing adjacent accommodation to provide a new sluice room, cleaning store, accessible toilet and shower room, accessible bathroom, wheelchair and hoist storage and access to the Day Room; g) all associated external alterations to the foul and surface water drainage; h) removal of the existing marquee containing dining facilities erected as a temporary health measure to combat the spread of the coronavirus.

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**Area** Area 1 - South East  
**Application Number** 3369/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/05/2024  
**Applicant** Orbitz Ltd.  
**Location** 60 Old County Road (site with frontage to Old County Glen), Crumlin, Dublin 12

**Additional Information**

**Proposal:** The development will consist of: (i) demolition of existing two-storey four- bedroom dwelling and 2 no. ancillary single-storey shed structures on site; (ii) removal of existing boundary treatment to and vehicular entrance from Old County Road; (iii) construction of a residential development of 21 no. two-storey houses (including 4 no. two-bedroom semi-detached units (2 no. House Type D & 2 no. House Type E), 7 no. two-bedroom terraced units (3 no. House Type C & 4 no. House Type A) and 10 no. three-bedroom terraced units (House Type B)) each served by 1 no. vehicular parking space and private amenity space to the rear; (iv) provision of a new vehicular entrance via Old County Road and internal access road; and, (v) all ancillary site and infrastructural works, inclusive of tree removal/planting, visitor car parking (1 no. space), general landscaping, boundary treatments, public lighting and SuDS drainage, necessary to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** 3371/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/05/2024  
**Applicant** Terence Hayden  
**Location** 2-3 Castle Market, Dublin 2

### Additional Information

**Proposal:** PROTECTED STRUCTURE: For the change of use, alterations, and extension of existing retail premises. The proposal involves, the change of use of an existing retail use to licensed restaurant, a single storey extension (25.23sqm) located at first floor level to the rear of the property. Internal alterations, including the widening of existing wall openings between no2 and no3, at first floor and basement levels. The lowering of two window openings at first floor to the rear to facilitate access into the extension. Replacement of existing timber steps from ground to basement with new timber staircases. Refurbishment and redecoration of existing windows. New signage to the existing shopfront.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3372/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/05/2024
<b>Applicant</b>	Coimisiun na Mean
<b>Location</b>	One Shelbourne Building (formerly Block A, Ballsbridge Centre), Shelbourne Road, Dublin 4, D04 NP20

### Additional Information

**Proposal:** The development will consist of the erection of signage at the main entrance along the western boundary (Shelbourne Road) of the subject site, comprising a 1250mm (w) x 2000mm (h) x 150mm (d) metal framed free- standing totem sign with aluminium panels and lettering including all other associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3591/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	30/04/2024
<b>Applicant</b>	Michael and Eimear O'Doherty
<b>Location</b>	Rere of 120 Rathfarnham Road, Terenure, Dublin 6w

### Additional Information

**Proposal:** Permission for a two storey over part semi basement maisonette on a 120m2 site to the rear of 120 Rathfarnham Road (120a Rathfarnham Road). The gross floor area is 95m2 above ground together with a further 43m2 at semi basement level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3605/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	30/04/2024
<b>Applicant</b>	Mount View Business Management Limited
<b>Location</b>	64 Mount Street Lower (at Basement Level), Dublin 2, D02 X5N7

### Additional Information

**Proposal:** PROTECTED STRUCTURE The development consists of a restoration of use kept with DCC policy Z8 Conservation Areas "7. The return of buildings to residential use." The proposed works are solely focused on the change of use and does not propose any other changes to the

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building. The proposed change will allow for residential use to be safely restored to the basement level of the building, restoring the original intent for the building.

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**Area** Area 1 - South East  
**Application Number** 3621/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/05/2024  
**Applicant** Dolores Grogan  
**Location** 20 Lea Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION The development consist of: Retention permission for: (i) demolition of existing single-storey rear extension at ground floor level; (ii) construction of new rear extensions at ground and first floor level; (iii) provision of 2 no. rooflights atop new rear extension at ground floor level and 4 no. rooflights atop the rear slope of the dwelling at roof level; and (iv) internal reconfiguration and external revisions to rear elevation to facilitate new extensions. The works for retention result in the provision of 1 no. additional bedroom with the property now accommodating 4 no. bedrooms. Permission for: (i) construction of extension to the side/ north of the property at first floor level atop existing garage; (ii) the widening of the existing vehicular entrance from 2.14m to 3m width; and (iii) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3622/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** Frank & Anne Hawthorne  
**Location** 19 Rathmines Close, Rathmines , Dublin 6 (with rear access from Maxwell Lane) , D06 T634

**Additional Information**

**Proposal:** PERMISSION : The development will consist of : the demolition of existing 17sqm concrete block garden shed to the rear of the main dwelling, replacing it with a 40msq Art Studio, Gym & Garden Store. The new structure will be constructed in timber frame and finished in painted shiplap pressure treated timber cladding. Works will include all ancillary works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3629/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** Benqueues Ltd.  
**Location** Bad Ass Cafe, 9-11 Crown Alley, Temple Bar, Dublin 2, D02 ED77 and Unit 2/3 Temple Bar Square, Dublin 2, D02 X738

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : PERMISSION / RETENTION: the development will

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consist of: on the Crown Alley facade (a) the retention of the illuminated Bad Ass fascia sign, (b) the replacement of the 2D black lettering on the fascia sign Guinness and Temple Bar with 3D lettering and on the Temple Bar Square facade, (c) the removal of the illuminated signage comprising a gold harp and the words "Bad Ass" and its replacement with whole new fascia and associated signage, (d) a new metal screen to replace the existing roller shutter to the stairwell, all as described in the drawings. 9-11 Crown Alley is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3630/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** Bernard McCormack  
**Location** 8 Wynnefield Road, Rathmines, Dublin 6 , D06V966

**Additional Information**

**Proposal:** The development will consist of permission for: 1. The replacement of the existing dormer on the front (south) elevation with 2 no. dormer windows 2. The construction of a two-storey rear (north) extension over the existing ground floor extension 3. The construction of a dormer and installation of two skylights on the rear (north) elevation 4. Replacing the existing window at first floor level on the rear (north) elevation with a door and all associated site works at the above address.

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**Area** Area 1 - South East  
**Application Number** 4738/23  
**Application Type** Retention Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 03/05/2024  
**Applicant** EJJR Ltd  
**Location** 1, Pearse Square, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION PERMISSION : the development will consist of retention permission for maintenance works carried out to date, including removal of internal render and plasterboard ceiling to facilitate structural repairs to walls and floors and part internal re-rendering and permission for completion works, including structural repairs to walls and floor, repointing of walls and chimneys , remedial works to roof, new rear facing roof light to main roof , replacement of windows and doors, internal re-rendering of walls, upgrading of partitions and ceilings, external re-rendering of front basement elevation and reinstatement of original kitchen units to three existing residential apartment units. Existing layout and use to be retained, number 1 Pearse Square is a three storey end of terrace house and is a protected structure HIAH registry reference number 50020489.

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**Area** Area 1 - South East  
**Application Number** WEB1263/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/05/2024  
**Applicant** Brian Fallon  
**Location** 23, St. Kevin's Park, Dartry, Dublin 6, D06 V504

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### Additional Information

**Proposal:** The removal of existing vehicular and pedestrian entrance gates, the demolition of 2 no. existing brick piers, the widening of vehicular access, the erection of a new entrance and garden walls, the replacement of a section of existing limestone wall capping with new capping, the installation of a new automated metal sliding vehicular gate and new metal pedestrian gate.

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**Area** Area 1 - South East  
**Application Number** WEB1271/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 03/05/2024  
**Applicant** Bernadette Murphy  
**Location** 15, Cranfield Place, Sandymount, Dublin 4

### Additional Information

**Proposal:** RETENTION: The development will consist of retention of an attic conversion with dormer and two number windows to the rear pitched roof, and the slight raise of the roof ridge line in the affected areas. These works were carried out in 1991.

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**Area** Area 1 - South East  
**Application Number** WEB1291/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/05/2024  
**Applicant** H&M Hennes & Mauritz (Ireland) Limited  
**Location** 26/27, Grafton Street, Dublin 2

### Additional Information

**Proposal:** The development will consist of the replacement of the existing fascia sign with a new white metal fascia sign and a new black aluminium lighting trough below, covering the existing black glass fascia with black matt vinyl at 26/27 Grafton Street, Dublin 2. Fascia sign to be 2250mm x 378mm.

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**Area** Area 1 - South East  
**Application Number** WEB1501/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/04/2024  
**Applicant** Marian McQuillen  
**Location** 22, Ravensdale Drive, Kimmage, Dublin 12, D12 NX39

### Additional Information

**Proposal:** RETENTION: The construction of 2no. dormer windows to the front of the existing dwelling facing Ravensdale Drive.

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**Area** Area 1 - South East  
**Application Number** WEB1503/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/04/2024

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**Applicant** Mark Woodhouse  
**Location** 12, Sundrive Park, Kimmage, Dublin 12, D12 W1C5  
**Additional Information**  
**Proposal:** Removal of road facing perimeter wall to facilitate vehicular access to the front of the house.

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**Area** Area 1 - South East  
**Application Number** WEB1504/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/04/2024  
**Applicant** Mary Harrison  
**Location** Wilfield Lodge, 45A, Sandymount Avenue, Dublin 4  
**Additional Information**  
**Proposal:** The change in use of the existing stable to a two-bedroom dwelling. Ground floor, two bedrooms and a bathroom. First floor is a kitchenette and a sitting area. With the addition two skylight on the north west section of the roof. Minor changes to the existing facades of the structure, these changes include the converting of a doorway to a window.

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**Area** Area 1 - South East  
**Application Number** WEB1509/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/04/2024  
**Applicant** Electricity Supply Board  
**Location** adjacent to the National Oil Reserve Agency (NORA)  
Ringsend oil farm, Shellybanks Road, Dublin, Co.

**Additional Information**  
**Proposal:** The development will consist of a 220kV underground cable measuring approximately 4.0m in length, from the Ringsend Open Cycle Gas Turbine (OCGT) plant permitted under application ref: PWSDZ3074/23 and the existing Irishtown 220kV substation, to facilitate electricity generated to be transferred to the national grid, and includes all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1511/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/04/2024  
**Applicant** Fiona McKenna  
**Location** 20, Belmont Gardens, Dublin 4, D04 E9T3

**Additional Information**  
**Proposal:** Partial demolition of existing single storey extension to side/rear, construction of a new 1st floor pitched roof extension to side over existing garage including conversion of garage to a bedroom, Part single storey pitched roof/Part 2 storey flat roof full width extension to rear, Conversion of existing attic area including construction of new flat roof dormer structure in rear sloped roof profile, set back from the dwelling footprint perimeters, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB1513/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/04/2024  
**Applicant** Darac O'Neill  
**Location** 69 Mespil Road, Dublin 4, D04 A2W6

**Additional Information**

**Proposal:** a) Change of use from existing commercial office use to residential use comprising 191.6m2 b) Provision of 3nr. self-contained apartments c) Provision of new, two-storey extension to the rear elevation of the existing building comprising 14.5m2 d) All associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1524/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/05/2024  
**Applicant** Edward Wrynn  
**Location** 7, Church Park Court, Dublin 6w, D6W DW65

**Additional Information**

**Proposal:** Planning permission for attic conversion to use as study/storage space, replacing 2 No. existing roof windows with 2 No. larger roof windows to the front roof at attic level of 7 Church Park Court Dublin 6W, D6WDW65

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**Area** Area 1 - South East  
**Application Number** WEB1536/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** La Gourmande  
**Location** 38, Lennox Street, Portobello, Dublin 8

**Additional Information**

**Proposal:** Provision of a retractable awning on the shopfront

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**Area** Area 1 - South East  
**Application Number** WEB1540/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** O'Shaughnessy and Associates  
**Location** 112, Sandford Road, Ranelagh, Dublin 6, D06 Y1F3

**Additional Information**

**Proposal:** The demolition of the garage to the side and the single storey extension to the rear and the construction of a two storey extension to the rear and side and the widening of the front access gate to 3.6metres together with an automatic timber faced gate 1.2M high and all ancillary works

**Area** Area 1 - South East  
**Application Number** WEB1542/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2024  
**Applicant** Tim Kirwan  
**Location** 77, Harold's Cross Cottages, Harold's Cross, Dublin 6, D6W K383

**Additional Information**

**Proposal:** Demolish existing single storey extension to the rear and to construct new single storey extension to rear, attic conversion with dormer window to rear and incorporating raising of ridge line and rooflight to front.

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**Area** Area 1 - South East  
**Application Number** WEB2026/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/04/2024  
**Applicant** Kostantyn Holub  
**Location** 199, Windmill Park, Crumlin, Dublin 12, D12 P8CN  
**Additional Information** Additional Information Received

**Proposal:** 2 Storey Extension to side and rear of Existing Dwelling along with a new porch and widening of the existing roadside entrance at 199 Windmill Park, Crumlin, Dublin 12, D12 P8CN.

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**Area 1  
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3971/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 29/04/2024  
**Applicant** Prime GP 1 Limited  
**Location** Former Highfield Plant Nursery located off Oaklands Crescent Road, Highfield Road, Rathgar, Dublin 6  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the development of a 0.67 hectare site at the former Highfield Plant Nursery located off Oakland's Crescent Road, Highfield Grove and St. Luke's Hospital Service Road, all accessed off Highfield Road, Rathgar, Dublin 6. The development site is principally bounded by the rear gardens of St. Kevin's Park to the south, Highfield Grove and Four Oaks to the North, Sunbury Park to the east and Saint Luke's Hospital to the west. The proposed development will consist of the demolition of the existing derelict glass greenhouses and relate structures (c.4,503sqm), the construction of a four-storey building providing a 120 no. bed space nursing home (c. 7,630sqm) and all associated ancillary development including roof plant and equipment, hard and soft landscaping, 2 no. courtyards, boundary treatments internal roads and pathways, the provision of internal surface water and foul drainage pipes, attenuation tanks, SuDs features, service provision and related pipework, ESB substation, ESB switch room, generator room and 2 no. waste storerooms, car parking, bicycle parking, public lighting, signage and all associated site development and excavation works above and below ground level. Vehicular access to the proposed nursing home will be via the existing vehicular access off Oakland's



Crescent and Saint Luke's Hospital service road to the west. An additional pedestrian/bicycle access is proposed via Highfield Grove to the north.

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**Area 1**  
**Appeals Decided**  
**None**

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





# Dublin City Council

## SECTION 5 EXEMPTIONS

18/24

(29/04/2024-03/05/2024)

## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0158/24  
**Application Type** Section 5  
**Applicant** Ballsbridge Court Management Company  
**Location** Common Areas, Ballsbridge Court, Serpentine Avenue,  
D04 XF44.  
**Registration Date** 03/05/2024

**Additional Information**

**Proposal:** EXPP: Window Type A to be changed from timber to Anthrecite Grey aluminium windows. Window type b to be widened to comply with fire Regulations and changed from timber to Anthrecite Grey aluminium.

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