



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(11/03/2024-15/03/2024)

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** 3052/24  
**Application Type** Permission  
**Applicant** Council on International Education and Exchange (CIEE)  
**Location** 19 Magennis Place, Dublin 2  
**Registration Date** 12/03/2024  
**Additional Information** Additional Information Received  
**Proposal:** Change Of Use from "office" to "educational" use.

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**Area** Area 1 - South East  
**Application Number** 3347/24  
**Application Type** Permission  
**Applicant** Farmer Browns  
**Location** Farmer Browns, 170 Rathmines Road Lower, Dublin 6  
**Registration Date** 11/03/2024  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE:PERMISSION & RETENTION: Retention permission for the continuance of use of the vent to the kitchen extractor hood and planning permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube fan having a dimension no greater than 800mm.

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**Area** Area 1 - South East  
**Application Number** 3354/24  
**Application Type** Permission  
**Applicant** Nicknaxx Limited  
**Location** Ground Floor & Basement of 16/17 College Green, Dublin 2  
**Registration Date** 11/03/2024  
**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  
**Applicant** Randelswood Holdings Ltd  
**Location** No. 348 Harold's Cross Road, Dublin 6W, D6W VW99  
**Registration Date** 11/03/2024

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## 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>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
<b>Registration Date</b>	12/03/2024
<b>Additional Information</b>	

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**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3361/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Brighton Day Care Limited
<b>Location</b>	11 Brighton Road, Rathgar, Dublin 6, D06F224
<b>Registration Date</b>	12/03/2024

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of a single storey (41m2) outbuilding at the rear for creche use and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3365/24
<b>Application Type</b>	Permission
<b>Applicant</b>	The Iveagh Trust

**Location** Blocks C & D, Iveagh Trust Buildings, Bull Alley Estate, Patrick Street, Dublin 8

**Registration Date** 12/03/2024

**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.

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**Area** Area 1 - South East

**Application Number** 3366/24

**Application Type** Permission

**Applicant** Pat Lynch

**Location** 8-9 Hagan's Court, Lower Baggot Street, Dublin 2

**Registration Date** 12/03/2024

**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.

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**Area** Area 1 - South East

**Application Number** 3368/24

**Application Type** Permission

**Applicant** Brabazon Trust

**Location** The Brabazon Nursing Home, Brabazon House, 2 Guilford Road, Dublin 4 D04 TN93.

**Registration Date** 12/03/2024

**Additional Information**

**Proposal:** For: a) a single storey 90m<sup>2</sup> 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) 12m<sup>2</sup> extension to the existing Day Room; d) new 87m<sup>2</sup> 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) 28m<sup>2</sup> 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  
**Applicant** Orbitz Ltd.  
**Location** 60 Old County Road (site with frontage to Old County Glen), Crumlin, Dublin 12  
**Registration Date** 12/03/2024

**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** 3370/24  
**Application Type** Permission  
**Applicant** KALFA Trading Limited  
**Location** 43 Ravensdale Park, Kimmage, D12 ND3A  
**Registration Date** 13/03/2024

**Additional Information**

**Proposal:** For change of use of part of the existing ground floor from retail to off-licence (16.04sqm) subsidiary to the main retail use.

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**Area** Area 1 - South East  
**Application Number** 3371/24  
**Application Type** Permission  
**Applicant** Terence Hayden  
**Location** 2-3 Castle Market, Dublin 2  
**Registration Date** 13/03/2024

**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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**Area** Area 1 - South East  
**Application Number** 3372/24  
**Application Type** Permission  
**Applicant** Coimisiun na Mean

**Location** One Shelbourne Building (formerly Block A, Ballsbridge Centre), Shelbourne Road, Dublin 4, D04 NP20

**Registration Date** 13/03/2024

**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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**Area** Area 1 - South East

**Application Number** 3385/24

**Application Type** Permission

**Applicant** The Board of St Patrick's Cathedral

**Location** St Patrick's Cathedral, St Patrick's Close, Dublin 8

**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The works will include the following: 1)Removal of cement pointing, and re-pointing part of the external west façade in lime mortar. 2) Repair of external iron railings and stone steps, together with replacement of concrete path with stone paving. 3)Replacement of four existing non-compliant ramps, with four new compliant ramps. 4) Replacement of recently installed fixed furniture and loose screens in the north transept with new movable furniture to create a secure choristers robing area. 5) Removal of sand and cement plaster from north choir aisle and replacement with lime plaster.

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**Area** Area 1 - South East

**Application Number** 3388/24

**Application Type** Retention Permission

**Applicant** Mr. Morgan Crowe & Ms. Brid Large

**Location** 175 Kimmage road lower, Kimmage, Dublin 6W

**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** RETENTION Permission for development consisting of an existing 2 storey property for change of use to part rear Ground floor storage room of 57m2 to 1 no. residential unit (1 no. bedroom apartment) with new access door from side laneway and 3 no. new window openings with removal of roller shutter to rear lane and new glass block facade infill finish with associated bin stores located in laneway.

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**Area** Area 1 - South East

**Application Number** 3392/24

**Application Type** Permission

**Applicant** Real I.S. Investment GmbH

**Location** Beaux Lane House, Mercer Street Lower, Dublin 2

**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** PERMISSION For removal of existing ground floor pedestrian entrance canopy on east elevation, installation of new 3.97 metres high pedestrian entrance canopy on east elevation , installation of new rooftop (6th floor) plant and new photovoltaic panels, and all associated works.

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**Area** Area 1 - South East  
**Application Number** 4835/23  
**Application Type** Permission  
**Applicant** Mitchell & Son Wine Merchants Ltd.  
**Location** Vault no. 2, The Station Building, Hatch Street  
Upper/Harcourt Street, Dublin 2.  
**Registration Date** 14/03/2024  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: PERMISSION:. Part of a Protected Structure is situated within the application site (RPS ref. 3514: former station roof and façade). The development will consist of (a) change of use from Retail/Restaurant to Wine Merchant (Off-licence), area 208 m2, (b) construction of a facilities enclosure (kitchen, WC, store and office); area 31 m2 within existing building, (c) distribution of mechanical & electrical services and (d) signage to east and west elevations.

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**Area** Area 1 - South East  
**Application Number** WEB1287/24  
**Application Type** Permission  
**Applicant** Roger O'Reilly  
**Location** 80, Sandford Road, Ranelagh, Dublin 6, D06 T8P0  
**Registration Date** 14/03/2024  
**Additional Information**  
**Proposal:** Demolition of the current single storey commercial building at no. 80 Sandford Road and the erection of 2no. proposed two-storey residential units.

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**Area** Area 1 - South East  
**Application Number** WEB1291/24  
**Application Type** Permission  
**Applicant** H&M Hennes & Mauritz (Ireland) Limited  
**Location** 26/27, Grafton Street, Dublin 2  
**Registration Date** 14/03/2024  
**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 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3351/24  
**Application Type** Permission  
**Applicant** Ross and Stephanie Prenderville  
**Location** 15 Windsor Road, Rathmines, Dublin 6, D06 H2A3  
**Registration Date** 11/03/2024

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### Additional Information

**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** 3375/24  
**Application Type** Permission  
**Applicant** Adrian Heron  
**Location** 7, Lissadel Avenue, Dublin 12  
**Registration Date** 14/03/2024

### Additional Information

**Proposal:** For the construction of new recessed main entrance to house, new single colour external wall insulation & render system finish to existing house, construction of 2no. timber frame garden room structures in the rear garden (31.2mx2) to accommodate a work from home office and gym/training room and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3380/24  
**Application Type** Permission  
**Applicant** Andy Pirie and Claire Murphy  
**Location** 72 Clareville Road, Harold's Cross, Dublin 6W  
**Registration Date** 14/03/2024

### Additional Information

**Proposal:** The development will consist of: a) The construction of a single storey flat roof extension to the front and side of the property with consequential elevation alterations; b) The construction of a dormer window extension at attic level to the rear of the property with site ancillary works included.

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**Area** Area 1 - South East  
**Application Number** 3384/24  
**Application Type** Permission  
**Applicant** Ronan and Geraldine Walsh  
**Location** 51 Kenilworth Square, Rathgar, Dublin 6, D06 Y274  
**Registration Date** 14/03/2024

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission for alterations to previously approved plans (reg. ref. 4027/23) to now include for demolition of the existing non-original garage on Garville Lane and widening of existing garage entrance to provide off-street parking to be accessed from Garville Lane.

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**Area** Area 1 - South East  
**Application Number** 3387/24  
**Application Type** Permission  
**Applicant** Aidan Golden  
**Location** 5 Mountain View Road, Ranelagh, Dublin 6

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**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** PERMISSION For a conservation type roof window to the front roof with all associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1270/24  
**Application Type** Permission  
**Applicant** Matthew & Caitriona Quinn  
**Location** 27, Fortfield Terrace, Rathmines, Dublin 6, D06 X0F3  
**Registration Date** 11/03/2024

**Additional Information**

**Proposal:** To remove front boundary wall, replace it with new driveway entrance 3500mm wide, new gates and new block pier 1380mm high, driveway to provide 2 car spaces, dish footpath accordingly and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1271/24  
**Application Type** Retention Permission  
**Applicant** Bernadette Murphy  
**Location** 15, Cranfield Place, Sandymount, Dublin 4  
**Registration Date** 11/03/2024

**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** WEB1275/24  
**Application Type** Permission  
**Applicant** Michael & Aleksandra Dempsey  
**Location** 98, Kildare Road, Dublin 12  
**Registration Date** 12/03/2024

**Additional Information**

**Proposal:** Upper storey bedroom extension to rear of existing dwelling, and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1282/24  
**Application Type** Permission  
**Applicant** Niamh & Geoff Thom  
**Location** 12, Greenlea Park, Terenure, Dublin 6w  
**Registration Date** 13/03/2024

**Additional Information**

**Proposal:** Niamh and Geoff Thom intend to apply for planning permission for revisions to previously approved Planning Application Reg Ref No. WEB1210/23 at 12 Greenlea Park, Terenure, Dublin 6W. The proposed revised works shall consist of a reduced footprint version of

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the previously approved application, omission of 1No. pitched roof and minor elevational changes. The combined floor area of the proposed revised works is 58.5qm.

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**Area** Area 1 - South East  
**Application Number** WEB1296/24  
**Application Type** Permission  
**Applicant** Brian and Sheila Murphy, Bernard and Nuala Kenna  
**Location** 44 & 45 Terenure Park, Terenure, Dublin 6W  
**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** 2 properties parting with side passage ways, to build to the sides, and create utility single flat roof extensions in adjacent passageways, some internal alterations and associated site works. In addition, no. 45 Terenure Park, seeks to widen vehicular access gate.

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**Area** Area 1 - South East  
**Application Number** WEB1299/24  
**Application Type** Permission  
**Applicant** Elizabeth Dillon  
**Location** 209, Sundrive Road, Crumlin, Dublin 12, D12 H275  
**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** i) Demolition of existing single storey flat roof extension to the rear ii) Proposed small two storey pitched roof extension along with a single storey pitched roof extension to the rear iii) Proposed single storey flat roof porch to front iv) Associated internal modifications and site works

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0050/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 12/03/2024  
**Applicant** Old City Management Limited  
**Location** The Paramount Hotel, Nos. 7-8 & 9 & 10 Exchange Street Upper, and Nos. 1, 27-28 & 29 - 30 Parliament Street, Dublin 2.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the change of use at the Paramount Hotel from use as a 'hotel' to use as a 'hostel (non-tourist) where care or short-term homeless accommodation is provided' is development, and whether it is exempted development.

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**Area** Area 1 - South East  
**Application Number** 0060/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert

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**Decision Date** 13/03/2024  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5

**Additional Information**

**Proposal:** SHEC: Demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m<sup>2</sup>) and single storey garage (58.0m<sup>2</sup>). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** 0064/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/03/2024  
**Applicant** Eimear and Damien McGonigle  
**Location** 19 South Circular Road, Dublin 8, D08, N9XR.

**Additional Information**

**Proposal:** EXPP: The proposed exempted development consists of the refurbishment and reinstatement of the current arrangement of 3no. residential units back into a single family dwelling. In accordance with Schedule 2, Part 1 Exempted development - General, we believe the proposed works fall under Class 1, and outline the following in relation to the conditions and Limitations:  
2. (a) The proposed works include the partial demolition of an existing rear ground floor storey lean-to extension (15m<sup>2</sup>) & an existing rear ground floor storey lean-to extension (4m<sup>2</sup>), totalling 19m<sup>2</sup> of demolition; the demolished works are to be replaced by a new 29m<sup>2</sup> rear ground floor single storey extension with flat roof, which does not exceed the permitted 40m<sup>2</sup>. The overall gross floor area of the building increases from 173m<sup>2</sup> to 183m<sup>2</sup>, an increase of 10m<sup>2</sup> in total.  
3. The proposed exempted development does not have any floors above ground level.  
4. (c) The parapet of the flat roof to the proposed ground floor rear extension does not exceed the highest part of the roof of the existing dwelling.  
5. The proposed ground floor rear extension results in a private open space of 35m<sup>2</sup> to the rear of the house, exceeding the minimum requirement of 25m<sup>2</sup> of private open space.  
6. (a) The proposed exempted development does not have any ground floor windows within 1 m of the boundary to which it faces.  
7. The flat roof of the proposed exempted development does not have access for use as a balcony or roof garden.

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**Area** Area 1 - South East  
**Application Number** 0164/23  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 12/03/2024  
**Applicant** Long Term Foundation Ltd  
**Location** 30, Merrion Square North, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: External Works: 1. Slate and valley repair to roof. 2. Repair to 3 no. chimneys. 3. Remove asbestos. 4. Clean reveals to windows. 5. Clean granite window cills. 6. Local repairs to hall level brickwork. 7. Strip paint from hall door casing. 8. Clean entry steps and landing. 9. Repair render (rear). 10. Decorate balconettes. 11. Remove stainless steel flue. 12. Repair Drains. Internal Works: 1. Repairs to windows. 2. Stitch repair front wall to party walls. 3. Upgrade existing fire alarm system. 4. Upgrade existing IT system. 5. Replace

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existing fluorescent lighting. 6. Remove partitions from first floor rooms. 7. Repair ceilings. 8. Decorate entire. 9. Upgrade existing WCs. 10. New boiler with balanced flue.

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**Area** Area 1 - South East  
**Application Number** 3066/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/03/2024  
**Applicant** Bronze Lake Ltd.  
**Location** 44 St Alban's Park, Sandymount, Dublin 4, D04 Y2P8

**Additional Information**

**Proposal:** PERMISSION The development will consist of the demolition of existing single storey extension to the rear (11.9m<sup>2</sup>) and the proposed construction of a new 2 storey extension to the rear (GF 55m<sup>2</sup> & FF 38.1m<sup>2</sup>), conversion of existing garage (11.4m<sup>2</sup>) to sitting room, 3No. rooflights to rear slope, the proposed widening of existing vehicular entrance to 3.5m and all associated ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3069/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/03/2024  
**Applicant** Maeve Dupont  
**Location** 18 Merlyn Road, Dublin 04

**Additional Information**

**Proposal:** The proposed development works consist of (a) the demolition of an existing two storey side extension to the original property, and a proposed ground floor single storey extension to the rear, along with ground and first floor reconfigurations, and a dormer extension to the back with all associated alterations, site works and ancillary works - all proposed to the original property. (b) the construction of a 4 bedroom, 2 storey with attic accommodation and a dormer extension to the back, end-of-terrace dwelling (18A) to the side of number 18 Merlyn Road, with all associated alterations, site works and ancillary works. New pedestrian access to the side of the new property is proposed and 18A Merlyn Road will use the existing vehicular access entrance which currently serves the existing house. (c) a new vehicular access entrance along Merlyn Road which will serve as the new entrance to 18 Merlyn Road with all associated alterations, site works and ancillary works. (d) Garden studio and storage structures to the rear of both 18 and 18A Merlyn Road with all associated alterations, site works and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3075/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/03/2024  
**Applicant** Elizabeth Rice  
**Location** 53 Palmerston Road, Rathmines, Dublin 6, D06 T624

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of the demolition of the existing, modern, 2 storey return extension and part single storey extension to the rear, the

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removal of the modern stairs connecting upper ground floor/entrance level with lower ground floor/garden level, the demolition of the existing shed to the rear, the construction of a part single, part 3 storey extension, with rooflights, to the rear of the property with associated modification to existing opes from half landings, the construction of a new single storey gym and shed structure to the rear garden, associated works including the following: reductions in lower ground/garden floor level including external terrace to the rear by 400mm, associated changes to floor surface, closing of the existing wall ope between front tv room and kitchen on lower ground/garden floor level, installation of a new stairs and hall layout to the lower ground/garden floor level to reflect original arrangement, the formation of a new connection from the existing hall to front tv room and formation of boot room/storage and accessible W.C to the lower ground/ garden floor level, the formation of a new connection in the wall between the study/reading room and home office at upper ground/main entrance floor level, associated changes to floor surface at upper ground/main entrance floor level, part removal of the wall between the front master bedroom and bedroom and formation of a new connection to form a new master bedroom, ensuite and walk in wardrobe at first floor level, associated changes to floor surface at first floor level, modifications to the existing en suite including change to wall layout, closing up of existing connection to master bedroom and formation of new door ope from existing rear bedroom at first floor level, bathroom refurbishment of the existing bathroom at attic floor level, removal of 4 no. rooflights with installation of 1 no. small rooflight to the west facing slope and 1 no. larger rooflight to the east facing slope at attic floor level, re-roofing of the existing roof in accordance with best conservation practice, re-pointing of the existing front brickwork facade and chimney stacks in accordance with best conservation practice, and all associated internal Works, external works and site works throughout, all at no. 53 Palmerston Road, Dublin 6, D06 T624, which is a protected structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3080/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2024
<b>Applicant</b>	Joe Brennan & Sheila Galvin
<b>Location</b>	42 Northumberland Road, Dublin 4, D04 Y4C4
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: the development consists of the repair of the basement front facade and side of the stair flight ashlar stone pointing and the re-pointing of the front facade brickwork at the upper levels.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3081/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2024
<b>Applicant</b>	Hazeldene Owners Management Company
<b>Location</b>	Hazeldene Apartments, Anglesea Road, Dublin 4, D04V2W5
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of: (1) Provision of covered bicycle shelter: 7400mm long x 2170mm deep x 2635mm high; (2) Relocation of 1 No. car-parking space to facilitate the above (3) Related external & site development works.

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**Area** Area 1 - South East  
**Application Number** 3091/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/03/2024  
**Applicant** Susan Loughnane  
**Location** No. 34 Sandymount Avenue, Dublin 4, D04 HV56

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development consisting of the widening of the existing vehicular access point, partial removal of the front boundary wall and railings, repositioning of the gatepost, reinstatement of the railings, replacement of existing swing gates with a sliding gate, widening the extents of existing dished footpath, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3098/24  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 15/03/2024  
**Applicant** Be Sweet Collection Ltd.  
**Location** 14, Clarendon Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:RETENTION: Retention planning permission for signage on the front of the café

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**Area** Area 1 - South East  
**Application Number** 3103/24  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(RETENTION PERMISSION)  
**Decision Date** 13/03/2024  
**Applicant** Margaret Purdey  
**Location** 46 Beech Hill Drive, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** RETENTION: The development will consist of Permission for the retention of: A. Existing Pidgeon Loft B. Existing Tool Shed.

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**Area** Area 1 - South East  
**Application Number** 3111/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/03/2024  
**Applicant** Richard Doody and Rosalind Healy  
**Location** 13, Charleville Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of existing shed (8 sqm) to rear of the dwelling and construction of a new single-storey bedroom/office extension (14sqm); Alteration of window opening at ground floor level on front elevation to form doorway to new patio area, which will be formed by enlargement of existing area, with new stone steps to front garden; Reinstatement of door to storage area under front steps; Installation of

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internal insulation at front of house and external insulation to the side and rear elevations; Reinstatement of window opening on rear elevation and on return at first floor level to original proportions; Replacement of non-original sliding sash windows with double glazed conservation style sashes and refurbishment of original frames; Alterations to internal configuration of rooms on ground floor and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3196/24  
**Application Type** Retention Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 15/03/2024  
**Applicant** Rachel Widdis  
**Location** 44, Hastings Street, Ringsend, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention of existing attic conversion as bedroom with dormer window to front roof plane as constructed to existing two storey terraced dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3337/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/03/2024  
**Applicant** Heights Hospitality Operations Ltd.  
**Location** 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

**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).

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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 sq m) 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 sq m (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.

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**Area** Area 1 - South East  
**Application Number** 3347/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/03/2024  
**Applicant** Farmer Browns  
**Location** Farmer Browns, 170 Rathmines Road Lower, Dublin 6  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE:PERMISSION & RETENTION: Retention permission for the continuance of use of the vent to the kitchen extractor hood and planning permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube fan having a dimension no greater than 800mm.

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**Area** Area 1 - South East  
**Application Number** 3361/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/03/2024  
**Applicant** Brighton Day Care Limited  
**Location** 11 Brighton Road, Rathgar, Dublin 6, D06F224  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of a single storey (41m2) outbuilding at the rear for creche use and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4329/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/03/2024  
**Applicant** SHAWL Property Investment  
**Location** 44, Pembroke Road, Dublin 4, D04 K5A0  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: a) At basement level permission is sought for: i) the removal of the existing kitchen and relocation of boiler room to the rear return to accommodate a new playroom. ii) removal of existing window to rear elevation of original dwelling and provision of new door in lieu to the rear/ north elevation of No. 44 and iii) removal of internal wall and 2 no. ensuites previously serving 2 no. bedrooms to now provide for a kitchen/ living/ dining room within original dwelling. b) At ground floor level permission is sought for: i) the removal of the kitchen sink/cabinet and bathroom to the existing rear return and provision of 1 no. bedroom with new guest toilet and ii) removal of partition between the 2 no. living rooms of original dwelling and provision of a new formal dining room and a new formal sitting room. c) At first floor level, permission is sought for: i) the removal of existing bedroom no. 3 and bathroom to the rear return to now provide for a new bathroom and storage space and ii) removal of 2 no. ensuites serving existing bedroom 4 and master bedroom within the original dwelling and provision of 2 no. new ensuites to serve a new master bedroom and a new bedroom no. 2.d) At second floor level, permission is sought for i) the removal of internal access stairs from existing bedroom no. 6 and removal of ensuite from existing bedroom no. 5 of the original dwelling and provision of new proposed ensuite and wardrobe to proposed bedroom no. 3 and new ensuite to proposed bedroom no. 4 and e) At second floor mezzanine level permission is sought for the removal of existing ensuite and access steps with permission sought to make good the wall opening. The above works will provide for a 3 storey over basement level, 5 no. bedroom residential dwelling.

**Area** Area 1 - South East  
**Application Number** 4561/23  
**Application Type** Permission  
**Decision** REVISED DRAWINGS ARTICLE 35  
**Decision Date** 12/03/2024  
**Applicant** The Mount Herbert Ltd  
**Location** The Sandymount Hotel, Herbert Road, Dublin 4, D04 VN88  
**Additional Information** Additional Information Received

**Proposal:** Permission is sought for (i) the demolition of the existing lift core, boiler chimney machine room and storage compartments located at the front North East elevation of the property (ii) the demolition of a second lift core, external machine room on the southwest elevation. Both lift cores are to be replaced with new construction comprising of new dimensionally larger lift cores to the same height as the existing passenger lifts - 11.9m, (i) the north east passenger lift will comprise of a glazed elevation facing Herbert Rd and aluminium cladding to the gable walls. In addition, a revised ground floor level entrance to the proposed new lift, (ii) the south west passenger lift will comprise of a new, dimensional larger core. The proposal includes associated internal modifications, elevation changes and all associated site development works above and below ground.

**Area** Area 1 - South East  
**Application Number** 4846/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/03/2024  
**Applicant** Shelbourne Greyhound Stadium Limited  
**Location** Shelbourne Park Greyhound Stadium, South Lotts Road, Dublin 4  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION: The development will consist of modifications to a permitted development ref: 4702/22 summarised as follows: 1. Alteration of the proposed locations of the

Cafe and Exhibition Space, thereby locating the Cafe with associated kitchen and toilet facilities closer to the Stadium Entrance on South Lotts Road. 2. Demolition of existing Security Building and relocation of secure fencing to allow for outside seating and access to the proposed Cafe. 3. Further information provided relating to the external lighting design.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ3062/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/03/2024
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

#### **Additional Information**

**Proposal:** Pembroke Beach DAC intends to apply for permission for development for the construction of a 6 storey structure to accommodate a multi-functional Community Hub and an Innovation Hub (12,556 sqm GFA) (referred to as Block P, accommodating community, innovation (office), leisure, cultural, artistic, café, educational and library uses) on a site of 15.06 hectares (identified as 'Glass Bottle') including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focussed primarily, but not exclusively, on a net site area of 0.4523 hectares in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The Block P structure is bounded to the north-west by the permitted Blocks O and M, to the north-east by the school site, to the south-east by the permitted Village Green and to the south-west by Clanna Gael Fontenoy CLG. The overall site subsumes the 4.3 hectare site of the Infrastructure Permission ('Parent Permission') (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020. The infrastructure Permission (Reg. Ref. PWSDZ3270/19) permits: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces (including the Village Green and a Dog Park); and temporary landscaping of a school site, all to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme. The proposed Block P development will consist of: - Amendment of Permission Register Reference PWSDZ3270/19 in those areas where the net site of 0.4523 hectares overlaps with the boundaries of the earlier 4.3 hectare Infrastructure Permission (Reg. Ref. PWSDZ3270/19) to facilitate amendments to materials, urban tree locations and landscaping, and to facilitate the change in levels between the western edge of the permitted Village Green and the proposed Block P together with public realm and public amenity space; - Amendment of Permission Register Reference PWSDZ3207/21 at the permitted local street (side street) identified as Holbrook Street where the net site area of 0.4523 hectares overlaps with the boundaries of the earlier 4.46 hectares' focussed site area of the Phase 1 Permission (Reg. Ref. PWSDZ3207/21) to facilitate the provision of on-street bicycle parking; and - the construction of a multi-functional Community Hub and an Innovation Hub (12,556 sqm GFA) comprising a single 6-storey Block (with set-backs at Levels 3, 4 and 5 including set-back accessible roof terraces at 5th floor level, roof amenity space (including an enclosed basketball court) and roof level plant) to provide: community and educational uses (2,863 sqm GFA); a Community/Innovation Centre (including café) (1,785 sqm GFA), cultural uses (678 sqm GFA) including (20 No. Artists' Studios (13 No. individual Artists' Studios and 7 No.- equivalent Shared Artists' Studio/Exhibition Space)); Innovation Hub (office) (7,058 sqm GFA) (including bike storage and changing facilities); and ancillary back-of-house spaces/facilities (172 sq m) including ESB substation and associated MV switchroom, tenant landlord switchroom, transformer room and telecom room; and bin stores). The proposed Block P development will also

consist of the: - Provision of 5 No. new on-street car parking spaces (incl. 2 No. Accessible car parking spaces) and 1 No. on-street loading/taxi bay; and - Provision of 219 No. bicycle parking spaces (147 No. long-stay standard bicycle parking spaces located at the Innovation Hub Bike Store; 70 No. short-stay standard bicycle parking spaces located on-street at surface level; and 2 No. cargo bicycle parking spaces located at surface level). Access and servicing of the proposed Block P development will be by way of the permitted Local Street (Side Street) identified on the emerging Masterplan as "Holbrook Street" (as included in the Permitted Phase 1 (Reg. Ref. PWSDZ3207/21) and Phase 1B (Reg. Ref. PWSDZ3406/22) Schemes) and by the Coastal Link to be delivered as part of this development between Holbrook Street and the Village Green (permitted under the 'Parent Permission' (Reg. Ref. PWSDZ3270/19)). The proposed development will also consist of the provision of: hard and soft landscaping incl. Coastal Link Planting, and roof terraces; publicly-accessible roof amenity space; a mural on the south-east elevation; pedestrian and cycle links; boundary treatments; tree removal and tree planting; interim site hoarding; public lighting; green and blue roofs; piped site wide services; and all ancillary works and services necessary to facilitate construction and operation. This application will be accompanied by a Natural Impact Statement (NIS).

**Area** Area 1 - South East  
**Application Number** WEB1040/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/03/2024  
**Applicant** Andrew & Niamh Fannin  
**Location** 127, Rathdown Park, Dublin 6w

**Additional Information**

**Proposal:** Full planning permission for alterations and extensions to our dwelling, to include the redesign of front entrance together with front elevational changes at GF level, FF side extension of approx. 30sqm to include elevational changes and approx. 9sqm attic level extension for additional bedroom accommodation including a dormer to the rear of the dwelling to facilitate the space and also the widening of existing vehicular access together with all ancillary and associated site works

**Area** Area 1 - South East  
**Application Number** WEB1046/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 12/03/2024  
**Applicant** Eamon Kelly  
**Location** 24, Church Park Drive, Dublin 6w

**Additional Information**

**Proposal:** RETENTION: Retention of two-story extension constructed to the rear of previously granted extension (Reg. Ref: 2510/00) to the side of 24 Church Park Drive, Harold's Cross, Dublin 6w

**Area** Area 1 - South East  
**Application Number** WEB1057/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/03/2024

**Applicant** Vicky O'Dwyer  
**Location** 59, Eglinton Road, Dublin 4

**Additional Information**

**Proposal:** Planning permission is sought by Vicky O'Dwyer for the creation of new shared vehicular and pedestrian access, with gates, in place of the existing pedestrian access to the front of the existing house, including the part removal of existing railing, pillars and wall to the front of the property and the re landscaping of front garden to accommodate a new driveway and parking area, and all associated site works, all at No.59 Eglinton Road, Dublin 4, D04 X5R3.

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**Area** Area 1 - South East  
**Application Number** WEB1058/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/03/2024  
**Applicant** Olwen Hogan  
**Location** 37, Iveagh Gardens, Dublin 12, D12 PY00

**Additional Information**

**Proposal:** Erection of new vehicle entrance to include partial removal of boundary fencing, new permeable hard surface parking area, and related dishing of footpath and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1060/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/03/2024  
**Applicant** Emma Corcoran & Graham Fay  
**Location** 67, Derrynane Gardens, Dublin 4

**Additional Information**

**Proposal:** The demolition of a single storey extension and the construction of a new two storey extension to the rear of our dwelling house, internal alterations to the existing dwelling to allow for proposed internal layout, proposed new front porch and removal of vegetable planter in the rear garden including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1062/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/03/2024  
**Applicant** Cormac O'Reilly  
**Location** 7A, Eaton Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single storey light industrial building (overall height approx. 3m) most recently in use as a building contractor's workshop, offices and store (approx. 82 sq m) and the construction of a new single storey (overall height approx. 3.7m) one bedroom mews type dwelling (approx. 62 sq m); associated private open space, rooflights, 2 no. access gates and all associated landscaping, boundary treatment, site clearance and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1065/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/03/2024  
**Applicant** Grace Healthcare  
**Location** 53 Kimmage Road Lower, Harold's Cross, Dublin 6w, D6W C566

**Additional Information**

**Proposal:** The development will consist of the following: (A) 48m<sup>2</sup> single storey day-space extension to the rear elevation (north-west), (B) 18m<sup>2</sup> single storey staff quiet room in the garden to the north-east of the site (C) Minor internal alterations adjacent to day-space 3 to provide new store and new sluice room (D) All associated sites work above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1077/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/03/2024  
**Applicant** Simon & Fiona Corcoran  
**Location** 9, Greenmount Lawns, Dublin 6

**Additional Information**

**Proposal:** Formation of Attic Rooms with Dormer on West side and Roof Windows on East & West sides of roof and related internal alterations

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**Area** Area 1 - South East  
**Application Number** WEB1264/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/03/2024  
**Applicant** H&M Hennes & Mauritz (Ireland) Limited  
**Location** 26 & 27, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** 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 2250mmx378mm. The building is located in an Architectural Conservation Area.

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**Area** Area 1 - South East  
**Application Number** WEB1267/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/03/2024  
**Applicant** John & Sarah Hogan  
**Location** 122, Kimmage Road Lower, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing shed and provision of new single storey extension (Area 38.6m<sup>2</sup>) to the rear of existing semi detached dwelling, new garden games room (Area 24.5m<sup>2</sup>), the provision of new parking area to the front and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1270/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/03/2024  
**Applicant** Matthew & Caitriona Quinn  
**Location** 27, Fortfield Terrace, Rathmines, Dublin 6, D06 X0F3  
**Additional Information**

**Proposal:** To remove front boundary wall, replace it with new driveway entrance 3500mm wide, new gates and new block pier 1380mm high, driveway to provide 2 car spaces, dish footpath accordingly and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1275/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/03/2024  
**Applicant** Michael & Aleksandra Dempsey  
**Location** 98, Kildare Road, Dublin 12  
**Additional Information**

**Proposal:** Upper storey bedroom extension to rear of existing dwelling, and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1287/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/03/2024  
**Applicant** Roger O'Reilly  
**Location** 80, Sandford Road, Ranelagh, Dublin 6, D06 T8P0  
**Additional Information**

**Proposal:** Demolition of the current single storey commercial building at no. 80 Sandford Road and the erection of 2no. proposed two-storey residential units.

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**Area** Area 1 - South East  
**Application Number** WEB1635/23  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 13/03/2024  
**Applicant** Copa Property Holdings Limited  
**Location** 67, Camden Street Lower, Dublin 2  
**Additional Information**

**Proposal:** The development will consist of the change of use of the ground floor unit from a

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commercial (retail) health & well-being food store to a café / coffee shop, and all ancillary site development works.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4976/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Milvian Limited
<b>Location</b>	Hillview House, 15D Gilford Road, Sandymount, Dublin 4

### **Additional Information**

**Proposal:** The development will consist of the demolition of a 2 no. storey building (Hillview House) and associated outbuildings (410 sqm) and the construction of a mixed use development principally comprising 4 no. apartments (286 sqm) a cafe (40 sqm) and office space (543 sqm). The development is principally provided in 2 no. blocks - Block A is 3 no. storeys and Block B is 2 no. storeys over basement level. The gross floor area of the development will be 903 sqm over a basement of 353 sqm. The development will also comprise upgrading and modifying the existing entrance laneway, the provision of a car lift to access the basement level; 5 no. car parking spaces; bicycle parking; bin storage, plant lighting; boundary treatments; external seating area to cafe, hard and soft landscaping; access gates; balconies and terraces facing north, east, west and all other associate site works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4943/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Rachel Murray & Ronan Nulty
<b>Location</b>	25, Merton Drive, Dublin 6

### **Additional Information**

**Proposal:** PERMISSION The development will consist of: A single storey extension to rear and first floor extension to side of existing 2 storey semi-detached dwelling.

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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”

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

<b>Area</b>	<b>Contact Number</b>	<b>Meeting Location</b>
Central Area 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

11/24

(11/03/2024-15/03/2024)

## 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** 0087/24  
**Application Type** Section 5  
**Applicant** Grainne Weir  
**Location** 44, Dartry Road, Dartry, Dublin 6  
**Registration Date** 11/03/2024

**Additional Information**

**Proposal:** EXPP: Garage conversion to day room / shower room

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**Area** Area 1 - South East  
**Application Number** 0090/24  
**Application Type** Section 5  
**Applicant** Royal Victoria Eye and Ear Hospital  
**Location** Royal Victoria Eye & Ear Hospital, Adelaide Road, Dublin 2, D02 XK51.  
**Registration Date** 12/03/2024

**Additional Information**

**Proposal:** EXPP:PROTECTED STRUCTURE: Upgrading of fire alarm and emergency lighting systems within the main building of the Royal Victoria Eye & Ear Hospital.

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**Area** Area 1 - South East  
**Application Number** 0094/24  
**Application Type** Section 5  
**Applicant** Alliance Francaise  
**Location** 1, Kildare Street, Dublin 2  
**Registration Date** 13/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of existing security office at ground floor reception and interior refurbishments to include installation of new wheelchair stairlift, new doorway through to adjoining cafe, new reception desk and general decorations. New stairlift to external front stair.

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**Area** Area 1 - South East  
**Application Number** 0097/24  
**Application Type** Section 5  
**Applicant** GILP Ltd  
**Location** 7A, Oakley Road, Dublin 6  
**Registration Date** 15/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STUCTURE: Repair and complete works to the existing roof. Repair works to the party wall to the neighbouring property at 45A and 45B Aisling Court, Charleston Road, Dublin 6 (45A at ground floor and 45B at first floor).

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**Area** Area 1 - South East  
**Application Number** 0426/23  
**Application Type** Section 5  
**Applicant** Caroline Goulding & Barry McNamara  
**Location** 19, Charleston Avenue, Ranelagh, Dublin 6, D06 WL53  
**Registration Date** 13/03/2024  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Put double glazing in the current/existing sash windows. The windows were repaired in 2013. Some of the glass was broken/cracked & much not original. We would now like to double glaze the windows as we are unable to increase the temperature in these rooms during winter and want to conserve energy. Repairing of cast iron gutters. There are a couple of points where joins have weakened and water is dripping. We would like to repair these.

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