



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(25/03/2024-29/03/2024)

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.**

<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.

## Area 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3429/24  
**Application Type** Permission  
**Applicant** Red Rock Elm Park Limited  
**Location** Elmpark Green, Merrion Road, Dublin 4  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** To amend the residential development permitted by DCC Reg. Ref. 3743/19 (ABP-307424-20) as subsequently amended by DCC Reg. Ref. 4848/22. The proposed revisions to the scheme comprise: The omission of the single storey, multi-use amenity pavilion (permitted by DCC Reg. Ref. 4848/22); and, All associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3432/24  
**Application Type** Retention Permission  
**Applicant** Little Slice Limited  
**Location** 5 South William Street, Dublin 2  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION/PERMISSION :Part retention permission and part permission for refurbishment works to the existing restaurant premises a protected structure. Retention permission for development . The development works to be retained consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Retention is sought for the following (a) the removal of the existing shopfront,(b) the removal and reinstatement of the existing ground floor structure,(c) the removal of non-original fabric from sections of the ground floor and basement level of the property. Permission for development , the design proposals consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Permission is sought for the following:(a) reconfigured shopfront design including the relocation of the entrance door,(b) minor reconfigurations of the existing internal layout,(c) reconfiguration of stepped access to the building(d) concrete bench details to shopfront,(e) projecting signage and painted signage details,(f) retractable canopy detail,(g) heating and electrical upgrades throughout the property,(h) all associated ancillary site development works

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**Area** Area 1 - South East  
**Application Number** 3434/24  
**Application Type** Permission  
**Applicant** Carney Daly Sheridan Limited  
**Location** Hilton House, No. 3 Ardee Road, Rathmines, Dublin 6, D06 FK18  
**Registration Date** 26/03/2024

**Additional Information**

**Proposal:** The development will consist of: Change of Use of existing 734sqm, over the Ground & First Floors, from existing Office space use to Educational Facility use with associated offices, classroom studios, kitchen area, sanitary facilities, altered ground floor entrance area doors & fenestration, new building entrance signage, with associated internal layout modifications, parking and site works.

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**Area** Area 1 - South East  
**Application Number** 3438/24  
**Application Type** Permission  
**Applicant** Fashionflo Investments Limited  
**Location** No. 111 Grafton Street, Dublin 2  
**Registration Date** 26/03/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission is sought for a change of use at ground floor level (101.42 sq m) and first floor level (94.80 sq m) from retail to a souvenir shop. Permission is sought for the removal of existing façade signage and its replacement with new signage comprising individual pin mounted back-lit letters.

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**Area** Area 1 - South East  
**Application Number** 3440/24  
**Application Type** Permission  
**Applicant** Mullins Investments Limited  
**Location** 7 D'Olier Street, Dublin 2, D02 HF60  
**Registration Date** 26/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For change of use of the upper floors of the existing five storey over basement terraced building at 7 D'Olier Street, Dublin 2, D02 HF60 (Protected Structure - Dublin City Council RPS 2294). Development to comprise change of use from office to commercial guest house use from first to fourth floors, including ground floor entrance lobby, reconfiguration of the existing internal layout, modifications to the existing fenestration including the reinstatement of six over six sash windows on the front and rear elevations, reinstatement of original window opening to third floor rear elevation, removal of burglar alarms and non-original render on front façade, repointing of original brickwork and all associated works.

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**Area** Area 1 - South East  
**Application Number** 3443/24  
**Application Type** Permission  
**Applicant** Seamus Doherty  
**Location** 123 Baggot Street Lower, Dublin 2, D02 W082  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. Permission for development will consist of change of use of the existing lower ground floor office unit to a 1no. residential apartment unit and associated works to include staircase to rear terrace of the premises.

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**Area** Area 1 - South East  
**Application Number** 3449/24  
**Application Type** Retention Permission  
**Applicant** Lucky Park Ltd.  
**Location** Nos. 18/19 Duke Street and No. 8 Duke Lane Upper, Dublin 2  
**Registration Date** 27/03/2024

### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: (a) Change of use from retail office to Hotel with 17 No. of Hotel bedrooms (at First, Second, Third and Fourth levels); (b) General alterations including the following: provision of bathrooms and relocation of internal partitions, upgrading of fire resistance of doors and floors, and repair of sliding sash windows, with internal modifications and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3450/24  
**Application Type** Retention Permission  
**Applicant** Lucky Park Ltd  
**Location** 18/19 Duke Street and No.8 Duke Lane Upper, Dublin 2  
**Registration Date** 27/03/2024

### Additional Information

**Proposal:** PROTECTED STRUCTURE:PERMISSION/ RETENTION:For the following at Nos. 18/19 Duke Street (Protected Structure) and No.8 Duke Lane Upper, Dublin 2 (Basement and Ground Floor levels): (a) Retention: i) Change of use from travel agency/ retail to licensed bar/ public house/ restaurant ii) General alterations including the following: relocation of internal partitions, installation of building services, upgrading of fire resistance of doors and floors, with internal modifications and associated site works; (b) Permission: i) Replacement of 3 no previously existing fascia signs of 300mm high letters with new signs of 300mm high brass lettering 2mm thick on pins; (ii) erection of a new sign of 400mm and 200 high brass lettering 2mm-thick on pins (total size) 1850 x 600mm high, approximately 3200mm from ground); iii) Provision of 4 no. gold logos on shop windows.

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**Area** Area 1 - South East  
**Application Number** 3452/24  
**Application Type** Permission  
**Applicant** Luhmann Dublin Ltd  
**Location** 21 Fitzwilliam Place, Dublin 2, D02Y189  
**Registration Date** 28/03/2024

### Additional Information

**Proposal:** PROTECTED STRUCTURE The development will consist of fire upgrade works to the building instructed by Dublin City Council's Fire Officer under the Fire Services Act consisting of the following: • Upgrade of a number of existing original doors and frames to increase their fire resistance. • Replacement of a number of modern doors and frames with fire resistant doors. • Upgrade of the 3rd floor level floor from above to provide 60-minute fire resistance. Construction of simple, modern, fire separation lobbies to the office entrance doors off the common stairs at ground, first and second floor levels. • Construction of a fire rated wall to separate the basement are from the ground floor level. • Fire stopping works under an existing wall at second floor level and to top of party walls in attic space to maintain fire separation.

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**Area** Area 1 - South East  
**Application Number** 3458/24  
**Application Type** Permission  
**Applicant** LEO Laboratories  
**Location** 285 Cashel Road, Crumlin, Dublin 12, D12E923  
**Registration Date** 28/03/2024

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## Additional Information

**Proposal:** Permission for the development at this site: 285 Cashel Road, Crumlin, Dublin 12, D12 E923. The development will consist of installation of acoustic screening around roof mounted chiller units and all associated site works at the above address.

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**Area** Area 1 - South East  
**Application Number** 3459/24  
**Application Type** Permission  
**Applicant** ESPRIT INVESTMENT LTD  
**Location** 1A Maxwell Road, Rathgar, Dublin 6, bounded by Maxwell Road to the South East, house no. 1 on Maxwell Road to the East, house no.'s 1 to 10 on Frankfort Avenue to the South, West and house no.'s 156 & 157 on Rathgar Road to the West & North.  
**Registration Date** 28/03/2024

### Additional Information

**Proposal:** The development will consist of (1) 4no. newbuild 3 bed, two-storey terraced houses, and 2no. 1 bed apartments within a reconfigured existing 2 storey house to the northeast of the existing mews lane off Maxwell Rd. with provision for 6no. off street car parking spaces and communal, covered bicycle storage off the existing mews lane (3) demolition of existing single-storey structures and modification to the existing 2 storey house at the entrance to the mews lane to allow for a wider laneway(4) All ancillary site works including hard and soft landscaping, individual refuse storage areas and infrastructure all on land totalling 0.0887 Hectares.

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**Area** Area 1 - South East  
**Application Number** 4542/23  
**Application Type** Permission  
**Applicant** Luan O'Braonain & Caoimhe Daly  
**Location** 40 Leeson Park, Ranelagh, Dublin 6, D06 H6K1  
**Registration Date** 25/03/2024  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: the development will consist of the conversion of 3no. flats back into a single family dwelling to include demolition of non-original extension (at mezzanine level) to the rear return and the subsequent construction of flat roofed single storey extension to the side and rear (5.8 sqm) and a part flat roofed single storey (5.3sqm), part two storey (1.8sqm) extension to the rear with a balcony external staircase and platform lift providing level access to the garden. Modifications to the existing house at basement level to include provision of new opening in rear wall to the new extension, provision of new opening in side wall to new extension, provision of new openings in the rear return walls to the new extensions, widening of existing opening to the front reception room, removal of 4no. modern windows, the reconfiguration of partition walls and the provision of a new staircase from ground floor level to basement level; at ground floor level to include removal of all modern partitions, modern doors and modern steps, replacement of sliding sash window to the rear reception room with new french doors, provision of new opening in the rear walls to the new extension, provision of new opening in rear return wall to new extension, widening of opening between the main reception rooms, lowering of floor level locally in the rear return, removal of modern window in rear return and blocking up of non-original window to the side at mezzanine level to include removal of modern door on landing and replacement of door with new arched window reinstated to match original detailing, at first floor level to include removal of modern half level floor and modern staircase modifications to doorways, blocking up of doorway into new walks in wardrobe and provision of new partitions, repair & re-pointing works to facades,

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repair & re-slating works to roof, repair work to the chimney, repair & repainting works to original windows and removal of bars at basement level, repair works to reception level ceilings and repair & restoration works to the granite entrance steps including the addition of a step at base and associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 4902/23  
**Application Type** Permission  
**Applicant** Mr John Kennedy  
**Location** 2, Fitzwilliam Street Upper, Dublin 2  
**Registration Date** 26/03/2024  
**Additional Information** Additional Information Received

**Proposal:** Permission for the alteration and renovation of the protected structure at No. 2 Fitzwilliam Street Upper, Dublin 02HN20. The development will consist of : 1) Alterations/Refurbishments to Internal Areas of Existing Four-Storey over Basement Dwelling House (Protected Structure). 2) Demolition of Existing Cantilevered Extension to the Rear of the Building at Second Floor Level. 3) Demolition & Rebuilding of Existing Extension to the Rear at Ground Floor level. 4) Construction of Attached Contemporary Two-Storey Extension with Flat Roof to the Rear, at First & Second Floor level. 5) Change of Use of the Basement Level to be used as a Commercial Premises (Consultation Room). 6) Alterations to the Existing Roof including the Addition of a Ridge Roof Light to the Rear Pitch & Solar Panels to the internal Slope. 7) Addition of a Platform Lift to the Front Facade of the Existing Building to allow for Disabled Access to the Basement Premises. 8) All Ancillary Site Development Works, Boundary Treatment Works and Services.

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**Area** Area 1 - South East  
**Application Number** PWSDZ3461/24  
**Application Type** Permission  
**Applicant** Pembroke Beach DAC  
**Location** The A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019), The wider site also includes the lands known as the Former Irish Glass Bottle & Fabrizio Sites, Poolbeg West, Dublin 4.  
**Registration Date** 28/03/2024

**Additional Information**  
**Proposal:** For development, comprising modifications to a permitted mixed-use development (referred to as Phase 1). The subject lands include two sites of c. 678 sq m and c. 25 sq m (identified, respectively, on the Site Layout Plan) and are identified as being within the A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The wider site also includes the lands known as the Former Irish Glass Bottle & Fabrizio Sites, Poolbeg West, Dublin 4. The modifications relate to the roof levels of Block K and Block M, permitted under Dublin City Council Planning Reference PWSDZ3207/21 (and amended through Planning Reference PWSDZ4276/23). The proposed development consists of the installation of air source heat pump plant on the roof of Block K (max height c. 0.83 m above roof parapet level), associated flue at the roof of Block M (max height c. c 0.63 m above roof parapet level), ancillary louvre screening, and all other associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** PWSDZ3468/24  
**Application Type** Permission  
**Applicant** Pembroke Beach DAC  
**Location** The A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The wider site also includes the lands known as the Former Irish Glass Bottle & Fabrizia Sites,, Poolbeg West, Dublin 4  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** Planning permission for development comprising modifications to a permitted mixed-use development (referred to as Phase 1) located at this site of c. 0.15 ha and is identified as being within the A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The wider site also includes the lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The modifications relate to Block M and the street referred to in the Planning Scheme as the "Coastal Link", permitted under Dublin City Council Planning Reference PWSDZ3207/21 (and amended through Planning Reference PWSDZ4276/23). The proposed development consists of modifications to the permitted Coastal Link including omission of Condition 25(b) attached to the PWSDZ3207/21 Grant of Permission, which requires a 1 m wide paved verge to be included on both sides of the street, and landscape alterations. The proposed modifications also include a change of use of the Block M ground floor level bins store, fronting the Coastal Link, from a bins store to a management suite to accommodate the Scheme's management team.

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**Area** Area 1 - South East  
**Application Number** WEB1349/24  
**Application Type** Permission  
**Applicant** De German Doner Ltd / German Auto Components  
**Location** Insomnia, 8/9 Wexford Street, Dublin 2  
**Registration Date** 26/03/2024

**Additional Information**

**Proposal:** The development will consist of renovation & alteration of existing rear east facing single storey flat roof, to allow for a new ventilation duct system to be installed on top with the duct running up the rear east elevation of the two storey building over to terminate above existing flat roof parapet level. Also included is an access hatch to the flat roof and all associated internal layout changes to kitchen and other spaces to achieve this and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1356/24  
**Application Type** Permission  
**Applicant** Craig Marron  
**Location** Land to the rear of 21 Kenilworth Square North, Rathmines fronting onto Kenilworth Lane West, Rathmines, Dublin 6  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (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. The development is within the curtilage of a Protected Structure RPS 4118.

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**Area** Area 1 - South East  
**Application Number** WEB1365/24  
**Application Type** Permission  
**Applicant** Jojo Maman Bebe  
**Location** 14, Wicklow Street, Dublin 2  
**Registration Date** 28/03/2024  
**Additional Information**  
**Proposal:** Installation of replacement Illuminated fascia and bus-stop sign to existing shopfront. Redecoration of shopfront

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### Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3423/24  
**Application Type** Permission  
**Applicant** Liavan Mallin  
**Location** 16, Palmerston Road, Dublin 6  
**Registration Date** 25/03/2024  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE (RPS Ref. No. 6181) The development will consist of: a new pedestrian gate (2m wide) to the north side garden wall of the property, and all associated site works, including boundary treatments, landscaping, infrastructure and drainage necessary to facilitate the development. The subject property, 16 Palmerston Road (RPS No. 6181) is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3431/24  
**Application Type** Permission  
**Applicant** Padhraig and Caroline Fleming  
**Location** 20 Northbrook Road, Ranelagh, Dublin D06 PF22  
**Registration Date** 25/03/2024  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE Permission for the following development: Internal layout modifications, including: - New stairs to reconnect basement to ground floor. – removal of non-original fabric and fittings. – new door opes between primary front and rear rooms at ground and first floor levels and widen existing ope in basement. – New Kitchen, utility and ensuite bathroom. Modifications to rear elevation, as follows: - Enlarge two existing basement window opes and replace each with new patio doors. – New cast metal soil pipe. External works: - New natural stone paving and planting areas including drainage. New low retaining wall in front garden. – New timber framed storage area (13 sq.m) in rear garden. Conservation repairs to brickwork on front elevation.

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**Area** Area 1 - South East  
**Application Number** 3445/24  
**Application Type** Permission  
**Applicant** Emily King and Maurice Murphy  
**Location** 69 Brighton Road, Dublin 6, D06HN15  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (RPS No. 978). The development will consist of: (i) demolition of existing 33m<sup>2</sup> single-storey non-original extension (approved under Reg. Ref. 3234/14) and construction of new 51 m<sup>2</sup> single storey extension to the rear, (ii) Internal alterations to include: unblocking of original internal door at ground floor; the removal of non-original partitions at first floor and relocation of one door; the widening of a non-original window to the return at 2nd floor, the addition of a flight of stairs to the attic, and conversion of the existing attic space at second floor level to provide for additional storage, and construction of a dormer window to rear at second floor level, (iii) provision of 4 no. additional roof lights (located in the valley between the west slope of the main roof and the east slope of the return), (iv) the installation of 4 no. solar panels (located in the valley between the west slope of the main roof and the east slope of the return) to the rooftop of the existing dwelling, (v) the provision of bicycle storage, bin store, and storage within the front garden, and (vi) construction of new 18m<sup>2</sup> garden building, for storage, office and recreational use ancillary to main house. The development includes all ancillary site works, inclusive of boundary treatments, landscaping and SuDS drainage, necessary to facilitate the development. The subject property, 69 Brighton Road, (RPS No. 978) is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3453/24  
**Application Type** Permission  
**Applicant** Des O'Callaghan  
**Location** 30 Charlestone Avenue, Dublin 6  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE :The development will consist of a single storey extension to the rear of the main house together with new ground floor window to the rear return and internal remodelling.

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**Area** Area 1 - South East  
**Application Number** 4579/23  
**Application Type** Permission  
**Applicant** Carol English & John McKay  
**Location** 80, Park Avenue, Sandymount, Dublin 4, D04 V3Y7  
**Registration Date** 27/03/2024

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION:Permission development at 80 Park Avenue, Sandymount, Dublin 4, D04 V3Y7 (A Protected Structure), on the corner of Park Avenue and Sydney Parade Avenue. The development will consist of the demolition of a non-original conservatory (15 sqm) to the side and a non-original part single storey (34.7 sqm) part two storey (64 sqm) extension to the rear and side and a non-original brick wall with arched doorway to the side, and the subsequent construction of a part single storey / part two storey extension (320 sqm) to the rear and side containing 3no. rooflights and photovoltaic roof panels and construction of a new meter box enclosure to the front garden. Modifications to the existing house; at ground floor level to include adjustment of opening in rear wall of the main house to new extension, modification

of opes in rear wall of rear return to new extension, removal of internal walls of rear return, removal of north-west side wall of rear return to new extension including removal of non-original windows and doors to this side wall, widening of ope in south-east side wall of rear return to now extension including removal of modern casement window to this side wall, dropping of ground level in rear return, enlargement of ope and double doors between the main reception rooms, insertion of internal window ope into front reception room; at first floor level to include removal of modern window and modification of ope in rear wall of rear return to new extension, reconfiguration of partition walls in rear return, reinstatement of original window to existing bedroom 5, removal of modern window to existing wardrobe, removal of modern partition walls in main house to existing wardrobe, partial removal of wall between existing bedroom 1 and existing bathroom, insertion of new partition and new doorway into existing bedroom 2 and modification to doorways, modification of doorway to bedroom 3, repair & re-pointing works to brick facades, localised minor repair & restoration works to roofs and rendered facades, replacement of pvc rainwater goods with cast iron, refurbishment of original windows to include reglazing with acoustic slim double glazing, removal of modern paint to columns at front door, repair & restoration works to granite steps, cills and plinth and associated site and drainage works, all at no.80 Park Avenue (Protected Structure), a 2 storey semi-detached building.

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**Area** Area 1 - South East  
**Application Number** WEB1028/24  
**Application Type** Permission  
**Applicant** Audrey Joyce & Bren Heyes  
**Location** 54 Celestine Avenue, Irishtown, Dublin 4, D04 V098  
**Registration Date** 25/03/2024  
**Additional Information** Additional Information Received  
**Proposal:** A first floor extension to the rear, increase in roof height, alteration to side elevation (to Veronica Terrace) and rear elevations, roof lights and all associated ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1335/24  
**Application Type** Permission  
**Applicant** David Kelly  
**Location** 25, Haddington Road, Ballsbridge, Dublin 4  
**Registration Date** 25/03/2024  
**Additional Information**  
**Proposal:** Multi-storey rear extension and garden structure to the rear of the main house, together with internal remodelling.

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**Area** Area 1 - South East  
**Application Number** WEB1338/24  
**Application Type** Permission  
**Applicant** Michael & Aleksandra Dempsey  
**Location** 98, Kildare Road, Crumlin, Dublin 12, D12 W5H0  
**Registration Date** 25/03/2024  
**Additional Information**  
**Proposal:** Upper Storey bedroom extension to rear of existing dwelling, and associated site works at 98 Kildare Road, Crumlin, Dublin 12. D12 W5H0.

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**Area** Area 1 - South East  
**Application Number** WEB1339/24  
**Application Type** Permission  
**Applicant** Mark Healy & Susanne Noone  
**Location** 20, Mount Drummond Square, Harold's Cross, Dublin 6,  
D06 P8N6  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** New vehicular entrance to front driveway with vehicular dishing to front public paving. Perforated paving to front garden. New garden wall with entrance gate to side of property. New garden wall to rear garden with pedestrian entrance gate facing St Clare's Avenue.

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**Area** Area 1 - South East  
**Application Number** WEB1350/24  
**Application Type** Permission  
**Applicant** Deirdre McSharry  
**Location** 11, Margaret Place, Dublin 4  
**Registration Date** 26/03/2024

**Additional Information**

**Proposal:** Demolition of existing rear extension and construction of new single storey extension to rear of existing terraced house, incorporating five new roof lights, and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1354/24  
**Application Type** Permission  
**Applicant** Ray Lennon  
**Location** Hazel Mews, 58 Charleville Close, Dublin 6, D06 E181  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** Installation of 4 no. rooflights to roof of front elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1355/24  
**Application Type** Permission  
**Applicant** Niall MacMullan & Barbara Keane  
**Location** 58, Terenure Road West, Dublin 6w, D6W X462  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** The development will consist of amendments to a previously granted planning permission, Planning Application Register Reference: WEB 1237/20. The proposed amendments involve the following; a reduction in area to the previously granted extension at ground floor level to the rear and side of the existing house, an alteration in height and profile to the previously granted dormer structure to the west side of the existing roof to the house at attic level, the addition of a velux rooflight to the rear pitch of the existing house.

**Area** Area 1 - South East  
**Application Number** WEB1357/24  
**Application Type** Permission  
**Applicant** Elizabeth Dillon  
**Location** 209, Sundrive Road, Dublin 12  
**Registration Date** 27/03/2024

**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** Area 1 - South East  
**Application Number** WEB1358/24  
**Application Type** Permission  
**Applicant** Mark Healy & Susanne Noone  
**Location** 20, Mount Drummond Square, Harolds Cross, Dublin 6  
**Registration Date** 27/03/2024

**Additional Information**

**Proposal:** New vehicular entrance to front driveway with vehicular dishing to front public paving. Perforated paving to front garden. New garden wall with entrance gate to side of property. New garden wall to rear garden with pedestrian entrance gate facing St Clare's Avenue.

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**Area** Area 1 - South East  
**Application Number** WEB1359/24  
**Application Type** Permission  
**Applicant** Charles & Lynn Guilbaud  
**Location** 40, Ramleh Park, Dublin 6  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** Attic conversion with dormer roof and windows, rooflights, all to the rear, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1366/24  
**Application Type** Permission  
**Applicant** Aoife Smith  
**Location** 48, Parkmore Drive, Terenure, Dublin 6w, D6W VP80  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** First Floor Extension to side.

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**Area** Area 1 - South East  
**Application Number** WEB1367/24  
**Application Type** Permission  
**Applicant** Niall MacMullan & Barbara Keane  
**Location** 58, Terenure Road West, Dublin 6w, D6W X462  
**Registration Date** 28/03/2024

### Additional Information

**Proposal:** The development will consist of, amendments to a previously granted planning permission, Planning Application Register Reference: WEB 1237/20. The proposed amendments involve the following; a reduction in area to the previously granted extension at ground floor level to the rear and side of the existing house, an alteration in height and profile to the previously granted dormer structure to the west side of the existing roof to the house at attic level, the addition of a velux rooflight to the rear pitch of the existing house.

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**Area** Area 1 - South East  
**Application Number** WEB1369/24  
**Application Type** Permission  
**Applicant** Deirdre McSharry  
**Location** 11, Margaret Place, Dublin 4  
**Registration Date** 28/03/2024

### Additional Information

**Proposal:** Demolition of existing rear extension and construction of new single storey extension to rear of existing terraced house, incorporating five new roof lights, and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1370/24  
**Application Type** Permission  
**Applicant** Ray Lennon  
**Location** Hazel Mews, 58, Charleville Close, Rathmines, Dublin 6, D06 E181  
**Registration Date** 28/03/2024

### Additional Information

**Proposal:** Installation of 4 no. rooflights to roof of front elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2119/23  
**Application Type** Retention Permission  
**Applicant** Stella & Vasanth Santiagu  
**Location** 98A Old County Road, Crumlin, Dublin 12, D12 VX98  
**Registration Date** 25/03/2024

### Additional Information

**Proposal:** a. PROPOSED REAR/SIDE SINGLE STOREY EXTENSION; b. PROPOSED WIDENING ALTERATION OF EXISTING FRONT PEDESTRIAN ACCESS TO FORM VEHICULAR ACCESS FOR TWO CAR SPACES WITH ASSOCIATED SITE DEVELOPMENT WORKS; c. RETAIN CONVERTED ATTACHED GARAGE FOR BEDROOM USE AS PART OF DWELLING HOUSE.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0076/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 26/03/2024  
**Applicant** Randalswood Construction Ltd.  
**Location** 29-30 Baggot Street Lower, Dublin 2.  
**Additional Information**  
**Proposal:** SHEC: Construct 2 no. mews dwellings (1 no. two-storey two bedroom and 1 no. three-storey four-bedroom).

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**Area** Area 1 - South East  
**Application Number** 0081/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/03/2024  
**Applicant** John Healy  
**Location** 24, Heytesbury Street, Dublin 8, D08 T2V4.  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of non-historical glass with double-glazing glass in three sash windows within the house.

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**Area** Area 1 - South East  
**Application Number** 3122/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** EL Patrick Thomas Holdings Ltd.  
**Location** Rear of No. 51 Brighton Road, Terenure, Dublin 6  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of (i) demolition of existing single-storey garage fronting Tower Avenue; (ii) construction of a two-storey, two-bedroom mews building with an internal courtyard at ground floor level and garden at roof level; (iii) pedestrian access to be provided via Tower Avenue; and, (iv) all boundary, drainage, landscaping and ancillary works necessary to facilitate the development. The site is within the curtilage of a protected structure at No. 51 Brighton Road, Dublin 6 (RPS No. 961).

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**Area** Area 1 - South East  
**Application Number** 3123/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** The Board of Christ Church Cathedral  
**Location** Christ Church Cathedral, Christ Church Place, Dublin 8  
**Additional Information**

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**Proposal:** PROTECTED STRUCTURE . PERMISSION & RETENTION. . Permission and retention for development at this site: Christ Church Cathedral, Christ Church Place, Dublin 8, (a protected structure). Development will consist of widening of main vehicular gate to accommodate delivery vehicles and fire tenders and retention of rearrangement of signage and display cases on perimeter railings.

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**Area** Area 1 - South East  
**Application Number** 3124/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/03/2024  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** 73 Merrion Square South, Dublin 2, D02 WK75

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The application consists of the repair and refurbishment of the existing mews, into a residence for accommodation requirements associated with the duties of the Irish Traditional Music Archive (ITMA) based at 73 Merrion Square and includes, 1. Provision of new entrance and ancillary accommodation on the ground floor plan including 12.5m<sup>2</sup> of new extension to the existing, 2. New arrangement and partitions on the first floor to provide bedrooms, bathroom, kitchen, dining, living and study areas including 2.8m<sup>2</sup> first floor extension on the south elevation, 3. Amendments to the south elevation (facing Fitzwilliam Lane) to include first floor extension, amendments to existing window openings, provision of a new window opening & installation of external insulation, 4. Amendments to the north elevation including a revised vehicular and pedestrian opening, new window installation into existing window openings & installation of external insulation, 5. The addition of 4 no. new roof-lights to the existing double pitched roof including 1 no. between the front and rear hipped roofs, 1 no. to the east facing hip of the front/south hipped roof and 2 no. to the north facing pitch of the rear/north hipped roof, 6. The demolition of the existing non-historic boundary wall to Fitzwilliam Lane and the provision of new pedestrian and vehicular gates and entrances to the boundary and, 7. External landscaping associated with the above.

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**Area** Area 1 - South East  
**Application Number** 3127/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Ballycora Investments Unlimited Company  
**Location** PJ Hegarty and Sons, Davitt Road, Inchicore, Dublin 12, D12CH22

**Additional Information**

**Proposal:** The development will consist of Demolition of the existing glazed atrium and support structure, internal reception furniture, fittings and finishes, partitions; Construction of new atrium glazed enclosure and structure including 16m<sup>2</sup> extended area; Re-arrangement of the carriageway and landscaping near the building entrance; Demolition of existing main sign structure at entrance and replacement with new signage, structure and lighting; All signage, mechanical, electrical, landscaping, drainage and associated works.

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**Area** Area 1 - South East  
**Application Number** 3128/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** Aisling and Ronan Hurley  
**Location** 44 Anglesea Road, Ballsbridge, Dublin 4, D04X3P2

**Additional Information**

**Proposal:** Demolition of 2 storey flat roofed side extension, rear conservatory and rear sheds, side passage roof and side shed, 2 rear redundant chimneys and construction of a 2-storey side and rear extension with hipped roof, a single storey green roofed rear extension, buildup of part of front wall to a gable wall, alteration of existing hipped roof to suit proposed layout, alteration of window layout to front and rear including a bay window to the front, insulate and 4-sided render finish to main house, 4 roof lights to rear and sides of main roof, 1 roof light to rear ground floor extension, attic conversion, internal alterations, side passage roof, landscaping to front and rear, and associated site and boundary works, and construction of a freestanding plant room / storage shed to rear , completed building is 3-storey 4bed detached dwelling (2-storey+attic) +2carparking spaces at front.

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**Area** Area 1 - South East  
**Application Number** 3137/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Ms. Ciara Somers  
**Location** 73B Pembroke Lane, Dublin 4, D04K6X7

**Additional Information**

**Proposal:** Single storey extension to the front, single and two storey extension to the rear. Conversion of attic space with a dormer type flat roof to the front and all associated site works to existing dwelling house.

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**Area** Area 1 - South East  
**Application Number** 3139/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Philippa McCormick  
**Location** 12 Ontario Terrace, Ranelagh, Dublin 6, D06 V902

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For the installation of solar panels to the rear, south facing roof.

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**Area** Area 1 - South East  
**Application Number** 3154/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/03/2024  
**Applicant** Carol Ann Casey

**Location** 217 Rathmines Road Upper, Rathmines, Dublin 6, D06 E8N1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention permission for a detached single storey playhouse / shed to the rear garden, addition of a 6.5 L/M timber privacy screen to a section of the Northern boundary to the rear garden and a detached bin store to the front garden and planning permission to extend the privacy timber screen on the the Northern boundary a further 13.5 L/M towards the main house on the grounds of the existing two storey over basement level dwelling house.

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**Area** Area 1 - South East  
**Application Number** 3432/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2024  
**Applicant** Little Slice Limited  
**Location** 5 South William Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION/PERMISSION :Part retention permission and part permission for refurbishment works to the existing restaurant premises a protected structure. Retention permission for development . The development works to be retained consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Retention is sought for the following (a) the removal of the existing shopfront, (b) the removal and reinstatement of the existing ground floor structure, (c) the removal of non-original fabric from sections of the ground floor and basement level of the property. Permission for development , the design proposals consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Permission is sought for the following: (a) reconfigured shopfront design including the relocation of the entrance door, (b) minor reconfigurations of the existing internal layout, (c) reconfiguration of stepped access to the building (d) concrete bench details to shopfront,(e) projecting signage and painted signage details, (f) retractable canopy detail,(g) heating and electrical upgrades throughout the property, (h) all associated ancillary site development works

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**Area** Area 1 - South East  
**Application Number** 4128/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Grafton Residence ULC  
**Location** "Textile House", located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** PERMISSION:For development at a site known as "Textile House" located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2. The site is located adjacent/proximate to a number of protected structures No. 1 Johnson's Place (RPS Ref. 4063), No. 2 Johnson's Place (RPS Ref. 4064), former Mercer Hospital, Mercer Street (RPS Ref. 5074), and No. 39 William Street South (RPS Ref. 8580). The proposed development will comprise the demolition of all existing commercial buildings on site (c.612 sq.m) and the construction of a mixed-use development up to 8 storeys in height over 2 no. levels of basement

and comprising the following: Restaurant/Bar and Retail unit at ground floor and basement levels; Hotel providing a total of 61 no. bedrooms (all ensuite), along with gym and all ancillary facilities/ plant associated with the hotel provided at basement to fifth floor. The hotel bedrooms will be located from first to fifth floor. This proposed hotel facility will operate as an extension to, and will be managed by, the existing nearby Grafton Hotel. 6 no. residential apartments (located on the sixth and seventh floors), comprising 2 no. 1-bed, 3 no. 2-bed and 1 no. 3-bed units, ranging in size from c.54 sq.m to c.128 sq.m and with balconies to the south/east/north/ west elevations. The total gross area of the building including basement is c. 4,361.6 sqm All associated site development works, plant areas, landscaping, waste management areas, and services provision.

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**Area** Area 1 - South East  
**Application Number** 4369/23  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 25/03/2024  
**Applicant** Noel Callaghan  
**Location** Rear of 2 Londonbridge Road, Dublin 4, D04 X084

**Additional Information**

**Proposal:** Planning permission to construct a 4 bed 2 storey detached family dwelling, 190sqm, with traditional pitched roof, 2 no. roof lights to front over entrance hall pitched roof, pedestrian & vehicular access to lane and all associated site works to rear.

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**Area** Area 1 - South East  
**Application Number** 4380/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** Ciaran Hopkins  
**Location** 152, Kimmage Road Lower, Terenure, Dublin 6W, D6W YA70

**Additional Information** Additional Information Received

**Proposal:** PERMISSION:Permission for construction of two storey extension to the side of existing dwelling comprising of office and en-suite at first floor level and utility room at ground floor level, single storey extension to the rear comprising of open plan kitchen, dining and living areas. Conversion of existing attic space comprising of modification of existing roof structure and flat roof dormer to the rear. Renovation of existing garage and construction of new office and all associated site works. New vehicular entrance and dishing of existing footpath.

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**Area** Area 1 - South East  
**Application Number** 4668/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** Fenderside UC  
**Location** Vault 3, Station Building, Hatch Street Upper, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE (RPS : 3514) : the proposed development consists of the

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change of use of vault 3 from retail/restaurant use to recreational use. The area of the unit is 168 sq.m. The proposal does not alter the existing fabric of the protected structures.

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**Area** Area 1 - South East  
**Application Number** WEB1090/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2024  
**Applicant** Carol Underwood  
**Location** 63 Rathmines Road Upper, Rathmines, Dublin 6, D06 X5VO

**Additional Information**

**Proposal:** a) the change of use of the basement and part of the ground floor from commercial to residential use, b) the removal of the non-original shopfront fronting onto Rathmines Road Upper and demolition of the single-storey non-original extension to rear, c) the renovation of the front façade & the construction of a 42.5sqm single-storey extension to rear; d) the construction of a single-storey 26sqm garden room/home office/shed to the rear of the site, e) internal alterations, elevational modifications and general refurbishment, f) new patio to rear and associated site works, landscaping & services.

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**Area** Area 1 - South East  
**Application Number** WEB1107/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Padraig & Elaine Long  
**Location** 15, Saint Mary's Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** First floor side extension over existing garage with hipped roof and attic conversion with dormer to rear.

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**Area** Area 1 - South East  
**Application Number** WEB1109/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Cliona Nic Unfraidh  
**Location** 19, Merton Drive, Dublin 6

**Additional Information**

**Proposal:** • 3 no. new velux rooflights to the front roofslope of the existing house • Dormer extension to rear roofslope of existing house • All associated internal layout alterations, site, landscaping, drainage and ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB1115/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 28/03/2024

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**Applicant** Brian Stirling  
**Location** Beauparc, 129, Templeogue Road, Dublin 6w, D6W Y927

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission for retention of single storey play room at ground floor level, with glazed roof light; permission for new zinc clad dormer window at attic level to the rear of the property; associated elevation changes to existing dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1118/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2024  
**Applicant** Philip Ryan  
**Location** 59, Sundrive Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Full planning permission is sought to demolish existing single storey extension as constructed to the rear of existing terraced dwelling and full planning permission is sought to construct a two-storey extension to the rear of existing dwelling house, to carry out alterations to the existing dwelling including the renovation of same, all ancillary site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1219/24  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 28/03/2024  
**Applicant** Aoife Smith  
**Location** 48, Parkmore Drive, Dublin 6w

**Additional Information**

**Proposal:** Attic conversion incorporating removal of hip to side and replacing with new "A" roof, together with dormer windows to rear.

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**Area** Area 1 - South East  
**Application Number** WEB1331/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/03/2024  
**Applicant** Ray Lennon  
**Location** Hazel Mews, 58, Charleville Close, Rathmines, Dublin 6, D06 E181

**Additional Information**

**Proposal:** Installation of 4 no. rooflights to roof of front elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1339/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID

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**Decision Date** 26/03/2024  
**Applicant** Mark Healy & Susanne Noone  
**Location** 20, Mount Drummond Square, Harold's Cross, Dublin 6, D06 P8N6

**Additional Information**

**Proposal:** New vehicular entrance to front driveway with vehicular dishing to front public paving. Perforated paving to front garden. New garden wall with entrance gate to side of property. New garden wall to rear garden with pedestrian entrance gate facing St Clare's Avenue.

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**Area** Area 1 - South East  
**Application Number** WEB1349/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2024  
**Applicant** De German Doner Ltd / German Auto Components  
**Location** Insomnia, 8/9 Wexford Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of renovation & alteration of existing rear east facing single storey flat roof, to allow for a new ventilation duct system to be installed on top with the duct running up the rear east elevation of the two storey building over to terminate above existing flat roof parapet level. Also included is an access hatch to the flat roof and all associated internal layout changes to kitchen and other spaces to achieve this and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1350/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2024  
**Applicant** Deirdre McSharry  
**Location** 11, Margaret Place, Dublin 4

**Additional Information**

**Proposal:** Demolition of existing rear extension and construction of new single storey extension to rear of existing terraced house, incorporating five new roof lights, and associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1354/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2024  
**Applicant** Ray Lennon  
**Location** Hazel Mews, 58 Charleville Close, Dublin 6, D06 E181

**Additional Information**

**Proposal:** Installation of 4 no. rooflights to roof of front elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1355/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2024  
**Applicant** Niall MacMullan & Barbara Keane  
**Location** 58, Terenure Road West, Dublin 6w, D6W X462

**Additional Information**

**Proposal:** The development will consist of amendments to a previously granted planning permission, Planning Application Register Reference: WEB 1237/20. The proposed amendments involve the following; a reduction in area to the previously granted extension at ground floor level to the rear and side of the existing house, an alteration in height and profile to the previously granted dormer structure to the west side of the existing roof to the house at attic level, the addition of a velux rooflight to the rear pitch of the existing house.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3005/24  
**Appeal Type** Written Evidence  
**Applicant** Sunny Quarter UC  
**Location** Four Park Place, Adelaide Road, Dublin 2

**Additional Information**

**Proposal:** RETENTION & PERMISSION: permission and retention permission for development at a 0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site was the location of the former telephone exchange and includes lands south of One, Two and Three Park Place. The proposed development consists of the following amendments to the eastern elevation of the development permitted under Reg. Ref. 2388/18 (as amended under Reg. Ref. 3292/21 and Reg. Ref: 5019/22) which is currently under construction: Planning permission is sought for:1. Omission of opacified film to glazing at eastern elevation of rear return at 5th to 10th floor,2. Replacement of solid insulated panel with opacified glazing at eastern elevation of rear return at 3rd to 4th floor3. Omission of opacified film to glazing at eastern elevation on the south eastern corner of the permitted building at 9th and 10th floors 4. Associated elevational revisions Retention permission is sought for:1. Addition of door to 3rd floor roof terrace on eastern terrace to provide for maintenance access. The application relates solely to Four Park Place and relates to alterations along its eastern frontage for amendments to the permitted glazing, replacing the permitted opacified glazing along this facade with clear glazing as well as opacified, insulation panels with metal frames. The proposed amendments will apply across third to tenth floor level.

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**Area** Area 1 - South East  
**Application Number** 4000/23  
**Appeal Type** Written Evidence  
**Applicant** E.W.R. Rathgar LTD, Ross Dunne and Joseph Dunne  
**Location** Rathgar Avenue, Rathgar, Dublin 6, D06 X3T0 and 27A Rathgar Avenue, Dublin 6, D06 TOX6 which are to the rear of no.s 27, 28, & 29 Rathgar Aveue and adjoin Rathgar Villas

**Additional Information**

Additional Information Received

**Proposal:** Permission is sought for the demolition of existing single storey vehicle workshop and

existing single storey light industrial shed; the subsequent construction of 7 no. 3 storey, 4 bedroom terraced houses, with roof terraces to front and rear, associated site & landscaping works and new vehicular access from Rathgar Villas at Rathgar Avenue, Dublin 6, D06 X3T0 and 27a Rathgar Avenue, Dublin 6, D06 T0X6 which are to the rear of nos. 27, 28 & 29 Rathgar Avenue and adjoin Rathgar Villas.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5046/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Greenfield Ideas Ltd.
<b>Location</b>	Ashtons Pub, 11 Vergemount, Clonskeagh Road, Dublin 6

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development will consist of: 1. Planning Permission: a) The demolition of (i) recent (unauthorised) west walls to the carpark; (ii) timber-framed, glazed, garden room at lower ground floor (220sqm), roof profile to be modified as required at (b) below; and (iii) a previously existing roofed outdoor seating area at upper ground floor level (51sqm); b) The construction of a five-storey extension (1395sqm) to the south part of the existing two-storey building, containing public house/restaurant on lower and upper ground floors and boutique hotel bedrooms on first, second and third floors. Bedrooms to be provided with balconies/terraces facing east and west; public house/restaurant to have terraces facing east at both levels. Ancillary services to include waste storage at lower ground level with service lift to upper ground floor level (street level); c) Enclosed plant room to rear (east) on roof of existing public house (first floor level); d) Associated hard and soft landscaping, including drainage and works to public sewer and 8 No. of cycle parking spaces. 2. Retention Permission: e) Alterations to the west (front) façade to provide two no. shopfronts with names over, and two storey extension (21sqm per total) to the rear, facing east; f) New window to east elevation, lower ground floor; g) Steel pedestrian gate at north-east corner of site.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4951/22
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	26/03/2024
<b>Applicant</b>	The Commissioners of Public Works in Ireland
<b>Location</b>	National Concert Hall, Earlsfort Terrace, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the conservation and refurbishment of the existing north wing and part of the east wing of the National Concert Hall and the Real Tennis Court building and the construction of a new four storey over basement extension with a planetarium dome to the west of the north wing at the boundary of the Iveagh Gardens. The development includes the change of use of the former UCD School of Civil Engineering to the National Children's Science Centre. The total floor area of the development is approx. 9580 sq.m. The National Concert Hall, Real Tennis Court and Iveagh House (Department of Foreign Affairs) and Iveagh Gardens, including stone garden folly are designated Protected Structures (References RPS 2425, 2426 and 7791). In order to facilitate the new extension, the following demolitions are required:- 450 sq.m two storey stone building, which houses a workshop, plant area and ancillary items; and a 120 sq.m maintenance shed located in the north western corner of the site;- A section of the boundary along the Iveagh Gardens, allowing for a new access ramp and steps into the



Iveagh Gardens.- A 200 sq.m single storey lean-to structure located to the south side of the Real Tennis Court building, providing for universal access to the Real Tennis Court building. The Real Tennis Court building will be refurbished including the restoration of the tennis court (to a playable condition), and to facilitate space for temporary displays and exhibitions. Construction of a single storey structure to the south side of the Real Tennis Court building will provide universal access, and will include a lobby, toilets, tea station, stairs, lift and ancillary works. Existing windows and roof lights are to be repaired, restored and upgraded as required. The construction of a new link tunnel with a single storey glazed box roof light will connect the Real Tennis Court building to the north east corner of the National Concert Hall. The restoration and refurbishment works to the north and east wings of the former UCD School of Engineering will include a new entrance to the existing north wing, new fire doors to corridors, new lift core to link all levels and permanent interactive display spaces from basement to second floor, a gift shop, lecture theatre, science demonstration laboratory, classrooms, schools lunch area, offices, new sanitary facilities and additional ancillary accommodation. Refurbishment work will also include the restoration of existing external and internal windows and doors, upgrading of the existing roof and roof lights and all minor/ repair work. All existing plant to be removed from roof and replaced with new plant to be located on both the existing and new roof extension. The new extension will connect to the existing building through a glazed link and will include interactive display spaces, a domed planetarium, and external balcony, café, circulation cores and ancillary spaces. Additional plant, toilets and support accommodation will be housed in the basement. The external works will comprise of hard and soft landscaping, lighting, new steps and ramps to facilitate universal access to the existing north wing and Iveagh Gardens, a section of new decorative railings to Iveagh Gardens to replace the proposed section of wall to be removed 26 no. bicycle stands, new surface water attenuation, new foul connection and all associated ancillary works on a site area of circa. 0.837 hectares. The development has been screened for both Appropriate Assessment and Environmental Impact Assessment.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SECTION 5 EXEMPTIONS

13/24

(25/03/2024-29/03/2024)

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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** 0108/24  
**Application Type** Section 5  
**Applicant** Cliona O'Farrelly and Ken Mealy  
**Location** 13, The Square, Irishtown, Dublin 4.  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** EXPP: The proposal includes replacing existing windows and door at the front, modifying existing openings and new façade finish at the rear, replacing the existing conservatory with new construction on same footprint, refurbishing the existing pitched roof by re-using the existing tile, new flat roof to the existing extension at the rear, internal alterations and refurbishment, proposed bin storage at the front. All along with associated landscaping and site works.

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**Area** Area 1 - South East  
**Application Number** 0109/24  
**Application Type** Section 5  
**Applicant** Ruth McDonnell  
**Location** 28, Heytesbury Street, Dublin 8, D08 XC68  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Construction works to front garden at 28 Heytesbury Street Dublin 8, D08 XC68 including; the reconstruction of external steps to lower ground floor, the installation of adjacent handrail and balustrade, the widening of external passage to front of lower ground floor and new paving to entrance at front gate.

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**Area** Area 1 - South East  
**Application Number** 0110/24  
**Application Type** Section 5  
**Applicant** Little Slice Limited  
**Location** 5 William Street South, Dublin 2.  
**Registration Date** 25/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed development will consist of mechanical and electrical upgrade works to the building, removal and disposal of non-original fabric from the building. replacement of non original internal doors, refurbishment and upgrade work to the existing storage areas, fit out works and new fitted furniture installation to ground and basement Levels.

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**Area** Area 1 - South East  
**Application Number** 0116/24  
**Application Type** Section 5

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**Applicant** John and Sarah Ludden  
**Location** Mews to rear of 6, Mount Street Crescent, Dublin 2,  
D02 XT04  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Brick conservation and repointing of rear/south elevation of mews structure on lieu of approved harled finish\_(see report & rear elevation drawing) 2. Additional areas of re-pointing to lateral boundary walls (see report & revised boundary wall drawing) 3. Modification to approved landscaping layout including incorporation of salvaged stone cobbles (see report & revised floor plan drawing).

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**Area** Area 1 - South East  
**Application Number** 0119/24  
**Application Type** Section 5  
**Applicant** Royal Victoria Eye & Ear Hospital  
**Location** Royal Victoria Eye & Ear Hospital, Adelaide Road,  
Dublin 2, D02 XK51.  
**Registration Date** 28/03/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Upgrading of fire doors within the main building of the Royal Victoria Eye & Ear Hospital.

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