



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(08/04/2024-12/04/2024)

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** 3045/24  
**Application Type** Permission  
**Applicant** MHS Restaurants Limited  
**Location** 1st and 2nd floor level at 18/19 William Street South / 47 Drury Street, D02KV76  
**Registration Date** 12/04/2024  
**Additional Information** Additional Information Received

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

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**Area** Area 1 - South East  
**Application Number** 3088/24  
**Application Type** Permission  
**Applicant** Rushbell Catering Ltd.  
**Location** 121-123 Ranelagh Road, Dublin 6  
**Registration Date** 12/04/2024  
**Additional Information** Additional Information Received

**Proposal:** Change of use from a shop to a restaurant with all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3510/24  
**Application Type** Permission  
**Applicant** Highgate Investments Limited  
**Location** 88,89 and 90 Baggot Street Lower, Dublin 2  
**Registration Date** 09/04/2024  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the repair and re-pointing of the front and rear facades of the buildings, including the 2-storey return structures to the rear. Works will include: the repair and repointing of brickwork to traditional wiggled pointing detail to the front façades; repair and re- pointing of brickwork with flush lime mortar to the rear façades and the original chimney stacks; repair of granite parapet coping and sills to the front and rear facades; removal of redundant services and pipework to the rear, including drainage and rainwater goods; the removal of the overhanging structure at the rear of No. 90 at second floor level and replacement of the damaged external render finish at the basement level to the rear of Nos. 88, 89 and 90.

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**Area** Area 1 - South East  
**Application Number** 3511/24  
**Application Type** Retention Permission  
**Applicant** Council of the Royal Victoria Eye and Ear Hospital  
**Location** Royal Victoria Eye & Ear Hospital, Adelaide Road, Dublin 2, D02 XK51.  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. RETENTION . The development consists of alterations to the Cataracts Unit at the ground floor of the Hospital. These works are alterations to a previously granted permission (ref. 4079/15) and comprise: (a) amendments to the positions of internal partitions and doors, (b) removable secondary glazing to the windows in the Second Cataracts Theatre, (c) an additional urinal within the WC, (d) the removal of a wall between the former staff WC and Admissions Room, (e) handrails in circulation spaces, (f) removable partitions and doors in the Admissions Room to create 2no. consultation rooms, (g) a new integrated plumbing system panel and sink in the Eye Exam Room and (h) 2no. AC units fitted to the external façade of the Admissions Room. These works facilitate the operation of the Hospital's Cataracts Unit and it is proposed to retain these works permanently.

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**Area** Area 1 - South East  
**Application Number** 3513/24  
**Application Type** Permission  
**Applicant** MountainView Capital Developments Ltd.  
**Location** Site at 23-24 Mountain View Avenue, Dublin 6W & rear of Nos. 226-230 Harold's Cross Road.  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Alterations to existing planning permission ref. 2409/19, including:(1) Alterations to 8 no. previously approved apartments granted under planning application ref. 2409/19, consisting of material changes to the eastern and western elevations: rear returns, balconies, additional window openings on the western elevation at third floor, circulation veranda to second floor, removal of undercroft gates, modifications to lift location and size together with internal alterations to proposed apartment layouts and updates to site layout changing the car parking, bicycle parking, bin storage and communal area arrangement;(2) Alterations to 4 no. previously approved townhouses granted under planning application 2409/19. Proposed alterations would consist of material changes to the elevations, providing an escape window in each house to the fourth floor on the eastern elevation and guarding to windows on the western elevation. Incorporating right of way to rear of townhouses, with associated lighting, planting and gating; (3) Rear boundary walls amended for gated entry on northern elevation and extending boundary wall on southern elevation.

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**Area** Area 1 - South East  
**Application Number** 3514/24  
**Application Type** Permission  
**Applicant** Badlands Developments Limited  
**Location** 166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** PERMISSION The development will consist of change of use from bank to café/wine bar.

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**Area** Area 1 - South East  
**Application Number** 3522/24  
**Application Type** Permission  
**Applicant** Royal College of Physicians of Ireland  
**Location** 6 Kildare Street, Dublin 2, D02 E434  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For the creation of a Medicine Museum at basement and lower ground floor levels at 6 Kildare Street, Dublin 2, D02 E434, which is a PROTECTED STRUCTURE. The creation of the museum includes for: • Forming a new entrance by lowering an existing window ope on the front (Kildare Street) façade at basement level. • Renewing the existing disabled hoist from Kildare Street level down to basement level • Removing the floor within the lower ground floor Lecture Theatre to create a double height exhibition space at basement level, and forming two new opes into this new double height exhibition space • Remodelling of the existing basement plantroom to facilitate the installation of exhibition cases • Removing the spiral stairs from the reception at ground level down to basement level. • Providing new toilet facilities for use by museum visitors at basement level • Modifying air systems, fire detection and alarm, small power and IT infrastructure to suit the museum, and installing specialist lighting. • Sundry associated upgrading, conservation and renovation works. •Other associated works that are not part of the creation of the museum: • Upgrading the existing passenger lift •Removing the obsolete service hoist within the building and so provide Increased storage space at basement level o A staff changing room for the kitchen staff at lower ground floor level o Increased storage at upper ground floor level • Creating a new furniture store at lower ground floor level, within the Winter Hall • Converting the food servery beside Dun Library back to being the Librarian's Office • Providing a new ship's ladder access up to the existing open plant deck at roof level. •Sundry associated upgrading, conservation and renovation works.

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**Area** Area 1 - South East  
**Application Number** 3524/24  
**Application Type** Permission  
**Applicant** Red Rock BPRKH Ltd.  
**Location** The Paddock, Bushy Park Road, Rathgar, Dublin 6  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** Permission is sought by Red Rock BPRKH Ltd. for development at The Paddock, Bushy Park Road Rathgar, Dublin 6 (Formerly No. 59 Bushy Park Road Rathgar, Dublin 6). The development consists of: Alteration to development previously approved under Reg. Ref. 3760/18 (and later amended under Reg. Ref. 3874/19 & Reg. Ref. 4788/19) comprising the omission of Condition 13b as attached to Reg. Ref. 3760/18.

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**Area** Area 1 - South East  
**Application Number** 3526/24  
**Application Type** Permission  
**Applicant** Trinity College Dublin  
**Location** Trinity Hall, Dartry, Dublin 6

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**Registration Date** 12/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought by Trinity College Dublin for the installation of 2 no. free-standing bicycle shelters at Trinity Hall, Dartry, Dublin 6. The subject property is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** WEB1398/24  
**Application Type** Retention Permission  
**Applicant** Micromedia  
**Location** Grantham House, located at the corner of Grantham Street and Camden Street Lower, Dublin 8  
**Registration Date** 08/04/2024

**Additional Information**

**Proposal:** RETENTION: Retention permission for the temporary use of part of the first and second floor facade of Grantham House, located at the corner of Grantham Street and Camden Street Lower, Dublin 8. The development consists of the use of part of the first and second floor façade for the intermittent and temporary display of advertising banners. Permission is sought for a temporary period of 36 months. In the event of permission being granted, 2 no. 6 sheet billboards at 1a Belvedere Road, Dublin 1, will be decommissioned and removed.

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**Area** Area 1 - South East  
**Application Number** WEB1405/24  
**Application Type** Permission  
**Applicant** Margaret O'Leary & Niall McEneaney  
**Location** 91, Saint Mary's Lane, Dublin 4, D04 N2T0  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** The development will consist of proposed amendments to previously approved demolition of existing single-storey dwelling and construction of 2-storey over basement dwelling (Reg.Ref. WEB1258/21) to consist of: the provision of a 3 storey dwelling over basement with roof terrace at second floor; incorporating kitchen/living/dining spaces at ground floor level; 3no. Bedrooms, 2 no.bathrooms and storage at first floor level; 1no. office, roof terrace and maintenance access at second floor level; utility/storage at basement level; proposed ancillary works including off-street parking; new boundary walls including amendments to existing vehicular and pedestrian gates to lane; associated landscaping and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1411/24  
**Application Type** Permission  
**Applicant** Agentbite (T/A Milano)  
**Location** 1/2, Milano, Haddington Road, Ballsbridge, Dublin 4  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Permission for the installation of:- 3 internally illuminated fascia signs, 1 non illuminated garden sign and 1 service hatch

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**Area** Area 1 - South East  
**Application Number** WEB1434/24  
**Application Type** Permission  
**Applicant** Lucid Media Ltd  
**Location** 151, Pearse Street, Dublin 2  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** The replacement of the existing advertising display (3.25m wide x 3.25m high) with a digital advertising display (2.8m wide x 2.8m high and a depth of 200mm) on the rear wall of No. 151 Pearse Street, Dublin 2 (facing Sandwith Street Upper) including all associated site works and services and to permanently decommission and remove 1 no. 6 sheet lightbox on the side wall of Padraig Pearse pub, 81/82 Pearse Street, Dublin 2 facing Erne Street Lower, Dublin 2 and 1 no. 6 sheet lightbox at 2a Irishtown Road, Dublin 4.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3502/24  
**Application Type** Permission  
**Applicant** Margaret Purdy  
**Location** 46, Beech Hill Drive, Dublin 4  
**Registration Date** 08/04/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION The development will consist of Permission for: A. The partial retention of Existing Pigeon Loft. B. The partial demolition of Existing Pigeon Loft. C. Permission to construct new walls and roof to comply with DCDP 15.14.18 in both scale and height.

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**Area** Area 1 - South East  
**Application Number** 3503/24  
**Application Type** Permission  
**Applicant** Jennifer & Mark Mills  
**Location** 97 Corrib Road, Terenure, Dublin 6W, D6WF767  
**Registration Date** 08/04/2024

**Additional Information**

**Proposal:** Planning permission at 97 Corrib Road, Terenure, Dublin 6W, D6W F767 for the construction of a single storey extension at the front, a change to the finish of the front facade of the existing house and a widening of the existing vehicular driveway entrance.

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**Area** Area 1 - South East  
**Application Number** 3505/24  
**Application Type** Permission  
**Applicant** Valerie Lawlor  
**Location** 36, Mountpleasant Avenue Lower, Dublin 6, D06 VY75  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCURE: Development to include: 10.5sqm single storey extension to

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

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**Area** Area 1 - South East  
**Application Number** 3508/24  
**Application Type** Permission  
**Applicant** John Farrelly & Joanie Hughes  
**Location** No. 1 Strand Terrace, Milltown, Dublin 6, D06 F6K1  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** PERMISSION for an extension to the existing single dwelling house. The development will consist/consists of: - Partial demolition of the front tiled roof and front elevation to accomodate the proposed works . - Construction of 2 metal clad first floor dormers providing an additional 1st Floor Bedroom, extended area to the Master Bedroom, and extending over the proposed new stair incorporating a rooflight. -Construction of a single storey bay to the front of the house increasing the floor area of the Ground Floor Living Room. - Demolition of existing access steps, front patio including raised area and railings, and construction of new steps, railings etc - Interior remodelling - All associated external works, services, drainage, and landscaping works required to be undertaken in conjunction with this application.

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**Area** Area 1 - South East  
**Application Number** 3515/24  
**Application Type** Permission  
**Applicant** Zoe O'Flynn  
**Location** No. 1 Raglan Road, Ballsbridge, Dublin 4, D04 CV40  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission for amendments to the permitted development ref. 5014/23 at No. 1 Raglan Road, Ballsbridge, Dublin 4 - at the junction of Raglan Road and Pembroke Lane. The proposed amendments comprise of increasing of the depth of the new extension to the rear of the property by 900mm, in order to better align the internal layouts with the planning conditions attached to the previous application. Other amendments are included for the purpose of compliance with same conditions. The house is a Protected Structure (RPS 6885).

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**Area** Area 1 - South East  
**Application Number** 3521/24  
**Application Type** Permission  
**Applicant** Mr Patrick Maguire  
**Location** 6, South Lotts Road, Dublin 4  
**Registration Date** 10/04/2024



### Additional Information

**Proposal:** PERMISSION & RETENTION. PLANNING PERMISSION FOR THE RETENTION PERMISSION OF : (i) a glazed door as a replacement for a window at first floor level in the rear elevation; (ii) decking on the roof of the adjacent single story return and glass balustrade to a height of 1.4 m. (iii) the use of the decked area as a balcony and also PLANNING PERMISSION for the erection of a timber slatted privacy screen to a height of 1.8m. as a screening for the balcony to the rear of No. 6 South Lotts Road, Dublin 4. D04FR83.

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**Area** Area 1 - South East  
**Application Number** WEB1395/24  
**Application Type** Permission  
**Applicant** Seán and Catriona Curran  
**Location** 24, Greenfield Park, Dublin 4  
**Registration Date** 08/04/2024

### Additional Information

**Proposal:** Planning permission for revisions to previously approved planning permission (WEB1778/23) Revisions include (1) removal of 2 No. dormers to front/side and installation of 1 No. dormer to side and 2 No. rooflights to front/side (2) demolition of existing extension to side circa 12.5sqm & construction of new Utility space circa 17.5sqm (3) Widening of existing Vehicular access, (4) minor elevational alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1396/24  
**Application Type** Permission  
**Applicant** Alan & Brid Slattery  
**Location** 158, Merrion Road, Ballsbridge, Dublin 4, D04 V2C0  
**Registration Date** 08/04/2024

### Additional Information

**Proposal:** Permission is sought for an extension to a semi-detached dwelling. The development will consist of an amendment to previously Granted Permission with Reg. Ref. No. WEB2123/23. The proposed amendments will consist of - part single storey rear extension reconfigured due to planning condition 3a, and associated internal layout modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1399/24  
**Application Type** Permission  
**Applicant** Eamon Somers & Tomas Campbell  
**Location** 19 Chelmsford Lane, Ranelagh, Dublin 6  
**Registration Date** 08/04/2024

### Additional Information

**Proposal:** Permission for proposed new attic dormers to front and rear of existing house, removal of existing eaves and roof detail to front, new porch entrance to front and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1401/24  
**Application Type** Permission  
**Applicant** Sean and Catriona Curran

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**Location** 24, Greenfield Park, Dublin 4  
**Registration Date** 08/04/2024

**Additional Information**

**Proposal:** revisions to previously approved planning permission (WEB1778/23) Revisions include (1) removal of 2 No. dormers to front/side and installation of 1 No. dormer to side and 2 No. rooflights to front/side (2) demolition of existing extension to side circa 12.5sqm & construction of new Utility space circa 17.5sqm (3) Widening of existing Vehicular access, (4) minor elevational alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1404/24  
**Application Type** Permission  
**Applicant** Eva Gaynor, Joseph McGinley  
**Location** 3, Elm Park, Dublin 4  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** garage conversion, with new Bay type of window instead of garage door to match existing second storey extension over the garage, single storey extension to the rear to create Utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1414/24  
**Application Type** Permission  
**Applicant** Niall Vaughan  
**Location** 28, Daniel Street, Dublin 8, D08 X7DD  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Planning permission is sought by Niall Vaughan for Conversion of attic to bedroom/storage with an increased ridge height of 430mm to 5530mm, dormer extension to rear, 3no. proposed velux windows to the front of the dwelling and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1420/24  
**Application Type** Permission  
**Applicant** Katherine Leenhouts  
**Location** 11, Grant's Row, Dublin 2, D02 YC53  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Alterations to existing terraced house to include internal reconfiguration, removal of existing ground floor front garage door, new ground floor front window and plinth, change of use of existing ground floor internal garage to habitable room and all associated ancillary works to facilitate the development (Previous Application No. WEB2043/23).

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**Area** Area 1 - South East  
**Application Number** WEB1429/24  
**Application Type** Permission

**Applicant** Eva Gaynor, Joseph McGinley  
**Location** 3, Elm Park, Dublin 4  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** Garage conversion, with new Bay type of window instead of garage door to match existing windows, second storey extension over the garage, single storey extension to the rear to create Utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1435/24  
**Application Type** Permission  
**Applicant** Rachael Armstong & Neil O'Brien  
**Location** 28, Sandymount Road, Dublin 4  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** Removal of existing chimney to rear return; construction of new first floor extension to existing return of 10.7 m2; new window to courtyard elevation to existing return; removal of existing shower room window; new velux rooflight to rear return roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1436/24  
**Application Type** Permission  
**Applicant** James Sweeney  
**Location** 335, Clogher Road, Dublin 12  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** Proposal to create vehicular access for off street parking.

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## Area 1

### Large Scale Residential Development

#### Stage 3

**Area** Area 1 – South East  
**Application Number** LRD6038/24-S3  
**Application Type** Large Residential Development - 3  
**Applicant** Red Rock Donnybrook Limited  
**Location** Lands at the Circle K petrol station at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4, D04K3T8

**Registration Date** 09-Apr-2024

**Additional Information**

**Proposal:** The proposals comprise the demolition of existing buildings and structures on site and the construction of a purpose-built student accommodation development along with a café/retail unit and ancillary works. The development will consist of: A) Demolition of the existing Petrol Filling Station and associated structures on site c. 140 sq.m; B)

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Construction of a purpose-built student accommodation of 193 no. bedrooms (225 no. bedspaces) (gross floor area [including basement] c. 7,753 sq. m) in a 10-storey building over basement (with enclosed plant room and above at [part] roof level) along with a retail/café unit of c. 85 sq. m at ground floor level (with access to retail/café unit from northern elevation). C) The Student Accommodation consists of a mix of single, double bedroom student apartment clusters (45 no.), each with shared living/kitchen/dining area, and 1-bed studios/ twin studios all with ensuite shower/ WC, consisting of (141 no. single [8 no. accessible single], 24 no. double, 8 no. studio [4 no: accessible studio] and 8 no. twin studio) bedrooms. D) Internal and external communal amenity facilities (including study areas, gym, communal/games areas/ TV rooms/communal kitchens/laundry), management offices and stores/service areas; External hard and soft landscaped open spaces as follows: terrace at south western corner (c. 53 sq. m) at first floor level, terrace at fifth floor level (south, east and west elevations [part] (c. 122 sq. m) and terrace at roof level c. 351 sq. m) (c. 1,145 sq. m internal and external amenity space overall). E) Main pedestrian entrance and reception accessed from Donnybrook Road with access to basement and cycle parking from Brookvale Road. F) A total of 185 no. bicycle spaces, (comprising 145 no. secure internal bicycle spaces for residents [with 1 no. cargo bicycle space], 17 no. staff spaces [with 1 no. cargo bicycle space] and 19 no. surface visitor spaces [with 1 no. cargo bicycle space], and 4 no. bicycle spaces for café/retail unit), with vehicular set down area on Brookvale Road. G) All associated works to facilitate development including, 1 no. ESB substation/switch-room, water and drainage infrastructure, green roofs, PV panels, and plant at roof level (with 4 no. 00.3m Microwave link dishes mounted on 2 no. steel support poles together with associated equipment on the lift overrun) and ancillary areas including landscaping/public realm works and plant at basement level. The application may also be inspected online at the following website set up by the applicant: [www.donnybrooklrd.ie](http://www.donnybrooklrd.ie)

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0090/24
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Royal Victoria Eye and Ear Hospital
<b>Location</b>	Royal Victoria Eye & Ear Hospital, Adelaide Road, Dublin 2, D02 XK51.

### 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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0094/24
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP
<b>Decision Date</b>	09/04/2024
<b>Applicant</b>	Alliance Francaise
<b>Location</b>	1, Kildare Street, Dublin 2

### 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  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/04/2024  
**Applicant** GILP Ltd  
**Location** 7A, Oakley Road, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 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** 3201/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/04/2024  
**Applicant** MHS Restaurants Limited  
**Location** First floorLevel at 18/19 William Street South/47 Drury Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of small extension (36.2 sqm) to provide a new link corridor at first floor level, all as part of the development which is the subject of a change of use planning application reg. ref. 3045/24. The proposals include for the associated extension of the existing outdoor terrace at second floor level and a low profile, solar PV array behind the existing parapet on the flat roof of 18/19 William Street South. The development is accessed from the existing William Street South entranceway with a fire escape exiting onto Drury Street, all as described in the drawings.

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**Area** Area 1 - South East  
**Application Number** 3202/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/04/2024  
**Applicant** IPUT plc  
**Location** 2-4 Wilton Park, Dublin 2

**Additional Information**

**Proposal:** IPUT plc intends to apply for planning permission at 2-4 Wilton Park, Dublin 2 (formerly known as Wilton Park House, Gardiner House and the Lad Lane Apartments, Dublin 2) and including part of LinkedIn Ireland Unlimited Company's lands at 5 Wilton Park, Dublin 2 (formerly known as the Office of Public Works Site, at Wilton Place, Lad Lane and Pembroke Row, Dublin 2). The development proposes to amend previous planning permissions at the site of 2-4 Wilton Park and also comprises of development on a small (c.0.0166 ha) portion of LinkedIn's lands at 5 Wilton Park (which adjoins 2-4 Wilton Park). The application includes construction of a glazed link

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bridge between 4 Wilton Park and 5 Wilton Park at third-floor level, construction of a new plant enclosure c.80 sq m on the upper roof level of 4 Wilton Park, installation of a new set of double doors in the east facade of 4 Wilton Park at ground level, installation of perforated metal cladding to the wall and soffit of the Wilton Square entrance to 5 Wilton Park, and modification to the external landscaping at the entrance to 5 Wilton Park (in order to create a sloped approach to the building). The development will result in an increase of c. 29 sq m in overall permitted floor space at 2-4 Wilton Park and includes all associated and ancillary development and site works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3205/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/04/2024
<b>Applicant</b>	Brookhill Property Investment 66 Ltd
<b>Location</b>	66 Orwell Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the following:1) Repointing and repairs of the historic brick elevations and chimney stacks.2) Replace the sand cement render to the basement with insulating lime render.3) Replace the non-original uPVC windows on the front elevation with timber sash windows to include slim double glazing. 4) Minor maintenance repairs to the roof slates, timber fascia and soffit at the front entrance.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3208/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/04/2024
<b>Applicant</b>	Sora Holdings Ltd
<b>Location</b>	16 Ailesbury Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of (i) demolition of non-original single-storey extension to rear of existing semi-detached dwelling; (ii) alteration of non-original two-storey extension to the rear including replacing the pitched roof with a new flat roof, providing a new rooflight, enlarging the existing windows and providing a new window to the side at entry floor level;(iii) alteration and part-removal of non-original and original walls and floor structure to rear return at lower-ground floor and entry floor levels to accommodate new stairs from lower ground to entry level;(iv) construction of new flat roof single-storey extension to rear, including rooflights and canopies;(v) provision of a new window to the side (west) at lower ground floor level; (vi) internal alterations at lower ground floor to include new internal walls in existing kitchen/dining area and reintroduction of original internal wall and door to the exiting front room;(vii) internal alterations at first floor to include provision of new internal walls in existing front bathroom to form an en-suite and wardrobe, closing up of 2no. doorways off landing, alteration of the existing en-suite in the back bedroom to form an enlarged family bathroom accessed off the hall;(viii) provision of new walls at second floor level of the existing return to form a bedroom and en-suite;(ix) alterations to guest house at rear of site to include; removal of chimney lowering and widening of cills of front windows and rendering of stone walls externally. The proposal also includes all associated landscaping, boundary treatment, site and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3209/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Ken Leyden & Rachel Dudley  
**Location** 26 Hollybank Avenue Lower, Ranelagh, D06 HY70

**Additional Information**

**Proposal:** The proposed development comprises an amendment to previously approved application Ref:2385/21 to include 1 no. new velux window to the front slope of the main house of existing two storey house at 26 Hollybank Avenue Lower, Ranelagh, D06 HY70, a terraced property.

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**Area** Area 1 - South East  
**Application Number** 3211/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Paul Birkett  
**Location** 18 Frankfort Avenue, Rathgar, Dublin 6, D06 C3C6

**Additional Information**

**Proposal:** For a) demolition of the existing ground floor kitchen comprising 6.60sq.m b) an extension at ground floor comprising 55.50 sq.m c) an extension at first floor comprising 12.80sq.m., all at the rear of the house.

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**Area** Area 1 - South East  
**Application Number** 3219/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Samuel Driver  
**Location** 56-58 Drury Street, Dublin 2, D02 NP99

**Additional Information**

**Proposal:** Permission for (a) a change in use from yoga studio to office use, (b) internal alterations and other contingent and ancillary works, on the second floor.

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**Area** Area 1 - South East  
**Application Number** 3222/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Ruth Gallagher & Konstantnos Soffronis  
**Location** 8 Castlewood Park, Rathmines, Dublin 6, D06 FF89

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for demolition of existing single storey rear extension & construction of a new single storey rear extension plus the full

refurbishment & modernisation of existing dwelling with alterations to interior to include a new dormer to existing two storey rear annex, new conservation roof lights to front & rear, new hardwood sash windows to front & rear & all site & ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3223/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Long Real Estate Limited  
**Location** 77-78 Dame Street, Dublin 2, D02RK60

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Change of use of the existing property at first, second, third & fourth Floor from former commercial/office to use as 'guesthouse' accommodation consisting of 12 No. guest rooms, and staff facilities, with the following works proposed: Remedial works the front elevation of building including removal of signage. Repair & upgrade of existing windows & replacement of windows to rear with correct timber sliding sash windows, with additional rooflight to pitched roofs. Alteration of internal of layout ground, first, second & third Floor to include replacement/relocation/reinstatement of doorways, wall partitions and partitioning to staircase in No.78. Insertion of all services with ensuite bathrooms to each guest room and all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3224/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/04/2024  
**Applicant** Hilltop D12 Project Ltd.  
**Location** Lands to the side of Saint Agnes Convent, (Captains Place), Armagh Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** The application seeks modifications to previously approved permission DCC Reg. Ref. 4456/19 and ABP Ref: ABP-308078-20. Modifications are to include the addition of 02 no. apartment units achieved by way of an additional setback floor to the previously granted scheme bringing the total no. of floors of the building from 3 storeys to 4 storeys, increasing the total number of apartment units from 12 no. apartment units to 14 no. apartment units consisting of 02 no. 2-bed apartments. All with associated bike store, bin store, landscaping and site work.

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**Area** Area 1 - South East  
**Application Number** 3226/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Brian & Marina Devitt  
**Location** No. 172 Merrion Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the demolition of small extensions and garage to the rear of the house, the demolition of an existing render finish chimney, the enlarging of an existing

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rooflight, the replacement of an existing membrane roof over first floor conservatory with an insulated profiled metal roof, the reconstruction of a previously demolished rubble granite boundary wall, the construction of new single storey extensions and garage to the rear of the house, and all associated services and site works.

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**Area** Area 1 - South East  
**Application Number** 3229/24  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 12/04/2024  
**Applicant** Darren Lawler & Anthosh Naidoo  
**Location** 75, Waterloo Road, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION. PROTECTED STRUCTURE. (A) Planning Permission for proposed development will consist of: A new vehicular access opening from Waterloo Road, creating an off street car parking area in the front garden including new electric opening vehicular gates, the modification and re use of the existing pedestrian entrance gate, modification works to the existing cast iron railings and plinth wall and associated landscape works. (B) Retention Planning Permission for a new patio area to the front garden adjacent to the house, and a utility service wall in the front garden.

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**Area** Area 1 - South East  
**Application Number** 3232/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Lidl Ireland GMBH  
**Location** Lidl Terenure Store, Rathfarnham Road, Dublin 6, D6W WC60

**Additional Information**

**Proposal:** RETENTION: retention permission for erecting 792.51m<sup>2</sup> or 150.88 kWp of photovoltaic panels on the roof of our Lidl Terenure store with all associates site works.

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**Area** Area 1 - South East  
**Application Number** 3236/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/04/2024  
**Applicant** Kevin Lynch  
**Location** 59 Palmerston Road, Rathmines, Dublin 6, D06X5N5

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of the construction of a single-storey detached yoga room to the rear garden of no.59 Palmerston Road (Protected Structure RPS no.6230) , works include associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 3244/24  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/04/2024  
**Applicant** Finbar McGrath  
**Location** No. 22 Dodderview Cottages, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** RETENTION: The development consists of the retention of the existing two-storey extension to the rear of the existing property including the alterations to previously approved planning ref: 3133-14.

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**Area** Area 1 - South East  
**Application Number** 3253/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/04/2024  
**Applicant** Esprit Investments Limited  
**Location** Site located between Herbert Place and Herbert Lane, Dublin 2.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site located between Herbert Place and Herbert Lane, Dublin 2. The site comprises a car park, adjacent to No. 4 Herbert Place (protected structure, RPS Ref.: 3705), which was formerly associated with No. 73 Baggot Street Lower (protected structure, RPS Ref.: 384). The proposed development will consist of: (i) The construction of a 4 storey residential building (including lower ground floor) abutting No. 4 Herbert Place (protected structure) fronting onto Herbert Place. The proposed building will contain the following: • 4 no. two bedroom apartment units with private amenity space in the form of balcony/terrace to the front of the building; • 2 no. three bedroom townhouses with private amenity space in the form of a front and rear gardens. (ii) The construction of a 2 storey mews building to the rear of the site accessed from Herbert Lane. The mews building will contain the following: A car port a ground floor level providing 2 no. car parking space (1 no. each for the proposed town houses); • 1 no. 2 bedroom apartment at first floor level with associated terrace/ balcony. (iii) The provision of 2 no. external platform lifts to the front of the building providing access to street level; (iv) All associated and incidental site development and infrastructural works including site clearance, incidental works/removal of existing boundary wall/ railings, new boundary treatments, plants, landscaping, tree removal, bin stores, and bicycle parking.

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**Area** Area 1 - South East  
**Application Number** 3254/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/04/2024  
**Applicant** PAJC Garville Limited  
**Location** Rear 58 & 60 Garville Avenue Upper , accessed from Garville Lane Upper, Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: a) Removal of existing fencing, gates and site clearance. b) Construction of 2 no. 2 storey, 3 bedroomed dwellings incorporating off-street car

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parking. c) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3372/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/04/2024
<b>Applicant</b>	Better Value Unlimited Company
<b>Location</b>	Site currently occupied by 'Crumlin Shopping Centre' located to the north of Crumlin Road, Crumlin, Dublin 12. The site is bounded by existing residential dwellings to the north and east, Crumlin Road to the, south and existing residential, dwellings and
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** Development at this site (3.3746ha) currently occupied by Crumlin Shopping Centre located to the north of Crumlin Road, Crumlin, Dublin 12. The site is bounded by existing residential dwellings to the north and east, Crumlin Road to the south and existing residential dwellings and Brickfield Drive to the west. The development will consist of the overall demolition of existing buildings and structures on site (11,444 sq.m) and the construction of a Shopping Centre with an overall height of 12.9m and an overall gross floor area of 16,892.8 sq.m (of which the shopping centre building is 16,678.4 sq.m, with the remaining 214.4 sq.m forming detached ancillary accommodation outside the footprint of the main shopping centre building), comprising the following: -Provision of a new anchor retail unit at ground floor and part first floor (10,245.8sq.m) comprising 8,983.1 sq.m retail floorspace (grocery and textile) including off-licence, 2no retail concession stalls (112.7 total sq.m) and ancillary café area (135.6 sq.m) associated with the anchor retail unit and an online grocery pick up room located to the rear of the proposed development (224.4 sq.m). The anchor retail unit will be served by all associated ancillary accommodation located at ground and first floor levels (1,262.7 sq.m) including storage areas comprising freezer rooms, fresh produce room, dairy room and cold meat room, loading areas, switch rooms, ESB meter rooms, water storage room and staff facilities including toilet, shower and changing facilities, kitchen, lockers and associated offices and break out rooms; -Provision of a 'Food Market' (1,149.7 sq.m) with 7 no. kitchens on ground floor level located within the proposed shopping centre with associated 'food court' including food counter and seating area located off main mall area (265.9 sq.m) for consumption of hot food on and off premises including and off premises including ancillary take away function and associated ancillary accommodation including offices, store rooms, chill and freezer rooms, water storage room, F.M calorifyer room, ESB rooms, switch rooms and staff toilet and changing facilities. In addition, dedicated and enclosed courier parking to serve the Food Market is located to the rear of the proposed shopping centre; -Provision of a cafe unit (413.2 sq.m) with kitchen serving area and stores with independent access via Crumlin Road on southern elevation and 4 no. independent retail units (ranging from 107.3 sq.m to 182.4 sq.m each, totalling 545.2 sq.m) with associated staff areas located on the ground floor adjacent to the entrance on western elevation with access via main internal mall area; -Provision of a library facility with flexible exhibition/community/ arts and cultural multi-function space (1,046.7 sq.m) located on the ground and first floor of the proposed development with independent access located on ground floor level at the south- eastern corner fronting on to Crumlin Road. The library will also include all associated ancillary accommodation including lobbies, stores, a water storage facility, toilet and changing facilities and a staff room; -and Provision of a gym facility (1,620.7 sq.m) located on the ground and first floor of the proposed development with independent access located on ground floor level on the western elevation. The gym facility will also include all associated ancillary accommodation including lobbies, store rooms, a water storage facility, offices,

shower, toilet and changing facilities. The proposed shopping centre will be served by a public toilet block (215.5 sq.m) with associated accommodation including cleaning, parent and sensory rooms, wheelchair accessible toilet and changing facilities, a reverse vending machine, mall and circulation floor space including service corridors, associated stair / lift cores and fire exit corridors, a CCTV and security room, a gas meter room, and a loading bay to the rear with associated pallet areas (to be served via existing service entrance adjacent to south- eastern boundary of site on Crumlin Road), totalling 1,657.1 The proposed development includes a sprinkler tank, pump room, ESB substations, switch rooms, a generator and transformer and a recycling bottle bank all located to the rear of the proposed development, totalling 214.4 sq.m. The proposed development also includes the provision of a mobility hub located adjacent to the western entrance to the development on the southern boundary which will provide safe and secure bicycle parking, a taxi rank, an interactive map, a USB charging facility, a pump, parcel lockers and scooter parking. In addition, the proposed development includes the retention of 400 no.existing car parking spaces on site (loss of 103 no. existing car parking spaces) which will be upgraded with the provision of 80 no. EV Charging car parking spaces, family car parking spaces, 'click-and-collect' car parking spaces and online delivery infrastructure, wheelchair accessible car parking spaces and car share scheme car parking spaces. The proposals also include 20 no. motorcycle parking spaces and 267 no. bicycle parking spaces including 6 no. cargo bicycle parking spaces. The bicycle parking spaces will be accommodated in dedicated bicycle parking stores (44.5 sq.m + 35.18 sq.m) located to the rear and adjacent to the northern boundary respectively, and through the provision of external bicycle stands. The development will be served by the existing vehicular and pedestrian access off Crumlin Road with proposed upgrades including a raised table at entrance. A separate access for deliveries and services is also proposed which will be located on the south-eastern corner of the site on to Crumlin Road with proposed upgrades including a raised table and service yard gate. The development will also involve the provision of urban realm upgrades and improvements including hard and soft landscaping to the south of the proposed building along the Crumlin Road, provision of associated signage on western and southern façades including a 6m high totem pole located adjacent to the main vehicular entrance on Crumlin Road and a 3m high totem pole located adjacent to the entrance on the western façade, boundary treatments, public lighting, solar panels on roof, green roofs / SUDs treatments, retention of existing taxi rank on Crumlin Road and provision of foul, surface water and water services on site with connections and modifications to existing. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3477/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Caroline Donohue
<b>Location</b>	42, Leeson Park, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for 40m2 lower ground floor rear garden room living/study extension, including 9m2 side addition circulation/storage, plus 4m2 replacement of existing boiler room; upper ground floor 20m2 rear bedroom/side bathroom/ storage +4m2 return replacement; first floor 14m2 rear sunroom with lightwell; internal modifications, elevational changes, widened parking to ex. railings, ground works to gardens and yards, all to single dwelling over basement.

**Area** Area 1 - South East  
**Application Number** 3487/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2024  
**Applicant** Health Services Executive (HSE)  
**Location** Site located at the junction of Haddington Road with Eastmoreland Lane incorporating vacant buildings forming part of the former Baggot Street Community Hospital, including No. 19 Haddington Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE We, the Health Service Executive (HSE) intend to make a planning application for permission for development at a site located at the junction of Haddington Road with Eastmoreland Lane incorporating vacant buildings forming part of the former Baggot Street Community Hospital, including No. 19 Haddington Road and a 3 storey flat roofed structure fronting Haddington Road in addition to non-original extensions connecting to the Royal City of Dublin Hospital RPS Ref. No. 446 in Dublin 4. The proposal will consist of a replacement Primary Care Centre incorporating an ancillary pharmacy to be known as 'The Haddington Road Primary Care Centre' at the junction of Haddington Road/Eastmoreland Lane, Dublin 4. The Primary Care Centre will incorporate the existing 3 storey Victorian building formerly known as 19 Haddington Road and a new purpose designed building. The two buildings will be interlinked. The proposed primary healthcare building will range in height from 3-6 storeys with a plant enclosure set back at roof level. Upgrade, refurbishment and integration works to the façades and interiors of the Victorian 'corner' building formerly known as No. 19 Haddington Road. The new build element will step upwards from 3 storeys where it abuts Eastmoreland Lane rising to 6 storeys and will have an overall gross floor area of c.3,369 sq.m of which c.236sq.m is existing floor space (i.e. No. 19 Haddington Road) and 3,133sq.m is new build. The main entrance to the Primary Care Centre will be off Haddington Road, with a second access provided off Eastmoreland Lane. To facilitate the new building the proposed works will involve- (i) The demolition and clearance of the 3 storey post 1950's concrete and brick buildings formerly known as 'Baggot Community Hospital' fronting Haddington road. (ii) Demolition of non-original single storey flat roof extensions to the rear of The Royal City of Dublin Hospital (RPS Ref. No. 446). The demolition works will involve uncoupling junctions to this non-original modern extension only. No other works to this Protected Structure are proposed. (iii) Infilling of basement area. The proposed development also provides for a set-down area/loading bay on Haddington Road; an internal bicycle store at ground floor level; visitor bicycle parking on Haddington Road; internal plant /waste areas; an ESB sub-station and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3505/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2024  
**Applicant** Valerie Lawlor  
**Location** 36, Mountpleasant Avenue Lower, Dublin 6, D06 VY75

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development to include: 10.5sqm single storey extension to rear, partial removal of ground floor back wall of property, alterations to non original return to include removal of side wall at ground level , installation of WC and installation of window to north elevation of return at hall level, installation of WC to front under steps area, provision of set back vehicular entrance to rear of property accessed from Fortescue Lane and construction of new

single storey garage to rear, alterations to retaining wall and steps to rear garden. Upgrade of existing building fabric to include refurbishment of two existing bathrooms, replacement of boiler and radiators, provision of insulated floor slab to ground level, replacement of plaster to front and back wall with vapour permeable insulated cork plaster, new partition to from room at garden level to accommodate boot room, decoration throughout.

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**Area** Area 1 - South East  
**Application Number** 3513/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2024  
**Applicant** MountainView Capital Developments Ltd.  
**Location** Site at 23-24 Mountain View Avenue, Dublin 6W & rear of Nos. 226-230 Harold's Cross Road.

#### **Additional Information**

**Proposal:** Alterations to existing planning permission ref. 2409/19, including:(1) Alterations to 8 no. previously approved apartments granted under planning application ref. 2409/19, consisting of material changes to the eastern and western elevations: rear returns, balconies, additional window openings on the western elevation at third floor, circulation veranda to second floor, removal of undercroft gates, modifications to lift location and size together with internal alterations to proposed apartment layouts and updates to site layout changing the car parking, bicycle parking, bin storage and communal area arrangement;(2) Alterations to 4 no. previously approved townhouses granted under planning application 2409/19. Proposed alterations would consist of material changes to the elevations, providing an escape window in each house to the fourth floor on the eastern elevation and guarding to windows on the western elevation. Incorporating right of way to rear of townhouses, with associated lighting, planting and gating;(3) Rear boundary walls amended for gated entry on northern elevation and extending boundary wall on southern elevation.

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**Area** Area 1 - South East  
**Application Number** 4374/23  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 11/04/2024  
**Applicant** Respond Housing Authority  
**Location** 53a, Keeper Road, Drimnagh, Dublin 12 (Eircode D12 FD40), bounded by Keeper Road to the south and, laneways to the rear of Keeper Road to the north and east

#### **Additional Information**

**Proposal:** PERMISSION:The proposed development consists of demolition of the former Fr. Lar Redmond Community Centre (one-storey, circa 160 sq.m.) and the construction of an older persons age-in- place' development consisting of a four, five and six-storey community facility / apartment building in its place. The accommodation proposed consists of: 20no. one-bedroom (two-person) units and a community room at (upper) ground floor level, as well as off-Street undercroft car parking (3no. spaces), 8no. bicycle spaces, plus residents' lock-ups, refuse storage and services infrastructure. The development is laid out in a horse-shoe arrangement around an open-air lightwell/ courtyard, with an external roof terrace for the amenity of residents at fourth floor level. The proposed development includes all associated site works, landscaping, boundary treatments and services installations, as well as upgrading the footpath bounding the site to the east in accordance with DCC standards, with the provision of a vehicle set-down area on this side street.

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The proposed car park access point is off the rear laneway, with entry to the apartment lift and stair core provided from both the parking area and the footpath running along the eastern elevation. Access to the (upper) ground floor community room is provided directly off Keeper Road and from the rear parking area. The apartment units, from the first to fifth floors, are designed to be fully compliant with D.C.C. and DHPLG standards, including three which meet with the Irish Wheelchair Association Best Practice Housing Guidelines. The majority are dual aspect and have balcony terraces along the northern, eastern, and southern elevations. The total floor area of the proposed development is 1,569 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4835/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/04/2024
<b>Applicant</b>	Mitchell & Son Wine Merchants Ltd.
<b>Location</b>	Vault no. 2, The Station Building, Hatch Street Upper/Harcourt Street, Dublin 2.
<b>Additional Information</b>	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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4881/23
<b>Application Type</b>	LAW
<b>Decision</b>	City Council - Approved
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Dublin City Council
<b>Location</b>	Library Square, Ringsend, Dublin 4
<b>Additional Information</b>	

**Proposal:** LAW: PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) - PART 8 Applicant: Dublin City Council, Housing Department, South East Area Office in conjunction with Dublin City Libraries Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposal to extend and refurbish Ringsend Library and to carry out improvements to the surrounding public realm at the above location. Works to the Library include a single storey extension which wraps around two sides and rear of the existing building preserving the front elevation, and which includes the demolition of the lean-to ancillary structure to the rear. The new extension increases the building footprint from 247m<sup>2</sup> to 544m<sup>2</sup>, comprising universal access to a new entrance foyer relocated to the northern facade which includes a buggy store and public disabled access WC to the north and meeting room, flexible exhibition space, and children's area to southern half of the extension. It is proposed to restore stepped access to the Library front door as part of building conservation, to be used as emergency exit door only. Provision is also made for staff office space, meeting rooms, a canteen, WC and various plant space. At roof level a green/blue roof and solar panels will be introduced in line with the DCC Development Plan 2022-2028.Works to the public realm include re-alignment and reduction of road levels to allow the creation of a new controlled pedestrian crossing from Library Square to St. Patrick's Villas; relocation of Dublin Bus stop No.356; provision of

segregated inbound and outbound bicycle lanes; re-paving works to the Library Square plaza and the surrounding public realm generally; the introduction of a suite of new street furniture to include bench seating, bicycle parking, litter bins and wayfinding as required; feature planting with specimen trees and provision of SUDS drainage benefit; feature lighting to enhance the new environment; relocation of 'The Door' sculpture to a central location within the plaza. Along Fitzwilliam Street works include re-alignment and reduction of the vehicle carriageway to 3.1m; repositioning of the universally accessible parking space adjacent to the medical centre; clear definition of the pedestrian and vehicular spaces by introducing raised kerbs including a 1.2m pedestrian refuge zone along the southern & western facade of the proposed library extension; It is proposed to limit the vehicle length allowed to access Fitzwilliam Street to 8m. Plans and particulars of the proposed development, including the determinations made under Articles 81A(5) and 81A(6) of the Planning and Development Regulations 2001 (as amended), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 30/11/2023, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (09.00 hrs - 16.30 hrs). and may be viewed at Ringsend Library during opening times. The plans and particulars are available to view online on Citizen Space: <https://consultation.dublincity.ie/> The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required. A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin D08 RF3F, before 16.30 hrs on 18/1/2024. Submissions or observations may also be made online on Citizen Space: <https://consultation.dublincity.ie/> before 23.59 hrs on 18/1/2024.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1145/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Cian Maher and Susan Roche
<b>Location</b>	46, Gilford Road, Dublin 4

**Additional Information**  
**Proposal:** 1. Construction of a new 1-storey extension of 5.8 sq. metre area to the rear ground floor, additional to the works permitted by application Register Reference WEB1771/23, and 2. Relocation of one existing pier to the front entrance gates to create a vehicular access of 3 metres width.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1149/24
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	09/04/2024
<b>Applicant</b>	Colin Daly
<b>Location</b>	Lansdowne Lane, to the east of No. 10/10A Lansdowne Terrace, and west of No 1 Berkley Mews,, Shelbourne Road, Ballsbridge,, Dublin, 4

**Additional Information**  
**Proposal:** The development will consist of the demolition of an existing single storey shed,



alteration to the existing boundary wall and the construction of a two storey dwelling with a courtyard to the west and a first floor terrace to the south and axillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1151/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Micheál Mac Donnchadha & Martina De Candia  
**Location** 195, Cashel Road, Dublin 12

**Additional Information**

**Proposal:** The development will consist of alterations to an existing dwelling comprising: The renewal and retrofit of existing dwelling (61sq.m); and • Construction of 1 storey extension to rear (35 sq.m) and 2-storey extension to the side (6 sq.m) of the existing dwelling and; • Construction of rear garden room (7sq.m) to the rear of the dwelling Planning permission is also sought for all other site and development works including hard and soft landscaping to the rear and front of existing dwelling

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**Area** Area 1 - South East  
**Application Number** WEB1154/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Ross & Sarah Maguire  
**Location** 19, Frankfort Avenue, Rathgar, Dublin 6, D06 E6R9

**Additional Information**

**Proposal:** The development will consist of the construction of a second storey rear extension over existing return, comprising one additional bedroom and bathroom with the installation of frosted window to the left hand side elevation at new bathroom along with all associated siteworks

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**Area** Area 1 - South East  
**Application Number** WEB1159/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Ray & Shauna Clarke  
**Location** 9, Olney Crescent, Terenure, Dublin 6w, D6W HC63

**Additional Information**

**Proposal:** The development consists of the demolition of an existing garage and single storey extension to the side and the construction of a new two storey extension to the side of the dwelling and single storey to the rear. A new garden room to the rear of the site. The existing roof is to include rooflights, dormer window to the rear and solar panels, internal modifications and connection to all main site services and associated work.

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**Area** Area 1 - South East  
**Application Number** WEB1165/24  
**Application Type** Permission

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**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Karina Melvin  
**Location** 1, Portobello Place, St. Kevins, Dublin 8, D08 W7C6  
**Additional Information**  
**Proposal:** The development consists of the construction of a new ground floor, single storey flat-roofed extension with a roof garden at first floor level to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB1168/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Kieran Kennedy  
**Location** 40, Clareville Road, Dublin 6w, 6W DD29  
**Additional Information**  
**Proposal:** PERMISSION & RETENTION : Permission for Conversion of his attic to storage including changing the existing hipped end roof to a gable end roof a dormer window to the rear elevation, a window to the new side gable wall, and a velux rooflight to the front, all at roof level and Retention Permission for a velux rooflight to the front elevation at roof level.

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**Area** Area 1 - South East  
**Application Number** WEB1173/24  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 12/04/2024  
**Applicant** David Leech & Avril Bates  
**Location** 8, Saint John's Road, Sandymount, Dublin 4, D04 YT97  
**Additional Information**  
**Proposal:** David Leech & Avril Bates are applying for permission for works including: the remodelling of the front railings to allow for vehicular entrance and off-street parking space for two vehicles to the front garden with associated landscape works; the demolition and removal of a non-original conservatory and garden shed and construction of a partially sunken 1-storey store and office studio to the rear garden with associated landscape works; minor alterations to the existing built fabric to back of house including replacement of roof to the lower utility room, the addition of high performance insulation & new windows to rear return and new garden doors to lower ground floor.

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**Area** Area 1 - South East  
**Application Number** WEB1186/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/04/2024  
**Applicant** Max & Juice Ltd  
**Location** 1, Bath Avenue Gardens, Dublin 4  
**Additional Information**  
**Proposal:** The development will consist of renovation & alteration of existing house, a new two storey extension to rear north west elevation and a new side extension at ground floor level to

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south west elevation. New porch to front south east elevation and new rooflights to rear roof north west elevation. Widening of existing vehicular entrance, extra parking and associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1260/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/04/2024  
**Applicant** Rachael Armstong-O'Brien & Neil O'Brien  
**Location** 28, Sandymount Road, Dublin 4

**Additional Information**

**Proposal:** Removal of existing chimney to rear return; construction of new first floor extension to existing return of 10.7 m2; new window to courtyard elevation to existing return; removal of existing shower room window; new velux rooflight to rear return roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1392/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/04/2024  
**Applicant** James Sweeney  
**Location** 335, Clogher Road, Dublin 12

**Additional Information**

**Proposal:** Planning permission to create a new vehicular access for off street parking.

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**Area** Area 1 - South East  
**Application Number** WEB1395/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/04/2024  
**Applicant** Seán and Catriona Curran  
**Location** 24, Greenfield Park, Dublin 4

**Additional Information**

**Proposal:** Planning permission for revisions to previously approved planning permission (WEB1778/23) Revisions include (1) removal of 2 No. dormers to front/side and installation of 1 No. dormer to side and 2 No. rooflights to front/side (2) demolition of existing extension to side circa 12.5sqm & construction of new Utility space circa 17.5sqm (3) Widening of existing Vehicular access, (4) minor elevational alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1404/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2024  
**Applicant** Eva Gaynor, Joseph McGinley  
**Location** 3, Elm Park, Dublin 4

**Additional Information**

**Proposal:** garage conversion, with new Bay type of window instead of garage door to match existing second storey extension over the garage, single storey extension to the rear to create Utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3100/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Dublin St. Patricks Properties B.V.
<b>Location</b>	36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69, Bride Street, Dublin 8, D08 C8CN

### Additional Information

**Proposal:** Planning permission for the following amendments to the development permitted by DCC Reg. Ref. 2915/20 and ABP Ref. ABP-309466-21 for a new hotel at this 0.1918 ha site at 36 Bride Street, Dublin 8, D08 AX62 and Molyneux House, 67-69, Bride Street, Dublin 8, D08 C8CN (1) overall floor area increase of 102.02 sq.m.(2) updated depiction of retained Stephenson facade on drawings to accurately show what is retained on site following completion of updated survey from ground to fifth floor level,(3) change to shape of rear elevation from ground to eight floor level causing a floor area reduction of 8.87 sq.m. at ground floor level, floor area increase of 0.59 sq.m. at 1st to 5th floor level (inclusive), no floor area change at 6th to 8th floor level,(4) basement level plant area reduction of 28.27 sq.m.(5) at ground floor level - landscaping changes within northern external terrace comprising amendments to planters and trees, rearrangement of bike spaces and paving material change, previous void area changed to plant area of 43.10 sq.m., installation of external lighting, changes to entrance/exit doors on all elevations comprising the removal of one main door entrance door, removal of a door from lobby to outdoor seating area, three meeting room doors change from double to single doors and position change for door exiting onto Peter Street, new sign over main entrance box (Bride Street elevation 1-1), replacement of permitted external gates with a double vehicle gate containing single pedestrian gate within it (Bride Street elevation 1-1),(6) at first floor level - increase in plant area of 15.94 and removal of skylight, (7) at second floor level - steps added to retained Stephenson room,(8) at third floor level - amendments to glazed roof comprising pitch angle changed and panels above link bridge changed to opaque,(9) at fourth floor level - stepping out of building line causing floor area increase of 3.8sqm to this floor,(10) at fifth floor level - stepping out of building line (no change in floor area) and additional plant equipment on roof,(11) at sixth floor level - additional plant equipment on roof and change in position of external door,(12) at eighth floor level - increase in the size of plant area by 4.08 sq.m..(13) John Field Road Elevation 2-2 - changes to fritting on glazed curtain walling comprising the removal of fritting to the upper section panel and material change from brick to grey Sto Render at 7th and 8th floor,(14) Peter Street Elevation 3-3 window fritting changes comprising vertical frosted sections added to panes, directional change to brickwork from vertical to horizontal, at 3rd floor to 5th floor level - change of poem wording and change in material from brick to bronze lettering,(15) Rear elevation 5-5 partial material change from red brick to grey Sto render at ground to 8th floor level, level change for plant screen and parapet from +20.04 to 20.24,(16) northern block elevation 6-6 - changes to fritting on curtain walling comprising removal of fritting from upper section of panel and inclusion of artwork on the rear of the retained Stephenson facade,(17) Southern block elevation 7-7 - partial material change from brickwork to grey Sot render 1st to 8th floor, changes to fritting on glazed curtain walling comprising removal of fritting from upper section of panel and addition of vertical frosted sections to panels and directional change of brickwork from

vertical to horizontal,(18) rear of retained Stephenson facade - additional of artwork from ground to 3rd floor level.

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**Area** Area 1 - South East  
**Application Number** 3125/24  
**Appeal Type** Written Evidence  
**Applicant** Cathal Garrad  
**Location** 10/11 Liberty Lane, Dublin 8

**Additional Information**

**Proposal:** PERMISSION & RETENTION:1. Retention and completion of layout and elevational modifications to existing two storey building including partial demolition (39 sq.m.) to create landscaped courtyard and new front boundary fence with piers. 2. Proposed change of use (329 sq.m.) from approved office / retail use to tourist hostel. 3. Retention of 29 sq.m. single storey bike store / maintenance store.

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### Area 1 Appeals Decided

**Area** Area 1 - South East  
**Application Number** 3028/23  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 08/04/2024  
**Applicant** Orbitz Ltd.  
**Location** Lands situated to the immediate south-east of No. 1 Tritonville Crescent, the rear of No. 29 Sandymount Road and to the immediate north-west of Nos. 5-6 Tritonville Court, on Tritonville Lane, Sandymount, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of (i) removal of existing western boundary treatment to Tritonville Lane; (ii) construction of 2 no. two-storey four-bedroom flat-roofed, with 4 no. rooflights, residential dwellings each served by private amenity space to side/rear; (iii) provision of bin store and vehicular parking area (2 no. spaces) to the front of each dwelling and directly accessible via Tritonville Lane; and, (iv) all ancillary works, inclusive of boundary treatments, landscaping and drainage works, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3275/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 11/04/2024  
**Applicant** Charlemont Regeneration Ltd.  
**Location** Charlemont Street/Tom Kelly Road, Dublin 2, D02 P489  
**Additional Information** Additional Information Received

**Proposal:** The development (site area of 0.07 hectares) will consist of the change of use and amalgamation of two units, Unit 5 and Unit 6 (otherwise known as Unit C and D), minor amendments, and erection of associated signage zones at ground floor level (south-western corner) of Block 2, which forms part of the permitted Charlemont Square development under DCC Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by planning permissions

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Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 4152/17, Ref. 4562/18 and Ref. 4707/18 and Ref. 2178/20. The development comprises: Amalgamation of Unit 5 and Unit 6 (otherwise known as Unit C and D). (GFA 360m<sup>2</sup> and 156m<sup>2</sup>) to provide for a single unit; Change of use from permitted restaurant (360m<sup>2</sup>) and retail (156m<sup>2</sup>) to licensed premises with restaurant; Reconfiguration of internal layout to include a kitchen, staff area, and WC facilities, and provision of an outdoor seating area; and Erection of 6 no. illuminated signage zones including 4 no. affixed on the south-west elevation and 2 no. affixed on the west elevation at ground-floor level (total area c. 2.4m<sup>2</sup>).

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**Area** Area 1 - South East  
**Application Number** 3527/23  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 08/04/2024  
**Applicant** Pandorus Limited  
**Location** 346 Kildare Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Permission for demolition of the existing vacant bungalow & existing rear shed and the construction of 4 no. 2 storey terraced houses. Each new dwelling consisting of 2 no. bedrooms and home office, over 2 storeys, with private rear gardens for each house and 2 no. parking spaces for each dwelling. All with associated landscaping, boundary treatments, drainage and site work to be carried out at the former 346 Kildare Road, Crumlin, Dublin 12, D12 X06N.

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**Area** Area 1 - South East  
**Application Number** 4837/23  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** 10/04/2024  
**Applicant** Red Rock Elm Park Limited  
**Location** Elmpark Green, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** PERMISSION: 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: • Increase in number of units from 77 units to 79 units with an overall proposed unit mix of 1 no. studio units; 16 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units; the proposed 2 no. additional units comprise 2 No. 2 bed units (4 person); • Internal revisions to permitted units; • The proposal provides for an additional floor to the primary block (resulting in 10 storeys total over basement); • Elevational revisions and consequential revisions to the scheme; • Increase in bicycle parking provision from 98 bicycle parking spaces to 105 bicycle parking spaces; • The omission of the single storey, multi-use amenity pavilion (permitted by DCC Reg. Ref. 4848/22); • The provision of additional tree planting; and, • All associated site development works.

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**Area** Area 1 - South East  
**Application Number** 5152/22  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 08/04/2024  
**Applicant** Mournview Construction Ltd  
**Location** 346, Kildare Road, Dublin 12, D12 X06N

**Additional Information**

**Proposal:** Demolition of the existing shed to the rear and for part modifications, upgrade and a 2 storey rear extension to the existing bungalow with dormer windows converting it into 2 No. semi detached 3 bedroom Part M/ wheelchair accessible dwellings suitable for elderly living. We also seek permission for the construction of 2 new No. semi-detached 2 storey 3 bedroom dormer Part M / wheelchair accessible dwellings suitable for elderly living. All 4 units will be part single storey with the bungalow's styles to the front and part 2 storey to the rear. All with dormer windows to the rear and reduced dormer windows facing the front proportionality hidden by the proposed single storey elements. The construction of shared disability parking spaces at the front with allocated shared bin store and bike store and miniature community garden to the rear. All with associated site works.

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**Area** Area 1 - South East  
**Application Number** 5210/22  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 08/04/2024  
**Applicant** Terry Doyle  
**Location** 47 Wellington Quay, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the existing building is three storey facing Wellington Quay with a two storey extension to the rear facing and set back from the adjoining Merchants Arch Laneway. Permission is sought to change the use of the building from existing retail on ground floor level, storage at basement, first floor, first floor return and second floor levels to a licensed restaurant at ground floor level, kitchen/toilets basement level and guest house comprising 3 bedrooms at first floor, 2 bedrooms in an extension of the first floor return and 3 bedrooms at second floor level - total 8 no double bedrooms with en-suite bathrooms. Access to the restaurant will be as presently exists to the shop from both Wellington Quay and the laneway of Merchants Arch with minimal alterations to the existing shopfront and including a new fascia sign. Access to the guesthouse will be from the existing door on Wellington Quay which presently serves the upper floors. The building will be upgraded and refurbished internally with minimal external changes.

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**Area** Area 1 - South East  
**Application Number** 5282/22  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @10/04/2024  
**Applicant** JP Dairy Developments Limited  
**Location** The rear of 4 to 16 Saint Brendan's Cottages, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the demolition of the 3 existing vacant shed units and the construction of 3 two-storey, two-bedroom plus study mews Houses with existing access from Saint Brendan's Cottages including 3 off street car parking spaces.

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**Area** Area 1 - South East  
**Application Number** 5480/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 09/04/2024  
**Applicant** Walthill Properties Limited  
**Location** Baggotrath House, Newbridge Avenue, Sandymount, Dublin

4 (including 11 Newbridge Drive, Sandymount, Dublin 4, D04 C9Y5)

**Additional Information**

**Proposal:** The development will consist of: The demolition of No.11 Newbridge Drive (a single dwelling with a total gross floor area of 248sq.m) and the construction of 22no. residential units consisting of: a. 14no. houses comprising 12no. 3-bed three storey terraced units, 1no. 4-bed two storey detached unit and 1no. 3-bed 3 storey (part single storey) house b) 4 no. ground floor apartments, comprising of 2no. 1-bed units and 2no. 2-bed units, and 4no. 3-bed duplex units, in a single three storey block, with private amenity space in the form of terraces for the ground floor units and winter gardens for the duplex units. Permission is also sought for minor revisions to the existing shared vehicular access off Newbridge Avenue, with separate access to 1no. detached house only (the future No.11 Newbridge Drive) from Newbridge Drive; associated vehicular and cycle parking; landscaping; and all associated site and development works.

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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.**

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

15/24

(08/04/2024-12/04/2024)

## 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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0131/24
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Margaret O'Leary and Niall McEaney
<b>Location</b>	91 St Marys Lane, Ballsbridge, Dublin 4.
<b>Registration Date</b>	12/04/2024

**Additional Information**

**Proposal:** SHEC: Proposed amendments to previously approved demolition of existing single-story dwelling (Reg. Ref. WEB1258/21) and construction of 3-storey over basement with roof terrace dwelling.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

15/24

(08/04/2024-12/04/2024)

## WEEKLY PLANNING LISTS

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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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0129/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Christopher Weeks and Niamh Geraghty
<b>Location</b>	29, Ormond Road South, Ranelagh, Dublin 6
<b>Registration Date</b>	11/04/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The works proposed as part of this application include the removal of three non-original uPVC window units on the front elevation of the house and four non-original uPVC window units on the rear elevation of the house. It is in turn proposed to replace these window units with traditional painted timber frame sliding sash window units with fenestration patterns that are in keeping with the existing streetscape along Ormond Road South. These proposed works seek to remove poorly conceived additions to the house in favour of more appropriate additions that will be in keeping with the setting of this protected structure, and contribute positively to the visual amenity of the area.

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