



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(29/01/2024-02/02/2024)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3108/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Burleigh Management (Holland/Grasmere) Ltd
<b>Location</b>	Burleigh Court, Burlington Road, Dublin 4
<b>Registration Date</b>	29/01/2024

**Additional Information**

**Proposal:** RETENTION : retention permission for relocation of refuse area with timber fence screen and permission for new timber fence to rear, timber gates to front and brick wall to west side of refuse area, with timber pergola above and associated site works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3121/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Jepview Limited
<b>Location</b>	1 Grand Canal Quay, Dublin 2
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** The development will consist of : Erection of an illuminated corporate sign measuring 3.8m x 0.955m at third floor level on the northern elevation of No. 1 Grand Canal Quay. The proposed development will replace the existing illuminated sign (measuring 6.6m x 1.66m) approved at the same location under Reg. Ref. 4466/18.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3122/24
<b>Application Type</b>	Permission
<b>Applicant</b>	EL Patrick Thomas Holdings Ltd.
<b>Location</b>	Rear of No. 51 Brighton Road, Terenure, Dublin 6
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of (i) demolition of existing single-storey garage fronting Tower Avenue; (ii) construction of a two-storey, two-bedroom mews building with an internal courtyard at ground floor level and garden at roof level; (iii) pedestrian access to be provided via Tower Avenue; and, (iv) all boundary, drainage, landscaping and ancillary works necessary to facilitate the development. The site is within the curtilage of a protected structure at No. 51 Brighton Road, Dublin 6 (RPS No. 961).

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3123/24
<b>Application Type</b>	Permission
<b>Applicant</b>	The Board of Christ Church Cathedral
<b>Location</b>	Christ Church Cathedral, Christ Church Place, Dublin 8
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE . PERMISSION & RETENTION. . Permission and retention

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3124/24
<b>Application Type</b>	Permission
<b>Applicant</b>	The Commissioners of Public Works in Ireland
<b>Location</b>	73 Merrion Square South, Dublin 2, D02 WK75
<b>Registration Date</b>	31/01/2024

**Additional Information**

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3125/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Cathal Garrad
<b>Location</b>	10/11 Liberty Lane, Dublin 8
<b>Registration Date</b>	31/01/2024

**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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3127/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Ballycora Investments Unlimited Company
<b>Location</b>	PJ Hegarty and Sons, Davitt Road, Inchicore, Dublin 12, D12CH22

**Registration Date** 31/01/2024

**Additional Information**

**Proposal:** The development will consist of Demolition of the existing glazed atrium and support structure, internal reception furniture, fittings and finishes, partitions; Construction of new atrium glazed enclosure and structure including 16m2 extended area; Re-arrangement of the carriageway and landscaping near the building entrance; Demolition of existing main sign structure at entrance and replacement with new signage, structure and lighting; All signage, mechanical, electrical, landscaping, drainage and associated works.

---

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

**Registration Date** 02/02/2024

**Additional Information** Additional Information Received

**Proposal:** Permission is sought for the demolition of existing single storey vehicle workshop and existing single storey light industrial shed; the subsequent construction of 7 no. 3 storey, 4 bedroom terraced houses, with roof terraces to front and rear, associated site & landscaping works and new vehicular access from Rathgar Villas at Rathgar Avenue, Dublin 6, D06 X3T0 and 27a Rathgar Avenue, Dublin 6, D06 TOX6 which are to the rear of nos. 27, 28 & 29 Rathgar Avenue and adjoin Rathgar Villas.

---

**Area** Area 1 - South East  
**Application Number** 4336/23  
**Application Type** Permission  
**Applicant** Urbana Beauty Distribution Limited  
**Location** The rear at 57 South William Street, Dublin 2, D02HP23  
**Registration Date** 02/02/2024  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION: Alterations to Previously Approved Development for a healthcare related consultancy (Application No. 4464/22) to include; a) New internal fitout with minor internal alterations to existing building, b) New shopfront, c) New external mechanical plant equipment on flat roof of first floor to the rear At 57 South William Street, Dublin 2, D02 HP23, which is a PROTECTED STRUCTURE (RPS Ref. 8594)

---

**Area** Area 1 - South East  
**Application Number** 4604/23  
**Application Type** Permission  
**Applicant** Quantum Rock Unlimited Company  
**Location** Unit 14, Royal Hibernian Way, Dawson Street, Dublin 2, D02 K772  
**Registration Date** 30/01/2024  
**Additional Information** Additional Information Received

**Proposal:** Permission for a material change of use from retail to cafe of the existing unit no. 14

Royal Hibernian Way, Dawson Street, Dublin 2 with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

---

**Area** Area 1 - South East  
**Application Number** WEB1090/24  
**Application Type** Permission  
**Applicant** Carol Underwood  
**Location** 63 Rathmines Road Upper, Rathmines, Dublin 6, D06 X5VO  
**Registration Date** 30/01/2024  
**Additional Information**

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

---

**Area** Area 1 - South East  
**Application Number** WEB1095/24  
**Application Type** Permission  
**Applicant** William Doyle  
**Location** Rear of 4 Waverley Terrace bounded by numbers 3 & 4 Waverley Terrace to the north, 5 Waverley Terrace to the east 54a Rathgar Avenue to the south & Rathgar Avenue to the west, Dublin 6  
**Registration Date** 31/01/2024  
**Additional Information**

**Proposal:** The development will consist of the demolition of existing garage building, construction of 1no. infill mews house and associated site works. The proposed dwelling will be a two storey, 47.6m<sup>2</sup> mews house with a first floor Juliette balcony facing Rathgar Avenue, an external terrace at ground floor behind retained stone wall, new gate, new boundary treatment to the south, 2no secure and covered bike parking spaces and associated refuse storage.

---

**Area** Area 1 - South East  
**Application Number** WEB1096/24  
**Application Type** Permission  
**Applicant** Dr. Martens Airwair (Ireland) Limited  
**Location** 83 Grafton Street, Dublin 2, D02 F798  
**Registration Date** 31/01/2024  
**Additional Information**

**Proposal:** Application for Permission for new signage. The proposed signage is to read 'Dr. Martens'. The overall sign dimensions are 2300mm long x 300mm high, sign area 0.69m<sup>2</sup>. The sign is comprised of individual letters with an overall depth of 80mm. The front face of the lettering is white opal acrylic with metal sides painted black. Illumination of letters by LED lighting modules mounted inside each letter, casting white light through the opal acrylic face. The existing signage that reads 'Dr. Martens' with overall sign dimensions of 600mm high x 4500mm wide, is to be removed.

---

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1098/24
<b>Application Type</b>	Permission
<b>Applicant</b>	H&M Hennes & Mauritz (Ireland) Limited
<b>Location</b>	26/27 Grafton Street, Dublin 2, D02 HH24
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** The replacement of the existing fascia sign with a new white metal fascia sign and a new black aluminium lighting trough below, covering the existing black glass fascia with black matt vinyl, 5 no. new low-level signs and a window hanging plaque behind the glazing at No. 26/27 Grafton Street, Dublin 2. Fascia sign to be 2250mm x 350mm. The building is located in an Architectural Conservation Area.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1110/24
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	East coast Inns
<b>Location</b>	42, The Barge Bar, Charlemont Street, Dublin 2
<b>Registration Date</b>	02/02/2024

**Additional Information**

**Proposal:** Retention planning permission at this site at McCafferety's for the following development; (a) two parapet add-ons at roof level, one being on the southeast elevation and one being on the northeast elevation, (b) a new wall sign to the northwest elevation facing down Charlemont Street (5.67m2), (c) eight flagpole holders mounted to the external walls and, (d) a Guinness wall mural to the southeast elevation of the building covering an existing window (4.9m2)

---

## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3111/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard Doody and Rosalind Healy
<b>Location</b>	13, Charleville Road, Rathmines, Dublin 6
<b>Registration Date</b>	29/01/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of existing shed (8 sqm) to rear of the dwelling and construction of a new single-storey bedroom/office extension (14sqm); Alteration of window opening at ground floor level on front elevation to form doorway to new patio area, which will be formed by enlargement of existing area, with new stone steps to front garden; Reinstatement of door to storage area under front steps; Installation of internal insulation at front of house and external insulation to the side and rear elevations; Reinstatement of window opening on rear elevation and on return at first floor level to original proportions; Replacement of non-original sliding sash windows with double glazed conservation style sashes and refurbishment of original frames; Alterations to internal configuration of rooms on ground floor and associated site works.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3128/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Aisling and Ronan Hurley
<b>Location</b>	44 Anglesea Road, Ballsbridge, Dublin 4, D04X3P2
<b>Registration Date</b>	01/02/2024

**Additional Information**

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3136/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Andy Pirie and Claire Murphy
<b>Location</b>	72 Clareville Road, Harold's Cross, Dublin 6W
<b>Registration Date</b>	02/02/2024

**Additional Information**

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3137/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Ms. Ciara Somers
<b>Location</b>	73B Pembroke Lane, Dublin 4, D04K6X7
<b>Registration Date</b>	02/02/2024

**Additional Information**

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3139/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Philippa McCormick
<b>Location</b>	12 Ontario Terrace, Ranelagh, Dublin 6, D06 V902
<b>Registration Date</b>	02/02/2024



## Additional Information

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

---

**Area** Area 1 - South East  
**Application Number** 4379/23  
**Application Type** Permission  
**Applicant** Luke Harris and Eileen Sweeney  
**Location** 14, Pleasants Street, Dublin 8, D08N2F6  
**Registration Date** 02/02/2024  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION: The works the subject of this application are located within the grounds of a Protected Structure, RPS Ref No.6817, Dublin City Council Record of Protected Structures, DCC Development Plan 2022-2028). The proposed development will consist of the demolition of the ground floor only of the existing two-storey return (existing internal floor area of 17.3m<sup>2</sup>) excluding non-habitable store) and the demolition of the existing small single-storey, non-habitable, lean-to shed built at the rear of the house return, both of which about the adjacent house return in separate ownership (No13 Pleasants St); The construction of a new, ground floor, single-storey return extension (total internal floor area of 40.67m<sup>2</sup>) to the rear of the house; The new extension will incorporate a new bathroom and kitchen at ground floor level. The remodelled existing first floor return will contain new bathroom and bedroom on the first floor. The works also include the removal of the ill-advised stairs and connection made between the rear room first floor and a small bathroom space at 1 st floor half landing. Replacement of all existing, non-original windows and doors, addition of a rooflight to the family bathroom, access hatch to the central roof valley for maintenance purposes. Minor elevational alterations, internal remodelling and upgrades, installation of modern heating and plumbing systems, installation of breathable, thermal lining to existing external walls, floor and ceilings; A single-storey garden room to the rear garden area (total internal floor area 15.5m<sup>2</sup>) and all associated site and development works.

---

**Area** Area 1 - South East  
**Application Number** 4833/23  
**Application Type** Permission  
**Applicant** Tom Hill  
**Location** 7 Claremont Park, Dublin 4, D04P996  
**Registration Date** 30/01/2024  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION: Development will consist of a proposed new dormer roof to the side of the existing house and all ancillary works.

---

**Area** Area 1 - South East  
**Application Number** WEB1083/24  
**Application Type** Permission  
**Applicant** Ray & Shauna Clarke  
**Location** 9, Olney Crescent, Terenure, Dublin 6w, D6W HC63  
**Registration Date** 29/01/2024  
**Additional Information**

**Proposal:** Application for planning permission for 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 works at 9 Olney Crescent, Terenure, Dublin 6W.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1094/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Martina De Candia and Micheail Mac Donncha
<b>Location</b>	195, Cashel Road, Dublin 12
<b>Registration Date</b>	30/01/2024

**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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1097/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Dariusz Kuc & Matthew Green
<b>Location</b>	410, Harold's Cross Road, Dublin 6w
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** For single storey extension to rear ground floor, extension and new roof to rear return at 2nd floor/ roof level, demolition of rear gable chimney, alterations to rear windows, internal and external works at 410 Harold's Cross Road, Dublin 6W, D6W E720.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1107/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Padraig & Elaine Long
<b>Location</b>	15, Saint Mary's Road, Crumlin, Dublin 12
<b>Registration Date</b>	01/02/2024

**Additional Information**

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

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1109/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Cliona Nic Unfraidh
<b>Location</b>	19, Merton Drive, Dublin 6
<b>Registration Date</b>	02/02/2024

**Additional Information**

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

---

## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0001/24
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	29/01/2024
<b>Applicant</b>	Emily Collins
<b>Location</b>	24, Serpentine Park, Dublin 4, D04 R2A8.

### **Additional Information**

**Proposal:** EXPP: Planning permission was granted for a single storey rear and two storey side extension to this two storey semi-detached house. We intend to amend the following if classed as exempted development. 1. Parapets. In order to comply with the fire regulations part B section (C) 3.2.5.11, there needs to be a parapet on the boundary of the rear flat roof section 375mm above the roof surface to provide fire protection across the boundary. I have shown a parapet that complies with these regulations. This work is exempted under planning regulations 600 of 2001 6. (4) (a). 2. Window and doors size and position changes. We added an additional window to the rear. We have changed the position and size of the rear windows on the ground floor to better suit the internal layout of the kitchen. These works are exempted under planning and development regulations 2000 4 (1)(h) as this is a non-material change. 3. Increase the length of the rear extension from 4500mm to 5500mm. This is to match the size of the neighbour's extension which extends 5500mm to the rear of their house. It makes it easier to comply with part L&B of the building regulations if both extensions are the same length. Their extension was granted under planning permission reference number WEB 1459/23. These works are exempted mainly under the planning and development regulations 2000 4 (1)(h) as this is a non-material change but also under planning regulations 600 of 2001 6. (4) (a) in order to comply with building regulations.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0002/24
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	29/01/2024
<b>Applicant</b>	PAJC GARVILLE LTD
<b>Location</b>	Rear of 58 & 60, Garville Avenue Upper, Rathgar, Dublin 6

### **Additional Information**

**Proposal:** SHEC: Construction of two mews properties in Garville Lane Upper, at rear of 58 & 60 Garville Avenue, Dublin 6.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0005/24
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert

---

**Decision Date** 30/01/2024  
**Applicant** Maeve Dupont  
**Location** 18, Merlyn Road, Dublin 4  
**Additional Information**  
**Proposal:** SHEC: Building of a 4 bedroom 2 storey house with attic dormer extension to the rear.

---

**Area** Area 1 - South East  
**Application Number** 0006/24  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 02/02/2024  
**Applicant** Jane Fegan  
**Location** 10/10A Aungier Street, Dublin 2  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Maintenance & Repair. Installation of passive vents to provide passive ventilation to habitable rooms in the building.

---

**Area** Area 1 - South East  
**Application Number** 0007/24  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 02/02/2024  
**Applicant** Michele Keogan  
**Location** 41, Sydney Parade Avenue, Sandymount, Dublin 4, D04 X5E5.

**Additional Information**  
**Proposal:** EXPP: (A) Re-roofing in slates to match existing; (b) Demolition of 1 No. rear chimney stack , (C) External insulation (120mm thick) to side and rear elevations; (d) Replacement of existing non-original UPVC Windows and external doors with alu-clad timber windows.

---

**Area** Area 1 - South East  
**Application Number** 3065/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/01/2024  
**Applicant** Helge and Caroline Koester  
**Location** 24 Malone Gardens, Bath Avenue, Sandymount, Dublin 4

**Additional Information**  
**Proposal:** The development will consist of a first-floor rear extension over parts of an existing single storey extension and all associated works and services.

---

**Area** Area 1 - South East  
**Application Number** 3076/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/01/2024  
**Applicant** Mohamad Mebtouche

---

**Location** 20 Cecilia Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION planning permission for two aluminium electric exterior signs at this location, the granary building, Meghan's Coffee Shop , 20 Cecilia Street, Dublin 2; currently the building has two existing signs, one fixed on the north facing elevation of Cecilia Street and the second sign positioned on the west elevation of Temple Lane.

---

**Area** Area 1 - South East

**Application Number** 3077/24

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 02/02/2024

**Applicant** Aquamarine Wellness Ltd.

**Location** 6 St Andrew's Street, Dublin 2

**Additional Information**

**Proposal:** Change of use planning permission from office use to skin and beauty care including specific waxing treatments with facial and hair treatments on the basement , ground floor , first floor , second floor and third floor .

---

**Area** Area 1 - South East

**Application Number** 3085/24

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 02/02/2024

**Applicant** Angela Grehan

**Location** 45 Rathmines Road Upper, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION:For development at this site: 45 Rathmines Road Upper, Rathmines, Dublin 6. (Dublin City no. 7260 RPS) The development consists of: 1. Retention for alterations to the rear of the first floor & second floor of the previously permitted rear three-storey extension (Ref: 3054/00): to include amendments to the internal layout which separates the single first & second-floor duplex unit into two separate accommodation units on each floor, each accessed from common circulation space. 2. Retention sought for the 14.4m2 single-storey extension to the rear which will become a communal laundry and storage area. 3. Permission sought for a reduction of existing units from 10 to 8. The reduction will be achieved by combining two existing units into one unit and by turning the rear ground floor apartment into the communal laundry and storage area. The pre-63 agreement is for 9 units.

---

**Area** Area 1 - South East

**Application Number** 3086/24

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 02/02/2024

**Applicant** Ronan and Geraldine Walsh

**Location** 51 Kenilworth Square, Rathgar, Dublin 6, D06 Y274

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for alterations to previously approved plans (Reg. Ref. 4027/23) to now include for demolition of the existing non-original garage on Garville

Lane and widening of existing garage entrance to provide off-street parking to be accessed from Garville Lane at 51 Kenilworth Square, Rathgar, Dublin 6, D06 Y274.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3097/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	The Board of Management of Loreto College
<b>Location</b>	Loreto College, No's 53-55 St. Stephens Green, Dublin 2, D02 XE79

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the Board of Management of Loreto college intend to apply for permission for development at Loreto College, No's 53-55 St. Stephens Green, Dublin 2, D02 XE79 (includes Protected Structures). The proposed development relates solely to the sports hall located to the south-east of the overall landholding , which is within the curtilage of the Protected Structures. No works are proposed to any designated Protected Structures. The development will principle consist of a 168.8sq m extension to the building, comprising a lateral extension of 82.6sq m along the south-western elevation at ground floor level and a vertical extension of 86.2sq m along the north-western elevation at first for level (no change to maximum height of the building); reconfiguration of the internal layout; general elevation changes; replacement of roof and rooflights and all associated site works above and below ground.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4511/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	David Burke and Lisa Reen
<b>Location</b>	44 Heytesbury Street, Portobello, Dublin 8, D08 C2P5
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: the application consists of the following works :1. internal reconfiguration including the partial removal of two internal structural walls, relocation of an existing internal door and installation of lightweight partition wall; 2. Excavation to front garden and construction of new semi-basement storage space; 3. reconfiguration of front and rear garden;4. installation of timber-framed glass canopy to existing rear extension; 5. all associated external works required to be undertaken as part of the development.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4846/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	29/01/2024
<b>Applicant</b>	Shelbourne Greyhound Stadium Limited
<b>Location</b>	Shelbourne Park Greyhound Stadium, South Lotts Road, Dublin 4

**Additional Information**

**Proposal:** PERMISSION: The development will consist of modifications to a permitted

development ref: 4702/22 summarised as follows: 1. Alteration of the proposed locations of the Cafe and Exhibition Space, thereby locating the Cafe with associated kitchen and toilet facilities closer to the Stadium Entrance on South Lotts Road. 2. Demolition of existing Security Building and relocation of secure fencing to allow for outside seating and access to the proposed Cafe. 3. Further information provided relating to the external lighting design.

---

**Area** Area 1 - South East  
**Application Number** 4848/23  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 29/01/2024  
**Applicant** Ard Services Ltd.  
**Location** Circle K, 49 Grafton Street, Dublin 2, D02 KP26

**Additional Information**

**Proposal:** RETENTION and PERMISSION . The proposed development for which planning permission is sought will consist of (1) the replacement of existing overhead signage with new 400mm individually mounted, stainless steel backlit Circle K branded signage and Grafton Street lettering at fascia level, (2) 200mm internally illuminated Off Licence signage to be located inside shop window below fascia level, (3) all other associated site development works. Retention permission is sought for the retention of (4) 1no. internally illuminated Circle K projecting sign below fascia level, (5) 1no. non-illuminated leap projecting sign at fascia level, (6) the internally illuminated National Lottery and Subway projecting signs at first floor level, (7) 1 no. internally illuminated Subway sign located inside shop window below fascia level.

---

**Area** Area 1 - South East  
**Application Number** 4849/23  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/01/2024  
**Applicant** Highgate Developments Ltd.  
**Location** 199/201 Harolds Cross Road,Dublin 6

**Additional Information**

**Proposal:** RETENTION: Alterations to previously permitted development Reg. Ref. 2154/19 and ABP-304183-19, including internal and external alterations to 2nd floor in Block B comprising alterations from 1-bed apartment to studio apartment, external alterations to roof profile and balcony window to the rear of Block B; alterations to finished floor and roof levels of rear Blocks A & B , alterations to position of external access staircase at rear courtyard and minor alterations to elevations of Blocks A & B. The site is within the curtilage of a Protected Structure (RPS Ref. No. 3584).

---

**Area** Area 1 - South East  
**Application Number** 4852/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/01/2024  
**Applicant** Fraoch and Gavin Naik  
**Location** 69 Waterloo Road, Ballsbridge, Dublin 4, D04K5P1  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE :PERMISSION: For alterations and extensions to the two-storey return of existing three-storey terraced period family dwelling, comprising the addition of a third story to the existing two-storey return at the rear of the building to match the adjoining houses on the terrace. The extension would comprise of a bedroom and en-suit with an area of 14. 4 Sq m.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4863/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/01/2024
<b>Applicant</b>	Keith Belton & Sinead Kelly
<b>Location</b>	12 Ashdale Gardens, Terenure, Dublin 6W, D6WPX22
<b>Additional Information</b>	

**Proposal:** PERMISSION: For the provision for off street parking with vehicular entrance amendments to existing railings with dishing of kerb and ancillary site works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4865/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/01/2024
<b>Applicant</b>	Sinead & Peter O'Brien
<b>Location</b>	126 Merrion Road, Ballsbridge, Dublin 4, D04E2P5
<b>Additional Information</b>	

**Proposal:** For development consisting of removal of existing single storey conservatory to rear and its replacement with a new single storey extension comprising of kitchen dining and family area with associated internal alterations. Alterations to existing front bay window on the south west corner with raised cill and reduced window opening and new open porch to main entrance on front elevation. New plant enclosure and bin store to front yard. All associated site works, drainage and landscaping all.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4869/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Carol Anne Barden
<b>Location</b>	10, Northumberland Road, Dublin 4
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE : Permission for development at this site 10 Northumberland Road, Dublin 04, a protected structure (RPS Ref. 5875). The development will consist of; • Change of use of the building from office use to a single family residential dwelling. • Demolition of existing non-original two storey side extension (37.2sqm). • Formation of larger openings on the rear elevation at lower ground floor level to accommodate the new ground floor layout. • Formation of new door openings on the gable elevation at lower ground floor level and first floor level • Interior alterations including the removal of certain walls, reinstatement of certain room layouts and repair works to the existing structure where necessary. • Removal and replacement of modern lower ground floor slab • Repairs and repointing to brickwork to the front



façade of the building and new render to the gable and rear elevations • Repairs and repointing to chimneys and the re-slating of existing roofs along with the replacement of existing rainwater goods • Repairs to existing railings onto the street and the provision of new pedestrian and vehicular gates • Replace modern boundary railing to the front of the house and add a dividing balustrade to the entrance stair • Refurbishment of existing external period windows and doors • Construction of new three storey side and single storey rear extension (210.7sqm) with a green roof to the single storey extension at the rear. • Solar panels to be provided to the roof of the new extension and also within the valley between the two existing slate roof pitches • Existing sidewall facing the road to be temporarily removed to facilitate construction and then reinstated • Associated site works for drainage and also landscaping to the front of the house.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4870/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Clifftree Ltd. . (Trading as The Jar)
<b>Location</b>	30, Wexford Street, Dublin 2

**Additional Information**

**Proposal:** PERMISSION & RETENTION . Permission for outdoor licenced use in external open area (148 sq.m) at 30 Wexford Street (also accessed off Liberty Lane to the rear) similar to previously approved application ref: Web 1420/21. Also retention permission for new partially retractable (translucent) canopy to shelter up to 76 sq.m of outdoor area.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4875/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Ard Services Limited
<b>Location</b>	Circle K, 20/21 Westmoreland Street, Dublin 2, D02 X677

**Additional Information**

**Proposal:** PERMISSION/ RETENTION: Planning permission sought for (1) the removal of existing overhead light fittings and window vinyl displays, (2) the replacement of existing overhead signage with new 400mm individually mounted, stainless steel backlit Circle K branded signage across both shop fronts, along with Westmoreland Street and Off Licence lettering at fascia level, (3) 2no. new internally illuminated Circle K projecting signs affixed to the eastern and western elevations at fascia level, (4) all associated site development works. Permission for retention is sought for the retention of 3no. existing internally illuminated Subway branded signs located inside shop windows below fascia level.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4878/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Roisin Cunningham

**Location** 8 Tivoli Avenue, Harolds Cross, Dublin 6W, D6W KW59

**Additional Information**

**Proposal:** Permission sought for car parking space in front garden, provision of vehicular access with alterations to front garden wall, also vehicle charging point.

---

**Area** Area 1 - South East

**Application Number** 4880/23

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 30/01/2024

**Applicant** Peter Beddy & Catherine de Blacam

**Location** 35 Percy Place, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS no. 6696) permission for the development comprising alterations to development previously approved under Reg. Ref. 5201/22 comprising (i) single storey flat roof extension to rear at basement floor level to accommodate ensuite bedroom; (ii) provision of new window ope in side wall of original basement level rear return, (iii) all ancillary works, including internal layout revision, at basement floor level and SuDs drainage necessary to facilitate the development.

---

**Area** Area 1 - South East

**Application Number** 4882/23

**Application Type** Permission

**Decision** ADDITIONAL INFORMATION

**Decision Date** 30/01/2024

**Applicant** Dame Plaza Property Trading Designated Activity Company (DAC)

**Location** Central Plaza, Dame Street, Dublin 2, D02P656

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development within the public realm at Central Plaza, Dame Street, Dublin 2 D02 P656 (a Protected Structure Ref. 8830). The development will consist of the installation of wayfinding signage comprising 1 no. feature totem sign (c. 2.64m x 0.54m) with LED lighting, 2 no. smaller feature totem signs (c. 2.1m x 0.45m) with LED lighting, 1 no. directional sign (c. 1.2m x 0.36m) and all associated site development works.

---

**Area** Area 1 - South East

**Application Number** 4890/23

**Application Type** Retention Permission

**Decision** REFUSE RETENTION PERMISSION

**Decision Date** 31/01/2024

**Applicant** Hazelwood Walk Holdings Limited

**Location** 16 Belgrave Square East, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Of a separate external garden amenity room (non-habitable) cabin structure to the rear.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4893/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	Mary Stephenson
<b>Location</b>	7A Fitzwilliam Place, Dublin 2

#### **Additional Information**

**Proposal:** PERMISSION :The development will consist of the removal of the 8.9 sq. m first floor, and the change of use of the 103.5 sq. m ground floor space from office to coffee shop use. The proposed alterations include for the replacement of the existing fenestration to the elevation to Cumberland Road with a new entrance doorset and four no. folding glazed screens with glass balustrades; the provision of a coffee preparation counter and server, toilets and bin storage, associated drainage alterations, customer seating area, and external signage.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4896/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Raymond O'Malley
<b>Location</b>	A plot to the rear of Nos. 32 & 33 Palmerston Road (access via Beechdale Mews), Dublin 6.

#### **Additional Information**

**Proposal:** Permission for the construction of a two storey two bedroom detached dwelling (123 sq.m.) with a first floor rear (south) facing terrace (12 sq.m.) and ancillary site development works (no off street car parking is being provided for the proposed dwelling) on a plot to the rear.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4899/23
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Esprit Investments Ltd
<b>Location</b>	Site located in Dublin 2, bound by Mount Street Upper to the northeast, James's Place East to the southwest and, Herbert Street to the southeast. The site contains the following properties No. 50 James's Place, East, Nos. 38-43 James's Place East, Nos. 37

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of: The demolition of the existing buildings at Nos.. 38-43 James's Place East. The construction of a part 4, part 5 part 6 and part 7 storey Hotel building over basement level on the site to the rear of Nos. 37-43 Mount Street Upper fronting onto James's Place East; • Change of use of No. 38, 39 and 40 Mount Street Upper from office to hotel use and associated changes to layout to accommodate the change of use; • The hotel will provide for a total of 300 no. guest rooms and will have an overall floor area of c. 11,550sq.m within the new build development, and 1,540sq.m within Nos. 38, 39 and 40 Mount Street Upper; • Provision of a glazed link and bridge from the rear of Nos. 38 and 39 Mount Street Upper to the proposed hotel building at ground floor level; • Provision of 2 no. platform lifts to the front of No. 38 and 39 Mount Street Upper; • Provision of a glazed link and bridge from the rear of

No. 38 and 39 Mount Street Upper to the proposed hotel building at ground floor level; • Provision of a multi-use school space (c. 180sq.m at ground floor level within the hotel building fronting James's Place East; • Provision of an arts/cultural space (c. 130sq.m at lower ground floor level within No. 38 Mount Street Upper; • Change of use of Nos. 37 and 41 Mount Street Upper from office to residential to provide 8 no. 1 bed apartment units and 1 no. 3 bed apartment unit and 1 no. 4 bed apartment unit; • Conversion of the existing mews building at No. 50 James's Place East (to the rear of No. 50 Mount Street Upper) to a residential dwelling (2 no. bedrooms); • Construction of a 3 storey residential building to the rear of No. 47 Mount Street Upper fronting onto James's Place East to provide for a total of 2 no. 2 bedroom apartment units; • Construction of a 3 storey residential building located between the rear of No. 50 Mount Street Upper and the rear of No. 50 James's Place East to provide for a total of 1 no. studio unit and 2 no. 2 bedroom apartment units; • Provision of a park within the grounds of Nos. 33-34 Mount Street Upper; • Provision of bicycle spaces to serve the proposed development and; • All ancillary landscaping, boundary treatments, associated infrastructure, and site development works to support the development.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4900/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	Templeogue Synge Street GFC
<b>Location</b>	Dolphin Park, Crumlin Road, Dublin 12

**Additional Information**

**Proposal:** The development principally consists of: the demolition and removal of the existing 1 No. storey clubhouse (190.1 sq m) and hard-surfacing; the realignment and resurfacing of the northern Senior Pitch (Pitch No. 1), which is to be partially enclosed by a 990 millimetre high spectator railing on its western and northern sides; and the construction of a new 2 No. storey clubhouse (approx. 745.6 sq m). The clubhouse notably includes: changing rooms; gym; south-east facing, first-floor terrace; rooftop solar panels; a digital score board; and 2 No. logos (signage). In addition, the development proposes the provision of: a shed building (approx. 185.6 sq m) with an immediate, meanwhile use as a gym, to be changed to maintenance and storage use upon completion of the clubhouse; 61 No. car parking spaces (including mobility impaired and EV charging spaces); coach and mini bus parking; 103 No. cycle parking spaces; 8 No. new floodlights ranging in height from 18 metres to 20 metres; public lighting; generator; new goal posts and 12 metre high retractable ball-stop netting in 2 No. locations; hard and soft landscaping; and all associated site and development works above and below ground. A Natura Impact Statement has been prepared in respect of the proposed development

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4902/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Mr John Kennedy
<b>Location</b>	2, Fitzwilliam Street Upper, Dublin 2

**Additional Information**

**Proposal:** Permission for the alteration and renovation of the protected structure at No. 2 Fitzwilliam Street Upper, Dublin 02HN20. The development will consist of : 1) Alterations/Refurbishments to Internal Areas of Existing Four-Storey over Basement Dwelling House (Protected Structure). 2) Demolition of Existing Cantilevered Extension to the Rear of the

Building at Second Floor Level. 3) Demolition & Rebuilding of Existing Extension to the Rear at Ground Floor level. 4) Construction of Attached Contemporary Two-Storey Extension with Flat Roof to the Rear, at First & Second Floor level. 5) Change of Use of the Basement Level to be used as a Commercial Premises (Consultation Room). 6) Alterations to the Existing Roof including the Addition of a Ridge Roof Light to the Rear Pitch & Solar Panels to the internal Slope. 7) Addition of a Platform Lift to the Front Facade of the Existing Building to allow for Disabled Access to the Basement Premises. 8) All Ancillary Site Development Works, Boundary Treatment Works and Services.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4906/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Mount Argus Monastery Ventures Limited
<b>Location</b>	Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to include: Construction of 12 no. residential units in a 3-storey building; The duplex arrangement will provide 6 no. 1-bed own-door apartments at ground floor level and 6 no. 2-bed duplexes across first and second floor levels with associated terraces and balconies; 10 no. car parking spaces and bicycle parking; Landscaping, boundary treatments, bin store and all associated site works and services.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4907/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Isobel Kennedy and Thomas Clarke
<b>Location</b>	26 Zion Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** RETENTION of alterations to rear of single storey extension to rear of 26, Zion Road, Rathgar, Dublin 6, a protected structure. Permission was granted for an extension of 5.5 sq.m, ref 3221/13. Retention is sought for additional 11 sq.m and alterations to rear elevation of single storey extension, no alterations to original historic fabric.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4913/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Paul Begley
<b>Location</b>	27 Brookfield Kimmage, Dublin 12
<b>Additional Information</b>	

**Proposal:** Permission for a new dormer window to the rear and removing the existing chimney and 2 No rooflights and fit 1 No new rooflight to the front (east) elevation.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4935/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Saint Vincent's Healthcare Group Ltd
<b>Location</b>	Saint Vincent's Private Hospital, Elm Park, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of 1 no. modular building circa 178m2 over 2 storeys containing satellite laboratory and associated plant and offices to rear of existing hospital building.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5065/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	John Farrelly and Joanie Hughes
<b>Location</b>	1 Strand Terrace, Milltown, Dublin 6, D06F6K1

**Additional Information**

**Proposal:** For an extension to the existing single dwelling house. The development will consist of Partial demolition of the front tiled roof and front elevation to accommodate the proposed works. - Construction of a metal clad first floor dormer 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 2 storey bay to the front of the house increasing the floor area of the Ground Floor Living Room, and new bedroom above. 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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1059/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Martina De Candia & Micheail Mac Donnchadha
<b>Location</b>	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 the insulating and rendering of existing external walls and replacement of all front windows.

---

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1063/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	Padraig & Elaine Long
<b>Location</b>	15, Saint Mary's Road, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	First Floor Side Extension over Existing Garage with Hipped Roof and Attic Conversion with Dormer to Rear

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1068/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/02/2024
<b>Applicant</b>	Chris Flood / Laura Hogan
<b>Location</b>	77, Corrib Road, Terenure, Dublin 6w, D6W Y314
<b>Additional Information</b>	
<b>Proposal:</b>	Two storey extension to dwelling at front, side and rear, related alterations to existing layout & all associated site works.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1073/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/02/2024
<b>Applicant</b>	Lorcan Breen
<b>Location</b>	58, Windmill Avenue, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	The development consists of (1) demolition of rear extension, (2) Construction of new two Storey Extension to the rear of the dwelling house, (3) construction of a single storey porch to the front of the dwelling house, (4) alterations to the front façade, (5) Carry out all ancillary and associated works on site.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1718/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	Irene Richardson
<b>Location</b>	71, Derrynane Gardens, Dublin 4 D04 NH02
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Single-storey extension to the rear of the property

---

**Area** Area 1 - South East  
**Application Number** WEB1952/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/02/2024  
**Applicant** Aimee & Stephen Mahony  
**Location** 42, Merlyn Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** Demolition of single storey porch entrance and construction of a first floor side extension over an existing side converted garage, single storey rear extension with internal alterations, two rear attic dormers, widening of existing vehicle access and front entrance pillars and new gate, bin/bike storage to front garden and associated site works

---

**Area** Area 1 - South East  
**Application Number** WEB2043/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/01/2024  
**Applicant** Katherine Leenhouts  
**Location** 11 Grants Row, Dublin 2, D02YC53  
**Additional Information**  
**Proposal:** Alterations to existing terrace house to include removal of existing chimney stack, making good roof to match existing finishes, internal alterations, removal of existing ground floor front garage door, new ground floor front window and plinth, change of use of existing ground floor garage to habitable room and all associated ancillary works to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** WEB2044/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/01/2024  
**Applicant** RAIN ApS  
**Location** 21 Wicklow Street, Dublin 2  
**Additional Information**  
**Proposal:** Removing the existing signage and replacing with a new shopfront sign. New sign to consist of backlit individual stainless steel letters. The building is located within the South City Retail Quarter Architectural Conservation Plan.

---

**Area** Area 1 - South East  
**Application Number** WEB2055/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/02/2024  
**Applicant** Meryvn Taylor  
**Location** 7, Grosvenor Place, Dublin 6  
**Additional Information**  
**Proposal:** The development will consist of: the raking out of cement pointing, the repointing of the

---



front brick elevation using natural hydraulic lime in an Irish 'tuck' or wiggling joint and, the repair of any spalled brickwork with suitable mortar repairs

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2060/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	Kevin Dooner
<b>Location</b>	25, Lower Mount Pleasant Avenue, Dublin 6, D06 X392 and the corner of Richmond Hill

**Additional Information**

**Proposal:** The project includes the demolition of an unused derelict building and the construction of a new three-story apartment building. Also the attic will be converted into a habitable space. The development will have the following layout: Ground floor: One studio apartment and one single bedroom apartment. First floor: Two single bedroom apartments. Second floor: Two single bedroom apartments. Attic floor: One single bedroom apartment. For the convenience of residents, each apartment will have provision for bicycle and refuse bin storage. The main entrance to the apartments will remain in its current location on Lower Mount Pleasant Avenue, accessible through a landscaped courtyard.

---

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4076/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Kevin McCarthy
<b>Location</b>	33, Chelmsford Road, Ranelagh, Dublin 6, D06VH61
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development consists of external development works to the existing dwelling which is a Protected Structure. The development will consist of the installation of solar panels to south facing roof slope comprising of 22 no. PV panels totalling c.43 sqm in area. Retention permission is sought for the existing single storey roofed terrace to rear garden totalling 37sqm in area, the installation of 7 no. 210 litre rainwater harvesting butts located to side of dwelling behind front street facing pedestrian gate and for timber cladding to rear boundary walls

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1986/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Chris Smith
<b>Location</b>	74, Kildare Road, Crumlin, Dublin 12
<b>Additional Information</b>	

**Proposal:** RETENTION: The development consists of an attic conversion with dormer window to rear roof plane of existing house.

## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3411/22
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	31/01/2024
<b>Applicant</b>	Capital Estate Management Limited
<b>Location</b>	6, College Street, 31 Fleet Street, 7 College Street & 30 Fleet Street, Dublin 2.

### Additional Information

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: For development at this site (0.0185 hectares) within the existing 4-storey over basement properties comprising the formed Irish Yeast Company at 6 College St. (RPS Ref. 2010), The Times Hostel (upper floors only) at 31 Fleet St. (RPS Ref. 2925), and minor changes to the rears of 7 College St. (RPS Ref. 2011) and 30 Fleet St. (RPS Ref. 2924) at 1st floor only, Dublin 2. (PROTECTED STRUCTURES). The proposal provides for the conservation and restoration of historic fabric and the refurbishment and restoration of active use to No. 6 College St. providing for change of the historic retail use to use as a café/bar and reception area at ground floor level and the provision of 3 no. one-bedroom apartments at the upper floors. The proposal also includes minor alterations within the upper floor interiors only of 31 Fleet St. in order to provide universally accessible bathrooms. It will further include for the removal of the existing two-storey extension to the rear of 6 College St. and the 1st floor extension to the rear of 31 Fleet St. New works include a replacement extension to the rear of 6 College Street with a glazed atrium containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both buildings. In addition to the above, the proposal will also provide for the following works at ground, 1st, 2nd and 3rd floor levels: Ground Floor Level: (i) Conservation works to existing historic fabric, reinstatement of original cabinetry, panelling, fire upgrading of door and partitions to lobby on west side. (ii) Change of use at ground-floor level of No. 6 College St. from retail to use as a café/bar and reception area and use of the existing stairwell as access to proposed new apartments at 1st, 2nd & 3rd floor levels. (iii) Retention permission is sought for minor alterations including the removal of 2 no. modern partitions. First, Second and Third Floor Levels: (i) Provision of new opes in the rear façade of 6 College St. and the side façade of 31 Fleet St. (ii) Reconfiguration of non-original partition walls to existing en-suite in 30 Fleet St. at 1st floor level only. (iii) Demolition of non-original timber-clad structure to the rear of 7 College St. and reinstatement of original, multi-pane sash window to rear façade of 7 College St. at 1st floor level only. (iv) Provision of 1 no. apartment at each of the 1st, 2nd & 3rd floor levels including extension to rear of 6 College St. (v) Glazed atrium to rear of No. 6 College St. containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both 6 College Street and 31 Fleet St. (vi) Reconfiguration of existing modern partitions and en-suites to provide universally accessible bathrooms to 2nd and 3rd floor levels of 31 Fleet Street. (vii) Demolition of modern extension at 1st floor level of 31 Fleet St. to reveal and reinstate the original multi-pane sash window to the rear façade and removal of cementitious render and repair and repointing of brickwork to rear façade. (viii) Structural repair works to the basement of 6 College St. in order to save the ground floor structure and coverings. Permission is also sought for works to stabilise the debonding brickwork on the front façade, cleaning and repair of brickwork, repointing of the brickwork, reinstatement of quoins and stencilled historic paintwork, repairs to carved timber shopfront, refurbishment and reinstatement of multi-pane, single-glazed sash windows to the rear façade of 31 Fleet St and reinstatement of the original front entrance door to the east side all to front of 6 College Street.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3945/23
<b>Appeal Decision</b>	APPLICATION WITHDRAWN
<b>Appeal Decision Date</b>	30/01/2024
<b>Applicant</b>	Esprit Investment Ltd
<b>Location</b>	1A Maxwell Road, Rathgar, Dublin 6
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for development at this site 1A Maxwell Road, Rathgar, Dublin 6, bounded by Maxwell Road to the south east, house no. 1 on Maxwell Road to the east, house no.'s 1 to 10 on Frankfort Avenue to the south west and house no.'s 156 & 157 on Rathgar Road the west and north. The development will consist of (1) 4no. 3 bed, two-storey terraced houses to the north east of the existing mews lane from Maxwell Rd. with provision for 5no. off street car parking spaces and communal covered bicycles storage off the existing mews lane; (2) demolition of existing single storey structures; (3) all ancillary site works including hard and soft landscaping , individual refuse storage areas and infrastructure all on the land totally 0.098 hectares.

---

## 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

05/24

(29/01/2024-02/02/2024)

## 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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0035/24
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	EL Patrick Thomas Holdings Ltd.
<b>Location</b>	Rear of No. 51 Brighton Road, Terenure, Dublin 6
<b>Registration Date</b>	02/02/2024
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Demolition of existing garage and construction of a two-storey, two- bedroom mews.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

05/24

(29/01/2024-02/02/2024)



## 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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0031/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Feng LI
<b>Location</b>	16, Prince Of Wales Terrace, Dublin 4
<b>Registration Date</b>	30/01/2024

**Additional Information**

**Proposal:** EXPP: Alteration/extension of the existing semi-detached house at 16 Prince of Wales Terrace, Dublin 4, comprising demolition of the existing single storey rear extensions and construction of a new single storey rear extension, with rooflights, plus associated refurbishment of the existing house including internal alterations and 2no. Velux rooflights to the existing pitched roof.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0032/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Susanne Cassells
<b>Location</b>	65 Terenure Road East, Rathgar, Dublin 6
<b>Registration Date</b>	31/01/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The intention is to carry out necessary repair and maintenance works to the exterior of the structure, redecorate internal common areas & multiple occupancy units, upgrade non-original elements of the multiple occupancy units and replace non-original concrete paving to the rear of the property. Works will follow the Advice Series as published by the Department of Housing, Local Government and Heritage. All work to be carried out by skilled personnel with previous experience of conservation-based works where required. All workmanship, goods and materials used shall be fit for purpose. The proposed works will not materially affect the character of the area, nor the character of the protected structure or its associated elements. The applicant wishes to clarify whether planning permission is required for the following works -1. Façade Brickwork & Stonework - cleaning, localised repointing and localised repairs. 2. Façade Render localised replacement & making good of defective or blown external render and making good/replacing associated internal plaster where damaged. 3. Sash Windows - repairs, maintenance and redecoration. 4. Internal Common Areas - general painting, decoration and maintenance 5. Roof Finishes - repairs, maintenance & remedial works to slates, gutters and leadwork. 6. Multiple Occupancy Units - general redecoration and upgrade of non-original kitchen & bathroom fit-outs. 7. External Paving to Rear of Property - replace concrete paving with a permeable granite paving system.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0034/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Congregation of the Holy Spirit
<b>Location</b>	St. Mary's College, 73-79, Rathmines Road Lower, Dublin 6

**Registration Date** 01/02/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed works are internal only and involve the refurbishment of the staff room, the female toilet, and a store room, all of which are located at ground floor level in a modern extension constructed to the rear of the original school building. It is not envisaged that any works will be carried out to the external fabric of the building.

---

**Area** Area 1 - South East

**Application Number** 0037/24

**Application Type** Section 5

**Applicant** Espirit Investments Limited

**Location** Car park adjacent to 4 Herbert Place and Herbert lane,  
Dublin 2

**Registration Date** 02/02/2024

**Additional Information**

**Proposal:** SHEC: 4 storey residential development containing 6 no units and a 2 storey mews building to the rear containing a car port at street level and 1 no apartment at first floor level.

---

**Area** Area 1 - South East

**Application Number** 0039/24

**Application Type** Section 5

**Applicant** Jamie Deasy

**Location** 18 Belmont Avenue, Donnybrook, Dublin 4, D04 A9C5

**Registration Date** 02/02/2024

**Additional Information**

**Proposal:** EXPP: (1) Proposed internal layout changes on the first floor to re-locate the en-suite shower room from previously permitted App. No. 0421/23. (2) Proposed 4.5sqm extension to previously permitted ground floor plan, App No. 0421/23. (3) Proposed study room of 8.18sqm to 2nd floor.

---

**Area** Area 1 - South East

**Application Number** 0040/24

**Application Type** Section 5

**Applicant** Martin Reynolds

**Location** 41, Leeson Street Upper, Dublin 4, D04 E8K1.

**Registration Date** 02/02/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The existing kitchen at hall floor level is at the rear of the floor with balcony. The proposal now is to extend the kitchen out on to this balcony in same white painted finish over patio garden.

---