



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/20

(02/11/2020-06/11/2020)

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.

Area 1 COMMERCIAL

Area Area 1 - South East
Application Number 2132/20
Application Type Permission
Applicant Dawson Buildings Ltd
Location Site (0.0574 hectares) known as Leonard's Corner -
No.s 52, 52A, 53, 54 and 55 Clanbrassil Street Lower
and No.s 110/112 and 108, South Circular Road, Dublin
8

Registration Date 06/11/2020

Additional Information Additional Information Received

Proposal: The development will consist of: Demolition of the single storey storage shed to the rear of the vacant plots at no. 52, 52A and 53 Clanbrassil Street Lower, the 2-storey retail/cafe building at 54 and 55 Clanbrassil Street Lower, the 3-storey building with 2 no. apartments over retail at no. 110/112 South Circular Road & the single storey launderette building 108 South Circular Road. Construction of a 5-storey with part 6-storey over basement mixed use building consisting of 2 no. retail units at ground floor and basement: Unit no. 1 (c.221sqm) fronting Clanbrassil Street Lower and Unit no. 2 (c.291 sqm) fronting the corner of Clanbrassil Street Lower and South Circular Road with service access to both units off Clanbrassil Street Lower with communal lift, plant room and bin store provided at basement level; 19 no. apartment units with associated balconies/winter-gardens/terraces to the north/south/east/west elevations comprising of 6 no. studio type apartments, 8 no. 1 bed apartments, 4 no. 2 bed apartments and 1 no. 3 bed apartment; 2 no. communal east facing roof terraces to the rear located at first floor and fourth floor level; residential bin store and 40 no. secure bicycle spaces at ground level with communal residential storage at basement; all accessed from Clanbrassil Street Lower; and all associated site works.

Area Area 1 - South East
Application Number 2421/20
Application Type Permission
Applicant Bashview Limited
Location 14 - 15 Trinity Street and 1 - 4A Dame Lane and
fronting onto Saint Andrew's Lane, Dublin 2, D02 C58
Registration Date 02/11/2020

Additional Information Additional Information Received

Proposal: The development will consist of the following: the demolition of the existing six storey mixed use structure (c. 6,108 sq. m) known as 'Moira House' and 'Trinity Street Car Park', currently comprising a 171 no. space multi storey car park, 3 no. retail units at ground floor (c. 508 sq. m) and 5 no. self-contained offices suites (c. 292 sq. m) and the provision of a nine storey over basement office building with a restaurant at ground floor. The proposed building has a total height of c. 36.218m above ground (43.7m ODM, including lift overrun), stepping back at seventh and eighth floor levels with a gross floor area of c. 7,460 sq. m (including basement of c. 318 sq. m). The proposed building will accommodate office space at first to ninth floor levels with a reception lobby at ground floor accessed from Saint Andrew's Lane and a ground floor restaurant unit (c. 540 sq. m) accessed from both Trinity Street and Saint Andrew's Lane. The proposed building is set back from Trinity Street at ground and first floor levels providing for a pedestrian plaza/seating area (c. 53 sq. m) while the building is also set back from Saint Andrew's Lane to the south providing for a second entrance plaza (c. 32 sq. m). The proposed development includes terraces at seventh and eighth floor levels to the north elevation, PV panels at roof level, plant at roof level (including lift overrun) and at basement level, substation/switch room at basement level, 2 no. stair cores, 3

no. lift cores, a separate stairs from the restaurant to the basement, bicycle storage at basement level (c. 76 no. spaces), bike lift, ancillary facilities (including shower block) and all other ancillary site development works.

Area Area 1 - South East
Application Number 2992/20
Application Type Permission
Applicant Yong Feng Gao
Location 12, Aston Quay, and 3/3A, Aston Place, Dublin 2
Registration Date 03/11/2020
Additional Information Additional Information Received
Proposal: Permission is sought for the change of use from a commercial to retail and restaurant use. Works to include linking the three premises, internal alterations, new frontage with all associated site works.

Area Area 1 - South East
Application Number 3208/20
Application Type Permission
Applicant No. 5 Andrew Street Ltd.
Location 5, St. Andrew's Street, Dublin 2
Registration Date 02/11/2020
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development encompasses 1. The retention of the current use as a hairdressing salon at ground floor level and day spa at basement level including all currently installed furnishings, fixtures, and fittings.
2. The retention of the internal glazed screen and doors between the ground floor level entrance hall and hair salon.
3. The retention of the existing internally illuminated exterior sign.
4. New works comprising the removal of 3 no. treatment rooms at basement level to create a staff room, the installation of 1 no. additional internal doorway at ground floor level to facilitate safe escape from basement level and the installation of removable planters on the public footpath immediately adjacent to the front facade.

Area Area 1 - South East
Application Number 3674/20
Application Type Permission
Applicant Paul & Ana Maria Larchet
Location 12 St. Mary's Road, Dublin 4, D04 P5N4
Registration Date 02/11/2020
Additional Information
Proposal: PROTECTED STRUCTURE: Permission to construct 3-bedroomed part single storey & part 2-storey detached dwelling & alterations to pedestrian & vehicular entrances onto St. Mary's Lane all at rear.

Area Area 1 - South East
Application Number 3676/20
Application Type Permission

Applicant Clopen Limited
Location 39, 40, 41, 42 & 42A, Clanbrassil Street Upper, Dublin
8
Registration Date 02/11/2020

Additional Information

Proposal: The development will consist of: 1) The demolition of existing buildings, structures and hardstanding areas on site except for northern boundary wall adjoining garden terrace; 2) The construction of a mixed-use development of 11 no. residential units with associated gardens and balconies/terraces comprising 1 no. 1-bedroom units, 3 no. 2-bedroom units, 1 no. 3-bedroom unit and 6 no. 4-bedroom units and 2 no. commercial units located in 2 no. blocks (Block 1 & Block 2); Block 1 comprises a 2-3 storey building at 39 Clanbrassil Street Upper accommodating 1 no. retail/retail services unit at ground floor (fronting onto Clanbrassil Street Upper), 1 no. 1-bedroom duplex apartment over the retail unit and 3 no. 2 bedroom, 2-storey terraced townhouses over parking garages extending along Orr's Terrace; 4) Block 2 comprises a 2-3 storey building at 40, 41, 42 & 42A Clanbrassil Street Upper accommodating 1 no. shop/retail services unit at ground floor level (fronting onto Clanbrassil Street Upper). 1 no. 3-bedroom duplex apartment over the retail unit and 6 no. 4-bedroom 3-storey terraced townhouses extending along Orr's Terrace; 5) All ancillary site development works, plant areas, refuse storage areas, bicycle storage areas, boundary treatment works and services.

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 3679/20
Application Type Permission
Applicant Breda O'Kelly
Location 36 Marlborough Road, Donnybrook, Dublin 4, D04 V9H6.
Registration Date 03/11/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Development will consist of alterations and extension works to existing three storey mid-terrace Victorian dwelling to include:

- (1) construction of a new single storey sun room extension (12m²) to the rear, at garden level,
- (2) formation of enlarged opening in existing rear wall at garden level to connect into the proposed new extension,
- (3) lowering of existing window sill and insertion of replacement window to rear elevation at garden level,
- (4) replacement side entrance door to front at garden level,
- (5) associated site drainage, landscaping and site improvement works.

Area Area 1 - South East
Application Number 3690/20
Application Type Retention Permission
Applicant John Burns
Location 72, Belmont Avenue, Dublin 4
Registration Date 05/11/2020

Additional Information

Proposal: RETENTION: Permission for dormer window facing onto Belmont Avenue at first floor of existing dwelling at the above address. This window is in similar position to a window previously

permitted when dwelling redeveloped (Planning references 3231/07, WEB1014/10, PL29S.236521).

Area Area 1 - South East
Application Number 3695/20
Application Type Permission
Applicant Sisters of St. Louis
Location 7 & 8, Grosvenor Road, Rathmines, Dublin 6.
Registration Date 06/11/2020

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following:

- (1) Renovation and modification of the rear return to No. 7 to include two ensuite bedrooms, an external fire escape stairs and a 3sqm single storey extension.
 - (2) Demolition of the rear single storey extensions and the construction of a two storey domestic extension of 6 bedrooms including an external access to a roof service area and green roof to No. 8.
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Area Area 1 - South East
Application Number WEB1757/20
Application Type Permission
Applicant Paula Farrell
Location 13, Hope Street, Ringsend, Dublin 4
Registration Date 02/11/2020

Additional Information

Proposal: Restoration and extension of an existing one bedroom single storey terraced dwelling. Works include raising the existing ridge level, construction of a two storey extension to the rear, a new dormer window to the front, relocation of brick chimney and all associated works.

Area Area 1 - South East
Application Number WEB1760/20
Application Type Permission
Applicant Marian & Barry Stafford
Location 59, Anglesea Road, Ballsbridge, Dublin 4 D04 C9X2
Registration Date 02/11/2020

Additional Information

Proposal: Application for Planning Permission for development to consist of the demolition of the existing single storey extensions to the rear of the existing three storey dwelling house and the construction of a new single storey extension to the rear of the dwelling with associated internal alterations to the existing dwelling, alterations to the existing side elevation at ground floor level, associated site works and landscaping, at 59 Anglesea Road, Ballsbridge, Dublin 4.

Area Area 1 - South East
Application Number WEB1771/20
Application Type Permission
Applicant Charanjeet Singh
Location 130, Clonard Road, Crumlin, Dublin 12
Registration Date 05/11/2020

Additional Information

Proposal: Amendments to previously approved permission (Reg Ref 2703/18): The works for which permission is being sought include construction of a new first floor flat roof extension to side, set back from front building line, over previously approved single storey side extension; extending previously set back single storey ground floor side extension to front building line, internal alterations to existing dwelling to facilitate the above works together with all ancillary site works & landscaping

Area Area 1 - South East
Application Number WEB1772/20
Application Type Permission
Applicant Donna McGrath
Location 1A, Dromard Terrace, Sandymount, Dublin 4
Registration Date 05/11/2020
Additional Information
Proposal: First floor extension to southeast side.

Area Area 1 - South East
Application Number WEB1773/20
Application Type Permission
Applicant Alan and Stephanie O'Reilly
Location 64, Corrib Road, Terenure, Dublin 6W
Registration Date 06/11/2020
Additional Information
Proposal: The development will consist of : A single storey extension to the front and side of the existing house.

Area Area 1 - South East
Application Number WEB1774/20
Application Type Permission
Applicant Veronica Morrow
Location 63, Strand Road, Dublin 4
Registration Date 06/11/2020
Additional Information
Proposal: The development will consist / consists of: The provision of a new vehicular entrance to the front of the house. The works will consist of a) removal of low front wall in between existing piers; b) erection of new cast iron gates; c) provision of permeable paving to front garden; d) and associated site works.

Area Area 1 - South East
Application Number WEB1777/20
Application Type Permission
Applicant Philip + Marie O'Dowd
Location 22, Captain's Drive, Crumlin, Dublin 12 K5T9
Registration Date 06/11/2020
Additional Information
Proposal: The development will consist of a two-storey extension to the rear of the existing

dwelling and a ground floor extension to the front of the existing dwelling, and all associated site works.

Area 1 Decisions

Area Area 1 - South East
Application Number 0307/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 06/11/2020
Applicant The Iveagh Trust
Location The Iveagh Hostel,, Bride Road,, Dublin 8.
Additional Information Additional Information Received
Proposal: EXPP, PROTECTED STRUCTURE; Works are limited to the front entrance and will involve careful opening up works and restoration of concrete and a rusted iron beam. Like -for-like repairs are proposed to the terrazzo floor and failed terracotta stair tiles.

Area Area 1 - South East
Application Number 0354/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 04/11/2020
Applicant KW Real Estate ICAVon behave of real estate fund no VII
Location 27 - 34, Saint Stephen's Green, Dublin 2
Additional Information
Proposal: EXPP:PROTECTED STRUCTURE: Reinstatement and conservation of 4 no. statue candelabra as per attached method statement / impact assessment

Area Area 1 - South East
Application Number 0356/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 04/11/2020
Applicant KW Real Estate Fund VII
Location 27-34 St. Stephen's Green, Dublin 2.
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Mounting of 4 no. bronze plaques to the bases of each of the 4 no. statue candelabra as per the attached method statement/impact assessment.

Area Area 1 - South East
Application Number 0359/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 02/11/2020
Applicant Stuart Stein
Location 14, Mount Pleasant Place, Ranelagh, Dublin, 6

Additional Information

Proposal: SHEC: Change of design of previously approved dwelling on site of farmer shop with living accommodation above.

Area Area 1 - South East
Application Number 0362/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 02/11/2020
Applicant Alana Properties Ltd
Location Kingsland Park Church, St. Kevin's Road, Portobello, Dublin 8

Additional Information

Proposal: SHEC; Conversion of church & school into 3 apts, & 1 new 2 storey dwelling adj

Area Area 1 - South East
Application Number 2478/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/11/2020
Applicant Mayrange Ltd
Location No. 10, 11 and 12, South Frederick Street, Dublin 2
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission in relation to the rear of No. 10, 11 and 12 South Frederick Street, Dublin 2, which are designated Protected Structures and are in an Architectural Conservation Area, to carry out the following external works:

- Demolition of the low-level wall and related metal railings, demolition of low-level boundary walls between 10 and 11 and between 11 and 12 including related metal railings at the subject lands fronting Dawson Lane.
 - Minor re-alignment of boundaries and construction of a new rendered 3.5 mt rear boundary wall with granite capping, quoins and lintels along Dawson Lane and construction of new rendered concrete party walls (3.05 and 2.0 mt) and new hardwood timber electronically controlled sliding doors and all associated site works.
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Area Area 1 - South East
Application Number 2532/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/11/2020
Applicant IPUT Plc
Location Block B, Georges Quay, Dublin 2, D02 VR98
Additional Information Additional Information Received

Proposal: Planning permission for development on a site of 0.14ha at Block B, Georges Quay, Dublin 2, D02 VR98. The site is bound by Georges Quay to the north, Georges Quay Plaza to the south, 1GQ to the east and Tara Street Station/Railway bridge to the west. Luke Street runs through the site in a north/south direction with the existing building bridging across Luke Street from 1st floor level.

The proposed development comprises of the following:

- Refurbishment of the existing 5 no. storey building to provide for a new façade treatment to all elevations.
- Extension of existing 5th storey set back level in line with the main façade along the northern elevation.
- Provision of 2 no. additional floors (2,627 sq.m), set back from the north, east and west elevations.
- Provision of a café unit (302 sq.m.) to the west side of the building fronting Georges Quay and Luke Street to the east at ground at mezzanine level
- Amendments to the ground floor layout to provide for a new entrance lobby to the office to the east of the building.
- Amendments to basement level to provide for a reconfiguration of the car parking spaces, 80 no. cycle parking spaces, 3 no. motorbike spaces, new shower and locker rooms, staff amenities, bin store, managers office and plant room. Access to basement will remain unchanged.
- Alterations to the hard and soft landscaping, SUDs drainage provision of plant at basement and roof level, 2 no. accessible terraces at 5th and 6th floor to the north, east and west, green roofs and all other associates site development works necessary to facilitate the development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 5,220 sq.m. to 7,847 sq.m.

Area	Area 1 - South East
Application Number	2931/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/11/2020
Applicant	Aaron MacRaigne & Edel Marley
Location	40, Fortfield Road, Terenure, Dublin 6W, D6W RX50
Additional Information	Additional Information Received
Proposal:	Permission for demolition of existing shed building to the rear, full refurbishment and reconfiguration of existing dwelling, conversion of existing attic space, proposed rear extension, conversion of existing garage incorporating a new concealed, integrated side passage, heat pump, photovoltaic panels and associated site works including soakaway.

Area	Area 1 - South East
Application Number	3027/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/11/2020
Applicant	Knockanore Properties UC
Location	20 Merrion Road, Ballsbridge, Dublin 4
Additional Information	Additional Information Received
Proposal:	The development consists of the amendment of previous permission Reg. Ref. 4658/18, as amended by Reg. Ref. 4603/19, as follows: 1. Relocation and reconfiguration of substation and switchroom from the north west corner of the site to the north east corner in a two storey structure; 2. Relocation of plant to a screened area at roof level; 3. Relocation of the cycle lift to a new external structure to the east of the building. A fire stair is also proposed within this structure; 4. Enlargement of basement by 135m2 at both basement level -1 and basement level -2 (a total increase of 270m2); 5. Exterior wall thickness increased by 275mm to accommodate precast concrete panels; 6. Alterations to the atrium and core at all levels and resulting in the reduction in the café/restaurant from 178m2 to 164m2 at ground floor level; 7. Minor alterations to the layout at

all floors including basement level -1 and -2; and 8. Minor alterations to the elevations, landscaping plans at ground and terrace level and all other associated works. Surface car parking is reduced from three spaces to two. Basement level -1 car parking is reduced from 40 to 39. The proposals are adjacent to a Protected Structure.

Area	Area 1 - South East
Application Number	3339/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/11/2020
Applicant	Centric Health Primary Care Ltd
Location	Grafton Buildings, 34, Grafton Street, Dublin 2

Additional Information

Proposal: Permission for change of use of part of an existing building (112 sqm) from office use to medical use (Class 8) at the corner unit, first floor, Grafton Buildings, 34 Grafton Street, Dublin 2.

Area	Area 1 - South East
Application Number	3342/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	02/11/2020
Applicant	Denis Lawlor
Location	1-3, Westmoreland Street, Dublin 2

Additional Information

Proposal: The proposed development will include upgrade and refurbishment works to existing building at 1-3 Westmoreland Street (approximately 1080 sq.m) and its basement and provide a new extension at roof level to provide hotel accommodation and associated ancillary facilities. The development will consist of:

Internal and external modifications, reconfiguration, refurbishment and change of use of no. 1-3 Westmoreland Street and its vacant floors (to be extended) from retail/office to provide hotel facilities including a reception area, kitchen, storage, bedrooms, ensuites, circulation space and ancillary facilities. External works include the upgrading of the facades addressing Westmoreland Street and College Green - provision of a new facade frontage, new window and doorway configurations at ground floor level of the eastern facade and provision of a new facade frontage to the southern facade facing College Green.

An extension at roof level to the same footprint of the lower building levels to provide storage, bedrooms, en-suites, circulation space and ancillary facilities.

All of the above, resulting in the provision of a 40 no. bedroomed hotel building and all associated ancillary facilities as follows:

Ground floor level - hotel reception/lobby/check-in area, disabled WC, office areas, lifts, stairwells and circulation areas.

First to Fifth storey - provision of general bedroom accommodation, ensuites, lifts, associated ancillary areas and circulation areas.

Basement level - plant area, toilet facilities, kitchen, storage areas, ESB switchroom and comms room, lift and circulation areas (with an overall basement area of approximately 145sq.m)

The development will also comprise 2 no. signage zones on Westmoreland Street approximately 0.25sq.m and approximately 0.24sq.m and 2 no. projecting signs off the ground floor facade approximately 0.3sq.m each.

Drainage works and all associated site development and ancillary works.

Area	Area 1 - South East
Application Number	3346/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	03/11/2020
Applicant	Bayvaan Limited
Location	Tara Towers Hotel and ancillary Car Park sites at Merrion Road and Bellevue Avenue, Dublin 4

Additional Information

Proposal: The development will consist of the erection 1 no. high level illuminated sign 4.5m wide x 1.560m high (702m²) on the north elevation, 1 no. illuminated sign 4.5m x 1560 (7.02m²) on the east elevation, 1 no. illuminated sign 3.5m x 0.55 (1.91m²) over the entrance door on the east elevation, 1 no. illuminated free standing external totem sign 1.6m x 4.5m (14.4m²) to the east of site on corner of Bellevue Avenue and Merrion Road, 1 no. non illuminated external sign 1m x 0.35m (0.35m²) above carpark entrance on south elevation, 1 no. of non-illuminated external sign 1m x 0.5m (0.5m²) at car park entrance on south elevation, 4 no. of non-illuminated external signs 1.5m x 0.5m (0.75m²) at residential entrances, 1 on the east elevation above entrance doors, 1 on the south elevation left of residential entrance, 1 on the northern elevation of Residential Block 2 south of Bellevue Avenue.

Area	Area 1 - South East
Application Number	3351/20
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	03/11/2020
Applicant	JD Wetherspoon plc
Location	1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2 and Grantham Place, Dublin 8

Additional Information

Proposal: RETENTION & PERMISSION: PROTECTED STRUCTURE: Retention permission for development on lands (c.0.256ha) at Nos. 1, 2, 3, 4 and 5 Camden Street Upper and Nos. 49, 50 and 51 Camden Street Lower and all associated sites to the rear addressing Grantham Place, Dublin 2 (including 12 Grantham Place).

Nos. 1, 2, 3, 4 and 5 Camden Street Upper and Nos. 50 and 51 Camden Street Lower are Protected Structures.

The development for retention consists of modifications to development previously permitted under Reg. Ref. 2045/16 (PL29S.247635) at the above address. The modifications for retention permission consists of:

(a) Alterations at Lower Ground Floor Level to include removal of 6 no. guest bedrooms at lower ground floor of 1-5 Camden Street Upper and 50-51 (Camden Street Lower) to be replaced with staff and other hotel facilities; staff facilities altered to maintenance stores and general store changed to staff room; new openings to courtyard from atrium/ link at lower ground floor level; 2 no. guest bedrooms relocated from lower ground floor of atrium/ link building and replaced with approx. 109sqm of function space/ meeting room separated from main customer area by screen doors; new plant area added at Lower Ground Floor of No. 51 (Camden Street Lower) to replace 1 of 6 no. hotel bedrooms; new sprinkler tank with green living wall screen added to courtyard to rear of 51 Camden Street Lower for fire safety of atrium design and No. 5 Camden Street Upper; Internal layout changes to new build at Lower Ground Floor to the rear at Grantham Place including new stair layout to ground floor level and new fire escape stair to the rear;

- (b) Alterations at ground floor level to include minor amendments to internal opening between front and rear reception at No. 5 Camden Street Upper; facade altered from render to original restored and repointed brick (at all levels); amendments to materials at entrance to No. 49; revised atrium design to include new link structure; 2 no. bedrooms relocated from Lower Ground Floor Level to replace customer areas at rear of No. 50 and 51 Camden Street Lower; new fire escape stair exit to the rear at Grantham Place and associated alterations to rear elevation at Grantham Place including revised railing treatment; canopy roof omitted within courtyard; hotel reception moved from rear of No. 4 to front of No. 5 Camden Street Upper; luggage room moved from No. 5 to No. 4 Camden Street Upper; residents lounge/ waiting area moved from front to rear of No. 5 Camden Street Upper; windows at ground floor of chapel annex blocked up for fire safety purposes; and other related fire safety and internal layout improvements within new build element to the rear;
- (c) Alterations at First Floor Level to include revised layout to hotel bedroom at No. 5 Camden Street Upper including new bathroom location; new sprinkler system added to rooms 111 and 112 for fire safety purposes; glass roof changed to solid roof at fire exit to north side of chapel annex; alteration to atrium design and internal walkway; relocation of internal stair within chapel to rear; additional openings added to chapel for structural stability; and infill of recess between chapel and new hotel block to the rear at Grantham Place;
- (d) Alterations at Second Floor Level to include alteration to hotel bedroom at No. 5 Camden Street Upper including new bathroom location; new sprinkler system added to rooms 211 and 212 for fire safety purposes; and other alterations as undertaken at lower levels including revised atrium design and recess infill;
- (e) Alterations at roof level to include pitched roof design at atrium and recess infill between chapel and new hotel block at Grantham Place; and
- (f) Permission is also sought for landscaping and all ancillary and associated site development works for the alterations described.

The proposed changes will result in a reduction in the number of hotel bedrooms from 98 to 89 in total.

Area	Area 1 - South East
Application Number	3354/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/11/2020
Applicant	Joseph Boland
Location	9, Eastmoreland Lane, Ballsbridge, Dublin 4.
Additional Information	
Proposal:	Planning Permission for the construction of a 10.8 sq.m first floor bedroom extension with opaque window at the rear of the house at 9 Eastmoreland Lane, Ballsbridge, Dublin 4.

Area	Area 1 - South East
Application Number	3355/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/11/2020
Applicant	Cindoor Ltd.
Location	16A, D'Olier Chambers, D'Olier Street, Dublin 2
Additional Information	
Proposal:	PROTECTED STRUCTURE: Permission for development at no. 16A D'Olier Chambers (which is a protected structure), D'Olier Street, Dublin 2 and on a wall within the lightwell to the rear

of Chaplins Bar, 1-2 Hawkins Street, Dublin 2. The development will consist of the internal refurbishment of this existing ground floor restaurant over basement (305sqm) within the five storeys over basement property known as D'Olier Chambers (a protected structure) to include replacement of existing external flues with new external flues that will be attached to the wall within the lightwell to the east of D'Olier Chambers and to the rear of Chaplins Bar; and internal refurbishment works that will include removal of existing seating and bar; and its replacement with new seating arrangement, new kitchen, including two pizza ovens; as well as internal ducting all at ground floor. No works are proposed at basement level.

Area	Area 1 - South East
Application Number	3361/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/11/2020
Applicant	E & S Doctors
Location	29, Wellington Quay, Dublin 2

Additional Information

Proposal: Permission sought for the change of use of the existing ground floor of the retail use to the use of the Medical Centre, associated internal modifications, elevated signage and all the associated works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	3364/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/11/2020
Applicant	Willoway Nursing Homes Ltd.
Location	St. Gladys, 53, Kimmage Road Lower, Dublin 6W

Additional Information

Proposal: Planning Permission is sought by Willoway Nursing Home Ltd. for the installation of new ancillary escape stairs to south west (side) elevation of original building and associated site works.

Area	Area 1 - South East
Application Number	3366/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/11/2020
Applicant	Conor Maguire
Location	9, Malone Gardens, Sandymount, Dublin 4 D04 X710

Additional Information

Proposal: Planning Permission is being sought for creating a vehicular access and off street parking to front garden at 9 Malone Gardens, Sandymount, Dublin 4.

Area	Area 1 - South East
Application Number	3368/20
Application Type	Permission
Decision	REFUSE PERMISSION

Decision Date 05/11/2020
Applicant Michael Kevany
Location Bath Avenue Medical Centre, 4 Bath Avenue, Sandymount, Dublin 4 D04 V8N8

Additional Information

Proposal: The development will consist of the following; advertising signage for Bath Avenue Medical Centre with 2 no. associated uplighters to first floor east facing gable wall of existing mid-terraced 2-storey building. Letters to be 19mm thick black foamex with laminate vinyl finish on stand-off studs and bonded directly to wall surface. Overall size of signage to be 3938mm x 1438mm.

Area Area 1 - South East
Application Number 3375/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 06/11/2020
Applicant Austin Keyes
Location Rear of No. 71 Sandford Road & Cherryfield Avenue Lower, Dublin 6

Additional Information

Proposal: This development will consist of planning permission for new mews dwelling (3 storeys) which incorporates the attic space as accommodation using existing vehicular entrance with proposed new entrance to the rear of No. 71 Sandford Road with connection to existing foul sewer and associated site works.

Area Area 1 - South East
Application Number 3380/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/11/2020
Applicant Phillip Lally
Location 624, Clonard Road, Kimmage, Dublin 12, D12 X2R9

Additional Information

Proposal: Permission sought for single storey extension at rear.

Area Area 1 - South East
Application Number 3381/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/11/2020
Applicant Frank McNerney
Location 189-190, Rathgar Road, Rathmines, Dublin 6, D06 E103, D06 C6P2

Additional Information

Proposal: The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on

a site of 0.1253 ha.

The proposal includes: - The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments;

- The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road;
 - All units will be provided with private open space in the form of balconies/ terraces;
 - A roof garden shall be provided at fourth floor level;
 - 5 no. surface car parking spaces will be provided at surface level;
 - 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;
 - Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;
 - The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site.
- The proposed development includes landscaping and all ancillary site works.

Area	Area 1 - South East
Application Number	3383/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/11/2020
Applicant	Anna & Richard Hurley
Location	18, Merlyn Park, Ballsbridge, Dublin 4

Additional Information

Proposal: The development will consist of: (i) The demolition of the existing conservatory and rear return at ground level and chimney to rear roof,
(ii) A ground floor extension to the side and rear with flat roof, clerestory windows,
(iii) First floor rear windows to be modified,
(iv) Attic conversion to bedroom and ensuite with dormer window to rear,
(v) Widening the front vehicular gates,
(vi) Provision of solar panels to front pitch of main roof,
(vii) Associated site and drainage works on a site measuring 701sq.m.

Area	Area 1 - South East
Application Number	3656/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/11/2020
Applicant	Right Click Ltd
Location	70, Camden Street Lower, Dublin 2

Additional Information

Proposal: Permission for the following alterations and extension to a three storey over basement level terrace building: Internal alterations to an existing four bedroom apartment currently arranged over first, second, third floor and return, along with the construction of a new set back extension at roof level to create two number two bedroom apartments with a roof terrace each at return level and roof level. Ground Floor alterations to include changes to shop unit and a new shopfront along with 3 no. cycle spaces and new basement access from shop unit.

Area Area 1 - South East
Application Number WEB1516/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/11/2020
Applicant Bill Sheridan and Una McCullagh
Location 16, Sandymount Castle Park, Sandymount, Dublin 4
Additional Information Additional Information Received
Proposal: 1) Construction of a new single storey porch extension and a single storey garage conversion to front and side
2) Lowering of cill to existing front reception window
3) Construction of a single storey extension and dormer extension to rear
4) Increase of existing vehicular entrance width to 3.6M
5) 2 new rooflights to front, all together with associated site and landscape works.

Area Area 1 - South East
Application Number WEB1608/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/11/2020
Applicant Horizon Therapeutics Ireland DAC
Location 69-71, Saint Stephen's Green South, Dublin 2, D02 T856
Additional Information
Proposal: External signage to the north elevation of previously approved office building (Reg Ref 3068/15). The signage will consist of:
1. New 170mm high back-lit stainless steel individual lettering to stone band above ground floor windows;
2. New logo lightbox in existing front window measuring 1675mm high by 1155mm wide;
3. Two new 500mm high backlit logos and lettering mounted to existing stone-clad reveals at main entrance.

Area Area 1 - South East
Application Number WEB1609/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 02/11/2020
Applicant Fort Dock 7 Ltd
Location 21a, Leeson Park, Ranelagh, Dublin 6
Additional Information
Proposal: Demolition of the existing single storey dwelling and the construction of a new two storey one bedroom dwelling with a first floor terrace and ground floor external courtyard for storage of bins and bicycles along with all associated site and drainage works to accommodate the development.

Area Area 1 - South East
Application Number WEB1610/20

Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 02/11/2020
Applicant Declan Kelleher
Location 2, Richmond Place, Rathmines, Dublin 6, D06 F102
Additional Information

Proposal: A dropped kerb for Vehicular access and parking. Part removal of front wall. Installation of new electric sliding gates.

Area Area 1 - South East
Application Number WEB1620/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/11/2020
Applicant STEPHEN EGAN
Location 16, Clyde Lane, Ballsbridge, Dublin 4
Additional Information

Proposal: Stephen Egan intends to apply for planning permission for development of existing two storey detached house at no.16 Clyde lane, Ballsbridge, Dublin 4, d04 a2x6. the development will consist of the following principal elements:

- 1) Modifications to main roof including lowering of existing ridge level by c.1.6m.
 - 2) Conversion of attic space and construction of a dormer window to the front with balcony and roof lights at second floor level. to provide for two additional bedrooms with en-suites.
 - 3) Modifications to internal layout and elevations.
 - 4) Modifications to existing driveway entrance and anew vehicular sliding gate.
-

Area Area 1 - South East
Application Number WEB1652/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/11/2020
Applicant Vasile Burascu
Location 54, Crumlin Road, Crumlin, Dublin 12
Additional Information

Proposal: Construction of part 2-storey / part single storey extension to rear of existing dwelling, Attic conversion with dormer window to rear for non-habitable use with internal modifications new vehicular access to front garden with footpath dished and associated site works

Area Area 1 - South East
Application Number WEB1744/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/11/2020
Applicant Paul & Delphine Nield
Location 87, Ashfield Road, Ranelagh, Dublin 6
Additional Information

Proposal: Proposed internal reconfiguration of and alterations to 4 no. existing apartments and

associated construction works to facilitate the development at no. 87 Ashfield Road, Ranelagh, Dublin 6

Area Area 1 - South East
Application Number WEB1752/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/11/2020
Applicant Karl Flannery and Noeleen Lavelle
Location Apartments 22 & 24, 34, Grand Canal Buildings, Percy Place, Dublin 4

Additional Information

Proposal: Enlargement of existing window and external door openings facing the Grand Canal and replacement of all existing windows facing both the Grand Canal and Percy Place

Area Area 1 - South East
Application Number WEBDSDZ1746/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/11/2020
Applicant SJRQ Riverside IV Management Limited
Location 70, Sir John Rogerson's Quay, Dublin 2

Additional Information

Proposal: Planning permission is sought by SJRQ Riverside IV Management Limited c/o Aramark Property for the following development works to the existing internal courtyard of Riverside IV, Sir John Rogerson's Quay Dublin 2. The works comprise of upgrade to site security and public lighting to include the installation of three number public lighting poles with integrated CCTV linked to site security system, associated ground works and associated underground services.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3185/20
Appeal Type Written Evidence
Applicant Justin Hintze
Location 35 Victoria Street, Portobello, Dublin 8

Additional Information

Proposal: Planning permission consists of extension at first floor to side of dwelling with associated alterations to existing front elevation.

Area 1 Appeals Decided

Area Area 1 - South East
Application Number 2373/20
Appeal Decision GRANT PERMISSION

Appeal Decision Date @02/11/2020
Applicant Jong Kim
Location 20B, Sandymount Green, Dublin 4

Additional Information

Proposal: Planning Permission at 20b Sandymount Green, Dublin 4, D04WN90 (the site is located within Sandymount village and Environs Architectural Conservation Area) for demolition of existing single storey commercial premises 72m² (hair salon) and construction of 2 storey commercial building 114m². Change of use of building to retail at ground floor and office at first floor, new shop front / signage and all associated site works.

Area Area 1 - South East
Application Number 2538/20
Appeal Decision REMOVE CONDITIONS
Appeal Decision Date @02/11/2020
Applicant John Fitzgerald
Location 11, Sussex Road, Dublin 4

Additional Information

Proposal: Planning permission for a new two storey extension to rear, alterations to roof, attic conversion, new rear dormer roof window, full repairs, refurbishment and all associated site works.

Area Area 1 - South East
Application Number WEB1315/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @02/11/2020
Applicant Colin Daly
Location The Coach House, 1A, Larch Grove, Dublin 6

Additional Information

Proposal: Permission is sought for the provision of private open space through the construction of a terrace on the existing roof including an integrated stair at The Coach House, 1A Larch Grove, Dublin 6, D06 H593.

Area Area 1 - South East
Application Number 2334/20
Appeal Decision SPLIT DECISION
Appeal Decision Date 30-Oct-2020
Applicant Bond Street the Collective Ltd.
Location Site at the rear of 10/10A Lansdowne Terrace, Shelbourne Road and Lansdowne Lane, Dublin 4

Additional Information

Proposal: Planning The proposed development will consist of: the demolition of a single storey extension (approximately 30 sq.m) to the rear of 10/10A Lansdowne Terrace and the making good of the rear (north) elevation thereafter and the insertion of a new doorway and window, the demolition of a flat roofed garden dwelling (approximately 21 sq.m), the removal of part of the existing wall addressing Lansdowne Lane and the proposed construction of 2 no. 3 bed 3-storey (with setbacks at 1st storey and 2nd storey) semi-detached dwellings (approximately 141.8 sq.m and approximately 143.5 sq.m) fronting onto and with vehicular access off Lansdowne Lane. Each proposed dwelling will include all associated ancillary elements and an integrated garage with 1 no. undercroft car parking space, external gardens to the rear at ground level (approximately 20 sq.m

each), external south facing terraces at 1st storey and 2nd storey (approximately 24sqm and approximately 26 sq.m), landscaping, boundary treatments and all associated site development works.

*****Amendment to Week 44*****

Area Area 1 - South East
Application Number 2645/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 30-Oct-2020
Applicant Peter McVerry Trust CLG
Location 180-187, Townsend Street, Dublin 2

Additional Information

Proposal: The development will consist of amendment to the previously approved planning permission, DCC application no. 3991/17 comprising of the change of use of the 2no. existing ground floor retail units at nos. 181 & 185 Townsend Street from retail to residential use to provide 2 no. 1 bedroom ground floor apartments; North façade (front elevation to Townsend Street): removal of ground floor shopfronts and redundant fascia, repair and renewal of underlying brickwork; replacement of existing windows and doors; enlargement of existing door opening and provision of a gate for service access at no. 180 Townsend Street, South façade (rear elevation): the removal and reconstruction of 2 no. rear yard structures to unit no's 181 & 185 with a flat roof concrete deck structure as per adjacent approved units; 4 no. new openings to provide individual apartment windows & entrance doors accessed from the rear yard; omission of approved access gate to adjacent laneway to west of site; relocation of approved bin store to the east of the approved stair core on the south boundary; and all associated siteworks.

*****Amendment to Week 44*****

Area Area 1 - South East
Application Number WEB1139/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 30-Oct-2020
Applicant Paraic McKeogh
Location 12, Merlyn Park, Ballsbridge, Dublin 4

Additional Information

Proposal: The development will consist of demolition of existing - side garage, rear stores, rear structures, rear single storey extension of 25m² at ground floor, and a chimney to rear pitch roof, construction of a single storey L shaped extension with flat roof structure to side and rear of existing semi-detached dwelling at ground level of 59m² with porch conversion, first floor gable elevation window amended, attic conversion of 35m² to bedroom and ensuite with dormer window to rear, hip roof modified to accommodate new staircase, velux rooflights to rear and side pitched roof, and solar panels to front pitched roof, and widening of vehicular access, and all associated site development works on a site of 610m² area.

*****Amendment to Week 44*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

45/20

(02/11/2020-06/11/2020)

Area Area 1 - South East
Application Number 0377/20
Application Type Social Housing Exemption Certificate
Applicant Prime GP1 Limited
Location Site to the rear of 23, Oaklands Drive, Rathgar, Dublin 6 bounded by St. Luke's Hospital to the south, Woodbine Cottage to the east, 21 & 23 Oaklands Drive to the north and 31 Oaklands Drive to the west.
Registration Date 04/11/2020

Additional Information

Proposal: SHEC: Proposed development will provide for 2 no. two storey dwellings of c.144sqm and 152sqm GFA respectively. Both will have first floor screened private balconies.

Area Area 1 - South East
Application Number 0381/20
Application Type Social Housing Exemption Certificate
Applicant John Barry Lowe & Carol Boate
Location 45, Avenue Road, Portobello, Dublin 8
Registration Date 05/11/2020

Additional Information

Proposal: SHEC: Two storey with Mezzanine mews development with off street parking.

Area Area 1 - South East
Application Number 0385/20
Application Type Social Housing Exemption Certificate
Applicant Hickory Property Developments Ltd
Location Site adjacent to 72 Beach Road, Sandymount, Dublin 4
Registration Date 06/11/2020

Additional Information

Proposal: SHEC: The development will consist of the demolition of the existing single storey workshop (104sqm) and the construction of a terrace of 3 no. three storey two bedroom dwellings bounding and to be individually accessed by pedestrians off beach Road. Each dwelling will include a terraced amenity space at second floor level. The development will be served by 6 no. secure resident and 2 no. visitor bicycle parking spaces. The development will include all associated landscape and site development works including new boundary treatment to Beach Road and Cranfield Place.



Dublin City Council

SECTION 5 EXEMPTIONS

45/20

(02/11/2020-06/11/2020)

Area Area 1 - South East
Application Number 0374/20
Application Type Section 5
Applicant Rivergate Property Harolds Cross Ltd
Location 126-128, Harold's Cross Road, Dublin 6
Registration Date 02/11/2020

Additional Information

Proposal: EXPP: Proposed demolition of the front facade of No. 126 Harold's Cross Road, and reconstruction of same as part of the granted development 4735/18; proposed reconstruction to match detail and external materials of existing facade.

Area Area 1 - South East
Application Number 0376/20
Application Type Section 5
Applicant S.J.R. Management Company Ltd by Guarantee
Location St. John's Wood, St. John's Road, Dublin 4
Registration Date 04/11/2020

Additional Information

Proposal: EXPP; The building had an original timber framework on the extension. This was taken down due to its dangerous condition. It was intended to restore it but the Management Company and residents prefer the appearance as it is now and also intend to provide cavity insulation.

Area Area 1 - South East
Application Number 0378/20
Application Type Section 5
Applicant Marian and Michael Cullen
Location 35, Palmerston Road, Rathmines, Dublin 6
Registration Date 02/11/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Refurbishment and reglazing of the up-and-down sash windows and entrance door of the dwelling, replacing the non-original float 4mm glass with 14mm IMC Slim Glaze double glazed units, and restoring the original timber frames.

Area Area 1 - South East
Application Number 0379/20
Application Type Section 5
Applicant Cornelius and Mary O'Sullivan
Location 67, Nutley Lane, Donnybrook, Dublin 4
Registration Date 04/11/2020

Additional Information

Proposal: EXPP: Insulate the external walls of the house. Walls are constructed of solid brick, no cavity. S.E.A.I state this is the best way to insulate these walls, substantial sections of the walls are already rendered in plaster.

Area Area 1 - South East
Application Number 0386/20
Application Type Section 5
Applicant Anne Cummins
Location 7, Gilford Court, Sandymount, Dublin 4
Registration Date 06/11/2020

Additional Information

Proposal: EXPP: Removal of existing front door and ground floor window and provision of a new front door and window in a new location.
