



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**46/20**

(09/11/2020-13/11/2020)

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** 2581/20  
**Application Type** Permission  
**Applicant** The Workman's Club  
**Location** 9, 10, 11 And 12, Wellington Quay, Dublin 2  
**Registration Date** 10/11/2020  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: (a) Retention planning permission for the following works in progress at Nos 9, 10, 11 and 12, Wellington Quay, Dublin 2: the cleaning and repair, including repointing the entirety, of the north facades of Nos 9, 10, 11 and 12 Wellington Quay, Dublin 2, repairs to Roman cement detailing, (all Protected Structures); and (b) Planning permission for a new ground floor level shopfront at No 9 Wellington Quay, Dublin 2 (Protected Structure).

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**Area** Area 1 - South East  
**Application Number** 3015/20  
**Application Type** Permission  
**Applicant** IPUT plc  
**Location** No's 73 to 83 Mount Street Lower (Ballaugh House and Timberlay House), Dublin 2  
**Registration Date** 09/11/2020  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at a site of c.0.288ha (c.2883m<sup>2</sup>) at No's 73 to 83 Mount Street Lower (Ballaugh House and Timberlay House), Dublin 2, bounded by Mount Street Lower to the south, Grattan Street to the west, the Madison Court apartments and Grattan Court East to the north, and bounded to the east by Grattan Court East. The proposed development includes the following elements: the demolition of the existing 4 storey (over Lower Ground Floor) to 5 storey office structures (total c.6,693m<sup>2</sup>), including removal of 62 car parking spaces, and the construction of a new 5 storey office development (c.9,022m<sup>2</sup> – including café at ground floor) over lower ground floor (c.1,864m<sup>2</sup>) and single basement (c.2,061m<sup>2</sup>), providing an overall total of c.12,947m<sup>2</sup>; provision for 20 car and 90 bicycle spaces; relocation of vehicular access/egress to development (and to adjacent Madison Court Apartments) from Grattan Street to Grattan Court East, provision of roof gardens/terraces, roof plant, signage, site landscaping and all associated and ancillary development and site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3706/20  
**Application Type** Permission  
**Applicant** Michael Stein  
**Location** 13, Ranelagh, Dublin 6  
**Registration Date** 09/11/2020  
**Additional Information**

**Proposal:** Permission is sought for the change of use from office (GFA 90 sq.m.) to 1 no. two bedroom apartment with associated alterations to the first floor property and ground floor entrance.

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**Area** Area 1 - South East  
**Application Number** 3707/20  
**Application Type** Permission  
**Applicant** IDA Ireland  
**Location** Three Park Place, Hatch Street Upper, Dublin 2  
**Registration Date** 09/11/2020

**Additional Information**

**Proposal:** Permission for minor amendments to planning grant reg ref: 3180/19 for external signage. The proposed amendment comprises of replacement of permitted 1no. High level sign on the east elevation with an illuminated high level sign 2m wide x 1.5m high at the same location.

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**Area** Area 1 - South East  
**Application Number** 3718/20  
**Application Type** Permission  
**Applicant** Right Click Ltd  
**Location** 70, Camden Street Lower, Dublin 2, D02 X864  
**Registration Date** 11/11/2020

**Additional Information**

**Proposal:** Permission for the following alterations and extension to a three storey over basement level terrace building: Creation of one new apartment and alterations to existing apartment to create two apartments with two bedrooms. The development will include the construction of a new set back extension at roof level and an increase in roof ridge level and new windows at roof level at the front and rear. A roof terrace amenity space will be provided for each apartment 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.

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**Area** Area 1 - South East  
**Application Number** 3727/20  
**Application Type** Permission  
**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** 41-46 South Great Georges Street and, 51-53 Stephen Street Lower, Dublin 2  
**Registration Date** 12/11/2020

**Additional Information**

**Proposal:** Planning permission for development of 1 no. illuminated external sign. This external signage application relates to previously permitted development (Dublin City Council Reg. Ref. 2546/18, which has been amended by Dublin City Council Reg. Ref. 4387/18) on a site of 0.106 hectares at the above address. The proposed development consist of the erection of 1 no. high level illuminated sign (1.556 sq m) on the South Great George's Street (western) elevation.

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**Area** Area 1 - South East  
**Application Number** 3734/20  
**Application Type** Permission  
**Applicant** Davey Target Developments Ltd  
**Location** Unit 27, St. Stephen's Green Shopping Centre, St. Stephen's Green, Dublin 2  
**Registration Date** 13/11/2020

**Additional Information**

**Proposal:** The development will consist of: A new set of double entrance doors and window to the existing front elevation at Unit 27, St. Stephen's Green Shopping Centre, all associated site and ancillary works at this address in accordance with the plans as submitted.

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**Area** Area 1 - South East  
**Application Number** 3737/20  
**Application Type** Permission  
**Applicant** Ryan and Rachel Buckley  
**Location** Side of 20, Beech Hill Drive, Dublin 4, D04 Y7Y4  
**Registration Date** 13/11/2020  
**Additional Information**

**Proposal:** Planning permission is sought for the demolition of existing single storey garage and construction of new three storey dwelling house, associated site works, new vehicular entrance and off street car parking to the side of 20, Beech Hill Drive, Dublin 4, D04 Y7Y4.

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**Area** Area 1 - South East  
**Application Number** 3739/20  
**Application Type** Retention Permission  
**Applicant** Patrizia Mount Argus S.a.r.l.  
**Location** Lot 1, Kimmage Road Lower & Mount Argus Road, Mount Argus, Harold's Cross, Dublin 6W  
**Registration Date** 13/11/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE . RETENTION: Retention Permission for development at Lot 1, Kimmage Road Lower & Mount Argus Road, Mount Argus, Harold's Cross, Dublin 6W. The site is located within the former attendant grounds of Mount Argus Church bounded generally by Kimmage Road Lower to the southeast, the private access road to Mount Argus Church and Monastery to the southwest, Mount Argus Church (Protected Structure Ref. No. 4260) and Monastery to the northwest; and Mount Argus Road to the north. The development consists of retention permission for: Area A: gate installed at the entrance immediately west of the Scout Hall off Mount Argus Road; Area B: gates and additional railings installed at the vehicular entrance adjacent the ESB substation at the north east corner of the site off Mount Argus Road; Area C: gates installed at the most easterly pedestrian entrances (southern side of the development) either side of the ramped vehicle access off Kimmage Road Lower. Installation of railings installed atop the low wall at the south east boundary of the site on Kimmage Road Lower; Area D: Bollards at each end of the pedestrian bridge at the south west of the overall site; Area E: Bollards installed outside concierge office and railings along the edge of the bin store area at the rear of the Scout Hall.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3701/20  
**Application Type** Permission  
**Applicant** Fiach and Catriona O'Brien  
**Location** Leeson House, 7, Ashbrook Terrace, Sallymount Avenue, Dublin 6, D06 TX62

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**Registration Date** 09/11/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following: the provision of an extension to the rear of their house, the partial demolition of the present later edition extension that is in poor repair – replacement of its present façade cladding at first floor level with brick cladding and the insertion of a new sliding sash timber window as well as some very minor works internally to facilitate the new extension. Leeson House is a recorded protected structure (Ref No. 279).

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**Area** Area 1 - South East  
**Application Number** 3708/20  
**Application Type** Permission  
**Applicant** David Brophy & Nuria Carballeira  
**Location** 258, Merrion Road, Dublin 4  
**Registration Date** 10/11/2020

**Additional Information**

**Proposal:** The development will consist of the construction of two-storey extension to the rear of the property, internal alterations to the existing house and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 3712/20  
**Application Type** Permission  
**Applicant** Matthieu de La Chavardiere  
**Location** 14, Mountpleasant Square, Ranelagh, Dublin 6  
**Registration Date** 10/11/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the demolition of the existing two storey and part single storey lean-to rear extension and the construction of a new two-storey over basement extension to the rear of the existing house, 1no. velux rooflight to front slope of existing house, and 2no. velux rooflights to proposed rear extension, associated internal and external works, including; Basement: remodelling of existing basement, including, reduced floor level, a new opening to the rear to connect to the new extension, new access doors under front entrance steps, reduced level to front window cill.

Ground Floor; a new opening to the rear reception room to connect to the new extension, reinstatement of the original rear wall from the stair half landing.

First Floor; a new opening to the rear bedroom to connect to the new extension, new double doors between the existing first floor single bedroom and the first floor double bedroom to the front of the house, the introduction of a bathroom to the first floor, reinstatement of the original wall (and possible ope) to half landing, landscaping works, including reduced levels to the rear and front, external patios to rear basement and ground floor, new external steps and associated adjustments to existing railing to accommodate new gate, to the front, and all associated refurbishment and remedial works as detailed in the Conservation Report of Existing & Method Statement for Proposed Works at No. 14 Mountpleasant Square, Ranelagh, Dublin 6, in accordance with best practice, for 14 Mounpleasant Square, Ranelagh, Dublin 6, which is a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3716/20  
**Application Type** Permission  
**Applicant** Nuala O'Farrell

**Location** 20 Gilford Park, Sandymount, Dublin 4  
**Registration Date** 11/11/2020

**Additional Information**

**Proposal:** Planning permission for the development will consist of the demolition of the single storey side and rear extension and side rear chimney stack along with the rear ground floor bay window addition while retaining the existing front elevation of the side extension. The construction of :

- (a) a side 2 storey flat roof extension with boot room, utility and bathroom to ground floor with master bedroom, walk-in wardrobe and en-suite to first floor,
- (b) a rear single storey kitchen extension,
- (c) a semi-sunken rear extension containing a study,
- (d) a rendered bin store to front garden behind existing hedge and garden wall.

The extension will be finished in smooth render to the first floor front elevation (SE elevation), side elevation to neighbour (SW elevation), first floor rear elevation (NW elevation). The rear ground extension will be finished in brick. The side and rear extension will be finished with a sedum (first floor) and gravel ballast (ground floor) flat roofs with associated roof lights and metal capping. In addition, the widening of the existing front vehicular gate; along with all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3721/20  
**Application Type** Permission  
**Applicant** Elizabeth Kelly  
**Location** 49B, Leinster Road And Grosvenor Lane, Rathmines, Dublin 6  
**Registration Date** 12/11/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission sought for demolition of existing single-garage of c.63 sq.m. and construction of a new single-storey mews building of area c.48.5 sq.m., comprising a Home Gym/Workshed, Shower/WC and Home Office, all ancillary in use to the existing house, at the rear and in the curtilage of 49B, Leinster Road, Rathmines, Dublin 6, which is a protected structure, all on a site of area c.454.5 sq.m., and with existing vehicular access from Grosvenor Lane.

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**Area** Area 1 - South East  
**Application Number** 3722/20  
**Application Type** Permission  
**Applicant** Hugh & Agnes Crean  
**Location** 10, Rostrevor Terrace, Orwell Road, Dublin 6, D06 RH61  
**Registration Date** 12/11/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development will consist of reinstatement of pre-existing single storey garage to the side. Allowing for reinstatement of new roof, rear walls & new hardwood garage doors to front including new glazed roof light, minor internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3736/20  
**Application Type** Permission

**Applicant** Ryan and Rachel Buckley  
**Location** 20, Beech Hill Drive, Dublin 4, D04 Y7Y4  
**Registration Date** 13/11/2020

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of existing single storey extension to rear and construction of new single and two storey extensions to rear, bay window to front, associated site works, new vehicular entrance and off street car parking.

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**Area** Area 1 - South East  
**Application Number** WEB1784/20  
**Application Type** Permission  
**Applicant** The Surge Limited Partnership  
**Location** Glenmore, 29, Park Avenue, Sandymount, Dublin 4, D04 RY63  
**Registration Date** 09/11/2020

**Additional Information**

**Proposal:** The development will consist of: alterations to existing vehicular entrance to property. Works to include relocation of one existing gate pier, construction of new entrance gateway, piers and walls, pathway in front of the proposed entrance to be dished as necessary, with all necessary ancillary works. All at Glenmore, 29 Park Avenue, Sandymount, Dublin 4, a 2 storey detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1787/20  
**Application Type** Permission  
**Applicant** Alan and Stephanie O'Reilly  
**Location** 64, Corrib Road, Terenure, Dublin 6W  
**Registration Date** 10/11/2020

**Additional Information**

**Proposal:** Single storey extension to the front and side of existing house.

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**Area** Area 1 - South East  
**Application Number** WEB1788/20  
**Application Type** Permission  
**Applicant** Donna McGrath  
**Location** 1A, Dromard Terrace, Sandymount, Dublin 4  
**Registration Date** 10/11/2020

**Additional Information**

**Proposal:** First floor extension to southeast side.

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**Area** Area 1 - South East  
**Application Number** WEB1789/20  
**Application Type** Permission  
**Applicant** Una Fitzgibbon  
**Location** Rear No. 60, Grosvenor Street/Spire View Lane, Rathmines/Rathgar, Dublin 6  
**Registration Date** 10/11/2020

### **Additional Information**

**Proposal:** The development will consist of alteration to existing garage/shed double door, at Spire View Lane, to increase it's ope width and opening direction and including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1791/20  
**Application Type** Permission  
**Applicant** Karl Flannery and Noeleen Lavelle  
**Location** Apartments 22 & 24, 34 Grand Canal Buildings, Percy Place, Dublin 4  
**Registration Date** 10/11/2020

### **Additional Information**

**Proposal:** The enlargement of existing window and external door openings facing the Grand Canal and the replacement of all existing windows and external doors facing both the Grand Canal and Percy Place with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1793/20  
**Application Type** Retention Permission  
**Applicant** Mary & Eamon Brennan  
**Location** No. 80, Haddington Road, Dublin 4  
**Registration Date** 11/11/2020

### **Additional Information**

**Proposal:** RETENTION: Applying for retention planning permission for, (a) Retain two-storey extension to rear of dwelling house comprising of home office, study, bedroom and shower room, (b) Retain alterations to rear elevations to include reinstatement of arched window and patio door and (c) Retain and complete patio style door to front and all associated site works at No. 80 Haddington Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB1794/20  
**Application Type** Permission  
**Applicant** Pere Sola and Kateryna Malinovsk  
**Location** 15, Grattan Street, Dublin 2  
**Registration Date** 11/11/2020

### **Additional Information**

**Proposal:** Construction of new three-storey extension to the rear with rooflight, internal modifications and alterations, new windows to front façade, refurbishment of front façade, new rooflights to rear and all associated site works and drainage.

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**Area** Area 1 - South East  
**Application Number** WEB1798/20  
**Application Type** Permission  
**Applicant** Charanjeet Singh  
**Location** 130, Clonard Road, Crumlin, Dublin 12  
**Registration Date** 11/11/2020

### **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.

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**Area** Area 1 - South East  
**Application Number** WEB1799/20  
**Application Type** Permission  
**Applicant** Charanjeet Singh  
**Location** 130, Clonard Road, Crumlin, Dublin 12  
**Registration Date** 11/11/2020

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1806/20  
**Application Type** Permission  
**Applicant** Una Fitzgibbon  
**Location** Rear No. 60, Grosvenor Road/Spire View Lane, Dublin 6  
**Registration Date** 12/11/2020

**Additional Information**

**Proposal:** The development will consist of alteration to existing garage/ shed double door at Spire View Lane, to increase it's ope width and opening direction and including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1809/20  
**Application Type** Permission  
**Applicant** Aaron Dundon and Katie Hanlon  
**Location** 28, Mount Drummond Square, Harold's Cross, Dublin 6  
**Registration Date** 12/11/2020

**Additional Information**

**Proposal:** The development will consist of the removal of existing steel railings, steel gate and concrete kerb to the front boundary of the property, the construction of two piers to form a shared vehicular/ pedestrian entrance, the provision of a single off street car parking space, the erection of a bin store, landscaping and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1812/20  
**Application Type** Permission  
**Applicant** Sinead Mitchell

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**Location** 8, Elm Park Terrace, Terenure, Dublin 6w  
**Registration Date** 13/11/2020

**Additional Information**

**Proposal:** Removal of flat roof extension to rear of existing terraced house and provision of new flat roof extension, 3 no. roof lights in the rear & 2 no. roof lights in the front pitch, associated site works and some internal alterations.

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**Area 1  
Decisions**

**Area** Area 1 - South East  
**Application Number** 0364/20  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 11/11/2020  
**Applicant** Kevin Warren  
**Location** 87, St. Mary's Lane, Dublin 4

**Additional Information**

**Proposal:** EXPP: With respect to the permission ref. no. 2201/15 as amended by variation permission ref. no. 2816/20 we wish to advise that following accurate site measurements of both the courtyard position of no. 89 St. Mary's Lane and the position of the newly constructed first floor extension to no. 85 St. Mary's Lane (planning permission ref. no. 4279/19) we have made minor amendments to our plans in order to reconcile the two different dimensions on the two adjacent properties. This entails the provision of a staggered floor plan which respects both properties and subsequent adjustments to floor plan layouts. The resultant floor area is near identical with a net decrease of 2.45 square metres. It was necessary to alter the angle of entry into the library/passage way as this amendment introduced a masonry element at the ground floor where there was previously a wide slider door. The proposed design does not present a material variation with respect to planning and should therefore be deemed in compliance with Condition 1 of both permissions. It is in this regard we are seeking a Section 5 declaration.

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**Area** Area 1 - South East  
**Application Number** 0366/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/11/2020  
**Applicant** Palmgrey Ltd  
**Location** K.C.R. House, 326, Kimmage Road Lower, Kimmage, Dublin 6w

**Additional Information**

**Proposal:** SHEC; Construction of 5 no, 1 bed apts at 1st floor level, with access from kimmage road lower .

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**Area** Area 1 - South East  
**Application Number** 0377/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/11/2020

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**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.

**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.

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**Area** Area 1 - South East  
**Application Number** 0381/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/11/2020  
**Applicant** John Barry Lowe & Carol Boate  
**Location** 45, Avenue Road, Portobello, Dublin 8

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 0385/20  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/11/2020  
**Applicant** Hickory Property Developments Ltd  
**Location** Site adjacent to 72 Beach Road, Sandymount, Dublin 4

**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.

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**Area** Area 1 - South East  
**Application Number** 2186/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 13/11/2020  
**Applicant** St. Clare's GP3 Limited  
**Location** Former St. Clare's Convent, and 115-119, Harold's Cross Road, Harold's Cross, Dublin 6W

**Additional Information**

**Proposal:** EXT. OF DUR.: PROTECTED STRUCTURE: PROTECTED STRUCTURE: (1) Internal and external modifications to the existing St. Clare's Convent and Bethany Orphanage building including the demolition of later additions to the convent building and the provision of new entrances to the buildings; (2) The provision of a total of 209 no. residential units and 1 no. office

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unit (162sq.m. GFA) as follows: Block A: New 4 storey building consisting of 11 no. apartments (3 no. 1 beds; 7 no. 2 beds; and 1 no. 3 beds) with balconies to the north, east and west elevations; Block B: New 4 storey apartment building consisting of 11 no. apartments (7 no. 2beds; and 4 no. 3 beds) with balconies to the east, south and west elevations; Block C: Change of use of existing 3 storey orphanage building to provide 6 no. apartments (1 no. 1 bed and 5 no. 2 beds) with balconies to the east elevation and to the southern elevation of its northern wing; Block D: Change of use of the existing 4 storey building (3 storey over lower basement level) from convent to provide for 13 no. apartments (11 no. 1 beds; and 2 no. 2 beds) with a terrace at northern elevation at lower ground floor level and the conversion of the main chapel into an office unit (162 sq.m. GFA). Works to Block D will also involve the conversion of the former nun's chapel into a residential unit. Block E: New 4 storey building consisting of 48 no. apartments (12 no. 1 beds; 27 no. 2 beds; and 9 no. 3 beds) with balconies to all elevations. Block F: New 4 storey building consisting of 38 no. apartments (7 no. 1 beds; 26 no. 2 beds; and 5 no. 3 beds) with balconies to all elevations; Block G: New 4 storey building consisting of 42 no. apartments (11 no. 1 beds; 18 no. 2 beds; and 13 no. 3 beds) with balconies to the east, south and west elevations; Block H: A new 4 storey building consisting of 16 no. 2 bed apartments with balconies to all elevations; Block J: A new 4 storey building consisting of 24 no. apartments (17 no. 2 beds and 7 no. 3 beds) with balconies to the eastern and southern elevations as well as to the northern and southern elevations facing the courtyard. (3) The demolition of the San Damiano building on Harolds Cross Road; (4) The re-opening of the archway to the front (Harolds Cross Road elevation) of the Bethany Orphanage building to provide a new pedestrian entrance to the site; (5) The relocation of the existing vehicular entrance to Harolds Cross Road and the removal of the existing vehicular entrance to the south of No. 119 Harolds Cross Road; (6) The removal of the existing front boundary wall along Harolds Cross Road and its replacement with a new low plinth and rail boundary; (7) The provision of a new 3 metre high stone boundary wall between part of the site and the existing Mortuary Chapel (a Protected Structure Ref. No. 3583); (1) The demolition of No.'s 115, 117 and 119 Harolds Cross Road, and the demolition and removal of sheds, greenhouses and other such structures and landscape features within the garden area; (2) The provision of 2 No. ESB substations; (3) The provision of 228 no. car parking spaces, 212 no. bicycle parking spaces, waste storage, storage and plant areas all at basement level with a new vehicular ramp access; (4) The provision of 5 no. car parking spaces, 60 no. bicycle parking spaces and 2 no. children's play area at surface level; (5) All associated engineering, drainage, landscaping, boundary treatment and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2755/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/11/2020
<b>Applicant</b>	Three Ireland (Hutchison) Ltd.
<b>Location</b>	Aras An Phiarsaigh, 207-211, Pearse Street, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of the erection of six telecommunications antenna, three dishes, equipment cabinet and other ancillary equipment at roof level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2925/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/11/2020

**Applicant** Walthill Properties Ltd.  
**Location** Baggotrath House, Newbridge Avenue, Sandymount, Dublin 4 including 11 Newbridge Drive, Sandymount, Dublin 4.  
**Additional Information** Additional Information Received  
**Proposal:** The development consists of: demolition of a single dwelling (248sqm) at 11 Newbridge Drive, Sandymount, Dublin 4, and the construction of: i. A total of 18 no. units comprising 4 no. 2 storey 3-bedroom, 12 no. 3 storey 3-bedroom, 1 no. 1 storey 2-bedroom and 1 no. 1 storey 1-bedroom housing units with a total GFA of 2,335 sqm; ii. 454.5 sqm of communal open space; iii. Access to housing units 1-16 and 18 will be from Newbridge Avenue and access to house unit No. 17 will be from Newbridge Drive; iv. All associated ancillary works including car parking on site of 4,901 sqm.

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**Area** Area 1 - South East  
**Application Number** 3397/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/11/2020  
**Applicant** Shared Access Limited  
**Location** Brookfield Lawn Tennis Club, Palmerston Park, Rathmines South, Dublin 6 D06 EY73

**Additional Information**

**Proposal:** The development will consist of the removal of an existing 16m high shrouded telecommunications support structure together with a floodlight and CCTV on it and replacement with a new 18.5m high shrouded telecommunications support structure with the relocated existing floodlight and CCTV on it, carrying telecommunications equipment including antennas, RRUs and dishes, together with associated exchange cabinets and all associated site development works. The development will provide for wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 3399/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/11/2020  
**Applicant** Aoife O'Driscoll & Anna Maccarthy Adams  
**Location** 244, Kildare Road, Dublin 12

**Additional Information**

**Proposal:** Permission for the following works:

- A) Proposed two storey flat roof extension to side and single storey extension to rear of the existing building.
  - B) Associated internal modifications and siteworks.
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**Area** Area 1 - South East  
**Application Number** 3401/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 12/11/2020  
**Applicant** Courtney McNally & Benjamin Thomas  
**Location** 25, Pembroke Cottages, Dublin 4, D04 EOX1

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### Additional Information

**Proposal:** The development will consist of the following: demolition of existing extension to the rear, construction of a new two-storey extension to the rear with flat roof to tie into existing roof, attic conversion as a fully habitable room, new skylights to front and rear, internal alterations and all associated ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3405/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	09/11/2020
<b>Applicant</b>	Mark Harrington
<b>Location</b>	Hospitality House, Nos. 16-20, South Cumberland Street, Dublin 2

### Additional Information

**Proposal:** PERMISSION & RETENTION: The retention of a change of use from office use to flexible office/education use (language school for adult education) at Unit 1A, and the change of use from office use to flexible office/education use (language school for adult education) at Unit 1B, both at ground floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3413/20
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	13/11/2020
<b>Applicant</b>	Declan Lernihan & Connor Gunne
<b>Location</b>	66, Leeson Close, to rear of 66 Leeson Street Lower, Dublin 2

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Development consisting of alterations and extensions to existing vacant & dilapidated coach mews house previously in office use. Works to include removal of non-original fabric inc. roof slates & windows/ doors & installation & repair with new roof slates & windows & doors, cleaning & repairs of existing stone & brick work, construction of new two storey extension to front to provide additional accommodation, alterations, refurbishment & restoration of interior to provide two bedroom plus study mews dwelling house with new landscaping & boundary walls to rear and all other associated site development works, drainage, etc., alterations and changes to existing access & car parking & open space to rear of main property to facilitate works, including first floor balconies to both front and rear facades.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3415/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/11/2020
<b>Applicant</b>	MHL Event Management Ltd
<b>Location</b>	Fire Steakhouse & Bar Restaurant Dublin, Supper Room Building, The Mansion House, Dawson Street, Dublin 2

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The development will consist of temporary planning permission for a period of two (2) years for: Provision of a covered restaurant seating area on the existing outdoor terrace for the purposes of social distancing . The existing outdoor terrace is to be provided with a lightweight awning system consisting of powder coated posts and rails, with retractable fabric roof panels. Clear glass screens are to be provided to the front and sides of the terrace, with the side screens fixed and the front screens partially opening. Positioned on the upper first floor terrace on the main front Dawson Street elevation of the Fire Steakhouse & Bar Restaurant overlooking the front garden of the Supper Room Building. The site is a Protected Structure within the curtilage of the Mansion House located in South City Retail Quarter Architectural Conservation Area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3417/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/11/2020
<b>Applicant</b>	Christine Molloy
<b>Location</b>	10, Merton Drive, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** Development consisting of a first floor bedroom extension to front of house above the existing garage, with glazed recess at ground floor, new window at first floor, and extension of the existing gable roof. Materials and finishes will match the existing house, including brick front wall and natural slate roof. The development also includes replacing the existing velux roof light arrangement at the rear slope of the roof with a new dormer window structure with zinc cladding, and a bathroom extension to rear at first floor level with plastered finish to match the existing rear elevation.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4514/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	10/11/2020
<b>Applicant</b>	Soundvale Limited
<b>Location</b>	Merrion Road/Rock Road, Booterstown, Blackrock, Co. Dublin

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a site of c. 1.17 ha at Merrion Road/Rock Road, Booterstown, Blackrock, Co. Dublin (the site is bounded to the north by greenfield lands and an existing car park; to the south by greenfield lands within the administrative boundary of Dun Laoghaire Rathdown County Council; to the east by the Nutley stream and rail line; and to the west by Merrion Road/Rock Road R118). The proposed development shall provide for a new recreational and interpretive centre building (total GFA c. 6,329 sq m) and a range of associated biodiversity proposals. The overall proposal shall comprise the following development over 5 floor levels (overall building height c. 18.55m parapet): 1. Main External Entrance Area (c. 334 sq.m) at upper ground floor level. 2. An Interpretive Centre (c. 500 sq m GFA) at upper ground floor and mezzanine floor levels and associated external terrace area at mezzanine floor level only (c. 165 sq m). 3. A Crèche Facility (c. 278 sq m GFA) and associated outdoor play area/external terrace area (c. 440 sq m) at upper ground floor level. 4. A Members Area at upper ground floor level (c. 190 sq m GFA). 5. A Cafe/Reception Area (c. 340 sq m GFA) and associated shared WC facilities (c. 52 sq m GFA) at upper ground floor level. 6. 6 no. Health Studios (c. 842 sq m GFA) and 2 no.

external health studio terrace areas (c. 75 sq.m and 40 sq m respectively) at upper ground floor and mezzanine floor levels. 7. A Gym facility (total GFA c. 630 sq m) and an external gym terrace area (c. 135 sq m) at first floor level. 8. A 20m Internal Swimming Pool, Jacuzzi and Hydro Pool area (c. 575 sq m GFA) and external pool terrace area (c. 230 sq m) at first floor level. 9. Service/Changing Facilities (including circulation space) for the health studios, gym and pool area (c. 876 sq m GFA) at upper ground floor, mezzanine floor and first floor levels. 10. A Spa Facility (c. 687 sq m total GFA) comprising (a) a reception area, treatment rooms, sauna, salt room, steam room, relaxation rooms and circulation areas (c. 547 sq m GFA); and (b) spa changing facility and WC (c. 140 sq m GFA) at second floor level. An External Spa area (total c. 568 sq m) comprising a relaxation terrace area (c 88 sq m); a spa jacuzzi and external pool area (c. 100 sq m); and pool run around area (c. 380 sq m) is also proposed at second floor level and within the main building envelope. 11. A restaurant (c. 452 sq m total GFA) comprising restaurant floor space (c. 344 sq m GFA) and ancillary areas (c. 108 sq m GFA) and ancillary areas (c. 108 sq m GFA) at second floor level. An external restaurant terrace area (c. 300 sq m) is also proposed at second floor level. 12. Service areas (c. 271 sq m GFA) comprising (a) a bin store, acid store, alkaline store, delivery area and water storage and pump area (c 184 sq m GFA); (b) ICT Room (c. 6 sq m GFA); (c) ESB Sub Station and Low Voltage Switch Rooms (c. 26 sq m GFA); and (d) Water Treatment Plant (c. 55 sq m GFA) at lower ground floor, upper ground floor and mezzanine floor levels. 13. Recessed car parking area, circulation and ramp space (c. 1,910 sq m) at lower ground floor level. 14. Shared Circulation Space including fire-fighting cores (c. 636 sq.m GFA) at lower ground floor, upper ground floor, mezzanine floor, first floor and second floor levels. A total of c.4,197 sq m external areas (external terraces/run around areas/car parking areas) are proposed. The proposal also provides for open landscaped space, which forms part of an overall biodiversity plan for this site and the adjoining Dun Laoghaire Rathdown County Council lands to the south (a number of biodiversity proposals are the subject of a separate planning application lodged concurrently to Dun Laoghaire Rathdown County Council). Biodiversity proposals for this site include (1) a portion of the new coastal meadow; (2) A coastal tree belt; and (3) coastal grass and shrub internal garden. An access ramp to the overall development is proposed at lower ground and upper ground floor levels. A second access ramp leading to a mown grass path is also proposed to facilitate a new bird hide on the adjoining site to the south (which is the subject of a concurrent planning application to Dun Laoghaire Rathdown County Council). Vehicular access (entry point) to the overall development is proposed via Merrion Road/Rock Road (R118) in the form of a priority controlled junction with an associated right turn lane opposite Bellevue Avenue. A separate vehicular access (exit point) to serve the development along Merrion Road/Rock Road (R118) is the subject of a separate planning application lodged concurrently to Dun Laoghaire Rathdown County Council. A total of 68 no. car parking spaces; 92 no. bicycle spaces; and 3 no. motorcycle spaces are proposed. Pedestrian access is also facilitated at 2 locations from Merrion Road/Rock Road (R118). The associated site and infrastructural works proposed include provision for water services; foul and surface water drainage and connections; attenuation proposals; all landscaping works; boundary treatment (including the provision of steel gates along the boundary frontage of the site at Merrion Road/Rock Road R118; internal roads and footpaths; and electrical services. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with this planning application. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NiS) will be submitted to the Planning Authority with this planning application.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1627/20
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	09/11/2020

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**Applicant** Robert Watson  
**Location** 23, Serpentine Avenue, Ballsbridge, Dublin 4, D04 E4Y9  
**Additional Information**  
**Proposal:** The development consists of the creation of a vehicular access to include, dished footpath and kerb, new entrance of max. 3m with inward opening gates and a permeable paving and gravel finish.

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**Area** Area 1 - South East  
**Application Number** WEB1636/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/11/2020  
**Applicant** Celine Hogan  
**Location** 25, Wilfield Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** Replacement of 3.05m wide section of existing front garden railings by new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped, offstreet parking in front garden area.

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**Area** Area 1 - South East  
**Application Number** WEB1643/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/11/2020  
**Applicant** Ronan & Karen Daly  
**Location** 1, Grosvenor Place, Rathmines, Dublin 6  
**Additional Information**  
**Proposal:** RETENTION: The removal of the non-original metal railings and steps to the front conservatory in line with the proper conservation of the existing dwelling (Planning Application No WEB 1521/16, Decision Order No P0597 and An Bord Pleanala No PL29S.248188).

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**Area** Area 1 - South East  
**Application Number** WEB1681/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/11/2020  
**Applicant** Mr Tim Kirwan  
**Location** 77, Harold's Cross Cottages, Harold's Cross, Dublin 6  
**Additional Information**  
**Proposal:** Demolish existing single storey extension to the rear and to construct new single storey extension to rear, attic conversion with dormer window to rear and incorporating raising of ridge line and rooflight to front.

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**Area** Area 1 - South East  
**Application Number** WEB1771/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID

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**Decision Date** 09/11/2020  
**Applicant** Charanjeet Singh  
**Location** 130, Clonard Road, Crumlin, Dublin 12

**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

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**Area** Area 1 - South East  
**Application Number** WEB1772/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/11/2020  
**Applicant** Donna McGrath  
**Location** 1A, Dromard Terrace, Sandymount, Dublin 4

**Additional Information**

**Proposal:** First floor extension to southeast side.

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**Area** Area 1 - South East  
**Application Number** WEB1773/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/11/2020  
**Applicant** Alan and Stephanie OReilly  
**Location** 64, Corrib Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of : A single storey extension to the front and side of the existing house.

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**Area** Area 1 - South East  
**Application Number** WEB1789/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/11/2020  
**Applicant** Una Fitzgibbon  
**Location** Rear No. 60, Grosvenor Street/Spire View Lane, Rathmines/Rathgar, Dublin 6

**Additional Information**

**Proposal:** The development will consist of alteration to existing garage/shed double door, at Spire View Lane, to increase it's ope width and opening direction and including all associated site works.

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**Area 1  
Appeals Notified**

**None**

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**Area 1  
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 2427/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @09/11/2020  
**Applicant** Louise Morgan & Simon McCabe  
**Location** 53, Iveagh Gardens, Dublin 12 (D12 XH94)  
**Additional Information**

**Proposal:** The development will consist of:

- The construction of two storey (stairwell) extension to the side and single storey extension with rooflight to the rear.
- Alterations to existing roof to include new rooflight to the side roof slope.
- All associated internal alterations, site, landscaping, drainage and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 2519/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @09/11/2020  
**Applicant** Sorcha Ni Scolai & Eamon Keane  
**Location** 52, Terenure Road North, Dublin 6w  
**Additional Information**

**Proposal:** Planning Permission for development at this site at 52 Terenure Road North, Dublin 6W, D6W K202. The development will consist of the erection of a new part single and part two storey flat roofed extension to the rear of existing dwelling at 52 Terenure Road North, Dublin 6W, D6W K202 including all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 2537/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 09/11/2020  
**Applicant** Tracy Armstrong  
**Location** No. 58, Northbrook Avenue, Ranelagh, Dublin 6, D06 CR40  
**Additional Information**

**Additional Information**

**Proposal:** Permission for development consisting of a rear extension at ground floor (12 sq.m) & first floor (12 sq.m), and an attic conversion with dormer window to the rear and the insertion of 2no. roof lights to front roof.

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**Area** Area 1 - South East  
**Application Number** 4826/19

**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 11/11/2020  
**Applicant** Peter McVerry Trust CLG  
**Location** site bounded by Shaw Street and Brunswick Villas,  
Dublin 2, D02 EV97

**Additional Information** Additional Information Received

**Proposal:** The demolition of existing property known as No. 2 Brunswick Villas, including existing boundary walls and gateway entrance to Shaw Street and the construction of a new 12 No. apartment development comprising of; 11 No. 1 bedroom units and 1 No. 2 bedroom unit in a mixture of three and six storey buildings. The development will include internal courtyard to rear, new gateway to the existing Brunswick Villas laneway and entrance lobby, plant rooms and bicycle storage areas at ground floor level. All apartments will include balconies to street elevations from first to fifth floors, with setback balconies and balustrades included to fifth floor apartment area. The proposed works are to include all associated site works, ancillary accommodation and drainage at the site.

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**Area** Area 1 - South East  
**Application Number** WEB1555/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @10/11/2020  
**Applicant** Fidelma Macken  
**Location** 23, Dartmouth Walk, Dublin 6, D06XH74  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: the demolition of an existing bathroom at first floor level, alterations to the interior layout and rear external elevation; the construction of a new bedroom extension with en-suite at first floor level and the provision of all other associated site excavation, infrastructural and site development works above and below ground.



# Dublin City Council

## SECTION 5 EXEMPTIONS

46/20

(09/11/2020-13/11/2020)

**Area** Area 1 - South East  
**Application Number** 0390/20  
**Application Type** Section 5  
**Applicant** Ourida Echikr & Moussa Bouguerra  
**Location** 1-2, Bedford Row, 2  
**Registration Date** 13/11/2020

**Additional Information**

**Proposal:** EXPP Protected Structure; The space outside the unit is DCC land Is a licence/Permit required to use or put seating out there, already the foot path is used for seating with wind breakers for the new changes I was advised to apply for a Section 5 application to DCC for Planning permission.

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