



Dublin City Council

Weekly Planning List

35/21

(30/08/2021-03/09/2021)

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	2221/16/X1
Application Type	Extension of Duration of Permission
Applicant	Fibonacci Property ICAV
Location	Former AIB Bank Centre lands, Junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4
Registration Date	01/09/2021

Additional Information

Proposal: EXT.OF DURATION:Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office accommodation is 40,321 sq.m.

Development includes 2 no. single storey café/ restaurant/ retail units of 36 sq.m and 104 sq.m located at upper basement level in the proposed central plaza.

Both blocks include terraces at fourth and fifth floor level. Vehicular and cycle access to the basement car park is proposed from the existing vehicular access off Merrion Road on the southern boundary of the site. The development includes the provision of 164 no. car parking spaces, 405 no. bicycle parking spaces (in the lower basement) and 58 additional visitor spaces (at surface level), 7 no. motorcycle spaces, showers, changing and locker space at lower basement level.

Pedestrian access via the existing central plaza is retained. Works to the plaza include its lowering to upper basement level, new access steps, planting, water features and hard and soft landscaping.

The development includes plant areas and internal switch rooms, all associated site development works, hard and soft landscaping and all other ancillary works. The development includes the construction of a two storey substation/ switch room building located to the west of the site with an area of 57.5 sq.m. Existing site boundary railings to be retained and refurbished.

Area	Area 1 - South East
Application Number	2277/21
Application Type	Permission
Applicant	Philip Anthony Halton
Location	Newbridge Mews, Rear 47 Tritonville Road, Dublin 4
Registration Date	31/08/2021

Additional Information Clarification of Add. Information Recd.

Proposal: The development will consist of a single two storey 3 bedroom mews house, containing 2 bathrooms, kitchen/dining area on the ground floor and a living area on the first floor. A pitched tile roof & a brick east and west façade and plaster façade to the south and north of the dwelling. There will be three roof lights and a rear and front garden, the front garden containing two parking spaces.

Area	Area 1 - South East
Application Number	2877/21

Application Type	Permission
Applicant	Esprit Investments Limited
Location	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2
Registration Date	02/09/2021
Additional Information	Additional Information Received

Proposal: Planning permission for amendments to a permitted development under Reg. Ref.: 4778/19 at a site (0.2695 ha). The permitted development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line.

The proposed development consists of the following:

- i. Amendments to the footprint of the basement and layout of the ground floor level. There is also a slight reduction in the floor area from 1st – 8th floor due to the proposed amendments.
- ii. The basement level in Plot A will increase by 235.3 sqm to provide a total overall basement gross floor area of 1,340 sqm providing retail and office uses.
- iii. The basement floor level in Plot B will be lowered from -4.2 to -5.25m.
- iv. The amendments at ground floor level include general layout changes, new revolving door and glazed screen to office reception on Townsend Street; change of use of permitted office unit (355 sqm) at ground floor level fronting Brunswick Villas retail/café/restaurant use; the provision of a new entrance lobby to access basement level and associated elevational changes; revisions to bicycle parking and refuse area to provide additional retail floor space and; minor elevational changes to ESB substation fronting Garden Lane.
- v. Proposed revisions to Shaw Street elevation at 6th floor and the provision of an additional terrace access door.
- vi. Additional plant at roof level over 8th floor providing for a slight increase of 1.75m to the overall building height.
- vii. The proposed amendments result in an additional 969.6 sqm of retail/café/restaurant space and a minor increase in overall development GFA by 285.3 sqm to a total 15,400 sqm.
- viii. And all ancillary and associated works, including elevational works.

Area	Area 1 - South East
Application Number	3034/21
Application Type	Permission
Applicant	Kivaway Ltd
Location	The Odeon Bar and Grill, 57 Harcourt Street, Dublin 2
Registration Date	03/09/2021
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The development consists of general façade maintenance and cleaning works including: (1) The removal of plant growth from the façade and gutters; (2) The local repair of pointing to the granite façade elements (steps, columns and cappings etc); (3) The local repair of pointing to the brickwork and (4) Cleaning the entire façade and (5) Repainting of windows and entrance portico. The building is a protected structure in a Strategic Development and Regeneration Zone.

Area	Area 1 - South East
Application Number	3420/21
Application Type	Permission
Applicant	BHA Construction Limited
Location	126-128 Harold's Cross Road, Dublin 6W
Registration Date	31/08/2021
Additional Information	

Proposal: Planning permission for the development seeks modifications to the previously approved permission DCC Reg Ref. 4735/18 - ABP 304552-19. Modifications are to include the addition of 6 no extra units achieved by way of an additional floor to the previously granted block 1, bringing the proposed height of the building from 5 storey to 6 storey and increasing the total units in the proposed development from 34 no. units (4 no. studio, 14 no. one bed, 13 no. two bed) up to 40 no. apartment units (4 no. studio, 17 one bed, 16 no. two bed). No modifications to block 2 are proposed from the scheme outlined in DCC Reg. Ref. 4735/18 - ABP-304552-19. No modifications to the no. of bicycle parking spaces (70 no.) and car parking spaces (30 no.) or basement layout are proposed. All associated signage, site works, drainage, street lighting and landscaping are as per the previously granted scheme.

Area	Area 1 - South East
Application Number	3421/21
Application Type	Permission
Applicant	Crumlin Lower Advancing Youth CLG
Location	31a Crumlin Road, Dublin 12, D12 VP99
Registration Date	31/08/2021

Additional Information

Proposal: Planning permission for the development will consist of the erection of 1no. outdoor open plan activity area consisting of a 7.260m x 6.070m, 40mm composite panel unit and having an overall height of 3.320m.

Area	Area 1 - South East
Application Number	3423/21
Application Type	Permission
Applicant	Dominique Crowley & Michael Gary
Location	22, Garville Avenue, Rathgar, Dublin 6, D06Y1E8
Registration Date	01/09/2021

Additional Information

Proposal: PROTECTED STRUCTURE: (Record No.3149). The development will consist of: The proposed renovation and extension works at this site of 0.1008 ha. Including the following: (1) Reinstating the property as a single-family home from current multi-occupant rental accommodation usage. (2) the removal of 20th century partitions and reinstatement of original features and room layouts removed or modified during previous conversion works. (3) the removal of non-original sand and cement render to front and rear elevations and replacement with lime based breathable render to selected colour. (4) cleaning and repointing of brickwork (5) the restoration of original features including historically correct 6 over 6 pane timber sash windows at upper ground floor level, provision for energy upgrade of all windows to conservation approved thin double glazing, restoration of all existing sliding sash windows and surrounds and replacement where only required. (6) the widening of the lower ground floor entrance front door opening and the provision of a new door with side-lights. (7) the partial demolition of the previously altered rear wall to side return and the careful removal of an existing non original small outbuilding to the rear and non-original two storey extension rear return to the rear of the property to provide access to: (8) The construction of a new Kitchen/ Dining & Family room, single storey extension with a flat green sedum roof to the rear of the property at lower ground floor level with a glazed double height space connecting to upper ground floor level (9) provision for a glazed gallery link to the rear of the property at upper ground floor level, connecting an existing inner room bedroom to the main circulation space. (10) including the lowering of one window cill to side return to provide door access to the existing bedroom. (11) The careful removal and lowering of the non-original concrete floor slab at lower ground floor level by approx. 525mm to provide 2.4M clear head height in main

access corridor. (12) the lowering of window opening in the rear return to match original house levels. (13) provisions for widening of existing opening to rear return at lower ground floor level and provision for new bedroom door access to upper ground floor level. (14) provision for 3 x roof light and 1 x solar panel to rear roof. (15) general landscaping to the rear garden including rebuilding part east boundary wall to align with rear boundary. (16) provision for a recessed single storey garden room with green sedum flat roof and pergola area to the rear boundary. (17) general landscaping to the front including new steps and disability access compliant access ramp to lower ground floor level with opening up works to the underside of the entrance steps allowing light and access. (18) The widening of the existing pedestrian gate from 1m to 3.6 m wide to provide vehicle access and parking. (19) provision for two electric car charging points. (20) To include conservation of historic fabric and finishes, upgrading services of the house, alterations and improvements to the existing building layouts, including all associated site works.

Area	Area 1 - South East
Application Number	3424/21
Application Type	Permission
Applicant	Lucio Paduano, Manifesto Restaurant
Location	208, Rathmines Road Lower, Rathmines, Dublin 6, D06 K466
Registration Date	01/09/2021

Additional Information

Proposal: The development consists of the provision of a new single storey canopy structure to the rear of the property to create a new outdoor dining & drinks terrace area at existing first floor level roof. Retractable glazed roof and sliding glazed screen to sides to allow use in different weather conditions. Provision for improved access by customers from ground to first floor level including new lobby and toilets to first floor landing and improved access to terrace area. Upgrade of existing rear return extension at first floor level with new façade and raised roof with compliant fire escape strategy head height requirements. Removal of the existing fire escape roof platform and escape ladder and provision for a new compliant emergency stair with existing final exit onto shared laneway to the rear. Removal of redundant & relocation of some existing roof mechanical & electrical services. Renovation & improvements of existing restrooms at ground floor level to provide compliant level access to a new wheelchair accessible WC. Provision for a new lobby for fire safety to stair landing. To include renovation, alterations to the existing building, including all associated site works.

Area	Area 1 - South East
Application Number	3431/21
Application Type	Permission
Applicant	Patrick & Tina Wall
Location	Side of No. 28, Durrow Road, Crumlin, Dublin 12
Registration Date	02/09/2021

Additional Information

Proposal: Permission for new 2 storey & single storey, 3 bedroom end of terrace house, with vehicle & pedestrian access, new boundary walls & all associated site development works.

Area	Area 1 - South East
Application Number	3440/21
Application Type	Permission

Applicant	Irish Life Assurance plc
Location	Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 and Davitt House (No. 65 Adelaide Road) Dublin 2
Registration Date	03/09/2021
Additional Information	<p>Proposal: Planning permission for development at this site, formerly Seagrave House (No's. 19-20 Earlsfort Terrace) Dublin 2 (DO2 EN84) and Davitt House (No. 65 Adelaide Road) Dublin 2 (D02 TW27). The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a Protected Structure (RPS 2421) and is bounded by Earlsfort Terrace, Adelaide Road and, to the rear, by Hatch Place. The proposed development seeks to amend a permission for a four to seven storey development, granted under Reg. Ref. 3040/17 (ABP-300914-18), as previously amended under Reg. Ref. 3984/19 (ABP-306061-19). No change is proposed in the permitted building height or floorspace. The proposed development includes:</p> <ol style="list-style-type: none"> 1. Modifications to external ground floor level railings and landscaping along Earlsfort Terrace and Adelaide Road (including provision of an external planter and a c. 4m high 'totem' sign near the main entrance) and provision of new paving to footpath (within the applicant's ownership); 2. Modifications to the external façade at ground floor level (including the provision of two pass doors and one revolving door at the main entrance, exclusion of a permitted side access door to Earlsfort Terrace [beside No. 18 Earlsfort Terrace, a Protected Structure], insertion of new double emergency escape door set to Earlsfort Terrace, along with associated landscaping works); and 3. Modifications to external landscaping at the northern courtyard (located along the northern site boundary) at ground floor level, including minor amendments to hard landscaping and an external planter. <p>The application includes all associated and ancillary development and site works above and below ground.</p>

Area	Area 1 - South East
Application Number	3443/21
Application Type	Permission
Applicant	Carrickreagh Developments Ltd
Location	53, Percy Place, Ballsbridge, Dublin 4
Registration Date	03/09/2021

Additional Information	<p>Proposal: The development proposes modifications to the previously permitted development (Dublin City Council Planning Reference 3412/17), consisting of:</p> <ul style="list-style-type: none"> • Internal layout changes to the lift and stair core accessing the apartments, to reflect the agreed fire strategy permitted in the development fire safety certificate obtained for the development; • Associated internal layout revisions to all apartments to facilitate the revised core layout. <p>The development area and breakdown of unit types (1 no. 1-bed and 7 no. 2-beds) remains the same as the permitted development (Dublin City Council Planning Reference 3412/17). For the sake of clarity, the previously permitted amendment application for the removal of the basement serving the development (Dublin City Council Planning Reference 3542/18) will not be implemented.</p>
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Area	Area 1 - South East
Application Number	3484/20
Application Type	Permission
Applicant	24 South Frederick St. Propco Limited

Location 24 & 25 Frederick Street South, Dublin 2

Registration Date 02/09/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: the change of use from Art Gallery, Retail, Yoga Studios and Offices to Hotel use; the demolition of the non-original rear annexes from lower ground level to 2nd floor level (148 sq.m); and the construction of a ground floor level rear extension (76 sq.m) over an extension at lower ground/basement level (51 sq m). The development will decrease the gross floor area of Nos. 24 and 25 Frederick Street South from 814 sq m to 793 sq m. The proposed hotel comprising 25 No. bedrooms and ancillary lounge areas will be functionally linked to the Trinity Townhouse Hotel which is located at Nos. 12, 29 and 30 Frederick Street South, Dublin 2. The development will also comprise of: the replacement of the non-original PVC windows to the rear of the existing properties with sliding sash timber windows; internal room modifications including an interconnecting link between No. 24 and 25 at ground floor level; a link bridge suspended over an internal courtyard connecting to the proposed extension; signage; lighting; bin storage; plant; hard and soft landscaping; and all associated site works above and below ground.

Area 1 DOMESTIC

Area Area 1 - South East

Application Number 2792/16/X1

Application Type Extension of Duration of Permission

Applicant Christy Mahady

Location 60, Melvin Road, Dublin 6W

Registration Date 03/09/2021

Additional Information

Proposal: EXT. OF DURATION: A new bay window with pitched roof over and the repositioning of the front hall door. The works will also include the removal of the front garden wall and dishing of footpath to facilitate off street parking.

Area Area 1 - South East

Application Number 3418/21

Application Type Retention Permission

Applicant Ms. Therese Lipsett

Location 107 South Circular Road, Portobello, Dublin 8, D08
DRF8

Registration Date 31/08/2021

Additional Information

Proposal: PROTECTED STRUCTURE: retention planning permission for development at this site of unauthorised works to rear of property consisting of the construction of a small single storey kitchen extension of approximately 4m2 with lean to roof with internal access from the rear return and the introduction of a uPVC doorway at lower ground level along the rear elevation. The proposals contained within this application are to retain the works in principle with mitigation factors including improved materiality design and consolidation of historic fabric which will be more sympathetic to the character of the protected structure.

Area	Area 1 - South East
Application Number	3419/21
Application Type	Permission
Applicant	Jessica Fisk and Patrick Keaveney
Location	124 Kimmage Road Lower, Dublin 6W, D6W FP11
Registration Date	31/08/2021

Additional Information

Proposal: Planning permission for the development will consist of demolition of existing single storey extension (12m²) and provision of new ground floor extension area (45.7m²) and new first floor extension (16.5m²) to the rear of the dwelling (total extension 62.2m²), with provision of new vehicular access and parking area to front of the dwelling and all ancillary site works.

Area	Area 1 - South East
Application Number	WEB1496/21
Application Type	Permission
Applicant	Jenny Anne Corkery and Cillian Mc Govern
Location	Rear of No. 13 Emorville Avenue, Portobello, Dublin 8, D08 R22W
Registration Date	02/09/2021

Additional Information Additional Information Received

Proposal: (a) Demolition of existing rear garage;

(b) Alterations to existing northern boundary wall and side vehicular entrance;

(c) The sub-division of the rear garden of no. 13 Emorville Avenue; and

(d) The construction of a new two storey detached infill dwelling with entrance off Ovoca Road, all as per previously approved planning application Reg. Ref. 4050/19.

Proposed changes to application Reg. Ref. 4050/19 include the addition of a pitched roof with flat roof section and roof light, a flat green roof to single storey section, alterations to the front façade materiality and overall aesthetic to be more in keeping with the character of the area, internal layout modifications, relocation of the ground floor courtyard from the southern boundary to the northern boundary, an increased gross floor area of 2.5 sqm, and all associated site works.

Area	Area 1 - South East
Application Number	WEB1903/21
Application Type	Permission
Applicant	Amy O'Leary and Ignacio Rodriguez
Location	128, Dolphin Road, Dublin 12
Registration Date	01/09/2021

Additional Information

Proposal: Development consisting of addition of two-storey extension at the rear of Private Terraced House, addition of porch at the front elevation, reducing size of existing window at the front elevation, attic conversion with addition of dormer window at the rear, demolition of existing pillars to increase width of vehicular access to Private Terraced House and all associated Site Works at No.128 Dolphin Road, Dublin 12, D12 TN24

Area	Area 1 - South East
Application Number	WEB1906/21
Application Type	Permission
Applicant	Kinnear

Location 5, Dartry Park, Dublin 6

Registration Date 02/09/2021

Additional Information

Proposal: Single storey extension to rear with 4 no. rooflights; attic conversion with dormers to rear and side and 3 no. rooflights to front; conversion of garage to front; widening of front gates to improve vehicular access and including all related drainage and landscaping.

Area Area 1 - South East

Application Number WEB1908/21

Application Type Permission

Applicant John O'Rourke

Location Rear of 42, Dartmouth Square East (Warners Lane),
Dublin 6

Registration Date 02/09/2021

Additional Information

Proposal: PROTECTED STRUCTURE: (A) removal of 2 no existing first floor dormer windows to rear elevation and replacement with new dormer mono pitch roof and windows (incorporating existing 2 no "Velux" rooflights and creating additional floor area to existing rear first floor rooms of 2.5sq/m),

(B) construct new first floor en-suite bathroom (4.7 sq m) within void over existing entrance hall, incorporating alterations to existing first floor window to front elevation

(C) installation of new "Velux" rooflight (to front elevation) over existing stairwell

(D) alterations to existing rear ground floor elevation and

(E) all associated site works,

Area Area 1 - South East

Application Number WEB1909/21

Application Type Permission

Applicant Rita Kane

Location 36, Hastings Street, Ringsend, Dublin 4

Registration Date 02/09/2021

Additional Information

Proposal: Planning permission at 36 Hastings Street, Ringsend, Dublin 4, a 2 storey + attic conversion mid-terraced dwelling for the demolition of single storey kitchen and shower-room extensions to rear and 2no. dormers at 2nd floor 'attic' level.

b. Permission to allow for part 2 storey bathroom over kitchen extension to rear and dormers to North and South roof slopes with alterations to internal layout, landscaping and connections to services.

Area Area 1 - South East

Application Number WEB1910/21

Application Type Permission

Applicant Greg Patel

Location 12, Tivoli Avenue, Harold's Cross, Dublin 6w, D6W DX26

Registration Date 02/09/2021

Additional Information

Proposal: Planning Permission is sought for demolition of rear garage (12.08m2), single storey extension at rear (44.5m2), alterations to rear and side windows/doors, new boundary wall centred

on lane-way, alteration to front garden wall and the creation of a vehicular access at 12 Tivoli Avenue, Harold's Cross, Dublin, D6W DX26 by Mr Greg Patel.

Area	Area 1 - South East
Application Number	WEB1911/21
Application Type	Retention Permission
Applicant	Andrea Farneti
Location	25, Mount Drummond Avenue, Harold's Cross, Dublin 6, D06 HY51
Registration Date	02/09/2021
Additional Information	
Proposal:	RETENTION: widening of existing street vehicular entrance to front garden.

Area	Area 1 - South East
Application Number	WEB1912/21
Application Type	Permission
Applicant	Maurice & Mary Hennessy
Location	21, Marine Drive, Sandymount, Dublin 4, D04 DX47
Registration Date	03/09/2021
Additional Information	
Proposal:	The development will consist of: the conversion of the existing attic including a dormer roof window to the rear of the house. The proposed development includes roof lighting to the front of the house. All associated site works and all ancillary minor works.

Area	Area 1 - South East
Application Number	WEB1913/21
Application Type	Permission
Applicant	Dalia Chendrean
Location	93, Waterloo Lane, Dublin 4
Registration Date	03/09/2021
Additional Information	
Proposal:	Planning permission for the demolition of a rear conservatory (8m ²) and construction of a ground, first and second floor domestic extension (69m ²) to the rear of the dwelling house at 93 Waterloo Lane, Dublin 4 (D04 C4A3).

Area 1 Decisions

Area	Area 1 - South East
Application Number	0274/21
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	02/09/2021
Applicant	Paul Ridgeway
Location	3, Palmerston Park, Rathmines, Dublin 6
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Replacing the copper (middle valley) at the above

property, Paint windows & doors externally, Paint internally ceiling/wall/cornice where leak noted internally.

Area	Area 1 - South East
Application Number	0275/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	02/09/2021
Applicant	The Iveagh Trust
Location	The Iveagh Hostel, 8 Bride Road, Dublin 8. D08 R7DX
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Renovation of basement level bathrooms 1 & 2. The works will the removal of existing sanitary ware, floor and wall finishes, non-original partitions/cubicles, the installation of sanitary ware, floor and wall finishes and new cubicle/partition system.

Area	Area 1 - South East
Application Number	0277/21
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	30/08/2021
Applicant	Maria Migone
Location	10 Templemore Avenue, Rathmines, Dublin 6. D06 T1X3
Additional Information	
Proposal:	EXPP: Replacing Shed which is at risk of collapse (see enclosed photos). It will continue to be used for storage and no water/electricity put in. See enclosed plans. The reason we are applying is because it is a large shed.

Area	Area 1 - South East
Application Number	0278/21
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	03/09/2021
Applicant	Berwick properties Ltd
Location	Peter Place, Dublin, 2
Additional Information	
Proposal:	SHEC;Development of 3 no. studios, 10 no. 1 bed units & 6 no. 2 bed units

Area	Area 1 - South East
Application Number	0281/21
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	01/09/2021
Applicant	D.L Builders
Location	91, South Circular Road, Dublin 8
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Decoration of the already painted rendered walls

at Garden Level to the front of the house, decoration of the front door and surrounds, cleaning and painting of cast iron railings to the front of the house and up the steps, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in First Floor rooms in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

Area	Area 1 - South East
Application Number	2959/16/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	30/08/2021
Applicant	Brian O'Reilly
Location	46, South Lotts Road, Ringsend, Dublin 4 D04 W573

Additional Information

Proposal: EXT OF DURATION: Conversion of attic space (21.2 sq.m), installation of new dormer window to rear and two roof lights to front of existing dwelling.

Area	Area 1 - South East
Application Number	3095/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	30/08/2021
Applicant	Alexander Gibbs, Conall Quinn & Carol Anne Leyden
Location	10 & 12, Winton Avenue, Rathgar, Dublin 6

Additional Information

Proposal: The development will consist of the following: widening of the existing openings in the front stone boundary wall to provide new vehicular access with inward opening double gates, 2.6 meters wide to each garden the subject of this application. The gates shall match in design and height the existing gates on site. One paved parking space, 2.6 meters wide shall be provided in each garden to facilitate electric vehicle charging points. The dividing railings between the gardens shall be retained and conserved.

Area	Area 1 - South East
Application Number	3102/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	30/08/2021
Applicant	Mr. Ciaran McGrath
Location	6 Crowe Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, D02 HP52 & 22 Temple Lane South, Dublin 2, D02 HP52

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for full refurbishment works to the ground & basement floor levels only at 6 Crowe Street, Dublin 2, D02 XV00, 21 Temple Lane South, Dublin 2, D02 HP52 & 22 Temple Lane South, Dublin 2, D02 HP52 which are protected structures (RPS No. 2082, RPS No. 8031, RPS No. 8032 respectively) to include (1) the addition of a new fully disabled access to the Crow Street elevation with creation of a new door opening directly into the commercial space bypassing a lobby and creation of a new internal

disabled access ramp;

(2) the alteration of the existing pedestrian street access to Temple Lane South by dropping the level of existing windows to street level with two no granite stepped entrances set back from the footpath with concealed internal security shutters and upper glazed doors;

(3) the full refurbishment of the elevations/shop fronts at ground floor level including painting & decorating and new discrete lighting;

(4) all associative site works involved in carrying out the refurbishment.

Area	Area 1 - South East
Application Number	3104/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/08/2021
Applicant	Borderbrook Limited
Location	58, Fitzwilliam Square North, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission at 58 Fitzwilliam Square North, Dublin 2, D02 Hp73, a Protected Structure, RPS. 2853. The development will consist of restoration works to the brick facade on the south facing elevation of the protected structure, including repair, re-pointing and consolidation of the brickwork.

Area	Area 1 - South East
Application Number	3105/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	31/08/2021
Applicant	Rebecca Yates and Charles Von Metzradt
Location	41, Laverty Court, Quinn's Lane, Dublin 2, D02 H348

Additional Information

Proposal: Planning permission for the following works: Removal of the existing external concrete staircase. Construction of a two storey extension to the front to contain Study, Utility, a Bedroom and two Bathrooms. Construction of a single storey extension to the front to form a new Entrance to the Ground Floor Garage/Workshop and to provide an external deck to the front for the First Floor Living Spaces. Installation of a new internal staircase to provide access to First and Attic levels. Provision of a dormer window to the front at Attic Level in the existing roof to light and ventilate the Proposed Attic Study. Installation of ten number rooflights to light and ventilate various rooms at Ground, First Floor and Attic Level. Installation of a new steel and glass balcony and staircase to the rear accessing the rear garden from First Floor. Related internal alterations.

Area	Area 1 - South East
Application Number	3110/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	31/08/2021
Applicant	The Board of Saint Patrick's Cathedral
Location	Saint Patrick's Cathedral, Saint Patrick's Close, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a 5 year consent to install temporary external lavatory accommodation within a pre-fabricated unit sited at lower ground level between Patrick Street and Minot Tower together with the provision of service connections to existing supplies. Access will be from existing doors and limited around the north side of the cathedral by a metal railing and gates between the north transept and St Patrick's Park railings. The cathedral is a Protected Structure under the Local Government (Planning and Development) Act 1999.

Area	Area 1 - South East
Application Number	3116/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/08/2021
Applicant	Hugh Heaton
Location	21 Belgrave Road, Rathmines, Dublin 6, D06 A7N3

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of the replacement of front sash windows with new painted timber double-glazed sliding sash windows to match the existing and the re-slating of the main roofs with blue Bangor slates.

Area	Area 1 - South East
Application Number	3117/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/09/2021
Applicant	Jacqueline Moloney
Location	8 Leeson Close and 29 Fitzwilliam Place, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at a site of c. 0.05 hectares at No. 8 Leeson Close and 29 Fitzwilliam Place, Dublin 2. No. 29 Fitzwilliam Place is a protected structure (RPS No. 2780)

The proposed development comprises:

1. demolition of non-original two storey office mews building. The existing side boundary walls which will be retained. Demolition of existing redundant oil tank & enclosure to rear garden,
2. construction of a 3 storey over basement dwelling including setback at first floor (second storey) to front (north west) elevation and setback at first floor (second storey) to part of the side (north east) elevation,
3. the provision of 2no. car parking spaces. One space to be provided at basement level via a scissors lift and one space to be provided within the curtilage of the proposed dwelling at ground floor level accessed from Leeson Close,
4. the provision of private open space, second floor terrace on rear (south east) elevation,
5. all other associated landscaping and ancillary works.

No works are proposed to No. 29 Fitzwilliam Place.

Area	Area 1 - South East
Application Number	3129/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	31/08/2021

Applicant	Gramon Limited
Location	Errigal House , Errigal Court , Eglinton Road, Dublin 4

Additional Information

Proposal: The development will consist of: (a) alterations to apartment block known as Errigal House as follows: (i) removal of existing external fire escape and provision of new enclosed fire escape stair core; (ii) provision of new entrance porch; (iii) removal and replacement of all existing glazing and provision of new external insulation to apartment block; (iv) modification of existing apartments to provide each unit with private amenity space in the form of an external balcony/wintergarden; (v) extension of apartment block at second floor level to allow for the provision of 2 no. two-bedroom apartments each served by private balcony/wintergarden; (vi) extension and revision of apartment block at third floor level to allow for the provision of 2 no. two-bedroom apartments, each served by private balcony/wintergarden, and the alteration of the layout of the existing apartment Nos. 3.2 and 3.3 and, (vii) provision of 1 no. additional storey, to existing four storey building, comprising 1 no. one-bedroom and 3 no. two-bedroom apartments each served by private balcony/wintergarden; (b) provision of bicycle parking shed of 28 no. spaces, 15 no. external bicycle parking spaces and new bin store; and, (c) all ancillary works, inclusive of landscaping, necessary to facilitate the development. The development will increase the quantum of residential units within Errigal House from 20 no. apartments to a total of 28 no. apartments and will result in the provision of a five storey apartment building.

Area	Area 1 - South East
Application Number	3130/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	02/09/2021
Applicant	Deirdre Conway
Location	131, Stannaway Road, Dublin 12. D12 T0F8

Additional Information

Proposal: RETENTION: The development consists of amendments to front boundary including the creation of a vehicular entrance and driveway as well as all works to the front boundary treatment and the creation of a hard surface parking area to the front of the property.

Area	Area 1 - South East
Application Number	3140/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	31/08/2021
Applicant	Aoife O'Riordain
Location	23 Leeson Park, Ranelagh, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: permission is sought for the development will consist of:

1. alterations to rear facade of dwelling house including 3 no. enlarged openings at lower ground floor to form doorways and two enlarged windows at upper ground floor,
2. addition of a roof light to rear roof pitch,
3. other internal alterations at lower ground, upper ground and first floor levels,
4. modification of non-original stair flight between lower and upper ground levels,
5. construction of a single storey garden room and shed in rear garden,
6. addition of a pedestrian gate at street entrance,

7. all ancillary site works and services.

Area	Area 1 - South East
Application Number	3166/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	03/09/2021
Applicant	Yvonne Fogarty and family
Location	141 Rathmines Road Lower, Dublin 6, D06 X6E8
Additional Information	

Proposal: Planning permission for the development will consist of demolition of shed to rear of existing retail unit replace by single storey extension to existing retail unit and change of use from retail to restaurant together with associated internal alterations.

Area	Area 1 - South East
Application Number	3401/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/09/2021
Applicant	Seabren Developments Limited
Location	120, 122 and 124 Merrion Road, D04 P8X5, D04H9V3 and D04R2X8 and the laneway to the rear on Shrewsbury Park.

Additional Information

Proposal: Planning permission for the development will consist of a residential development of eight houses to the rear of No's 120, 122 and 124 Merrion Road. The new development will be accessed from a revised entrance to 122 Merrion Road from Merrion Road, the existing entrance will be blocked up and no. 122 Merrion Road will be altered to accommodate a shared access to the houses. The development includes part demolition, remodelling, 2 storey bay window to the front, repositioning of front door, dormer accommodation, a two storey rear and part side extension, single storey side extension, all associated elevational alterations and works to the front boundary wall to no. 122 Merrion road together with reconfiguration of the site boundaries of no's. 120, 122 and 124, which will result in a reduction in the existing rear gardens of no's. 20, 122 and 124 Merrion Road.

The eight no. three storey houses (4 bedrooms houses with roof terrace) are set out in two terraces with rear gardens. The existing entrances and parking to no's 120 and 124 remain unchanged and two parking spaces are provided for no. 122 Merrion Road. Ten parking spaces are provided for the eight houses, one space per house and two communal visitor spaces, together with a shared surface access road, four visitor bicycle spaces and a seating area. Each of the houses will have a bin store to the front and a cycle store to the rear. The development provides for pedestrian/cycle access to each of the proposed houses, along the existing gated laneway located to the rear of the site on Shrewsbury Park, which will be resurfaced with gravel and paving. The development includes all associated site development and excavation works above and below ground, drainage and landscaping to facilitate the development on the overall site.

Area	Area 1 - South East
Application Number	DSDZ2297/21
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	31/08/2021

Applicant	Prime GP4 Limited
Location	site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East

Additional Information	Additional Information Received
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Proposal: Planning permission for development at a site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East. The development consists of the demolition of No's 1-4 Martin's Terrace and the redevelopment of the site to provide for a five storey building with set-back sixth storey level over 2 no. basement levels. The proposed building will comprise office use and 2 no. cafe/restaurant/retail units (and associated waste storage) at ground floor level. Ancillary office space, staff welfare, waste storage and bike parking facilities will be located at basement levels. Office access will be provided from Macken Street. Access to cafe/restaurant/retail units will be provided from Macken Street and the realigned Hanover Street East, respectively. Additional development includes the provision of solar PV panels and plant at roof-level together with associated plant screening; signage; attenuation tank; roof terrace at 5th floor level; hard and soft landscaping including along the former Hanover Street East; and all other associated site development and drainage works above and below ground. The application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone planning scheme area. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

Area	Area 1 - South East
Application Number	WEB1730/21
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	30/08/2021
Applicant	Martina & Robert Mooney
Location	15, Malone Gardens, Sandymount, Dublin 4
Additional Information	

Proposal: The proposed development will consist of the construction of a two storey side extension with flat roof, single storey rear extension with flat roof and creation of a vehicular access to the front.

Area	Area 1 - South East
Application Number	WEB1737/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	30/08/2021
Applicant	Julie Hopkins & Sarah Hopkins
Location	11A, & 11B Kenilworth Lane West, Rathgar, Dublin 6
Additional Information	

Proposal: The development will consist of: Retention of existing single storey extensions (including Velux roof-lights) constructed to rear of both properties (to rear of 11a Kenilworth Lane West, and rear of 11b Kenilworth Lane West).

Area	Area 1 - South East
Application Number	WEB1742/21
Application Type	Retention Permission

Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	01/09/2021
Applicant	John Gillespie
Location	23, Effra Road, Dublin 6
Additional Information	
Proposal:	Planning permission/retention permission for completion of shed to rear with roller shutter and pedestrian gate to back lane (Kenilworth Lane East) and retention of foundation and rising walls of shed.

Area	Area 1 - South East
Application Number	WEB1887/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/08/2021
Applicant	Aoife Murphy
Location	83, Mount Tallant Avenue, Dublin 6w
Additional Information	
Proposal:	Retention permission for the new bathroom window to the front and permission for dropped kerb for vehicular access to the front garden for parking space. Removal of the front wall.

Area	Area 1 - South East
Application Number	WEBDSDZ1884/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	31/08/2021
Applicant	Carved KLN Limited
Location	Unit 2, Ropemaker Place, Grand Canal Dock, Dublin 2
Additional Information	
Proposal:	The development will consist of a change of use from existing commercial/retail unit circa: 107sq.m to a proposed Café.

Area 1 Appeals Notified

None

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	2682/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@30/08/2021
Applicant	GA Development ICAV acting for and on behalf of its sub-fund GA Development Fund
Location	DIT / TUD site, Kevin Street Lower, Dublin 8
Additional Information	Additional Information Received
Proposal:	We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for a 10-year full planning permission for a mixed-use

development at the Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The application site includes the Dublin Institute of Technology / Technological University Dublin main buildings and Annex Building located at Kevin Street Lower, Church Lane South and Camden Row; part of the Kevin Street Library site, Kevin Street; warehousing structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30 to 35 (inclusive) New Bride Street (No. 35 is also known as 19A Kevin Street Lower) at the junction of New Bride Street and Kevin Street Lower.

The development consists of the following:

- Demolition of the existing TUD Main buildings and the Annex Building located at Kevin Street Lower, Church Lane South, and Camden Row; Warehousing Structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30-35 (inclusive) New Bride Street (No. 35 also known as 19A Kevin Street Lower), with a total combined gross floor area (GFA) of 27,144 sq.m;
- Construction of a new mixed-use development in 5 no. blocks (Blocks A - E) ranging from 1 to 14 no. storeys in height above lower ground and basement levels (3 no. levels). The development includes 53,110 sq.m of commercial office floorspace in Blocks A, B and C and 21,669 sq.m of residential accommodation in Blocks D and E, providing a total of 299 no. Build to Rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities. The proposal includes 1 no. creche facility (305 sq.m), 1 no. café / restaurant unit (122 sq.m) and a double height exhibition space extension to the rear of Kevin Street Library (245 sq.m). The total GFA, including lower ground / basement levels, of the proposed development is 85,436 sq.m.

The detailed description of the development is as follows:

- Block A, which fronts onto Kevin Street Lower, comprises c. 34,696 sq.m of office floorspace in a part 5 to part 11 storey building above lower ground / basement levels, 2 no. roof terraces are proposed at 5th and 9th floor level, and a plant area is proposed at roof level;
- Block B, which fronts onto Kevin Street Lower, comprises c. 13,767 sq.m of office floorspace in a part 5 to part 10 storey building above lower ground / basement levels. 1 no. roof terrace is proposed at 8th floor level, and a plant area is proposed at roof level; Block A and Block B will be integrated via a link bridge / office accommodation to the rear / above Kevin Street Library from third to ninth floor levels;
- Block C, accessed from Church Lane South, comprises c. 4,647 sq.m of office floorspace in a part 1 to part 5 storey building, above lower ground level;
- Block D, located to the west of St. Kevin's Park, comprises 181 no. Build to Rent units including 58 no. studios, 107 no. 1 beds, and 16 no. 2 beds, in a part 4 to part 14 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations. A 122 sq.m café / restaurant unit, and residential support facilities and amenity spaces are also proposed at ground floor and residential amenity space on the fourth floor of Block D. Balconies are proposed on the eastern and western elevations, and private amenity terraces at ground floor on the eastern elevation. 2 no. external communal roof terraces are proposed at 4th floor (235 sq.m) and 12th floor (250 sq.m) levels;
- Block E, located to the west of Block D, comprises 118 no. Build to Rent residential units including 72 no. studios, 23 no. 1 beds, and 23 no. 2 beds, in a part 1 to part 10 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations, and private amenity terraces at ground floor on the western elevation. A 305 sq.m creche with associated outdoor play area is also proposed at ground floor level;
- The ancillary resident amenities and support facilities for the BTR residential units have a total floor area of 1,703 sq.m and consist of a community lounge, WIFI lounge and information point lobby at ground floor level and residential gym, residential storage, billiards room, waste and recycling, cycle storage and repair at lower ground mezzanine floor level of Blocks D and E. A park lounge residential amenity space is located on the fourth floor of Block D and outdoor communal open space is located adjacent to Blocks D and E at ground level;

- Ancillary facilities for the commercial office use are proposed at lower ground / basement levels including storage space, recreation space, courtyards, an ancillary gym, waste and recycling area, showers, lockers and changing rooms;
- The lower ground / basement levels (3 no. levels) contains 217 no. car parking spaces (100 no. spaces for the commercial offices and 117 no. spaces for the residential units), 39 no. motorcycle spaces (24 no. for the commercial offices and 15 no. for the residential units), 1,250 bicycle spaces (550 no. for commercial offices and 700 no. for the residential units). The lower ground / basement levels also include ancillary residential and commercial facilities, plant rooms, bin storage and block cores. 52 no. bicycle spaces are provided at surface level;
- The development provides a double height exhibition space extension (245 sq.m) to the rear of Kevin Street Library;
- The proposed development will also provide communal and public open space, hard and soft landscaping and improvements to the public realm, including new public streets and a public plaza;
- The proposals include new boundary treatment (a 2.8m high railing) at the north western boundary of St. Kevin's Park (in place of a demolished TUD building which abuts this boundary), and reinstatement of a gated entrance to St Kevin's Park from Church Lane South. The existing western boundary and northern boundary walls of St. Kevin's Park will be retained with proposed strengthening works to the existing northern boundary wall within the application site;
- The associated site development and infrastructural works will include a new priority-controlled access junction on New Bride Street, pedestrian and cyclist entrances from Church Lane South, Kevin Street Lower and Camden Road, foul and surface water drainage, lighting, boundary treatments, 5 no. ESB sub-stations and all associated site development and infrastructural works.

An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

Area	Area 1 - South East
Application Number	3674/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@30/08/2021
Applicant	Paul & Ana Maria Larchet
Location	12 St. Mary's Road, Dublin 4, D04 P5N4
Additional Information	Additional Information Received
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	WEB1182/21
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	30/08/2021
Applicant	PAUL MCGARRY AND OLGA BOGDAN
Location	10, Ashfield Road Rear, Mews Site to Mornington Road, Ranelagh, Dublin 6
Additional Information	
Proposal: 2 Storey, 2 Bedroom 96 m2 Mews House And Associated Works To Rear Of Site With Existing Access, For Family Use, With Pedestrian Access To Side Of New Dwelling To Shared Rear Garden.	



Dublin City Council

SECTION 5 EXEMPTIONS

35/21

(30/08/2021-03/09/2021)

Area Area 1 - South East
Application Number 0296/21
Application Type Section 5
Applicant The Lir Drama Academy
Location Trinity Technology & Enterprise Campus, Pearse Street, Dublin 2
Registration Date 02/09/2021
Additional Information
Proposal: EXPP: Change of use from gym and photonics production to construction workshops, costume storage, computer lab and workshop studios, supporting the activities of the Lir Drama Academy.

Area Area 1 - South East
Application Number 0297/21
Application Type Section 5
Applicant Una McClean & Paul Howard
Location 6 & 8, Larkfield Park, Harolds Cross, Dublin 6W
Registration Date 02/09/2021
Additional Information
Proposal: EXPP; ABP decision attached Apx 3, subsection 2(A) S.I. No 600/2001 - Planning and development regs 2001 Schedule 2(part1) Class 3. Are we exempt under regs?
The construction ,erection or placing within the curtilage of a house of any Tent, Awning, shade, or other object, Greenhouse, Garage, Store, Shed or other similar structure.

Area Area 1 - South East
Application Number 0300/21
Application Type Section 5
Applicant D.L Builders
Location 18, Synge Street, Dublin 8
Registration Date 02/09/2021
Additional Information
Proposal: PROTECTED STRUCTURE: EXPP: Decoration of the already painted rendered walls at garden level to the front of the house, decoration of the front door and surrounds and windows, cleaning and painting of cast iron railings to the front of the house and up the steps, decoration of the interiors throughout, replacement of kitchen cabinets an worktops to the existing kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in first floor rooms in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

Area Area 1 - South East
Application Number 0301/21
Application Type Section 5
Applicant Highbury Lane Properties
Location 1, Fitzwilliam Place, Dublin 2
Registration Date 02/09/2021
Additional Information
Proposal: PROTECTED STRUCTURE: EXPP: The proposed works include carrying out repair work to pointing/mortar joints to front facade and changing the colour of the front windows and front door of the property.
