



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

51/21

(20/12/2021-24/12/2021)

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 2860/21
Application Type Permission
Applicant Google Ireland Limited
Location The Treasury Building, Grand Canal Street Lower,
Dublin 2 D02XN96
Registration Date 22/12/2021
Additional Information Additional Information Received

Proposal: We, Google Ireland Limited, intend to apply for planning permission for development comprising the refurbishment and extension of the existing 'Treasury Building' to provide c. 7,802sqm of additional office floor space [resulting in a total of 20,933sqm GFA] on the c. 0.40ha site at Grand Canal Street Lower, Dublin 2 D02XN96.

The proposed development will consist of:

- Extension and refurbishment of the existing 6 storey building to result in an 8 storey building over part basement (including mezzanine floor levels at ground and first floor levels) with a winter garden/lift lobby, atrium, plant room and screen at roof level;
- Demolition of existing atrium and construction of a new atrium on the eastern elevation;
- Amendments to and replacement of the existing façade detail on all other elevations;
- Addition of 2 no. additional floor levels, setback from the brick (southern) façade at 6th and 7th floor levels [a setback is also proposed from the new roof top plant screen on all elevations providing for a roof terrace and garden including a 'walking path'];
- Provision of an accessible terrace at the 6th floor level fronting the north elevation;
- Provision of 209 no. bicycle spaces, changing and showering facilities at ground floor level;
- Reconfiguration of existing car park area to remove 13 no. car parking spaces providing for 2 no. disabled car parking spaces and a new loading bay and waste management area at the rear of the building;
- Extension of the existing stair core (northern and western elevations) to serve the additional proposed levels and roof terrace;
- 300sqm of solar panels at roof level;
- Hard and soft landscaping including at roof level, removal of existing loading bay on Grand Canal Street Lower and all associated site development works necessary to facilitate the development.

Area Area 1 - South East
Application Number 2964/21
Application Type Permission
Applicant Oliver Ryan
Location 33 Macken Street, Dublin 2, D02 KP66
Registration Date 21/12/2021
Additional Information Additional Information Received

Proposal: Planning permission for the demolition of an existing single storey industrial unit and construction of a two storey plus attic dwelling, comprising of two bedrooms plus home office, rear garden and screened terrace at attic level. At roof level two box dormers are proposed one to the front facing onto Macken Street and one to the rear, a rooflight is also proposed over the internal stair.

Area Area 1 - South East
Application Number 3389/21
Application Type Permission
Applicant The Davy Platform ICAV on behalf of its sub fund Elm Real Estate Investment
Location Elmpark Green, Merrion Road, Dublin 4
Registration Date 21/12/2021
Additional Information Additional Information Received

Proposal: Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:

- Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units
- Internal revisions to permitted units
- The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)
- Elevational revisions and consequential revisions to the scheme
- Provision of new single storey multi use amenity pavilion within the open space
- Increase in car parking provision from 73 no. to 80 no. within existing basement footprint
- All associated site development works.

Area Area 1 - South East
Application Number 3546/21
Application Type Permission
Applicant Charlemont Regeneration Ltd
Location 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Registration Date 22/12/2021
Additional Information Additional Information Received

Proposal: For development at this site at 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 & 19 Richmond St. South which are approved for demolition under Grant of permission DCC Reg. Ref. 4059/18. The proposed development will consist of the demolition of an additional 2 no. existing structures and construction of a new mixed-use development, 'The Gatehouse'.

The proposal will provide for a building ranging in height from 6-storeys (max. parapet height 21.025 m) over ground-level fronting onto Richmond St. South and 7-storeys (max. parapet height 23.8m) over ground-level to the rear with a cumulative Gross Floor Area of 2,341m².

The development will consist of:

Demolition of 2 no. existing structures (total GFA 195m²) comprising;

- a derelict structure adjoining 18/19 Richmond St. South to the north, and
- a derelict structure positioned to the rear of 18/19 Richmond St. South along the southern site boundary.

Construction of a new building comprising;

- 2 no. retail units with a cumulative GFA of 244 sq.m consisting of Unit A (GFA 157sq.m) and Unit B (GFA 87 sq.m) at ground-floor level;
- 22 no. apartment units at first-floor to seventh-floor level consisting of 11 no. 1- bedroom units and 11 no. 2-bedroom units;
- a bin/plant room at ground-floor level with a GFA of 78.6 sq.m.; and
- communal open space totalling 132m² at sixth-floor (roof) level.

All ancillary site works including site development including site clearance, drainage, and

landscaping.

The proposed development will be served by a total of 11 no. car-parking spaces and 44 no. bicycle parking spaces located in the basement of the adjacent block known as 'Block 5' which forms part of the wider development.

Area Area 1 - South East
Application Number 3731/21
Application Type Permission
Applicant Brian Rutledge
Location 13 St. Andrew Street, Dublin 2, D02 DP48
Registration Date 21/12/2021
Additional Information Additional Information Received
Proposal: Planning permission for a mid-terrace building consisting of three storey office use over retail use at ground floor and basement. Development to consist of: alterations to shopfront and office entrance on St. Andrew Street, increase in floor areas of office (2.5m²) and retail (0.5m²) at ground floor and formation of new office lobby plus adjustments to ground floor door opening on rear elevation, plus new flat roof access door and provision of parapet railings at first floor plus all associated works.

Area Area 1 - South East
Application Number 3764/21
Application Type Permission
Applicant Bective Lawn Tennis Club
Location Energia Park / Donnybrook Stadium, Donnybrook, Dublin 4
Registration Date 22/12/2021
Additional Information Additional Information Received
Proposal: Planning permission for the development for which permission is sought will consist of two open air padel tennis court structures with intergrated lighting and an adjacent maintenance hut on the site of disused tennis court 6.

Area Area 1 - South East
Application Number 4123/21
Application Type Retention Permission
Applicant Goldstein Property ICAV
Location Burlington House, Waterloo Lane, Dublin 4
Registration Date 20/12/2021
Additional Information
Proposal: RETENTION: We Goldstein Property ICAV intend to apply for retention permission for development at this site at Burlington House, Waterloo Lane, Dublin 4. The development consists of Retention of Change of Use of existing 1st Floor of Burlington House from offices to Yoga Studio.

Area Area 1 - South East
Application Number 4125/21
Application Type Permission
Applicant James Nolan

Location Greenlea Grove, Rear of No. 59 Greenlea Road,
(adjacent to ESB substation) Terenure, Dublin 6W.

Registration Date 20/12/2021

Additional Information

Proposal: Permission for a material change of use of existing studio workshop (previously approved under planning reg. ref. 2972/17] to residential use. The accommodation will consist of one double bedroom, with bathroom, open-plan kitchen / living area and private open space to rear at ground floor level. The proposed change of use includes the provision of one off-street car-parking space within the site [previously approved under planning reg. ref. 2972/17].

Area Area 1 - South East

Application Number 4126/21

Application Type Permission

Applicant Carsara Inns Ltd

Location 34, 35-36 & 37 Pembroke Street Lower, Dublin 2

Registration Date 20/12/2021

Additional Information

Proposal: The development will consist of amendments to previously granted planning application no 3327/20 comprising: addition of setback penthouse level/fifth storey containing 1no. 2 bed apartment (81.7sqm) to four storey building (as approved under ref 3327/20), internal modifications to common stairwell at third floor and alterations to elevations to accommodate the re-design and addition of penthouse level.

Area Area 1 - South East

Application Number 4129/21

Application Type Permission

Applicant Qaisar Riaz

Location 64, Clanbrassil Street Upper, Dublin 8, D08 A394

Registration Date 20/12/2021

Additional Information

Proposal: PERMISSION & RETENTION: Planning Permission for new glazed shopfront and entrance to existing retail ground floor unit and blocking off existing entrance via existing entrance door and lobby. Retention for conversion of existing first floor apartment from 1 bedroom unit to 2 bedroom unit, increase in floor area of apartment from 63.4 sq.m. to 68.1 sq.m., changes to existing single storey lean to pitched roof profile to the rear of apartment at first floor level with a new large flat roof dormer and the provision of 2 no bedroom windows. The windows are to be partly obscured with permanent obscure glazing to a height of 1600mm from the internal first floor level. Provision of a velux rooflight to rear of building to upper non habitable attic room. To existing two storey terraced mixed use building.

Area Area 1 - South East

Application Number 4131/21

Application Type Permission

Applicant The Royal College of Surgeons, Ronan Baxter, RCSI Estate
& Support Services,

Location 123, The Royal College of Surgeons in Ireland, St.
Stephen's Green, Dublin 2

Registration Date 20/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development along the St. Stephen's Green and York Street elevations of our building at 123 St. Stephen's Green, Dublin 2 (within the curtilage of a protected structure-R.P.S. ref:7815). Development comprising specialist conservation and restoration to the east (front) facade to St. Stephen's Green and the historic elevations to the south (left) facade to York St. along with the recovering of the historic roofs to the Royal College of Surgeons in Ireland (a protected structure), 123 St. Stephen's Green, Dublin 2. Development works will consist of the cleaning, repair, and repointing of all stonework and statutory, including renewal/replacement of previous cementitious repairs in matching stone and installation of lead flashings; conservation of all windows and main St. Stephen's Green entrance door, including reinstatement of original glazing bar pattern to St. Stephen's Green elevation windows; conservation and repair of the decorative ironwork railings; repair and re-slating of the historic roofs, replacement of existing modern rooflights/ lanterns, and renewal of all lead and copper coverings, linings, and flashings; and all associated site works. The proposed works are intended to reinstate the original character of the building in compliance with good conservation practice.

Area Area 1 - South East
Application Number 4133/21
Application Type Permission
Applicant Carol Underwood & Patricia Hussey
Location 63, Rathmines Road Upper, Rathmines, Dublin 6
Registration Date 20/12/2021

Additional Information

Proposal: Planning permission for development to the rear of this site. The development will consist of: a) the demolition of the existing sheds; b) the subdivision of the site and the construction of 2no. 162sqm part three-storey part one-storey semi-detached houses with three bedrooms each; c) enhancement of the vehicular entrance fronting onto Stone Mews including parking for two cars; d) associated site works and landscaping.

Area Area 1 - South East
Application Number 4135/21
Application Type Permission
Applicant Carol Mahon
Location Site to rear of No 73 Durrrow Road, Crumlin, Dublin 12
Registration Date 20/12/2021

Additional Information

Proposal: Planning permission for a. 2 storey detached dwelling with dormer to rear, b. Associated off street parking and dishing of footpath to accommodate same, c. Raising of side boundary to 1.8m to accommodate amenity space to existing house, d. All associated site works on site to rear of No 73 Durrrow Road, Crumlin, Dublin 12.

Area Area 1 - South East
Application Number 4138/21
Application Type Retention Permission
Applicant Eoin Goulding
Location 137, Rathmines Road Lower, Dublin 6
Registration Date 21/12/2021

Additional Information

Proposal: RETENTION: The development will consist of:

1. Retention for first floor extension currently in office use as part of development to rear of a 2-storey terraced building. Ground floor extension to rear being subject to a separate retention application for change of use from retail to restaurant use. Office use accommodation measuring 150.75 sq.m GIA inclusive of first floor escape stair core to rear.
2. Retention is also sought for a change of use from office to residential use for a 2-bedroom apartment at first floor level which includes attic roof level conversion to residential accommodation (non-habitable) as part of 2-bedroom apartment measuring 63 sq.m GIA over original 2 storey terraced building of development site fronting 137 Rathmines Road Lower.

Area	Area 1 - South East
Application Number	4141/21
Application Type	Permission
Applicant	Percy Nominees Ltd.
Location	2, Grafton Street, Dublin 2 with frontage to Nassau Street
Registration Date	21/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE (RPS no. 3241): The proposed development will consist of the change of use of the ground floor from retail (approved under Reg.Ref. 4505/17) to retail (of delph, giftware, brewing equipment and related products including drinkware, French presses, grinders, beans and associated products) including the sale of hot and cold beverages in an ancillary area for consumption off the premises. The following works are proposed:

- (i) Internal works including the removal of
 - (a) existing opening between No. 2 Grafton Street and No. 50 Nassau Street at ground floor and basement levels;
 - (b) existing access door between ground floor unit and stairwell to upper floors;
- (ii) internal configuring of unit including fit out of unit to facilitate development with provision of serving area and display walls at ground floor level and stock room with staff WC at basement level;
- (iii) alterations to ground floor level facade including painting of shopfront to pastel sand finish and provision of signage along Grafton Street and Nassau Street facades comprising mounted lettering pin to fascia with unit address to be hand painted below; and
- (iv) all ancillary works necessary to facilitate the development.

This building is located within an architectural conservation area.

Area	Area 1 - South East
Application Number	4147/21
Application Type	Permission
Applicant	Caroline Delanunty
Location	Royal Victoria Eye and Ear Hospital, Adelaide Road, Dublin 2, D02 XK51
Registration Date	22/12/2021

Additional Information

Proposal: PROTECTED STRUTURE: planning permission is sought for the proposed works consisting of internal refurbishment to the Central Sterile Services Department (approx. floor area 66 sq.m) at first floor level of the western wing of the Royal Victoria Eye and Ear Hospital (a protected structure), Adelaide Road, Dublin 2, comprising of (a) removal and reinstatement of one existing window at first floor level for construction access, (b) internal alterations to layout and

structure including changes to partitions, (c) new internal partitions, (d) new suspended ceiling, (e) new aseptic floor and wall finishes, (f) new mechanical and electrical services, (g) new ductwork and AHU to the rear at roof level and all associated works.

Area Area 1 - South East
Application Number 4150/21
Application Type Retention Permission
Applicant Adam Kinsella
Location 11A, Bridge Street, Ringsend, Dublin 4
Registration Date 22/12/2021
Additional Information
Proposal: RETENTION: Alterations to shopfront to form new coffee hatch.

Area Area 1 - South East
Application Number 4151/21
Application Type Permission
Applicant Michael Weir
Location 62, Clanbrassil Street Upper, Dublin 8
Registration Date 22/12/2021
Additional Information
Proposal: PERMISSION & RETENTION: The development consists of changing the use of the existing barber shop (56 sq.m) on ground floor to a Mini Café Restaurant in line with current permitted uses, and retention permission for the work of changing the shop front and altering car parking space (27 sq.m) to an external seating area and an extension work at backyard (7.7 sq.m) for a toilet.

Area Area 1 - South East
Application Number 4158/21
Application Type Permission
Applicant Fergal Brady
Location 20 Upper Baggot Street, Dublin 4, D04 C7D0
Registration Date 22/12/2021
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development will consist of change of use of the existing ground floor sandwich bar/expresso bar to a fast casual restaurant and associated development to include replacement signage and a replacement motorised canopy to the front elevation to the premises which is a protected structure (Record of Protected Structures reference 450).

Area Area 1 - South East
Application Number 4166/21
Application Type Permission
Applicant Brendan Grehan
Location The Hermitage, 22, Strand Road, Dublin 4
Registration Date 22/12/2021
Additional Information
Proposal: Demolition of the existing 2-storey house (108 sq.m) and garage (22.7 sq.m) and the

construction of a 3-storey semi-detached dwelling (272 sq.m) and single-storey garage (34.5 sq.m) for 2 car spaces. The house will comprise of four bedrooms, study, gym, living areas and viewing terraces at first floor level and second floor level, external stairs to first and second floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

Area Area 1 - South East
Application Number 4167/21
Application Type Permission
Applicant Roll the Vice Ltd.
Location 5, Merrion Street Lower, Dublin 2
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for works to the commercial premises at the ground and basement floors, comprising of refurbishment of existing restaurant/ take away unit for new restaurant/ take away unit including interior fit-out, alterations to existing shopfront including new shopfront signage and external lighting. This is a Protected Structure.

Area Area 1 - South East
Application Number 4170/21
Application Type Permission
Applicant Chris & Sarah O'Connell
Location 49, Raglan Lane, Ballsbridge, Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for development at 49 Raglan Lane, Ballsbridge, Dublin 4, which is not a Protected Structure but adjoins the rear garden of a Protected Structure at 49 Raglan Road. The proposed development consists of the demolition of existing 2-storey 2-bedroom house on site and the construction of a two-storey 3-bedroom house with concealed first floor roof terrace, extension of rear garden space, new boundary garden division wall to the rear, new vehicular access from Raglan Lane with 1 no. parking space undercroft, automated gate and all associated site and landscaping works.

Area Area 1 - South East
Application Number 4182/21
Application Type Permission
Applicant Strandmount Limited
Location Site at Charlemont Place, Dublin 2
Registration Date 23/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a 0.102 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/ Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development as granted under Dublin City Council Reg. Ref. 3549/19 [An Bord Pleanála Case Reference PL29S.205585] and amended under Dublin City Council Reg. Ref. 3196/20, to include the following modifications:

-an additional 3 no. aparthotel bedrooms which will increase the number of bedrooms from 44 no.

to 47 no;

-omission of Basement Level -2 which provided a plant enclosure;

-internal modifications at all levels;

-provision of a lightwell to east elevation of the 2 no. additional bedrooms at Basement Level -1;

-relocation of bicycle parking at Basement Level -1;

-omission of 3 no. car parking spaces at Basement Level -1;

-provision of an external bin store at Basement Level -1;

-modifications to plant enclosure at Roof Level;

-provision of a ballasted guardrail (1.1 m high) at Roof Level;

-provision of a lift overrun which extends to 19.375 m;

-modifications to permitted signage on west elevation;

-modifications to permitted entrance canopy and associated signage facing south;

-elevational changes;

-modified landscaping;

-and all associated site and development works above and below ground.

The total gross floor area of the permitted aparthotel development will be reduced from 1,737 sq.m over basement level of 666 sq.m to 1,711 sq.m over basement level of 401 sq.m.

Area	Area 1 - South East
Application Number	4200/21
Application Type	Permission
Applicant	Red Rock Harold's X Limited
Location	153-155, Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors), D6W HR13
Registration Date	23/12/2021

Additional Information

Proposal: Permission sought for development comprising: (i) change of use of the existing two storey building previously used as a garage and showroom to retail (convenience) use (573sqm) and use as a cafe (98sqm) at ground floor level with ancillary office space (149sqm) at first floor level; (ii) Reconfiguration and alterations to the interior and exterior of structure to accommodate the development including: (a) demolition of internal walls; 2 no. staircases; and existing platform to rear of building (24sqm); (b) replacement of front entrance door and glazing; (c) provision of 1 no. escape stairs; and (d) subdivision of proposed retail area to accommodate a back of house / support areas; and (iii) Permission is also sought for all ancillary works necessary to complete the development including the provision of signage at front elevation.

Area	Area 1 - South East
Application Number	4201/21
Application Type	Permission
Applicant	Colin Daly
Location	Site located at Lansdowne Lane, Dublin 4 (to the east of No. 10/10A Lansdowne Terrace and the west of No. 1 Berkley Mews, Lansdowne Lane)
Registration Date	23/12/2021

Additional Information

Proposal: The development will consist of: (i) demolition of existing, single storey structure on-site; (ii) construction of a two-storey over basement level, three-bedroom contemporary style, flat roofed, detached dwelling. The dwelling will be provided with private amenity space in the form of front and rear patio spaces at ground floor level and a terrace area at first floor level; (iii) provision of new vehicular and pedestrian entrances from Lansdowne Lane and 1 no. car parking space

comprised within the proposed garage at ground floor level; and (iv) drainage, landscaping, boundary treatments and all ancillary works necessary to facilitate the proposed development.

Area Area 1 - South East
Application Number 4206/21
Application Type Retention Permission
Applicant Amatrek Limited
Location 29-30, Fleet Street, Dublin 2
Registration Date 23/12/2021

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Planning permission on this site for the retention of modifications and amendments of works commenced under Planning Permission Ref 3397/15 (now expired) which included the reconfiguration and alterations to walls and partitions to facilitate the proposed café/bar use at ground floor level, stairs access from basement level (not implemented) including raised level of part of existing floor to facilitate drainage pipes, demolition of part of internal wall to provide for access to neighbouring fire escape corridor at 29 Fleet Street (not implemented) and insertion of void within existing floor to basement level below (not implemented). The works previously approved at basement level of existing licensed premises comprised of alterations to existing internal doors, corridor and stairs to provide access from the existing basement level to the ground floor level of 29 and 30 Fleet Street (partially implemented). Retention of works required on foot of the granted Fire Safety Certificate (FSC 3256/21) & Regularisation Fire Safety Certificate (3004742) which is pending and includes the blocking up of the existing escape route that previously discharged through the adjoining Hostel and retention of a new protected escape stair and protected escape route from the basement to the ground level at 30 Fleet Street in lieu of previously approved fire escape route.

Retention of other completed works including kitchen, stores and dumb waiter, alterations to bar counter and new toilet facilities at basement level. Removal of contemporary accommodation stair connecting the basement and ground floor bar area. Alterations to ground floor betting office (vacant) include new disabled WC and bar counter. Retention of external works consisting of reinstatement of the doorway entrance to 30 Fleet Street. Planning permission is also requested for works previously approved but not completed under planning permission (Ref 3397/15) which include the refurbishment of the building façade and change of use of ground floor betting office (vacant) to licensed café/ bar and proposed dumb waiter (not previously approved), refurbishment and maintenance of the 1st, 2nd and 3rd floor facade of 29 and 30 Fleet Street and lighting and all ancillary site and development works.

Area Area 1 - South East
Application Number 4207/21
Application Type Retention Permission
Applicant Eoin Goulding
Location 137, Rathmines Road Lower, Dublin 6
Registration Date 21/12/2021

Additional Information

Proposal: RETENTION: The development will consist of: Retention for a material change of use from retail to restaurant use at ground floor level to a terraced 2 storey mixed use development. Retention permission is also sought for external mechanical extract and ventilation ducts to rear of property serving the restaurant use. The subject area for retention measures 200.8m² gross internal area which includes rear escape stair core at ground floor level to rear of property.

Area Area 1 - South East
Application Number WEB5035/21
Application Type Permission
Applicant Lorraine Foster Daly
Location 7, Rutland Grove, Crumlin, Dublin 12
Registration Date 21/12/2021
Additional Information Additional Information Received
Proposal: New 2 bedroom, 2 storey, detached dwelling to side of existing dwelling with new vehicular access to existing dwelling and associated site works.

Area Area 1 - South East
Application Number WEB5216/21
Application Type Permission
Applicant Allied Irish Bank plc
Location No. 10, Molesworth Street, Dublin 2
Registration Date 20/12/2021
Additional Information
Proposal: The development will consist of the installation of a new AHU, ductwork, and louvre screen to the rooftop to 10 Molesworth Street, to include all ancillary works and services.

Area 1 **DOMESTIC**

Area Area 1 - South East
Application Number 4124/21
Application Type Permission
Applicant Dr. Paula Bolger
Location 3, Sydenham Road, Ballsbridge, Dublin 4
Registration Date 20/12/2021
Additional Information
Proposal: Planning permission for alterations to the previously approved two storey 2 storey 2 bed mews house under Dublin City Council ref: 2679/21. The alterations include construction of a new bedroom at attic level located in the valley between the front and back roofs. The new attic room will have a glazed roof. The attic level will include a small roof terrace overlooking the laneway. The addition of 5m2 floor area at first floor and all associated roof alterations, drainage and site works.

Area Area 1 - South East
Application Number 4130/21
Application Type Permission
Applicant Patrick Holmes
Location 3, Old County Glen, Crumlin, Dublin 12
Registration Date 20/12/2021
Additional Information
Proposal: Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear and construction of bay window to the front.

Area Area 1 - South East
Application Number 4148/21
Application Type Permission
Applicant Joe and Natalie Barrett
Location 1, Greenfield Park, Donnybrook, Dublin 4, D04 HIX7
Registration Date 22/12/2021

Additional Information

Proposal: Planning permission for the development will consists of alterations and extensions to the existing dwelling to provide a 5 bedroom two storey over basement family home. The works include demolition of single storey garden shed (c.31.8m²); construction of part single storey and part two storey over basement extension to north east elevation; alterations and extension to existing attic level including new roof lights and dormer window to rear; new single storey garden shed to west boundary; internal refurbishment and remodelling works to existing dwelling all associated landscaping, boundary treatments, SUDS drainage and all other ancillary site development works necessary to facilitate the development on site.

Area Area 1 - South East
Application Number 4153/21
Application Type Permission
Applicant David and Caroline Gallagher
Location 5, Richelieu Park, Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: Altering and extending the rear attic bedroom, by 7 sq.m, by forming a dormer in the rear roof slope of the house and carrying out ancillary contingent works.

Area Area 1 - South East
Application Number 4154/21
Application Type Permission
Applicant Carmel Murphy
Location 19, Castlewood Avenue, Dublin 6, D06 VH95
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:

- A) Proposed modifications to the existing protected structure, to include new openings to rear, side and return to allow for access to proposed extensions.
- B) Demolition of modern extensions to the side and rear;
- C) Construction of a 28 sq.m two-storey extension with three windows to the side, and
- D) a 10 sq.m single-storey extension with one window and one rooflight, to the rear.
- E) Restoration of the roof of the main house and return and
- F) Replacement of 1 no. rooflight in the return.
- G) Installation of a vehicular gate in the east boundary wall of the front garden and
- H) One new car parking space to the front garden,
- I) Demolition of the garage and making good of boundary with the adjoining bike shed,
- J) Installation of a gate to the existing vehicular entrance to the rear garden,
- K) Miscellaneous internal modifications and
- L) All associated site works.

Area Area 1 - South East
Application Number 4157/21
Application Type Permission
Applicant Pauline Cox
Location 104, Merrion Road, Ballsbridge, Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: Permission for demolition of existing single storey extension boiler house, chimney and conservatory to side and rear of existing two storey house (area to be demolished 59 sqm) and construction of two storey extension to side of existing house , single storey extension to side and rear of existing house and attic conversion with dormer windows to rear and removal of existing chimney to main roof to existing house (area of proposed new works 137 sqm).

Area Area 1 - South East
Application Number 4169/21
Application Type Retention Permission
Applicant Rosanna Pender
Location 1, Cedar Court, Mount Tallant Avenue, Terenure, Dublin
6w, D6W DV52
Registration Date 22/12/2021

Additional Information

Proposal: RETENTION: Retention of existing single storey extension at side.

Area Area 1 - South East
Application Number 4172/21
Application Type Permission
Applicant Homeland NPR Ltd
Location 38 Palmerston Road, Dublin 6. D06 YW68
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for the proposed development will consist of works to the existing single dwelling, a protected structure, as follows : at garden level: the removal of an existing window and breaking out of wall below to extend the ope allowing for the installation of metal framed doors; at first floor level: new internal ope and partitions to create an ensuite bathroom with amendments to roof for the installation of a new velux rooflight; at upper first floor level: new internal ope and partitions to create shower enclosure off existing main bathroom.

Area Area 1 - South East
Application Number 4173/21
Application Type Permission
Applicant Patrick Stephenson & Laura Scott
Location 15, Palmerston Road, Rathmines, Dublin 6, D06 H2C0
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the refurbishment and the restoration of the existing house (currently in two separate units) into a single family home, with works to include:

i) reinstatement of stairs to basement

- ii) removal of non-original toilet and lobby extension at piano nobile level
- iii) alterations to ground floor to provide new family, utility, kitchen and double height living spaces
- iv) alterations to piano nobile level to include access from proposed office space to new library
- v) revisions to first floor to provide en-suite and family bathroom
- vi) re-servicing and decoration of the interior.

Exterior works to include:

- a) construction of new external deck and screen with access from piano nobile level through existing dining room with new external stair to garden level;
- b) new paving to archway and forecourt to rear with new gate and screen to laneway
- c) two no. new access openings in existing garden wall
- d) two new freestanding porch structures to rear
- e) new solar photovoltaics at rear pitch of house
- f) removal of existing roof light and installation of new roof light to proposed dressing area at first floor.

Area Area 1 - South East
Application Number 4175/21
Application Type Permission
Applicant Kate Rainey & Paul Ruddy
Location 7, Durham Road, Sandymount, Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: Conversion of attic space with a dormer type flat roof to the rear and all associated site works to existing dwelling house.

Area Area 1 - South East
Application Number 4176/21
Application Type Permission
Applicant John Hallinan
Location 48, Killeen Road, Dublin 6
Registration Date 22/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission application to rebuild extension at 48 Killeen Road, Dublin 6, a Protected Structure. The development will consist of rebuilding fire damaged 2-storey granny flat extension to the side, single storey garage to the rear, rebuild of 2 storey stairwell enlarged to incorporate a utility room at ground floor and larger bathroom on first floor, and all associated siteworks.

Area Area 1 - South East
Application Number 4177/21
Application Type Permission
Applicant Deirdre O Mahony & Tomas O'Dubhda
Location 26, Malone Gardens, Sandymount , Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: A single-storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

Area Area 1 - South East
Application Number 4186/21
Application Type Permission
Applicant Madeleine Sheridan & Pat O'Neill
Location Swanbrook House, Bloomfield Avenue, Donnybrook, Dublin 4, D04 KV39
Registration Date 23/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations and extension to Swanbrook House (a Protected Structure). The proposed works comprise internal alterations at first floor level, formation of new attic room and ancillary spaces including new stairs (36 sq.m) over the existing lower returns at the rear (south) face of the house. Erection of metal lattice screening above the boundary wall facing Bloomfield Avenue.

Area Area 1 - South East
Application Number 4188/21
Application Type Permission
Applicant Shane & Wendy Lowry
Location 1, Orwell Park Square, Orwell Road, Dublin 6, D06 D475
Registration Date 23/12/2021

Additional Information

Proposal: The development will consist of:

- A) The construction of a new rear single storey extension to the North side with associated roof light;
 - B) Proposed single storey shed to the west side.
 - C) Proposed infill of existing window openings to the West side at ground floor level.
 - D) Modifications to the existing internal layouts.
 - E) The widening of the existing vehicular entrance together with all associated landscaping, boundary and site works.
-

Area Area 1 - South East
Application Number 4191/21
Application Type Permission
Applicant Valerie Eivers
Location 16, Adelaide Road, Dublin 2
Registration Date 23/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Provision of a driveway for vehicular access. The development will consist of removal of portion of front boundary railings and associated plinth, removal of non-original concrete paving slabs on front garden and replacement with permeable gravel finish, dishing of public footpath to Dublin City Council specification and all ancillary site works to facilitate 3000 mm wide vehicular access for off-street parking.

Area Area 1 - South East
Application Number 4192/21
Application Type Permission
Applicant Ann Swift and Cormac Ó Foghlú
Location 16, Mount Tallant Avenue, Dublin 6w, D6W KD36

Registration Date 23/12/2021

Additional Information

Proposal: Works to include conversion of existing attic space to study and shower room, construction of a new dormer window extension, rooflight to the rear slope, 2 no. rooflights to the front slope of the existing roof, 1 no. rooflight to the existing rear return roof and the associated elevational changes and all associated site development works.

Area Area 1 - South East
Application Number 4198/21
Application Type Permission
Applicant Louise Gallivan & Patrick Quinlan
Location 193, Rathmines Road Upper, Dublin 6
Registration Date 23/12/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to convert the attic of the main house and of the rear return to storage space including the provision of 3no. rear-facing velux roof lights with an additional staircase from first floor level to the proposed converted attic storage area all within the envelope of the existing building, a Protected Structure (RPS No. 7329).

Area Area 1 - South East
Application Number WEB5217/21
Application Type Permission
Applicant Hugh Wallace & Martin Corbett
Location 13, Williams Place South, Portobello, Dublin 8
Registration Date 20/12/2021

Additional Information

Proposal: 1. Elevational amendments & interior alterations to existing 2-storey terraced dwelling house
2. Demolition of single storey elements & replacement of same with single storey extension to rear and 2-storey extension at front elevation
3. Associated site works

Area Area 1 - South East
Application Number WEB5218/21
Application Type Permission
Applicant Darren Molloy
Location 26, Sandymount Avenue, Dublin 4
Registration Date 21/12/2021

Additional Information

Proposal: a) The demolition of the existing 2.9sq.m. single storey outbuilding structure to the rear of the property
b) The construction of a ground floor extension to the rear, attic conversion and Dormer window at the pitch roof level of the main house to the rear. Resulting in a ground floor additional floor area of 39sq.m. and the attic floor level area of 22sq.m.
c) Internal alterations, and
d) All associated site & landscaping works
The proposed works will result in an increase of floor area from 155sq.m to 216sq.m.

Area Area 1 - South East
Application Number WEB5219/21
Application Type Permission
Applicant Kellie Elkin
Location 30, Ravensdale Drive, Kimmage, Dublin 12 D12 E732
Registration Date 21/12/2021

Additional Information

Proposal: The development will consist of the removal of the existing garage, shed and chimney located to the side and rear of the property. Provision for a two-storey extension to the side and rear of the property to accommodate open plan kitchen and dining area at ground floor level and additional family bedroom space at first floor level. Provision for a repositioned centred entrance and dormer roof extension to the front elevation. Provision for a new canopy over the main entrance. Provision for three new roof lights on the existing pitched roof to the rear of the property. Renovation and alterations to the existing buildings including all associated site works.

Area Area 1 - South East
Application Number WEB5224/21
Application Type Permission
Applicant Mary McMahon
Location 13, Lansdowne Park, Ballsbridge, Dublin 4
Registration Date 22/12/2021

Additional Information

Proposal: Single storey extension to the side and rear to provide a w.c. new kitchen & living room and associated internal revisions to existing house

Area Area 1 - South East
Application Number WEB5227/21
Application Type Permission
Applicant Paul & Kim O'Donnell
Location 45, Park Avenue, Dublin 4 D04 F2A3
Registration Date 22/12/2021

Additional Information

Proposal: Planning permission for the demolition of an existing 2 storey rear extension & single storey annex along with the detached play room / shed and for the construction of a new two storey extension to the side (north west) & rear (south west) of the existing dwelling house, 1st floor extension of existing porch on the Side (north western) elevation , 3 no box dormers to north western roof, all other elevational changes, internal modifications and all the necessary and ancillary site works to complete the development all at 45 Park Avenue, Dublin 4, D04 F2A3.

Area Area 1 - South East
Application Number WEB5230/21
Application Type Permission
Applicant Brendan and Rachel O'Connor
Location 4, Leicester Avenue, Rathgar, Dublin 6
Registration Date 22/12/2021

Additional Information

Proposal: Planning permission is requested for the removal of 2.5 metres of Pay and Display on-

street parking and the widening of existing access to the public roadway for the provision of one electric vehicle (EV) charge point and parking of a vehicle at 4 Leicester Avenue.

Area Area 1 - South East
Application Number WEB5233/21
Application Type Permission
Applicant Sean McDermott & Sheila Duggan
Location 103, Bangor Road, Crumlin, Dublin 12
Registration Date 22/12/2021

Additional Information

Proposal: The development will consist of

1. Demolition of the existing back garden shed.
2. Renovation and upgrade of the existing single storey rear kitchen extension including removal of the existing flat roof to be replaced with a new raised flat roof incorporating 2no. sky light windows.
3. Renovation and upgrade of the existing single storey detached studio located to the side garden, including a change of use to a bedroom, wc and home office.
4. Construction of a new single storey utility / store room which is to be linked and to the ground floor bedroom via a tiled roof connection.
5. Construction of a new single storey front entrance porch with a flat roof finish.
6. All drainage, structural and associated site works to be implemented.

Area Area 1 - South East
Application Number WEB5239/21
Application Type Permission
Applicant Dara Rothwell
Location 101, Greenlea Road, Dublin 6W
Registration Date 23/12/2021

Additional Information

Proposal: Attic conversion to accommodate a second floor room by modifying the roof arrangement from a hip roof to a gable roof, the construction of a rear dormer and the insertion of two roof windows (one on the front roof and one on the rear roof)

Area Area 1 - South East
Application Number WEB5242/21
Application Type Permission
Applicant Paul McGarry And Olga Bogdan
Location 10, Ashfield Road, Dublin 6 D06 EF65
Registration Date 23/12/2021

Additional Information

Proposal: 2 Storey, 2 Bedroom 86 m2 Annexe For Family And Guest Use To Rear Of Site With Existing Access To Shared Rear Garden, And Associated Works

Area 1 Strategic Housing Development

Area	Area 1 - South East
Application Number	SHD0031/21
Application Type	Strategic Housing Development
Applicant	Herberton Road Development Ltd
Location	Former G4S Property, Herberton Road, Dublin 12 (ABP-312300-21)
Registration Date	21-Dec-2021

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

Herberton Road Development Ltd intends to apply to An Bord Pleanála for permission for a Build-to-Rent (BTR) Strategic Housing Development on a site of c. 0.7654 ha (7,654sq.m) located on lands at the former G4S premises at Herberton Road, Dublin 12. The lands are bounded by Glenview Industrial Estate to the south, residential properties fronting Dolphin Road to the west, residential properties fronting Dolphin Road to the north, and with existing access points to the site from the east from Herberton Road with a vacant property fronting onto Herberton Road also.

The development will consist of the demolition and clearance of all existing vacant warehousing/commercial structures and hardstanding (c.4,299.9 sq.m) and the construction of a development consisting of Build-to-Rent (BTR) residential units (c.12,399.5 sq.m GFA (excluding basement)) comprising 137 no. apartments (8 no. studios, 74 no. 1-bed, 50 no. 2-bed and 5 no. 3-bed) in 6 no. blocks ranging in height up to 8 no. storeys over basement level (c.1,897 sq.m GFA) with private open spaces as balconies / terraces and a retail unit on ground floor level fronting onto Herberton Road (c.199.7 sq.m GFA). The total gross floorspace (GFA) of the overall development is 14,296.5 sq.m (including basement), of which 14,096.8 sq.m is residential and 199.7 sq.m is non-residential.

The development is described on a block by block basis as follows:

Block A (1,337.7 sq.m GFA): 2 no. to 3 no. storey over basement apartment building consisting of 15 no. apartments with associated balconies / terraces comprising 3 no. studio apartments, 5 no. 1-bed apartments and 7 no. 2-bed apartments. Block A includes the provision of bicycle parking at basement level (110no. spaces) which is served by a dedicated bicycle lift;

Block B (1,481.8 sq.m GFA): 3 no. storey apartment building consisting of 17 no. apartments with associated balconies / terraces comprising 1 no. studio apartment, 8 no. 1-bed apartments and 8 no. 2-bed apartments;

Block C (2,152.7 sq.m GFA): 5 no. storey apartment building consisting of 25 no. apartments with associated balconies / terraces on all sides comprising 1 no. studio apartment, 10 no. 1-bed apartments and 14 no. 2-bed apartments;

Block D (4,083.1 sq.m GFA): 8 no. storey apartment building over basement consisting of 45 no. apartments with associated balconies / terraces comprising 2 no. studio apartments, 30 no. 1-bed apartments, 8 no. 2-bed apartments and 5 no. 3-bed apartments. Block D also includes the provision of a communal laundry room at basement level;

Block E (1,928.5 sq.m GFA): 5 no. storey over basement apartment building consisting of 19 no. apartments with associated balconies / terraces on all sides comprising 1 no. studio apartment, 7 no. 1-bed apartments and 11 no. 2-bed apartments. Block E also includes the provision of bicycle parking at basement level (58no. spaces);

Block F (1,415.7 sq.m GFA): 5 no. storey mixed-use building consisting of 16 no. apartments with associated balconies / terraces on all sides comprising 14 no. 1-bed apartments and 2 no. 2-bed apartments and a retail unit (199.7 sq.m GFA) on ground floor level facing on to Herberton Road.

The proposed development also includes the provision of internal resident support facilities and resident services and amenities, including a reception hub, parcel room, multi-purpose / screening area, laundry room, meeting rooms, bookable function rooms, work/study room, coffee facilities, games room, a gym / fitness room and a communal roof terrace at second floor level located in Blocks D and E (totalling 657.3 sq.m), as well as hard and soft landscaped external communal amenity spaces at ground level, including perimeter amenity spaces with integrated play facilities, seating areas, perimeter walk known as 'Amenity Areas' A-E and a central courtyard space (totaling c. 2,365 sq.m). Access to serve the proposed development will be provided via a single, multi-modal, raised platform entrance onto Herberton Road at approximately the same location as the existing entrance. The proposal includes 60 no. car parking spaces, of which 49 no. spaces are at basement level and 11 no. spaces are at surface level including 3 no. accessible car parking spaces, 5 no. dedicated car share spaces and 6 no. spaces with EV charging facilities); 2 no. motorbike parking spaces; and 316 no. cycle parking spaces (246 no. resident parking spaces and 70 no. visitor parking spaces) to be managed per the submitted Transportation Assessment Report.

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development, service / plant facilities including an ESB Substation, switch room, communications room, generator room and plant rooms (totalling 276.2 sq.m), refuse stores (totalling 96.9 sq.m), public lighting, extensive boundary treatments, green roofs, rooftop PV arrays, water services and all necessary site development and infrastructural works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.harbertonbridgeshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the Strategic Housing Development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Important Note:-

The Strategic Housing Development (SHD) application documents available to view on Dublin City Council's website are for information purposes only. Please be aware that submissions/observations regarding SHD applications must be made directly to An Bord Pleanála (ABP). Any such submissions /observations submitted to Dublin City Council will be returned to the sender which could result in you missing the deadline to submit to ABP. For information on how to make an SHD submission / observation to ABP (hard copy or online) please contact 01 8588100 or alternatively log onto www.pleanala.ie.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0402/21
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	22/12/2021
Applicant	Gerard Doherty
Location	27, Greenlea Road, Dublin 6W

Additional Information

Proposal: EXPP: We are applying 100mm of external insulation to the external walls of the house which will be coated with a silicone based trowelled render finish. The intention is to apply the render to the front of the house from the soffit down as far as the ground level.

Area	Area 1 - South East
Application Number	0406/21

Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2021
Applicant Atria Living Ltd
Location Site at the corner of Macken Street and Pearse Street,
Dublin 2

Additional Information

Proposal: SHEC: 3 Storey work-live unit.

Area Area 1 - South East
Application Number 0413/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 20/12/2021
Applicant Brendan Grehan
Location The Hermitage, 22, Strand Road, Dublin 4

Additional Information

Proposal: SHEC; Construction of 3 storey house,garage & associated works

Area Area 1 - South East
Application Number 3778/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 20/12/2021
Applicant Claremont Railway Lawn Tennis Club
Location Claremont Railway Lawn Tennis Club, Railway and Steam
Packet Union SC, Park Avenue, Sandymount, Dublin 4

Additional Information

Proposal: Planning permission to refurbish courts 6 and 7 with full ITF Class 1 Professional 12m Court Sports Lighting at corners of each tennis court (6 light poles in total), associated ground works and all associated site works.

Area Area 1 - South East
Application Number 3782/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/12/2021
Applicant Norah Campbell and Cormac Deane
Location 49 Mount Drummond Square, Harold's Cross, Dublin 6,
D06 F1W0

Additional Information

Proposal: The development consists of the demolition of a single storey extension to side and rear, the erection to the side of a two storey extension consisting of a bedroom, over relocated entrance, utility and WC, the erection to the side and rear of a single storey extension consisting of a living room, replacement of the existing door with a matching window, addition of a rooflight at roof level to the front, addition of a high level window to the side at first floor level and all associated site works.

Area Area 1 - South East
Application Number 3794/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/12/2021
Applicant Frank Craven
Location 83B, Grosvenor Lane, Rathmines, D06A6Y7

Additional Information

Proposal: The development will consist of a single-storey extension to the rear of existing dwelling to include for kitchen, living, office, toilet and associated internal alterations. Existing chimney stack to be demolished throughout. Proposed infill of first floor level internally to increase lounge area. Existing 2 No. ground floor level windows increased in overall size to the front elevation with introduction of a new window at first floor level located on the end gable/west elevation inclusive of all associated site works.

Area Area 1 - South East
Application Number 3795/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/12/2021
Applicant Ciara O'Brien & David Riseborough
Location 15, Gilford Avenue, Dublin 4

Additional Information

Proposal: Permission for a first floor bedroom extension to the rear of an existing two-storey mid terrace house at 15 Gilford Avenue, Dublin 4. These works will be carried out concurrently with a ground floor rear extension which is exempt from planning control.

Area Area 1 - South East
Application Number 4058/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/12/2021
Applicant Carol Underwood and Patricia Hussey
Location 63, Rathmines Road Upper, Dublin 6

Additional Information

Proposal: Planning permission for development to the rear of this site. The development will consist of: a) The demolition of the existing sheds; b) The subdivision of the site and the construction of 2no. 162 sqm part three-storey part one-storey semi-detached houses with three bedrooms each; c) Enhancement of the vehicular entrance fronting onto Stone Mews including parking for two cars; d) Associated site works and landscaping.

Area Area 1 - South East
Application Number 4062/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/12/2021
Applicant Alison, Louise and Tara Boylan
Location 26, Temple Gardens, Rathmines, Dublin 6

Additional Information

Proposal: Planning permission for the following:

- a) Demolition of existing two storey semi-detached dwelling;
- b) Construction of new 3 storey semi-detached dwelling with basement under;
- c) All associated site works and services.

Area	Area 1 - South East
Application Number	4064/21
Application Type	Permission
Decision	APPLICATION WITHDRAWN
Decision Date	21/12/2021
Applicant	Deirdre O'Mahony and Tomas O'Dubhda
Location	26 Malone Gardens, Bath Avenue, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of a single storey extension to the rear of the existing dwelling and all associated site, landscaping works and services.

Area	Area 1 - South East
Application Number	4073/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/12/2021
Applicant	Health Service Executive
Location	113, Morehampton Road, Donnybrook, Dublin 4

Additional Information

Proposal: Permission sought for repairs and re-pointing to facades facing Morehampton Road and Mount Eden Road including the two chimneys on these facades, at 113, Morehampton Road, Donnybrook- Health Service Executive- Note This building is within the Belmont Avenue/Mount Eden Road & Environs Architectural Conservation Area.

Area	Area 1 - South East
Application Number	4074/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	23/12/2021
Applicant	Grace Healthcare
Location	122/124, Terenure Road West, Terenure, Dublin, 6WPW58

Additional Information

Proposal: Planning permission for upgrade/ modifications to the north elevation and carpark area only of the existing nursing home at 122/124 Terenure Road, West, Terenure, Dublin 6W PW58, consisting of the following: (A) demolition of existing lean to roof over front entrance porch; (B) new single storey flat roof glazed entrance lobby of 8 sq.m. and new accessible ramp access; (C) removal of existing front window to kitchen to be replaced with new access doors; (D) modification of 2 no. existing windows to form new single double height window to stairwell; (E) new brick cladding & Tudor style gable boarding to front of no. 124; (F) modifications to car parking layout at no.122 to facilitate a new accessible parking space adjacent to entrance; (G) modification to existing vehicular access at no. 122 to provide new pedestrian gate and safe pedestrian access

route to building entrance; (H) new louvred screen to open area to the front of kitchen; (I) new contained bin store to west boundary and (J) all associated site works above and below ground.

Area Area 1 - South East
Application Number 4081/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/12/2021
Applicant The Congregation of the Holy Spirit
Location St. Michaels College, Ailesbury Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a single storey pool hall to accommodate a 5 lane 25 metre swimming pool, two communal changing rooms, entrance lobby, storage, sanitary facilities, ancillary accommodation and associated plant and drainage infrastructure. Site works consist of a new paved forecourt with 4 car parking spaces, the widening of the existing service road and the erection of a new fence to the north of the proposed poolhall to replace existing. All works are situated within the curtilage of a protected structure, St. Michaels House.

Area Area 1 - South East
Application Number 4093/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/12/2021
Applicant Carmel Higgins
Location 1, Herbert Court, Morehampton Lane, Dublin 4, D04 X2VO

Additional Information

Proposal: Planning permission for the following: a) Demolition of existing 5 sqm rear extension. b) New 20 sqm ground floor rear extension. c) New 9 sqm first floor rear extension c) New 7 sqm ground floor front extension f) All associated/ancillary site development works.

Area Area 1 - South East
Application Number 4107/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/12/2021
Applicant Tara & Sean O hAdhmaill
Location 124, Corrib Road, Terenure, Dublin 6W, D6W XH11

Additional Information

Proposal: Planning permission for an attic conversion for storage purposes with a dormer roof, and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB5201/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/12/2021

Applicant Evan O'Donnell
Location Site to the rear of 7, Old Mountpleasant, Dublin 6, on a separate site fronting onto Oxford Lane, Dublin 6

Additional Information

Proposal: Permission sought for alterations to existing semi-detached dormer house of area c.55sq.m increasing ridge height to first floor with flat roof creating a two storey house and a two storey extension of area c.85sq.m all on a site located at the rear of No. 7 Old Mount Pleasant Dublin 6, on a separate site fronting onto Oxford Lane.

Area Area 1 - South East
Application Number WEB5224/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/12/2021
Applicant Mary McMahon
Location 13, Lansdowne Park, Ballsbridge, Dublin 4

Additional Information

Proposal: Single storey extension to the side and rear to provide a w.c. new kitchen & living room and associated internal revisions to existing house

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 2643/21
Appeal Type Written Evidence
Applicant Mount Argus Monastery Ventures Limited
Location Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:

- Construction of a part 3/4 storey apartment building with undercroft car parking;
 - The apartment building will provide 22 no. apartments, consisting of 6 no. studio units and 16 no. 1-bed units;
 - Vehicular access from Mount Argus, car parking, motorcycle parking and bicycle parking - 21 no. car parking spaces, 1 no. motorcycle parking spaces and 43 no. bicycle parking spaces will also be provided;
 - Landscaping, boundary treatment, bin stores and all associated site works and services.
-

Area 1
Appeals Decided

Area Area 1 - South East
Application Number 2498/21
Appeal Decision APPEAL WITHDRAWN

Appeal Decision Date 23/12/2021
Applicant Nicola and Donal Murray
Location Rear of Burlington House, Waterloo Lane, Ballsbridge, Dublin 4

Additional Information Additional Information Received

Proposal: The development will consist of demolition of the existing warehouse and office building and construction of 4 no. houses, all accessed off a landscaped forecourt. The proposed houses comprise 1no. detached, 3 bedroom, 2-storey house with 5no. rooflights; 2no. terraced 3-bedroom 2-storey houses, each with 3no. roof lights; 1no. terraced 3 bedroom, 2 storey house with 2no. roof lights. Vehicular and pedestrian access to the development will be via the existing vehicular access point on Waterloo Lane, with modifications. 4no. car parking spaces to be provided within the landscaped forecourt. Each property will have 2no. bike spaces. Bin stores and utilities will be provided along with landscaping and associated site works, including modifications to entrance and boundary wall fronting onto Waterloo Lane.

Area Area 1 - South East
Application Number 2618/21
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @23/12/2021
Applicant Blackhall Green Homes Limited
Location Dunluce, 21, Anglesea Road, Ballsbridge, Dublin 4

Additional Information

Proposal: The development consists of a modification to Condition 4a of P.A. Reg. Ref: 2517/20 to allow for the sale, lease and/or allocation of the four car parking spaces to apartments within the development.

Area Area 1 - South East
Application Number 3300/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @20/12/2021
Applicant IPUT Plc
Location Wilton Square, Dublin 2 and adjacent Public Roads

Additional Information Additional Information Received

Proposal: IPUT plc intend to apply for a seven-year planning permission for development at lands comprising Wilton Square, Dublin 2 and adjacent public roads. The proposed development involves amendments to indicative road works previously permitted under ABP 303706.19 and revised proposals for Wilton Square (the park), previously refused permission under ABP 303706.19. The proposed development includes the following elements: Wilton Square: (c.0.62 ha). The proposed development includes closure of an existing entrance and path leading from Wilton Terrace to the park fountain (including closing the existing gate and grassing over the path); creation of a new entrance and pathway from Wilton Terrace to the fountain to match its historic position (including the creation of an opening in the existing railings and plinth wall); restoration of the historic fountain in its current location; creation of two new entrances to the park (one from Wilton Terrace and one from Wilton Place, including the creation of new openings in the existing railings and plinth wall); removal of some low-level planting and trees and introduction of new low-level planting and trees; installation of new park furniture; installation of wayfinding lighting and all associated and ancillary development and site works above and below ground. Adjacent public roads: (c0.21 ha). The proposed development includes works to the adjacent public roads, including sections of Wilton Place, Wilton Terrace, Cumberland Road and Lad Lane. These works include road resurfacing and reconfiguration, changing Wilton Place (from Cumberland Road to the

LinkedIn corner) to a one-way traffic system (northwards from Cumberland Road to LinkedIn); removal of 16 on-street car parking spaces (12 from Wilton Place, 3 from Lad Lane and 1 from Cumberland Road), reconfiguration of the Wilton Terrace/Cumberland Road/Wilton Place road junction, provision of pedestrian crossing areas, provision of three loading bays (one on Cumberland Road, one on Lad Lane and one on Wilton Place); all of the preceding to include all associated and ancillary development and site works above and below ground.

Area Area 1 - South East
Application Number 2154/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 13-Dec-2021
Applicant Mr & Mrs William Gallagher
Location Rear of 172, Rathgar Road, Rathgar, Dublin 6
Additional Information Additional Information Received
Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Permission is sought for change of use of existing 2-storey coach-house from ancillary residential accommodation to self-contained dwelling, with access from Rathgar Place, for widening of existing opening in abutting boundary wall to lane from 1.8m to 2.6 metres wide to form vehicular entrance and all associated landscaping and site development works. Retention permission is sought for minor internal alterations to existing coach-house.

*****Amendment to Week 50*****

Area Area 1 - South East
Application Number 2601/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 14-Dec-2021
Applicant Conor Horgan
Location 25, St. Kevin's Road, Portobello, Dublin 8
Additional Information
Proposal: Permission is sought for the demolition of the existing single storey flat roofed extension which projects at the rear of the house and the construction of a free-standing, single storey home office with a corrugated, metal clad and glazed mono-pitched roof.

*****Amendment to Week 50*****

Area Area 1 - South East
Application Number WEB1300/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 14-Dec-2021
Applicant Cora Murphy
Location 64-66, Terenure Road West, Terenure, Dublin 6W
Additional Information
Proposal: The demolition the existing single storey gate lodge structure and the construction of 1 no. detached, five bedroom, two storey dwelling with dormer attic level over partial basement and part single, part two-storey extension to the rear. The development also proposes 1 no. dormer window to attic dormer level to the rear elevation, 1 no. juliet balcony at first floor level to the rear elevation, single storey canopy / covered terrace area to rear, the provision of 3 no. rooflights (2 no. to the rear single storey extension and 1 no. to rear roof). The proposed development will be

accessed from Terenure Road West via 1 no. new vehicular entrance and 1 no. new pedestrian entrance and provides for 4 no. car parking spaces (3 no. at surface level and 1 no. car space within the proposed single storey garage attached to the main dwelling). The proposal also includes boundary treatments (including new front boundary wall and railings), landscaping works including 2 no. courtyard areas and front and back gardens, and all ancillary site and engineering works necessary to facilitate the development.

*****Amendment to Week 50*****

Area	Area 1 - South East
Application Number	WEB1348/21
Appeal Decision	AMEND CONDITIONS
Appeal Decision Date	14-Dec-2021
Applicant	Ciara Haskins & Aengus Wilson
Location	27, Farney Park, Sandymount, Dublin 4

Additional Information

Proposal: Conversion of 3 bedroom house into 4 bedroom house with the conversion of attic space into a habitable bedroom with insertion of two dormer windows to the rear elevation and one smoke ventilation roof window to rear elevation above the internal stairwell. New fixed staircase from the first floor to attic space.

*****Amendment to Week 50*****

Area	Area 1 - South East
Application Number	WEB1362/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	14-Dec-2021
Applicant	Rob Marshall
Location	11, Holyrood Park, Ballsbridge, Dublin 4

Additional Information

Proposal: • Demolition of existing single storey extension to the side, chimney to the rear, and partial demolition of existing shed to the rear.

- Proposed new single storey extension to the side and rear including 2no. new rooflights to the rear
- Attic conversion and 1no. new dormer window and 1no new rooflight in existing roof to the rear
- and all associated site, drainage and landscaping works.

*****Amendment to Week 50*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

51/21

(20/12/2021-24/12/2021)

Area Area 1 - South East
Application Number 0433/21
Application Type Social Housing Exemption Certificate
Applicant Brian McGettigan
Location Side of, 173 Strand Road, Sandymount, Dublin 4
Registration Date 21/12/2021
Additional Information
Proposal: SHEC: 1 No. 3 storey over basement level apartment block comprising 3no. 3 bed apartments.

Area Area 1 - South East
Application Number 0435/21
Application Type Social Housing Exemption Certificate
Applicant Carol Mahon
Location Rear of 73, Durrrow Road, Dublin 12
Registration Date 21/12/2021
Additional Information
Proposal: SHEC: 2 storey house with dormer to rear



Dublin City Council

SECTION 5 EXEMPTIONS

51/21

(20/12/2021-24/12/2021)

Area Area 1 - South East
Application Number 0436/21
Application Type Section 5
Applicant Fred Roberts & Rebecca Roe
Location 18, Cambridge Road, Rathmines, Dublin 6
Registration Date 21/12/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Temporary removal of hall and part of sitting room floors, & support of base of internal timber stairs. Temporary lifting of gate pier and porch floor coverings and stone steps. Excavation and creation of new underpinnings to hall and party walls. Reinstatement of all structures and redecoration.

Area Area 1 - South East
Application Number 0437/21
Application Type Section 5
Applicant Martin and Susannah Cass
Location 7, Kenilworth Road, Rathgar, Dublin 6
Registration Date 21/12/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. The removal of the spiral stairs between ground and basement. 2. The reinstatement of the joists and floor boards, previously cut to accommodate the spiral stairs. 3. The reinstatement of a replica stairs in its original position from ground to basement. 4. The removal of 20th century partitions at basement level.

Area Area 1 - South East
Application Number 0438/21
Application Type Section 5
Applicant Eimear Bradbury
Location 11, Mountpleasant Place, Ranelagh, Dublin 6
Registration Date 22/12/2021

Additional Information

Proposal: EXPP: The proposed work will consist of widening the rear first floor bedroom window by 460mm to match the windows to the front of the house. It is proposed to replicate the existing brick cill and head detail, new plaster finish reveals to match existing house.
