



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

01/22

(04/01/2022-07/01/2022)

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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3007/22
Application Type Permission
Applicant Crawford Barrie Property Developments Limited
Location 61, Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58
Registration Date 04/01/2022

Additional Information

Proposal: The development will consist of the demolition of existing single-storey sheds and the construction of a 4 storey apartment block consisting of 9 no. apartments as follows:
-2 no. studio units, 2 no. one bedroom units and 5 no. two bedroom units together with the provision of balconies to east & west elevations, shared amenity space, bin storage, 18 no. bicycle spaces at ground floor level to the rear, and for all ancillary works necessary to complete the development.

Area Area 3 - Central
Application Number 3008/22
Application Type Permission
Applicant Health Service Executive
Location Connolly Norman House, 224, North Circular Road, Dublin 7
Registration Date 04/01/2022

Additional Information

Proposal: PROTECTED STRUCTURE (RPS Ref. No.: 1673): The development will consist of the replacement of existing PVC windows with new timber double glazed sash windows and associated site works.

Area Area 3 - Central
Application Number 3523/21
Application Type Retention Permission
Applicant Shay Hennessy
Location 162, Church Road, Eastwall, Dublin 3, D03Y9C4
Registration Date 05/01/2022
Additional Information Additional Information Received

Proposal: RETENTION permission sought to retain residential use of ground floor level dwelling flat to existing two storey residential end of terrace.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number WEB1005/22
Application Type Permission
Applicant DIARMUID BYRNE
Location 53, Norfolk Road, Dublin 7
Registration Date 04/01/2022

Additional Information

Proposal: The development will consist of a new flat roof dormer to the rear of existing dwelling at roof level to allow for additional headroom to proposed new converted attic storage space. The development is to include internal alterations, and all ancillary site works or drainage as required.

Area Area 3 - Central
Application Number WEB1008/22
Application Type Permission
Applicant Lynsey McCarthy & Colum Smith
Location 8, Windele Road, Dublin 9
Registration Date 05/01/2022

Additional Information

Proposal: Permission is sought for the demolition of existing single storey extension to the rear, provision of a two storey extension to the rear at a height of 5.7m, conversion of the existing attic and provision of a dormer window to rear, provision of a porch to the front of the house at a height of 3m, new window to the existing front elevation at first floor and new window to the existing rear elevation at first floor, internal alterations to existing house, modifications to the front boundary to facilitate a new vehicular entrance, external bin storage to the front and all associated site works.

Area Area 3 - Central
Application Number WEB1009/22
Application Type Permission
Applicant Lorcan Sirr
Location 43, Erris Road, Cabra, Dublin 7
Registration Date 06/01/2022

Additional Information

Proposal: The construction of a vehicular entrance, driveway with permeable paving, and dished entrance.

Area 3 Decisions

Area Area 3 - Central
Application Number 0269/21
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 07/01/2022
Applicant Lisa Wallace
Location 47/48, Lower Sheriff Street , Dublin, 1.
Additional Information Additional Information Received
Proposal: EXPP: New Roof, New Windows, Change of use.

Area Area 3 - Central
Application Number 3436/21
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 07/01/2022

Applicant Tom McCaughey
Location Maureen's 57, Manor Place, Dublin 7, D07 KC80
Additional Information Additional Information Received
Proposal: The development will consist of the change of use from the existing Maureen's newspaper agents into a café along with associated changes to the interior ground floor layout and front elevation.

Area Area 3 - Central
Application Number 3786/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 04/01/2022
Applicant Tacitus T/A Café 53
Location Cafe 53, Lee Road, Dublin Industrial Estate, Glasnevin, Dublin 11

Additional Information

Proposal: RETENTION AND PERMISSION:

Retention permission is sought for outside seating area and retractable canopy 5.6m x 2.4m to side (west) yard, Planning permission is sought for outside seating area and steel/glass canopy 7.6m x 2.4m to front yard, all at existing single storey detached café.

Area Area 3 - Central
Application Number 3808/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/01/2022
Applicant The Commissioners for Public Works
Location The Magazine Fort (a Protected Structure) Phoenix Park, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE The development will consist of repair, conservation, change of use, and minor additions and alterations to, and ancillary works to a number of buildings in the Magazine Fort (a Protected Structure, RPS 6760, and on the Record of Monuments and Places RMP nos. DU018-007019) to facilitate access and use by the public, and will include: 1. The repair, conservation, change of use and minor alterations of the existing Johnston Ravelin Buildings which consist of Officers Quarters (a 1 storey building with an existing half basement, and total GFA of 329 m2, referred to as Building K in the Planning Application documents and drawings), Sergeants Quarters (a 1 storey with existing basement and total GFA of 213 m2, Building L), Men's Hut (a 1 storey building with a total GFA of 40 m2, Building O) Ablution Room (a 1 storey building with a total GFA of 21m2, Building H), Sentry Box (a 1 storey building with a total GFA of 25 m2, Building J), Men's WCs (Building M, a 1 storey building with a total GFA of 22 m2), Women's Washhouse (Building N, a 1 storey building with a total GFA of 9 m2), and Women's WCs (Building W, a 1 storey building with a total GFA of 1 m2); The repair and conservation work of the Fort's Johnston Ravelin Buildings (Buildings H,K, L, N and W listed above) includes re-roofing with slate and lead flashings, new cast-iron rainwater goods, and general repairs to brickwork, windows, doors, timber flooring, ceiling, chimneys, plasterwork and joinery. The repair and conservation works at the Johnston Ravelin courtyard and moat areas will consist of the refurbishment and augmentation of the existing cobbles and stone paving and the reinstatement of salvaged metalwork (gates and railings) to the courtyard; A change of use of the former Officers' Quarters and Sergeants Quarters (Buildings K and L) for use as Visitor and Staff Facilities to

include, at ground floor level, Visitor Reception, Locker Room, Tea Room, Accessible Toilets and Staff Offices; and, at basement level, Kitchen, Staff Facilities (toilets, changing rooms, lockers) additional Visitor Toilets, Plant Rooms and general storage areas totalling GFA of 534 m². Alterations to the internal existing fabric will consist of 2 nos. openings in 2 nos. walls in the Officers' Quarters and Sergeants Quarters (Buildings K and L), and the partial removal of timber flooring at ground floor level to provide for new staff stairs, the removal of damaged timber flooring at the basement and replacing with concrete; Alterations to the external fabric will include the removal of derelict subsidiary stair, wall and toilets, the removal of damaged external concrete ground surfaces, the removal of modern external gate, the removal of the Men's Hut, the removal of the metal shed to Ablution Room. New internal built works include the provision of new staff stairs and new partitioning for the new toilets; New external built works include the replacing of existing external concrete surface and limited cobbled areas with new textured concrete with integrated wayfinding recessed elements; the provision of new guardrails and addition of new external stairs to moat area, a new postern gate at the south moat wall, and a new metal external entrance gate and bridge with signage; 2. The restoration of the Duke of Dorset Archway, using original stonework which is currently stored on site. Interventions to the inner entrance bridge to consist of the removal of the existing metal grating and the provision of proposed new metal walkway and guardrails onto existing steel I-beams; 3. The insertion of a new metal walkway (809 m²) at the inner Fort ground level and at the Rampart Walls bank level to facilitate a universally accessible circumnavigational public access of the Fort and Ramparts (Building Z) to consist of: At ground level, the removal of damaged concrete paths and repair of surrounding cobble surfaces and the insertion of the proposed 1.8m wide perforated metal walkways supported on sleepers following the existing layout of concrete paths and concealing electrical services distribution; Alterations to the existing fabric of the Rampart Walls consisting of the opening up of gun embrasures located along the West, South and East elevations by the removal of later additions of concrete blockwork. At rampart level, the provision of an assembly of sleepers set into the grounds bearing the new perforated metal walkways & guarding aligned with the lower stone step level (at c. 250mm above the Rampart Walls bank level) at the Northwest bastion and along the West portion of the existing Rampart Walls and aligned with the top stone step level (at c. 750mm above the Rampart Walls bank level) at the Southwest bastion and along the South portion of the Rampart Walls, the provision of guarding at the Southeast bastion, the provision of steel safety guarding at the newly opened existing gun embrasures, and a new flagpole at the existing flagpole platform at the Southeast bastion. No element of the proposed walkway is above the existing height of the Rampart Walls' parapets; The provision of access at change of levels between ground and rampart walkways involving the erection of 2 no. steel truss ramps at the Northwest and Southeast bastions; and a Part M accessible lift and access lobbies (2 storeys and c.7.2m in height) at the Northwest bastion. The lift structure will consist of a weathered blockwork shaft on concrete pit foundation with adjoining protected access lobbies, all clad in metal cladding; 4. The repair, conservation, change of use and minor alteration of the existing corrugated iron Bakery Building (a 1 storey building with a total GFA of 296 m², Building B) consisting of local repairs where necessary for Health & Safety, to the wall sheeting and the replacement of roof coverings, cleaning of the steel frame and stanchion structural remedial works, the provision of new metal rainwater goods, and the restoration and weatherproofing of windows and doors. The change of use consists of the use of the Bakery Building as a new unheated exhibition and visitor orientation/gathering spaces (total GFA of 296 m²). Alterations to the existing fabric include the removal of 1 no. corrugated sheeting wall; 5. The repair, conservation, change of use and minor alteration of the existing Magazine Gunpowder Store Buildings (a 1 storey building containing 3 no. Vaults with a total GFA 704 m², Building A) to consist of: Repair and conservation works including the recovering of slate roofing with new felt and timber battens and re-use of existing slate, with new slate as required to match existing, the restoration of stone capping, the repair of external wall harling and stonework, the restoration of rainwater goods and new to match existing where required, the repair of existing timber flooring, and the repair of the brick vaulted structure,

including structural stitching to corners; The change of use of the Magazine vaults consists of the use of the former Vaults as new unheated exhibition spaces, including exhibition space (296 m2) in Vault A, and immersive audio-visual installations in Vaults B & C (total of 408 m2); Alterations to the existing fabric to consist of the provision of a connection between Vaults B and C and the demolition of relevant wall section, the removal of later added concrete flooring in Vault C and the removal of later added brickwork to the front of Vault C. New build consists of the insertion of a new metal walkway, seating and railings supported on steel frame and timber sleepers, in Vaults B & C and the porch of Vault A; and the provision of a new dark room door at the front of Vault C., and lining to the proposed connection; 6. The repair, conservation and change of use of the Shifting Room (a 1 storey building with a total GF of 25 m2, Building G) to provide a new switchroom and an AV room; 7. The provision of electrical services along the new walkways; which consists of the removal of existing switchboards in the Sentry Box (a 2 storey building with a total GFA of, 22 m2, Building J) and provision of a switchroom in the Officers' Quarters the provision of surface ducting (below proposed metal walkway-see 3.);8. The repair of existing drainage networks as necessary and provision of new connections from the Johnston Ravelin visitor facilities (see 1.) to the existing network.

Area	Area 3 - Central
Application Number	4134/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/01/2022
Applicant	Antoine Glacometti and Tamsin Snow
Location	26, Montpelier Hill, Arbour Hill, Dublin 7, D07R821

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use from commercial to residential, including: (1) the removal of internal modern partitions at ground and first floor levels; (2) the removal of 2 nos. modern WCs and provision of new stairs from basement to half-landing and reinstatement of existing stairs from half-landing to ground floor; (3) the provision of 1 no. new kitchen services and 1 no. new tea-station for home office at ground floor; (4) the provision of 2 nos. new bathrooms and services at first floor; (5) the reinstatement of 15 nos. sash windows and provision of 2 nos. new windows at closed up openings on rear elevation.

Area	Area 3 - Central
Application Number	4136/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/01/2022
Applicant	Steven McCay and Sonja Monaghan
Location	10, St. Vincents Cottages, Blackhorse Avenue, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for, a. Single storey extension to side and rear, b. All associated site works to front of No 10 St Vincents Cottages, Blackhorse Avenue, Dublin 7, (a protected structure).

Area	Area 3 - Central
Application Number	4149/21
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	06/01/2022
Applicant	Fitzwilliam Real Estate Developments Ltd.
Location	Site of c. 0.568 hectares at 97, Abbey Street Middle, Dublin 1; 16/17 Prince's Street North; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the "Arnotts' Car Park", with an address of No.98-101 Middle Abbey Street, Dublin 1 etc.

Additional Information

Proposal: Permission for development at a site of c. 0.568 hectares at 97, Abbey Street Middle, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the "Arnotts' Car Park", with an address of Nos.98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1.

The proposed development will consist of the development of a Build-To-Rent residential development consisting of the:

- demolition of the existing 3 no. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2.201 sq.m);
- decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 no. car parking spaces, with 225 no. car parking spaces remaining);
- development of a 12 no. storey over basement element fronting William's Lane, a 5 no. storey element above Arnotts' Car Park, and 2 no. storey element above Arnotts Store, to provide 155 no. apartments (56 no. studio units, 85 no. 1-bed units; and 14 no. 2-bed units).

The development also provides for hard and soft landscaping including the provision of a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels, Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane. Additional proposed works include the provision of: communal residential amenities (c. 459 sq.m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sq.m) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms/ management stores, general storage and bin store); communal amenity open spaces; a substation and a switch room (c. 30 sq.m); water tank and sprinkler rooms (c. 117 sq.m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq.m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq.m.

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the:

- demolition of part of the existing basement (c. 16 sq.m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq.m);
- change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq.m);
- continued use of the Ground Floor Level as a café (c. 89 sq.m)
- change of use of the First, Second, Third and Fourth Floor Levels to provide 4 no. Build-To-Rent

studio apartment units (one on each level) (which will be operationally linked to the 155 no. apartments scheme);

-and associated internal and external alterations to the building.

Pedestrian access to this part of the development will be provided via Middle Abbey Street.

The total gross floor area of this part of the development is c. 423 sq.m.

The development will also consist of: associated lighting; associated signage; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply)

The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park') from its current operating hours of: Monday-Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00 - 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for a temporary period of 5 years.

Area	Area 3 - Central
Application Number	DSDZ3802/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/01/2022
Applicant	Ontower Ireland Limited
Location	Macken House, Mayor Street Upper, Dublin 1
Additional Information	

Proposal: Permission to install 6 no. antenna, 2 no. transmission dishes on ballast mounted supporting poles together with equipment cabinets, radio equipment, cabling and associated site works at the roof level. This application relates to lands within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area	Area 3 - Central
Application Number	WEB1811/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/01/2022
Applicant	Vincent Segui
Location	1, Western Way, Broadstone, Dublin 7
Additional Information	Additional Information Received

Proposal: A single storey pitched roof extension to side comprising a new kitchen/dining/living open space. The refurbishment will also include a new study and new bedroom with all related works.

Area	Area 3 - Central
Application Number	WEB5054/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/01/2022
Applicant	The Moldovan Retail Store Ltd
Location	38, Capel Street, Dublin 1

Additional Information

Proposal: Part off-licence use in the existing retail unit.

Area Area 3 - Central
Application Number WEB5229/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/01/2022
Applicant Lynsey McCarthy and Colum Smith
Location 8, Windele Road, Dublin 9

Additional Information

Proposal: Permission is sought for the demolition of existing single storey extension to the rear, provision of a two storey extension to the rear at a height of 5.7m, conversion of the existing attic and provision of a dormer window to rear, provision of a porch to the front of the house at a height of 3m, new window to the existing front elevation at first floor and new window to the existing rear elevation at first floor, internal alterations to existing house, modifications to the front boundary to facilitate a new vehicular entrance, external bin storage to the front and all associated site works at No. 8 Windele Road, Dublin 9, D09 Y9C6.

Area Area 3 - Central
Application Number WEB5234/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/01/2022
Applicant Fiona Early
Location 11, Cremore Avenue, Dublin 11

Additional Information

Proposal: Demolition of existing single storey garage, omission of existing vehicular access from Cremore road to provide pedestrian access, construction of single storey single person dwelling and alterations to side boundary railings.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3617/21
Appeal Type Written Evidence
Applicant Marron Estates Ltd
Location 77-80, King Street North, Smithfield, Dublin 7. D07 TP22

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site: 77-80 King Street North, Smithfield, Dublin 7, D07 TP22. The subject site encompasses an area of 0.0896 hectares.

The development will consist of: The demolition of the existing modern extensions to no. 77, the total demolition of no. 78 and 79 North King Street and the retention and alteration of the protected structures at no. 77 and 80 King Street North to facilitate the construction of a 8.9m - 28m (above ground level) part-3 to part-9 storey 5,818 sq.m. hotel building comprising: (i) linen stores, a luggage store, toilets, and comms room at basement level; (ii) a lobby, reception area,

bar/restaurant facilities (including the retention of the existing Cobblestone Public House), toilets, a bar store, housekeeping store, food preparation area, a bin store and switch room at ground floor level; (iii) kitchen, and cold storage area, ancillary offices, staff facilities including locker area, a break area and toilet and shower facilities, at first floor level; (iv) 114-bedrooms arranged over floors 2-9 with maintenance and a cleaners storage areas located at third and fourth floor level; (v) plant room located at fifth floor level; and (vi) lift overrun, plant room and green roofs at roof level.

The development also includes the following works to no. 77 and 80 King Street North:

No. 77 King Street North - New independent structure to be installed to rear and side of existing original house, existing staircase from ground to second floor to be removed, new opening to be formed in west elevation (former party wall), existing (non-original) openings in west elevation at first and second floor level to be blocked up and hotel bedrooms with En Suite bathrooms to be installed at first and second floor level in the Protected Structure.

No 80 King Street North - Existing brick facades (main house and rear outbuilding) to be repaired and restored, stone parapet capping to front and rear of main house to be repaired and restored and new historically accurate timber sliding sash windows with slimline double-glazing to be installed to original window openings front and rear of main house.

The development also includes SuDS drainage, piped and other services, and all ancillary site development works necessary to facilitate the development.

The development to be applied for includes a number of buildings on the Dublin City Council Record of Protected Structures including the following: the Cobblestone Pub, no. 77 King Street North, Dublin 7 (ref: 4263) and no. 80 King Street North, Dublin 7 (ref: 4264).

*****Amendment to Week 51/21*****

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	2603/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@05/01/2022
Applicant	Goldboard Limited
Location	92A Prussia Street, Stoneybatter, Dublin 7

Additional Information

Proposal: Permission for Modifications to existing planning permission for 2 storey apartment development approved under Reg Ref 2087/18 to provide; (A) a passenger lift, ambulant disabled stairs and general revisions including open spaces and balconies to the east and west of the site and; (B) 2 no. additional floors each containing 1 no. 2-bed apartment and 1 no. 1-bed apartment including balconies to the east and west of the site leading to an overall development of 8 apartments (4 x 2-bed and 4 x 1-bed) on 4 storeys with associated drainage services, boundary wall treatments, site works and landscaping.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

01/22

(04/01/2022-07/01/2022)

Area Area 3 - Central
Application Number 0001/22
Application Type Social Housing Exemption Certificate
Applicant Maura and Graham Earley
Location Site to rear 11, Cremore Avenue, Glasnevin, Dublin 11
Registration Date 04/01/2022

Additional Information

Proposal: SHEC: Demolition of existing single storey garage, omission of existing vehicular access from Cremore Road to provide pedestrian access, Construction of a single storey single person dwelling and alterations to side boundary railings.

Area Area 3 - Central
Application Number 0441/21
Application Type Social Housing Exemption Certificate
Applicant Conservation Asssets Ltd
Location Charles Lane, Rear of 30 Fitzgibbon Street, Dublin 1
Registration Date 23-Dec-2021

Additional Information

Proposal: SHEC: Two-storey semi-detached house with roof terrace to the front.

*****Amendment to Week 51/21*****



Dublin City Council

SECTION 5 EXEMPTIONS

01/22

(04/01/2022-07/01/2022)

Area Area 3 - Central
Application Number 0006/22
Application Type Section 5
Applicant Pierce Madden & Claire-Louise Murphy
Location 113, North Circular Road, Dublin 7
Registration Date 07/01/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

1. Tidy and reconfigure existing front and rear soft landscaping.
 2. Rake out and repoint existing granite front doorsteps.
 3. Repaint existing painted internal walls, ceiling and joinery.
 4. Repaint existing painted front door and surround.
 5. Replace existing fitted carpets and linoleum flooring to first floor bedrooms with new.
 6. Provide new painted timber panelling to rear return bedroom wall over existing.
 7. Upgrade existing fuse board and MCB panel to upper ground floor hallway with new in existing location and perform health check on existing electrics.
 8. Upgrade any electrical circuits that are unsafe, reusing existing ducts and runs to provide 2 no. additional sockets to existing dining room.
 9. Remove socket for shower pump fed through hole in the wall between bathroom and bedroom to return and replace with spur for shower.
 10. Replace existing non original sanitaryware fittings with new in existing location reusing existing service runs as much as possible.
 11. Replace existing non efficient external gas boiler with new efficient gas fired condensing boiler to kitchen in rear return reusing existing service runs as much as possible.
 12. Fit mineral wool insulation held on airtight membrane between floor joists on upper ground floor where ceiling to lower ground floor has been removed.
 13. Remove existing ivy to rear return carefully.
 14. Check gutters to rear return and repair all gutters and rainwater goods where necessary.
 15. Re-fix slipped slates to roof.
 16. Relocate termination point of rainwater pipe to rear return currently draining into a blocked gully in the neighbouring rented property to ensure access for regular maintenance. This blocked gully has resulted in substantial damp and water damage to the lower ground floor rear return.
 17. Replace existing rotten timber window heads to lower ground floor west facing window in rear return with new concrete lintel and repair brickwork currently left unstable due to rot.
 18. Replace existing rotten timber head to lower ground floor front entrance doorways with new concrete lintels and repair brickwork currently left unstable.
 19. Repair and treat dry rot damage above lower ground floor north facing window to rear return, replacing compromised window head with new concrete lintel.
 20. Repair rotten timber/ceiling/floor joists to lower ground floor.
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