



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

17/22

(25/04/2022-29/04/2022)

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 1 COMMERCIAL

Area Area 1 - South East
Application Number 3101/22
Application Type Permission
Applicant Strandmount Limited
Location Charlemont Place, Dublin 2
Registration Date 26/04/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at a 0.1024 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 will consist of amendments to the permitted aparthotel development as granted under Dublin City Council Reg. Ref. 3549/19 [An Bord Pleanála Case Reference PL29S.305585] 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 sqm 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 3812/22
Application Type Permission
Applicant K.P. Crown Dental
Location 196, Harolds Cross Road, Terenure, Dublin 6W, D6W VN24
Registration Date 25/04/2022
Additional Information

Proposal: 1. Retention permission for dental clinic at 196A (first floor) 2. Change of use from retail to dental clinic at 196A (ground floor) 3. To construct a new staircase at 196A. To connect two units 196A & 196 on the ground floor with a new opening. Internal alteration works, alteration works to the shop front and all ancillary site works.

Area Area 1 - South East
Application Number 3818/22
Application Type Permission
Applicant Sandford Park School Designated Activity Company
Location Sandford Park School, Sandford Road, Ranelagh, Dublin 6, D06 FN29

Registration Date 26/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at this site which is within the curtilage of protected structures: (No. 11 Sandford Road, Ranelagh, Dublin 6, D06 RC94/Sandford Park Gate House - RPS Ref. No. 7426 and the Main House, Sandford Road, Ranelagh, Dublin 6, D06 FN29 - RPS Ref. No. 7427).

The development will consist of:

- (i) replacement of all windows and doors to classroom Block B and Block A-B,
- (ii) new external render finish to the existing inner courtyard and East, North and South elevations to classroom Block B and Block A-B,
- (iii) removal of inner courtyard window to classroom Block A-B and infilling the opening with blockwork with a render finish,
- (iv) removal of chimney stack above roof level to classroom Block A-B,
- (v) alterations to all elevations of Block C Science and Art building comprising new external render finish,
- (vi) removal of UPVC conservatory to the east elevation of Block C Science and Art building
- (vii) replacement of all external doors to Block C Science and Art building,
- (viii) removal of chimney stack above roof level to Block C Science and Art building,
- (ix) a new single storey extension (with an area of 120 sq.m) to the existing north elevation of library/dining room block at a ground floor level with a new entrance door,
- (x) the installation of a roof mounted solar photovoltaic panels to classroom Block B and A-B and Block C Science and Art building to include all ancillary works and services.

Area	Area 1 - South East
Application Number	3823/22
Application Type	Permission
Applicant	Mr & Mrs Tim and Phyllis Sheehan
Location	3 Mount Street Upper, Dublin 2
Registration Date	26/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for change of use of basement office to 1 bed apartment with two new internal openings and change of use to a house of upper floors from office use, refurbishment of sash windows and front door and repointing of front facade brickwork and plastering and external insulation of rear return, internal alterations to remove non-original partitions and mezzanine and upgrading building services reusing existing pathways, new kitchen at ground floor with new window to rear and internal door relocated to original position off hall, installation of sanitary ware to 2nd & 3rd floor bathroom, new partition to bedrooms at 3rd floor, removal of return non original window & door, removal of external escape stairs and replacement with 1.8m high railing and gate to new bin area, new windows and stairs down to relocated back door and new rooflight to return walls raised by 1.55m in height and associated site works.

Area	Area 1 - South East
Application Number	3825/22
Application Type	Permission
Applicant	PI Hotels & Restaurants Ireland Ltd
Location	A site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2

Registration Date 26/04/2022

Additional Information

Proposal: Permission for development of 5 No. illuminated external signs and building facade lighting. This external signage and lighting application relates to a previously permitted development (Dublin City Council Reg. Ref. 4805/19, which has been amended by Dublin City Council Reg. Ref. 3088/20) currently under construction on a site of 0.064 hectares on lands formerly including No. 1 and No. 3 Prince's Court, at the junction of Gloucester Street South and Prince's Street South, Dublin 2. The proposed development consists: of the erection of (a) 2 No. high level internally illuminated signs, 1 No. on the southern elevation (8.533 sq m) and 1 No. on the northern elevation (4.053 sq m) and (b) 3 No. low level internally illuminated signs, 1 No. on the western elevation (0.611 sq m) and 2 No. double-sided projecting roundels on the western and northern elevation each (0.566 sq m each); and the provision of building facade lighting on the western and northern elevations.

Area	Area 1 - South East
Application Number	3838/22
Application Type	Permission
Applicant	BCP Fund Management DAC as manager of the BCP
Property value Add Fund	
Location	St. Andrew's House , 24-34, Exchequer Street, Dublin 2
Registration Date	27/04/2022

Additional Information

Proposal: The development will consist of (1) Internal alterations and refurbishment of ground floor entrance lobby situated on Exchequer Street; (2) Internal alterations and refurbishment of first, second and third floor office accommodation as well as an entrance and stairs at ground floor level; (3) Change of use of 131.65 sq. m of first floor accommodation from office to hair salon including an additional 9.1 sq.m resulting from the removal of a stair; (4) The removal of an existing staircase to the rear south east corner and the extension of the existing office floors at second and third floors by 9.1 sq. m per floor; (5) External repairs to brickwork including, cleaning replacing spalled brickwork, re-pointing of brickwork to front, rear and side elevations, repair chimneys as necessary with existing finishes reinstated, cleaning and repairs to existing sandstone courses to Exchequer St. and Drury St. installation of 4 no. fire-rated glazed panels to the external face of the existing window to rear staircase within the common corridor, replacement of existing window to the rear-staircase on the west at flat roof level with new roof-access-door, formation of new opening in existing rear staircase on the east at flat roof level to accept new roof-access-door, replacement of lead flashings and parapet gutters, dormer linings and recovering the existing main roof with reused and replacement natural slate with 4 no. rooflights installed to rear; (6) Refurbishment of existing window sashes and replacement of glazing with double-glazed units; (7) Replacement cast-iron rainwater goods to Exchequer Street elevation and pvc rainwater goods to rear (south) elevation (8) Removal of existing flagpoles and decommissioned alarm boxes; (9) Replacement of SVPs with new to rear (south) elevation; (10) Installation of 4 no. vent grilles in brickwork to the rear (south) facade and 3 no. ventilation grilles in brickwork to the east facade and installation of 2 no. ventilation grilles in the roof to the south (11) Removal of existing roller shutter and replacement with new hardwood painted door to the front entrance on Exchequer Street; (12) Replacement of existing building signage above entrance door with new signage in same location and new 'plaque' signage to right-hand side of entrance door; (13) Installation of mechanical plant and screening to the flat roof area at first floor level at rear; (14) All other associated structural, fire compartmentation works and service installations.

Area Area 1 - South East
Application Number 3839/22
Application Type Permission
Applicant Elm Park Golf & Sports Club CLG
Location Elm Park Golf & Sports CLG, Nutley House, Nutley Lane, Dublin, D04 WE09
Registration Date 28/04/2022

Additional Information

Proposal: Development consists of the construction of a single storey building, 51m² in area and 3 outdoor proprietary roofed swing bays to serve as a swing space / driving range for the existing Elm Park Golf Club at Nutley House, Nutley Lane, Dublin, D04 WE09.

Area Area 1 - South East
Application Number 3851/22
Application Type Permission
Applicant Charlemont Regeneration Ltd
Location Site at Tom Kelly Road/Charlemont Street, Dublin 2, D02 P489
Registration Date 28/04/2022

Additional Information

Proposal: The proposed development consists of amendments to Block 1 which forms part of the permitted Charlemont Square development under DDC Reg. Ref 3742/10 (ABP Ref. PL29S.238212), which is currently under construction, and as subsequently amended by planning permissions Ref. 2286/12 (ABP Ref. PL240620), Ref. 4443/16, Ref. 3725/18, Ref. 4758/18 and Ref. 3035/20.

The development (site area of 0.073 ha) will consist of:

- the provision of an ancillary part off-licence (BWS) area of c.30 sq.m within the permitted retail unit at the ground floor level, south western corner of Block 1 (GFA 695 sq.m);
 - Minor alterations to the approved eastern and southern elevations of the block at ground floor level to include 2 no. signage zones on the eastern elevation of the unit and 1 no. signage zones on the southern elevation of the unit;
 - All ancillary site services and site development works.
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Area Area 1 - South East
Application Number 3863/22
Application Type Permission
Applicant Tadhg Campion
Location The Mews, 1 Charlemont Place, Dublin 2, D02 X659
Registration Date 29/04/2022

Additional Information

Proposal: The development will consist of the construction of a new first floor meeting room to the front of an existing 2 storey office. The works will also include all ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3864/22
Application Type Permission
Applicant CPFM Limited

Location Cafe 105, 105 Clonskeagh Road, Dublin 6, D06 A4N6
Registration Date 29/04/2022

Additional Information

Proposal: The development will consist of the construction of a new rear deck to an existing cafe. The works will include:

- a) a new rear deck at ground floor to facilitate outdoor seating,
- (b) internal modifications to the ground floor to allow for access to the proposed rear deck,
- (c) demolition of the lower ground floor entrance porch,
- d) all ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 4051/21
Application Type Permission
Applicant 1 Merrion Land Limited
Location Gowan Motors Compound site, 169-177 Merrion Road, Dublin 4. The site is located south of Merrion Road

Registration Date 29/04/2022
Additional Information Additional Information Received

Proposal: The development is an amendment to the permitted development under DCC Reg Ref 4477/19. The alterations will consist of the following: Increase in the number of units over permitted number by 8 no. units to 46 no. units comprising: 19 no. 1-bedroom, 24 no. 2-bedroom and 3 no. 3-bedroom apartments with associated north/ south/ east/ west facing balconies/terraces. The provision of an additional storey to block A by lowering the ground floor to level with the street and increase in height by c. 1.5m. Block A is now up to 6 storeys in height and will have 31 no. apartments (an increase of 6 no. above permitted). Alteration to Block B resulting in an overall reduction in height by c. 1.4m. Block B remains up to 4 storeys in height and will have 15no. apartments (an increase of 2 no. above permitted). Increase in the length of Block A by c. 6m removal of the basement and replacement with undercroft parking, with communal open space above. Alteration to the number of car parking to provide 17 no. car parking spaces at undercroft level along with 4 no. motorcycle and 182 no. cycle parking spaces. Relocation of the ESB substation. All associated site development works, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 3809/22
Application Type Permission
Applicant Robert Ryan
Location Coach house, rear of 151 Leinster Road, Rathmines, Dublin, D06 YD53

Registration Date 25/04/2022
Additional Information

Proposal: PROTECTED STRUCTURE . The site is within the curtilage of a protected structure . The development will consist of; a) the construction of a new single storey extension with flat roof to the side and rear of the existing two storey detached dwelling and b) all associated site, landscaping, drainage and ancillary works.

Area Area 1 - South East
Application Number 3810/22
Application Type Permission
Applicant Jessica Ryan, Ian Marron and Craig Marron
Location 21 Kenilworth Square North, Rathgar, Dublin 6
Registration Date 25/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of works including renovation, alteration and conservation works to existing 3 storey period property and 1) conversion of the property from bedsit accommodation layout back into a dwelling house with separate apartment unit on the lower ground floor; 2) removal of non-original partition walls internally and formation of new openings and partitions to accommodate new proposed internal layout; 3) general refurbishment and conservation works to the interior; 4) re-slatting and roof repairs - including 2 no. new rooflights; 5) installation of photo-voltaic solar panels to southern roof facades; 6) demolition of existing shed to rear of property; 7) conservation & refurbishment works to existing timber sash windows and front entrance door; 8) 1 no. new door opening and 1 no. new widow opening to rear of dwelling, and all associated site development works.

Area Area 1 - South East
Application Number 3814/22
Application Type Permission
Applicant Fiona Kelly & Michael Hastings
Location 12 Merton Road, Rathmines, Dublin 6, D06 X248
Registration Date 25/04/2022

Additional Information

Proposal: The proposed development will consist of: a) proposed single storey extension to the rear of the property with 2 no. roof lights, b) proposed part conversion of existing garage to utility space, and all associated site works.

Area Area 1 - South East
Application Number 3820/22
Application Type Permission
Applicant James Kelly and Deborah Miley
Location 29 Derrynane Gardens, Dublin 4, D04 PC63
Registration Date 26/04/2022

Additional Information

Proposal: Planning permission for construction of new two storey extension to the rear of existing dwelling comprising of bedroom and en-suite at first floor level and open plan kitchen, dining and living space at ground floor level.

Area Area 1 - South East
Application Number 3822/22
Application Type Permission
Applicant Yellowprint Ltd
Location 42 Fitzwilliam Place, Dublin 2
Registration Date 26/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the following: modifications involving material changes to disabled toilet and tea station at ground floor level in the rear return.

Area Area 1 - South East
Application Number 3827/22
Application Type Permission
Applicant Sheila Walsh
Location 29, Annesley Park, Dublin 6
Registration Date 27/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the following - The provision of a new rear Single Storey Kitchen Extension and demolition of the existing rear kitchen extension including internal alterations to existing rear kitchen, Dining room and Playroom and the provision of a new Shower room and Utility room including ancillary drainage works. Replacement of the existing aluminium windows to the front elevation with new hardwood double glazed vertically sliding sash windows as well as the replacement of the existing modern front door with a new hardwood panelled door more in keeping with the existing house. The provision of new hardwood double glazed windows to the rear elevation first floor.

Area Area 1 - South East
Application Number 3829/22
Application Type Permission
Applicant Patrick Donnelly
Location 23, Pembroke Cottages, Donnybrook, Dublin 4, D04 Y6P1
Registration Date 27/04/2022

Additional Information

Proposal: Planning permission for the demolition of the existing rear single storey extension, internal alterations, the construction of a new single storey rear extension, the conversion of the existing attic to habitable space and a new rear first floor dormer extension and all associated site works.

Area Area 1 - South East
Application Number 3832/22
Application Type Permission
Applicant Stuart Mellon and Sarah O'Dwyer
Location 8, Dartry Park, Dublin 6
Registration Date 27/04/2022

Additional Information

Proposal: Planning permission for new two storey rear extension, two new dormers to rear, one new roof light to the front main roof, a new bay window and associated roof to front at ground floor, solar panels on main roof to north east and south west elevations and widening of existing vehicular entrance and all ancillary site works.

Area Area 1 - South East
Application Number 3842/22
Application Type Permission
Applicant Margaret MacEoin

Location 20 , Marlborough Road, Donnybrook, Dublin 4
Registration Date 28/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE : Development will consist of removal of existing 1970's conservatory structure in the garden. Construction of a new conservatory structure. Related internal alterations at 20 Marlborough Road, Donnybrook, Dublin 4. A Protected Structure, (RPS 4930).

Area Area 1 - South East
Application Number 3854/22
Application Type Permission
Applicant John Pollock
Location 48, Mountpleasant Square, Dublin 6
Registration Date 29/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission for the following works: (a) construction of two-storey extension to the rear including rooflight, (b) retention of changes made to existing rear extension built on foot of planning permission No. 4002/05, except as they are in turn changed by the current proposal, (c) modifications to that existing rear extension including construction of new bay window, (d) installation of internal passenger lift in main house, (e) construction of external access ramp to front including modifying existing railings and plinth, (f) changing existing basement windows at front to doors, (g) moving the existing front external stairs to basement from the right to the left side including modifying existing railings and plinth, (h) construction of new internal stairs flight from first floor landing to existing rear extension at first floor, (j) modifying internal and external walls as indicated on plans.

Area Area 1 - South East
Application Number 3858/22
Application Type Permission
Applicant Anne & Brian Butterly
Location 13, Cowper Drive, Rathmines, Dublin 6
Registration Date 29/04/2022

Additional Information

Proposal: Development will consist of the extension to the rear at both ground floor (3sqm) and first floor (1.1sqm) with associated internal remodelling. Works will include removal of the rear chimney stack, a new rear roof light over the stairs, external insulation and heating upgrades and associated works to existing patio to form a roofed arbour .

Area Area 1 - South East
Application Number 3867/22
Application Type Permission
Applicant Cathy and Paul Gaynor
Location 14 Lea Road, Dublin 4, D04 CH90
Registration Date 29/04/2022

Additional Information

Proposal: The development will consist of: Demolition of existing single storey rear extension and side garage. Demolition of existing chimney stack. Construction of single storey flat roof rear extension. Construction of two storey pitched roof rear extension with gable roof joined to match

existing main roof. Construction of flat roof side garage. Widening of existing vehicular entrance. Internal modifications and all ancillary works.

Area Area 1 - South East
Application Number WEB1056/22
Application Type Permission
Applicant Benjamin Thomas
Location 14, Coulson Avenue, Rathgar, Dublin 6
Registration Date 25/04/2022
Additional Information Additional Information Received
Proposal: Planning Permission is sought for ground floor extension at rear (33.9m²), alterations to rear windows/doors, new dormer window at rear roof, new two storey building in rear garden comprising of garage (20.5m²) and home office above (17.9m²), new vehicular entrance to rear garage.

Area Area 1 - South East
Application Number WEB1374/22
Application Type Permission
Applicant Paul & Dervla Gilmer
Location 1, Dartry Park, Dartry, Dublin 6
Registration Date 26/04/2022
Additional Information
Proposal: Permission is sought for the demolition of existing single storey conservatory, existing single storey projection, existing chimney and existing shed to the rear of house and demolition of chimney to the front of existing two storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to the rear, converted attic with new dormer and rooflights to rear and side, conversion of existing garage to habitable room, replacement of all existing windows and doors, modifications to existing window and door openings, widening existing vehicular entrance and all associated site works at 1 Dartry Park, Dartry, Dublin 6, Co. Dublin by Paul & Dervla Gilmer.

Area 1
Large Scale Residential Development
LRD Opinion – Pre Application Stage 2

Area Area 1 - South East
Application Number LRD6003/22-S2

Ref No.	Name of prospective LRD applicant	Location of site	Nature and extent of proposed development	Date of receipt of request for LRD Meeting	LRD Opinion issued under Sect 32D of the Planning & Development Act 2000, as amended	Date of Opinion
LRD6003/22-S2	Cairn Homes Montrose Limited	Former RTE Lands at RTE Campus, Montrose, Donnybrook, Dublin 4.	Construction of mixed use scheme consisting of 690 no. apartments (274 no. Build to Sell units and 416 no. Build to Rent units), and including Hotel, 17 no. Age Friendly Living Units, Childcare/crèche facility, Restaurant and café, Artisan food Shop, Residential Amenities and associate site works.	09.03.22	Following consideration of the issues raised during the LDR meeting the Planning Authority is of the opinion that the documentation submitted would constitute a reasonable basis for an application for permission for the proposed LRD.	29.04.22

Area 1
Large Scale Residential Development
LRD Opinion – Pre Application Stage 2

Area Area 1 - South East
Application Number LRD6004/22-S2

Ref No.	Name of prospective LRD applicant	Location of site	Nature and extent of proposed LRD development	Date of receipt of request for LRD Meeting	LRD Opinion issued under Sect 32D of the Planning & Development Act 2000, as amended	Date of Opinion
LRD6004/22-S2	1 Celbridge West Land Limited	Fortfield Road, Terenure, Dublin 6W.	Construction of 384 residential units (363no. BTR apartments and 21no. semi-detached houses) and associated site works	16.03.22	Following consideration of the issues raised during the consultation process and the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the 2021 Act requires further consideration and amendment to constitute a reasonable basis for an application for Large-scale Residential Development.	03.05.22

Area 1 Decisions

Area	Area 1 - South East
Application Number	0098/22
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	27/04/2022
Applicant	James Stafford
Location	78-82, The Merry Cobbler Public House, Irishtown Road, Dublin 4

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The placing of 2 no. free standing detachable steel framed and roofed structures including barrels, benches and planters on the private landings at front of The Merry Cobbler, 78-82 Irishtown Road, Dublin 4.

Area	Area 1 - South East
Application Number	0105/22
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	28/04/2022
Applicant	Calibrate Real Estate Limited
Location	Underground Car Park, Block A, Grand Canal Square, Grand Canal Quay, Dublin 2.

Additional Information

Proposal: EXPP: Interior works in underground car park not affecting the external appearance of the car park. Alterations listed below.

A- Relocation of office to new position creating 2 no new parking spaces.

B- Reduction in size of granted plant room to create 3 no new parking spaces.

C- New store area to rear of existing stairwell removing 2 no granted parking spaces.

D- Net result in 3 no new parking spaces.

- New white lining parking layout allowing for one way system and increasing parking spaces from the granted 150 spaces to a total 162 spaces.

Car Park was previously granted under DD142 & DD429

Area	Area 1 - South East
Application Number	3400/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/04/2022
Applicant	Ciaran Rooney
Location	1 Dartmouth Road, Ranelagh, Dublin 6, D06 F578

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at 1 Dartmouth Road, Ranelagh, Dublin 6, D06 F578, a two storey over basement dwelling and protected structure, ref no 2133. The development will consist of:

- Removal of single storey shed buildings / outhouses to side passage to front/side at lower ground floor level. (7.4sqm);
 - Provision of new single storey extension to front/side at lower ground floor comprising new boot room, plant room and store. (22.7sqm);
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- Modification of non-original side passage access door to front at lower ground floor level;
- Replacement of non-original kitchen, utility and sanitary ware fittings;
- Formation of new door opening between kitchen and living room at lower ground floor level;
- Modifications to shower room and store/pantry layouts at lower ground floor level including formation of a new opening between pantry and kitchen and removal of a door;
- Replacement of 2 no non-original windows to rear façade at lower ground floor level with 1 no set of double doors;
- Replacement of existing non-original French doors at lower ground floor level with a fixed window;
- Enlargement of window opening to rear façade at lower ground floor level and replacement of 1 no non-original window with 1 no set of double doors;
- Reinstatement of opening between front/rear reception rooms at upper ground floor level;
- Reconfiguration of first floor to provide new master bedroom with conversion of adjoining ensuite and rear bedroom to a dressing room and conversion of adjoining front bedroom to 2 no ensuites with provision of 2 no new doors to master bedroom and removal of non-original door to rear bedroom;
- Removal of non-original bathroom on east side at first floor level and relocation of rear bedroom door;
- Provision of new underfloor heating and floor to lower ground floor and replumbing and rewiring generally throughout;
- Refurbishment and upgrading of existing original windows and doors including provision of slimline double glazing to clear glass windows and draught proofing;
- Minor refurbishment of roof to include localised repairs to roof slates, flashings and rainwater goods and upgrading of insulation;
- Repointing/repair works to all brick facades;
- Provision of bin store to front;
- All associated ancillary, conservation, essential maintenance, landscaping and site development works.

Area	Area 1 - South East
Application Number	3411/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	26/04/2022
Applicant	Capital Estate Management Limited
Location	6, College Street, 31 Fleet Street, 7 College Street & 30 Fleet Street, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION:

For development at this site (0.0185 hectares) within the existing 4-storey over basement properties comprising the formed Irish Yeast Company at 6 College St. (RPS Ref. 2010), The Times Hostel (upper floors only) at 31 Fleet St. (RPS Ref. 2925), and minor changes to the rears of 7 College St. (RPS Ref. 2011) and 30 Fleet St. (RPS Ref. 2924) at 1st floor only, Dublin 2. (PROTECTED STRUCTURES).

The proposal provides for the conservation and restoration of historic fabric and the refurbishment and restoration of active use to No. 6 College St. providing for change of the historic retail use to use as a café/bar and reception area at ground floor level and the provision of 3 no. one-bedroom apartments at the upper floors. The proposal also includes minor alterations within the upper floor interiors only of 31 Fleet St. in order to provide universally accessible bathrooms. It will further include for the removal of the existing two-storey extension to the rear of 6 College St. and the 1st floor extension to the rear of 31 Fleet St. New works include a replacement extension to the rear of

6 College Street with a glazed atrium containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both buildings.

In addition to the above, the proposal will also provide for the following works at ground, 1st, 2nd and 3rd floor levels:

Ground Floor Level:

(i) Conservation works to existing historic fabric, reinstatement of original cabinetry, panelling, fire upgrading of door and partitions to lobby on west side.

(ii) Change of use at ground-floor level of No. 6 College St. from retail to use as a café/bar and reception area and use of the existing stairwell as access to proposed new apartments at 1st, 2nd & 3rd floor levels.

(iii) Retention permission is sought for minor alterations including the removal of 2 no. modern partitions.

First, Second and Third Floor Levels:

(i) Provision of new opes in the rear façade of 6 College St. and the side façade of 31 Fleet St.

(ii) Reconfiguration of non-original partition walls to existing en-suite in 30 Fleet St. at 1st floor level only.

(iii) Demolition of non-original timber-clad structure to the rear of 7 College St. and reinstatement of original, multi-pane sash window to rear façade of 7 College St. at 1st floor level only.

(iv) Provision of 1 no. apartment at each of the 1st, 2nd & 3rd floor levels including extension to rear of 6 College St.

(v) Glazed atrium to rear of No. 6 College St. containing a lift and enhanced circulation spaces and interconnection which provide for universal access and compliant fire safety and escape to the upper floors of both 6 College Street and 31 Fleet St.

(vi) Reconfiguration of existing modern partitions and en-suites to provide universally accessible bathrooms to 2nd and 3rd floor levels of 31 Fleet Street.

(vii) Demolition of modern extension at 1st floor level of 31 Fleet St. to reveal and reinstate the original multi-pane sash window to the rear façade and removal of cementitious render and repair and repointing of brickwork to rear façade.

(viii) Structural repair works to the basement of 6 College St. in order to save the ground floor structure and coverings.

Permission is also sought for works to stabilise the debonding brickwork on the front façade, cleaning and repair of brickwork, repointing of the brickwork, reinstatement of quoins and stencilled historic paintwork, repairs to carved timber shopfront, refurbishment and reinstatement of multi-pane, single-glazed sash windows to the rear façade of 31 Fleet St and reinstatement of the original front entrance door to the east side all to front of 6 College Street.

Area	Area 1 - South East
Application Number	3412/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/04/2022
Applicant	Slievencourt DAC
Location	Site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, Dublin 2.

Additional Information

Proposal: PROTECTED STRUCTURE: Slievencourt DAC, intend to apply for planning permission for development at a c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, including 2,3,4,5,6,7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site

to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b (now demolished) and 7a (now demolished) Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development.

The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353).

The development consists of the following:

- (i) The provision of a new building of up to 10 storeys, with set backs at various levels over two levels of basement (29,764 sq. m GFA offices; 6,700sq. GFA basements and 121 sq. m GFA retail/café/restaurant unit);
- (ii) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA);
- (iii) Change of use of 5 and 6 Charlemont Street to café and ancillary use (134 sq.m and 163 sq.m GFA respectively);
- (iv) Conservation works to 5,6,7 and 8 Charlemont Street including removal of non-original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application;
- (v) The proposal includes accessible terraces to all elevations;
- (vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South;
- (vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8 Charlemont Street (4,961 sq.m GFA demolitions overall);
- (viii) New pedestrian and plaza area to rear of 5,6,7 and 8 Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;
- (ix) Retail/Café/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5 Charlemont Street (121 sq.m GFA);
- (x) Vehicular access to the basement is provided from Richmond Street South;
- (xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A Richmond Street South, to include public art feature;
- (xii) The provision of 110 no. car parking spaces and 384 bicycle parking spaces internally and 22 visitor bicycle parking spaces;
- (xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area;
- (xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provision of plant at basement and roof levels including photovoltaic panels;
- (xv) The overall new build development consists of a total 36,585 sq. m GFA and the area of retained buildings consists a total 1,272sq.m.

Area	Area 1 - South East
Application Number	3415/22
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	26/04/2022
Applicant	Lorraine and Joseph Lyons
Location	65, Highfield Road, Rathgar, Dublin 6, D06 Y5C6 with frontage onto Templemore Avenue.
Additional Information	

Proposal: PROTECTED STRUCTURE: PERMISSION AND RETENTION:

The development consists of / will consist of:

1. Demolition of existing modern single storey extensions to side and rear;
2. Construction of new single storey extensions to the side and rear with rooflights;
3. Retention of existing single storey extension to rear and permission for new rendered finish, new cappings and removal of chimney to same;
4. Rebuilding of single storey shed / boiler house to side;
5. Replacement and enlargement of dormer window to front main roof;
6. Conservation works to the exterior including rebuilding / repairs to brick wall to front / side; brick repointing / moisture treatment to gable; reinstatement of canopy hipped roof, timber columns and arches to front elevation;
7. Replacement of 5no rear windows (non-original) at first / second floors;
8. Replacement of existing front vehicular gate piers onto Templemore Avenue;
9. All associated site, landscaping and drainage works.

Area	Area 1 - South East
Application Number	3416/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/04/2022
Applicant	The Board of Management - Scoil Bhride
Location	Scoil Bhride, Oakley Road, Ranelagh, Dublin 6

Additional Information

Proposal: Planning permission for the removal of 1no. single storey prefabricated unit (floor area = 39sqm) and the replacement of same with a single storey extension consisting of 1no. mainstream classroom and 1no. set room (floor area = 100sqm) to the rear of existing two storey school building, together with minor internal alterations and all associated site works at Scoil Bhride, Oakley Road, Ranelagh, Dublin 6.

Area	Area 1 - South East
Application Number	3420/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/04/2022
Applicant	Klairon Construction Limited
Location	Sandymount Avenue, Sandymount, Dublin 4.

Additional Information

Proposal: Full planning permission for development on a site at Sandymount Avenue, Sandymount, Dublin 4. The site is bound to the west and north by the grounds of Enable Ireland Sandymount Centre; to the east by residential properties along Gilford Road and Sandymount Avenue and to the south by Sandymount Avenue.

The proposed development will consist of alterations and extension of the permitted residential development permitted under Reg. Ref. 2800/20 and ABP Ref: 309742/21.

The proposed development comprises the following:

- alterations, internal reconfiguration, and extension to the permitted residential block A.02 from ground to third floor level to provide 5 no additional residential units (2 no. 1 beds and 3 no. 2 beds);
- provision of a new 2 storey residential block, Block A.03, comprising 6 no. apartment units (4 no. 1 beds and 2 no. 2 beds);
- the proposed alterations and additional block A.03 increase the total number of residential units

from 58 to 69 no. units. The overall proposed unit mix is 14 no. 1 beds, 53 no. 2 beds and 2 no. 3 beds;

- the proposed modifications include the addition of a new landscaped courtyard to cater for the additional residential units;
- minor alterations to the permitted basement layout to provide a total of 130 no. cycle spaces;
- no change is proposed to the permitted block A.01;
- the development includes visitor cycle parking, landscaping, boundary treatment, lighting and all associated site works;
- the proposed development includes an extension of the development boundary of permission Reg. Ref. 2800/20 and ABP Ref: 309742/21, to accommodate the proposed alterations and extension of the permitted residential development.

Area	Area 1 - South East
Application Number	3421/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/04/2022
Applicant	Our Lady of Hope School
Location	Our Lady of Hope School, 12, Armagh Road, Crumlin, Dublin 12, D12 V6RK.

Additional Information

Proposal: Permission for the construction of a 101m² two storey extension comprising of a new stairs structure, principal's office and multi-activity room, to the rear of the existing school, Internal modifications to accommodate a new lift structure and associated plant, including all elevation changes required to facilitate the development and with all associated site works.

Area	Area 1 - South East
Application Number	3422/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/04/2022
Applicant	Elaine Scanlon
Location	5 Herberton Road, Crumlin, Dublin 12, E822

Additional Information

Proposal: Planning permission to create a new vehicular access for off street parking for one car.

Area	Area 1 - South East
Application Number	3425/22
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	27/04/2022
Applicant	Dionne Moloney
Location	100, Rathdrum Road, Crumlin, Dublin 12

Additional Information

Proposal: RETENTION: The development will consist of the retention of a part single-storey, part two-and-half storey extension to the rear of mid terrace house, no.100 with existing connections to public services and to include for all ancillary site works.

Area Area 1 - South East
Application Number 3428/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/04/2022
Applicant Stephen Tapley & Aisling Parsons
Location 62, Merton Drive, Ranelagh, Dublin, D06 E0Y3

Additional Information

Proposal: Permission is sought for the removal of the existing single storey extension to rear, together with the existing garage and out-buildings to the side of the existing two storey house. The construction of a part single, part two-storey, extension to side and rear with two associated roofs light to the rear. The replacement of the existing roof tiles together with all other associated works, landscaping and site works.

Area Area 1 - South East
Application Number 3431/22
Application Type Retention Permission
Decision SPLIT DECISION(RETENTION PERMISSION)
Decision Date 28/04/2022
Applicant Gillian Keegan & Kevin Dempsey
Location 335A, Kildare Road, Crumlin, Dublin 12, D12 F9K3.

Additional Information

Proposal: PERMISSION & RETENTION: 1) Planning permission is sought for attic conversion into non-habitable space involving removal of hipped end from roof and construction of dormer window to rear 2) Retention permission for ground floor extension at gable and rear, and for widening of pedestrian entrance into vehicular entrance with vehicular parking.

Area Area 1 - South East
Application Number 3439/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 28/04/2022
Applicant Linda McEntegart
Location 1, Hazelbrook Court, Terenure, Dublin 6W

Additional Information

Proposal: RETENTION: The development consists of alterations to existing granted planning (web1362/18), involving moving gable wall to site boundary and changing gable eaves gutter to parapet valley gutter.

Area Area 1 - South East
Application Number 3441/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2022
Applicant Sports Physio Ireland
Location 2, Fitzwilliam Place Little (off Fitzwilliam Lane and Fitzwilliam Street Lower), Dublin 2

Additional Information

Proposal: The development will comprise the Change of Use of existing Offices to a Physiotherapy & Sports Injury Clinic. All associated internal works and services provision required to facilitate the development.

Area Area 1 - South East
Application Number 3443/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2022
Applicant Carolyn Sweeney
Location 7, Herbert Place, Irishtown, Dublin 4

Additional Information

Proposal: Permission for an attic conversion with dormer structure, window and 2 roof windows, all to the rear of an existing two-storey end-terrace house.

Area Area 1 - South East
Application Number 3456/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/04/2022
Applicant Carol Mahon
Location Site to rear of No 73 Durrow Road, Crumlin, Dublin 12

Additional Information

Proposal: Planning permission for:

- A. 2 storey detached dwelling with dormer to rear;
 - B. New vehicular access to provide for off street parking and dishing of footpath to accommodate same;
 - C. Raising of side boundary to 1.8m accommodate amenity space to existing house;
 - D. All associated site works on site to rear.
-

Area Area 1 - South East
Application Number 3457/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/04/2022
Applicant Red Rock Pleasants Street Ltd.
Location 49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

Additional Information

Proposal: Planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (DO8 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (DO8 HY62), Dublin 8. The subject site is currently occupied by a two-storey unit with a café at ground floor and 1 no. apartment at first floor level at 49 Pleasants Street, 2 no. two-storey restaurant/café units at 50 and 51 Pleasants Street, a three-storey office building at Pleasants House and a two-storey former dwelling house, now in use as a commercial store, at 5 Pleasants Lane. The site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north.

The development will consist of the demolition of existing structures on site and the construction of

a five-storey over basement mixed use building (max. height 20.3m) comprising of office and retail/café/restaurant use (c. 3,518 sqm total GFA including basement of 564 sqm) with setbacks at 2nd & 4th floor levels.

The proposed development will comprise:

- Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sqm GFA;
- Construction of a five-storey (20.3m) over basement, mixed use building, consisting of retail/café/restaurant and office use with setbacks at 2nd and 4th floor levels on southern and western elevations;
- Provision of 2,120 sqm of office space on each floor from basement to 4th floor level and provision of a retail/café/restaurant unit on ground floor and basement level (258 sqm);
- The provision of 2 no. external terraces at 2nd floor level (11 sqm) and at 4th floor level (81.5 sqm) on the southern & western elevation;
- The provision of plant at basement and roof level;
- Provision of green roof at 4th floor and roof level;
- Provision of ESB substation, switch room at ground floor level;
- Provision of bicycle and electric scooter store to provide 38 no. bicycle spaces at basement level accessed via bike lift;
- All ancillary works to facilitate the development.

Area	Area 1 - South East
Application Number	3474/22
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	29/04/2022
Applicant	Brooklyn Bars Limited
Location	1 Burgh Quay, Dublin 2
Additional Information	

Proposal: Retention planning permission sought to retain a single storey covered outdoor dining area to the front.

Area	Area 1 - South East
Application Number	3743/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/04/2022
Applicant	Anne & Brian Butterly
Location	13, Cowper Drive, Rathmines, Dublin 6
Additional Information	

Proposal: The development will consist of the extension to the rear at both ground floor (3sqm) and first floor (1.1sqm) with associated internal remodelling. Works will include removal of the rear chimney stack, a new rear roof light over the stairs, external insulation and heating upgrades and associated works to existing patio to form a roofed arbour.

Area	Area 1 - South East
Application Number	3759/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 26/04/2022
Applicant Cathy and Paul Gaynor
Location 14 Lea Road, Dublin 4, D04 CH90

Additional Information

Proposal: The development will consist of: Demolition of existing single storey rear extension and side garage. Construction of single storey flat roof rear extension. Construction of two storey pitched roof to rear extension with gable roof joined to match existing main roof. Construction of flat roof side garage. Widening of existing vehicular entrance. Internal modifications and all ancillary works.

Area Area 1 - South East
Application Number 3761/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/04/2022
Applicant Hugh Chaloner & Shona O'Neill
Location 8, Moyne Road, Ranelagh, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Development will be at ground floor level at the rear of the house and consists of the demolition of the existing 9.1 m² single-storey extension; construction of a new 13.8 m² single-storey extension in its place; lowering the sill level of the existing window in the rear reception room to form a doorway into the proposed new extension; creation of a new opening in the north wall of the existing return to connect to the proposed new extension; creation of a new window opening in the rear facade of the existing return; demolition of the existing 2.75 m² lean-to outhouse in the rear garden; construction of a new 1.5 m² outhouse in the rear garden in its place; and ancillary works, including repair of the render finish at the rear of the house.

Area Area 1 - South East
Application Number 3768/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/04/2022
Applicant Musgrave Operating Partners Ireland Limited
Location Supervalu Sundrive, Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09

Additional Information

Proposal: Planning permission for the development will consist of the demolition of existing ESB substation (20 sq. m), demolition of external storage containers (67 sq. m), and demolition of existing storage shed (155 sq. m), demolition of internal wall structures at ground floor (57 sq. m) and demolition of existing first floor mezzanine area (149 sq. m), change of use, at ground floor from storage use to retail use of 263 sq. m with ancillary off licence use; construction of new two storey storage extension to the southeast of the existing retail building (426 sq. m) at ground floor and 372 sq. m at first floor level), construction of new ESB substation (24 sq. m), building elevational changes to include new fire escape doors, new glazing, new signage and all associated site and drainage works.

Area Area 1 - South East
Application Number 3789/22

Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/04/2022
Applicant CPFM Limited
Location Cafe 105, 105 Clonskeagh Road, Dublin 6, D06 A4N6

Additional Information

Proposal: Planning permission for the development will consist of the construction of a new rear deck to an existing cafe. The works will include

- a) a new rear deck at ground floor to facilitate outdoor seating,
- (b) internal modifications to the ground floor to allow for access to the proposed rear deck,
- (c) demolition of the lower ground floor entrance porch,
- d) all ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3790/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/04/2022
Applicant Tadhg Campion
Location The Mews, 1 Charlemont Place, Dublin 2, D02 X659

Additional Information

Proposal: Planning permission for the development will consist of the construction of a new first floor meeting room to the front of an existing 2 storey office. The works will also include all ancillary site works to facilitate the development.

Area Area 1 - South East
Application Number 3797/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/04/2022
Applicant Karl Quinn
Location 57, South Hill, Dublin 6, D06 TX64

Additional Information

Proposal: The proposed development shall consist of: Demolition of existing single storey extension to rear; Construction of new part two storey part single storey extension to the rear of existing dwelling; Construction of a new attic dormer window to the rear on the main/upper roof; Widening of existing vehicular entrance width to 3.5m; Alterations to the side of the main/ upper roof including new rooflight to front roof slope and new pitched roof to existing front entrance canopy; All associated demolition, internal alterations, site, landscaping and ancillary works.

Area Area 1 - South East
Application Number 3800/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/04/2022
Applicant Circle K Ireland Fuels Limited
Location Circle K , Sundrive Service Station, Kimmage Road Lower, Kimmage, Terenure, Dublin 6W

Additional Information

Proposal: Permission is sought for (i) Car Wash, (ii) Car wash plant room with water recycling system and (iii) All associated structures, drainage and site development works.

Area Area 1 - South East
Application Number 3804/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/04/2022
Applicant Kim O'Reilly
Location 14, Palmerston Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed works include the construction of a single storey 54m² garden room, the use of which is solely ancillary to 14 Palmerston Road. The structure will be clad in granite and reclaimed brick detailing with a sedum grass roof and 2 no. rooflights.

Area Area 1 - South East
Application Number 4172/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2022
Applicant Homeland NPR Ltd
Location 38 Palmerston Road, Dublin 6. D06 YW68

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 PWSDZ3406/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/04/2022
Applicant Pembroke Beach DAC
Location Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

Additional Information

Proposal:

Permission for development for a mixed use development (Referred to as Phase1B) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily, but not exclusively, on a net site area of 0.76 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019).

The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park.

The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.

The overall site is also the subject of an application for planning permission (Phase 1 RFI Scheme) (PWSZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase 1 RFI Scheme is located directly adjacent to the proposed Phase 1B development within the overall site. Access and servicing of the proposed Phase 1B development will be by way of the central boulevard and adjoining side street as included in the Phase 1 RFI Scheme application for planning permission (PWSZ3207/21) which also seeks to amend the infrastructure permission (Parent Permission) (Reg. Ref. PWSZ3270/19) amongst other things.

The proposed Phase 1B development will consist of: amendment to Permission Register Reference PWSZ3270/19 in those areas where the net site of 0.76 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the permitted vehicular and basement access point, materials, urban tree locations and landscaping, and changes in level for the permitted streets, village green and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 43,944 sq m (37,020 sq m above basement, together with a basement/undercroft area of 6,924 sq m, comprising 1 No. block (identified as Block L) to provide: 356 No. apartment units and associated residential amenity facilities; ground floor retail unit; together with associated infrastructural works on the overall site.

The 356 No. apartment units will consist of: 264 No. apartment units; 55 No. affordable housing apartments; and 37 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)

The proposed Phase 1B development will consist of:

- The building will range in height from 5 – 18 storeys over basement/undercroft to provide 356 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block, consisting of: 89 No. 1-bedroom units (2no. studio 1-bedroom 1 person and 87 no. 1-bedroom 2 persons); 213 No. 2-bedroom units; and 54 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site);
- The provision of 844 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities);
- Retail space located at the ground floor (310 sq m);
- A total of 69 No. car parking spaces (incl. 6 No. car share spaces) located at basement level with vehicular access from the street level along the north-western elevation and the new adjacent side street, and the provision of 11 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces)) (Note the 11 No. on-street car parking spaces is inclusive of 2 No. on-street car parking spaces proposed as part of the Phase 1 Residential application for planning permission (PWSZ3207/21));
- Provision of 610 No. bicycle parking spaces (550 No. long-stay standard bicycle parking spaces located at basement level); 38 No. short-stay standard bicycle parking spaces located at surface level; 17 No. cargo bicycle parking spaces located at basement level; and 5 No. cargo bicycle parking spaces located at surface level);

- plant rooms and resident storage spaces located at basement level;
- Landscaped open spaces to comprise c.2441 sq m of residential communal courtyards (incl. children's play areas), and roof terraces (6th, 8th, 10th & 17th Floors); and
- 1 No. ESB double substation and associated LV switch rooms located at ground floor along the south elevation.

The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation.

This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

Area Area 1 - South East
Application Number PWSDZ3469/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2022
Applicant Kilsaran Concrete
Location South Bank Road, Irishtown, Dublin 4

Additional Information

Proposal: Planning permission for the continuation of use of an existing concrete batching plant and associated facilities (previously granted under Reg. Refs. No 2482/19; 2209/13 & ABP Ref. No PL29S.241965; 1420/04 & ABP Ref. No. PL29S.207144) for a temporary period of five years at South Bank Road, Irishtown, Dublin 4. The application is located within the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme area.

Area Area 1 - South East
Application Number WEB1172/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 25/04/2022
Applicant Nina Donovan
Location 32, Nutley Road, Dublin 4

Additional Information

Proposal: RETENTION & PERMISSION:The development will consist/consists of RETENTION PERMISSION for a single-storey flat roof extension and previously detached converted garage. PLANNING PERMISSION for the demolition of 3 no. chimneys and alterations to the rear to include new parapet walls to the top of the existing flat roof extensions and garage, with render finishes to match existing, new flat roofs to replace the existing, a new canopy with brickwork piers and a new enlarged opening at ground floor level. The development will also include a new side gate and fence to the side of the house with a new bin and bike store structure behind and associated site works. Refurbishment work will also be undertaken on the existing house.

Area Area 1 - South East
Application Number WEB1181/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/04/2022

Applicant Davey-Smith Architects
Location 36, Oxford Road, Ranelagh, Dublin 6, D06 YK40

Additional Information

Proposal: The development will consist of:

- the demolition of the existing sheds, rear extension and section of boundary wall along the Oxford Lane;
- the construction of a part single storey and part two storey extension to the rear and side of the existing cottage including a balcony at first floor level facing Oxford Road;
- the refurbishment of the existing cottage;
- the reconstruction of the boundary wall to Oxford Lane including the addition of two new pedestrian access doors into the site;
- the replacement of existing boundary treatments to Oxford Road and all associated site development works, all on a site area of 0.048 ha.

Area Area 1 - South East
Application Number WEB1363/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 25/04/2022
Applicant Barry Fitzgerald
Location 140, Corrib Road, Terenure, Dublin 6w D6W YY84
Additional Information
Proposal: Extension to rear and side of dwelling.

**Area 1
Appeals Notified**

None

**Area 1
Appeals Decided**

Area Area 1 - South East
Application Number 2674/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date @26/04/2022
Applicant Jack Cosgrave
Location 4, Beaver Row, Donnybrook, Dublin 4, D04 A0W2
Additional Information Additional Information Received

Proposal: The proposed development will consist of the extension of the existing dwelling to comprise a kitchen, dining, living area at ground floor (approx. 43m²), and at first floor attic conversion and extension to comprise 2 bedrooms, bathrooms and ancillary accommodation (approx. 50m²). A single storey garden room (approx. 30m²) is also proposed, with uses ancillary to the residential dwelling and not for habitation. Overall, the proposed development proposes a 4-bedroom unit. Permission is also sought for all internal works, landscaping, services, and boundary treatment.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

17/22

(25/04/2022-29/04/2022)

Area Area 1 - South East
Application Number 0116/22
Application Type Social Housing Exemption Certificate
Applicant John and Sarah Ludden
Location 6, Mount Street Crescent, Dublin 2
Registration Date 25/04/2022

Additional Information

Proposal: SHEC: Refurbishment and minor extension of existing storage mews and use of mews as a one bedroom dwelling.



Dublin City Council

SECTION 5 EXEMPTIONS

17/22

(25/04/2022-29/04/2022)

Area Area 1 - South East
Application Number 0125/22
Application Type Section 5
Applicant Barry and Áine Balfe
Location 36, Sandymount Avenue, Ballsbridge, Dublin 4
Registration Date 25/04/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Removal of contemporaneous mezzanine/gallery floor at first floor, replacement of mechanical and electrical services and associated minor repairs to affected finishes, re-fitting out of bathroom accommodation, replace existing contemporaneous built-in units, including kitchen units, replacement of flat roof weathering layer, full repairs and decoration throughout.

Area Area 1 - South East
Application Number 0128/22
Application Type Section 5
Applicant Cliona O'Faolain
Location 2, Edenvale Road, Ranelagh, Dublin 6, D06 NA78.
Registration Date 29/04/2022

Additional Information

Proposal: EXPP: Add a glazed bathroom window to the side wall of the house.

Area Area 1 - South East
Application Number 0131/22
Application Type Section 5
Applicant Helen Boland
Location 9, Palmerston Road, Rathmines, Dublin 6, D06 KT04
Registration Date 29/04/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works consist of the removal of the existing cementitious pointing to No. 9 Palmerston Road and a replacement with a lime mortar using the Irish wiggling method" or style, together with associated brick repairs and as necessary replacement with purpose made replica brick specials.
