



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**23/22**

(06/06/2022-10/06/2022)

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** 2484/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Department of Education and Skills  
**Location** Grounds Of Dominican Convent, Muckcross Park, Donnybrook, Dublin 4  
**Registration Date** 07/06/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of 1 No. 16 classroom primary school building with general purpose hall, support teaching spaces and ancillary accommodation, with a total floor area of 2710 sqm, within the curtilage of Muckcross Park House, a protected structure, accessed off Marlborough Road, Donnybrook, Dublin 4. The proposed school will be two storey with a single storey element. Existing vacant Montessori building to be converted to provide Resource Room. The works will include widening of existing entrance and 2no. new entrances onto Mount Eden Road. The site works to the school grounds will consist of the provision of 132 no. cycle storage spaces, scooter storage, bin store, external store, ball courts, project gardens, play areas, landscaping and boundary treatment and all other associated site development works. The works to the remainder of the site consist of the provision of 16 no. parking spaces, drop-off and pick-up facilities, all on a site c. 1.19 Hectares located on the Grounds of the Dominican Convent (Protected Structure), Muckcross Park, Donnybrook, Dublin 4.

---

**Area** Area 1 - South East  
**Application Number** 3310/22  
**Application Type** Permission  
**Applicant** Evan O'Donnell  
**Location** Rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane  
**Registration Date** 09/06/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission sought for demolition of existing semi-detached dormer house of area c.55 sqm and construction of a new two storey house of area c.140 sqm, with associated site works and landscaping, all on a site of area c.168 sqm located at the rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane.

---

**Area** Area 1 - South East  
**Application Number** 3386/22  
**Application Type** Permission  
**Applicant** Silver Bloom Limited  
**Location** The Eglinton, (formerly Jefferson House), 2 Eglinton Road, Donnybrook, Dublin 4  
**Registration Date** 09/06/2022  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the demolition of the existing 5-storey office/residential building on site (the total area for demolition is 2,910 sq.m.) and the construction of a new

residential scheme on 11 floors at a height of 42.1m above ground level over an existing and extended basement. The residential development will comprise 20 no. 3-bed units all with winter gardens, communal roof garden and winter garden, terraces at fifth and seventh floors, residential amenity space at ground floor including meeting room, concierge and gym. 20 no. car parking spaces including 2 no. wheelchair accessible spaces at basement level, as well as 1 no. motorcycle space and 22 no. bicycle spaces and bin store. A further 6 no. bicycle spaces will be provided at ground floor level. The development will be served via the existing vehicular access point from Eglinton Road which will be widened, along with a new pedestrian entrance from Eglinton Road. The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, all landscape works, boundary treatment and electrical services including an ESB minipillar and all associated works above and below ground. The site is located within a Conservation Area.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3412/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Slievocourt DAC
<b>Location</b>	Site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, Dublin 2.

**Registration Date** 10/06/2022

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Slievocourt 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.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3420/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Klairon Construction Limited
<b>Location</b>	Sandymount Avenue, Sandymount, Dublin 4.
<b>Registration Date</b>	07/06/2022
<b>Additional Information</b>	Additional Information Received

**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 layo 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** 4162/22  
**Application Type** Permission  
**Applicant** Brian Gallagher and Alan Shatter  
**Location** 4, Ely Place Upper,, Dublin 2, D02 T188  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the continuation of office use of the basement level of 4 Ely Place Upper.

---

**Area** Area 1 - South East  
**Application Number** 4165/22  
**Application Type** Permission  
**Applicant** Derek Murtagh  
**Location** 3-4, Kevin Street Lower and Liberty Lane, Portobello, Dublin 8  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Development at 3/4 Kevin Street Lower and Liberty Lane, Portobello, Dublin 8 which will include: (a) the partial demolition of existing buildings on site including: (i) full demolition of rear two-storey extension and car park fronting Liberty Lane; (ii) removal of external walls at Nos. 3/4 Kevin Street and retention of existing concrete floor plates and support structures (existing ground floor unit of No. 4 Kevin Street will remain untouched); (b) Re-use and incorporation of existing concrete floor plates from ground to second floor levels into the new development consisting of the construction of an 8 storey hotel comprising 81 no. bedrooms, with setback and terraces at third and sixth floors; (c) Provision of an entrance, reception area, lounge, luggage store, W/C, staff break room, stair core, 2 no. lift cores, water storage, service room, switch room, staff bike storage, bin storage and 1 no. separate (existing) takeaway unit at ground floor; and provision of bedroom suites on upper floors with machine room at sixth floor; (d) Provision of car parking garage to rear of development and recessed taxi set down area at ground floor level accessible from Liberty Lane; (e) Permission is also sought for all associated works including boundary treatments, infrastructure, lighting, green-blue roof, foul/surface drainage and site works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 4166/22  
**Application Type** Permission  
**Applicant** Alstead Securities Ltd.  
**Location** 157-164, Townsend Street at the junction with Spring Garden Lane, Dublin 2, D02V186  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Permission for amendments to the previously permitted development, Reg. Ref.: 4485/17, as amended by Reg. Ref.: 3091/21, on a site of c.0.1419ha. at 157-164 Townsend Street at the junction with Spring Garden Lane, Dublin 2, D02V186. The proposed development provides for: Realignment to door on northern elevation; Reduction in size of mechanical riser; Provision of MV Room at ground floor level with external door on southern elevation; Revision to location of maintenance doors on southern and eastern elevations; Increase in height of glazed balustrade at 8th floor level to 1.65m; Realignment of parapet to the south; Reduction of green roof to 427.2 sq.m. Reconfiguration of AOV at roof level; Relocation of access door to plant enclosure screen at

---

roof level; Addition of louvres on eastern elevation; Removal of louvres on southern elevation. There is no change to the overall height of the permitted development. The gross floor area increases from 13,070 sq.m. (including basement) to 13,074 sq.m. (including basement). The site is currently under construction.

---

**Area** Area 1 - South East  
**Application Number** 4169/22  
**Application Type** Permission  
**Applicant** Railway Union Football Club  
**Location** Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, D04 PF86  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Planning permission for area lighting on 4 no. 15m high poles at the southern side of the football training pitch, associated ground works and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4171/22  
**Application Type** Permission  
**Applicant** Signal Infrastructure Limited  
**Location** La Touche House, 1, Grove Road, Rathmines, Dublin 6  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Planning permission for the erection of 3no. antennas and 2no. link dishes mounted on support poles together with remote radio units, 1no. outdoor cabinet, 1 no. power board and associated equipment mounted on a steel mounting support platform and housed within a shrouded enclosure at the rooftop. The development will provide mobile voice and data services in the area.

---

**Area** Area 1 - South East  
**Application Number** 4172/22  
**Application Type** Permission  
**Applicant** Health Services Staff Credit Union Ltd.  
**Location** 5/6 Fields Terrace. Charleston Road, Dublin 6, D06 TD59  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Permission is being sought comprising: alterations to front elevation (north west elevation) incorporating new shop front with feature metal fins, new windows at first floor level to front elevation (north west elevation), backlight signage and associated minor internal alterations to ground and first floor, including associated site works all on a site area of 121.5 sqm.

---

**Area** Area 1 - South East  
**Application Number** 4180/22  
**Application Type** Retention Permission  
**Applicant** Suesey Street and No. 25 Limited  
**Location** Suesey Street, 26, Fitzwilliam Place, Dublin 2  
**Registration Date** 08/06/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION : Development will consist of the retention of the roller box and canopy over the stairway to basement on northwest front elevation facing onto Fitzwilliam Place.

---

**Area** Area 1 - South East  
**Application Number** 4185/22  
**Application Type** Permission  
**Applicant** Marks and Spencer (Ireland) Ltd  
**Location** Marks And Spencer, 15-20 Grafton Street, 1-7 Duke Street, 2 Duke Lane, Dublin 2  
**Registration Date** 09/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Development at this site No.15-20 Grafton Street, no.1-7 Duke Street, no.2 Duke Lane, Dublin 2, located within an architectural conservation area. Numbers 15-20 Grafton Street and no.1 Duke Street are noted as 'Protected Structures' (RPS Ref: 3243, 2394). The development will consist/consists of: 1. Specialist conservation and restoration works to the west (Grafton Street) south (Duke Street) and east (Duke Lane) facades as follows: No.15-17 Grafton Street: Repairs and cleaning to existing plaster detailing at 2nd floor level. No.18 Grafton Street: Cleaning of brickwork / cornice to remove soiling, repair damaged/spalled bricks and repoint in hydraulic lime at 2nd floor level. No.19-20 Grafton Street: Cleaning to existing plaster detailing, removal of soiling at 2nd floor level and proposed new lead protection at capping level. No.1 Duke Street: Cleaning of soiling on flat render sections at 1st floor and 2nd floor. No.2-4 Duke Street: Cleaning of soiling to facade, capping and cills, removal of vegetation, repairs to cracks around windows at 1st and 2nd floor level and repointing of cappings. No.5, 6, 7 Duke Street and no.2 Duke Lane: Removal of cracked and blown cementitious render sections at 1st and 2nd floor level with replacement in hydraulic lime render. Repairs to plaster moulds around windows, repairs to cills, repainting, repointing of joints in cappings and proposed new lead protection at capping level. General repairs to existing timber sash windows throughout, as required, with like for like details. 2. Material alteration at No.1 Duke Street consisting of the installation of a modern replica 'midshipman' statue in place of the original statue (removed for its protection and conservation) and relocation of the conserved original statue internally, all in accordance with appropriate conservation methodology.

---

**Area** Area 1 - South East  
**Application Number** 4194/22  
**Application Type** Permission  
**Applicant** Airside Estates Ltd  
**Location** Rear 10 Leinster Road, Dublin 6, D06 R594  
**Registration Date** 10/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the demolition of the single storey store at the end of the rear garden onto Louis Lane and the construction of a part single and part two storey mid-terrace house to the rear of the site opening onto Louis Lane including a rear terrace at first floor level and all ancillary works at rear.

---

**Area** Area 1 - South East  
**Application Number** 4196/22  
**Application Type** Permission  
**Applicant** Fr. Andrew O'Sullivan  
**Location** Church Of The Three Patrons, 48 Rathgar Road, Dublin 6, D06 KF38  
**Registration Date** 10/06/2022

**Additional Information**

**Proposal:** The development will consist of alterations to the existing three recess on north elevation comprising the removal of existing rendered columns pediment and other rendered embellishments and their replacement with profiles of columns and pediments in flat cor-ten steel and making good to existing wall render.

---

**Area** Area 1 - South East  
**Application Number** WEB1542/22  
**Application Type** Permission  
**Applicant** Sweetmill Ltd  
**Location** 74, Baggot Lane, Dublin 4  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Modifications to a previously granted planning permission (Ref: 3157/14/X1) to include: removal of split-level section while maintaining the existing roof profile, reduction in size of proposed dwelling to a 2-bedroom house of 136sq.m., alterations to front elevation including set-back of façade to align with No.72 Baggot Lane, alterations to rear façade to include relocation of first floor balcony, additional roof lights (9no.) to main roof.

---



**Area** Area 1 - South East  
**Application Number** WEB1549/22  
**Application Type** Permission  
**Applicant** Leinster Cricket Club  
**Location** Leinster Sports Complex, Observatory Lane, Rathmines, Dublin 6, D06 WF96, adjacent to Richmond Lane  
**Registration Date** 08/06/2022

**Additional Information**

**Proposal:** The development will consist of the construction of an open sided timber structure with a translucent perspex roof covering for use as a covered external exercise area, to be accessed from Leinster Cricket Club and the existing gate to Richmond Lane in accordance with the access management of LCC, and ancillary works including, lighting, resurfacing and screening to the existing fences.

---

**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 4160/22  
**Application Type** Permission  
**Applicant** Barry & Claire Malone  
**Location** 15, Lavarna Grove, Terenure, Dublin 6W , D6W AP08  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Planning permission for Internal Ground Floor, First Floor & Attic Floor Alterations. Removal of chimney from roof at attic level. Attic conversion with W.C., 2 No. Dormer roof windows on rear slope of roof, 1 No. roof light on rear slope of roof, 1 No. roof light on front slope of roof all at attic level.

---

**Area** Area 1 - South East  
**Application Number** 4170/22  
**Application Type** Permission  
**Applicant** Christine and Adam McMenamin  
**Location** 49, South Circular Road, Dublin 8, D08 YDR0  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for a new vehicle entrance to provide off street parking in the front garden, repairs, and alterations to railings to form new electrically operable gates, and associated landscaping works. all to the front.

---

**Area** Area 1 - South East  
**Application Number** 4174/22  
**Application Type** Permission  
**Applicant** Dominic and Bernadette Purcell  
**Location** 64, Rathdown Park, Terenure, Dublin 6  
**Registration Date** 08/06/2022

**Additional Information**

**Proposal:** Permission is sought for new single storey extension to rear of existing two storey semi detached house.

---

**Area** Area 1 - South East  
**Application Number** 4182/22  
**Application Type** Permission  
**Applicant** Ciaran Murray & Nykol Murray  
**Location** "Rostellan", 29 Temple Road, Rathmines, Dublin 6, D06 V4H5  
**Registration Date** 09/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission for development consisting of renovation and extension of an existing detached house known as 'Rostellan' 29 Temple Road, Rathmines, Dublin 6 D06 V4H5 (A Protected Structure). Works to include the demolition of non original 2 storey extension to eastern side gable of main house. Removal of single storey lean to sheds to rear northern elevation and widening of ope to rear courtyard to provide new double glazed doors and screen. Construction of a new 3 storey extension to eastern elevation of main house incorporating a 2 storey staircase enclosure and part 2 storey and single storey extension with balcony/roof terrace over with external spiral staircase access to rear garden to north elevation, with new balcony at upper ground level on front south elevation. New upper ground level glazing and roof to retained lower ground level courtyard walls, to form double height two storey orangery to rear north elevation. 2 no. new door opes to existing east elevation of main house to new extension at lower ground level, block up one existing ope and widening of another existing ope on upper ground level on east elevation of main house. New door ope and alteration of existing window ope to form new doors to extension both at first floor level on east elevation of main house. Alter existing window opes at lower ground floor level and at upper ground floor level on north rear elevation to form door opes. Block up existing window on west elevation of main house on lower ground level. Replacement non original door with new door to lower ground level on west elevation with new zinc canopy roof over. Refurbishment and upgrading of existing window and door joinery to include draught proofing, weights and cords. General internal alterations and refurbishment to existing house including new electrical mechanical and services throughout using existing service routes. Refurbishment and repairs to existing roof to include reslating, chimney repairs, flashings and cast iron rain water goods. Removal of existing non original pebble dash finish to front southern elevation and replacing with new lime render finish. Proposed widening of existing vehicular access to 3.5m wide, existing pier to be relocated and existing cast iron gates to be widened. All associated landscaping, site works and services.

---

**Area** Area 1 - South East  
**Application Number** 4192/22  
**Application Type** Permission  
**Applicant** Jennifer McGinley  
**Location** 1 Cambridge Villas, Rathmines, Dublin 6, D06 XY28  
**Registration Date** 10/06/2022

## Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for a single storey extension to the rear of the existing single-storey extension, integrated into the existing boundary stone wall with Cambridge Road; replacement of the non-original block work at the top of the same boundary wall with timber fence, substitution of the non-original external render on north and east elevations of the original building with a lime base render, refurbishment of the existing original windows,. the conversion of a window opening into a door at ground floor of the existing extension, solar panels on the inner side of the rear roof and all the associated works all for the provision of a dwelling and ancillary family accommodation at the address.

---

**Area** Area 1 - South East  
**Application Number** WEB1294/22  
**Application Type** Permission  
**Applicant** Paul Galvin & Louise Duffy  
**Location** 31, Leeson Village, Ranelagh, Dublin 4, D04 Y2Y8  
**Registration Date** 07/06/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the raising of the roof of the existing house to create new first floor accommodation containing no. 3 new bedrooms and additional sanitary conveniences including 2 no. windows first floor to the front elevation, 1 no. first floor window to the side elevation, 2 no. rooflights to the front elevation and 2 no. rooflights to the rear elevation all associated internal remodelling, including ground floor remodelling to integrate the existing bedroom space into the living space, and elevational changes and a new canopy to the side elevation and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1548/22  
**Application Type** Retention Permission  
**Applicant** Judy and Philip Doran  
**Location** 263, Kildare Road, Dublin 12  
**Registration Date** 08/06/2022  
**Additional Information**

**Proposal:** The development consists of a porch to the front of the property, the construction of a single-storey extension to the rear of the property as well as the construction of two small sheds to the rear of the property.

---

**Area** Area 1 - South East  
**Application Number** 4148/21  
**Application Type** Permission  
**Applicant** Joe and Natalie Barrett  
**Location** 1, Greenfield Park, Donnybrook, Dublin 4, D04 HIX7  
**Registration Date** 14/06/2022  
**Additional Information** Information Supplied

**Proposal:** Planning permission for the development will consists of alterations and extensions to the existing dwelling to provide a 5 bedroom two storey over basement family home. The works include demolition of single storey garden shed (c.31.8m<sup>2</sup>); construction of part single storey and part two storey over basement extension to north east elevation; alterations and extension to existing attic level including new roof lights and dormer window to rear; new single storey garden

---

shed to west boundary; internal refurbishment and remodelling works to existing dwelling all associated landscaping, boundary treatments, SUDS drainage and all other ancillary site development works necessary to facilitate the development on site.

---

## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0150/22
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Ramon Escriva
<b>Location</b>	101, Bangor Road, Crumlin, Dublin 12, D12 H7V0
<b>Additional Information</b>	

**Proposal:** EXPP: Kitchen extension to the back of the house. The total area of the rear kitchen extension at the back is less than 40m<sup>2</sup> and total private rear back garden area left is more 25m<sup>2</sup>.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2941/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Lette Accommodation Limited
<b>Location</b>	1, Harcourt Terrace, Saint Kevin's, Dublin 2, D02 TX05
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development on the corner of Harcourt Terrace and Adelaide Road consisting of the demolition of the existing derelict rear return to the main house, and construction of a 4 storey return containing 2 no. additional guest suites, bathroom, storage and ancillary basement plant room, all accessed from the existing landing of the main house with a combined internal floor area of 80 m<sup>2</sup> and 11 sq m of external terraces and the demolition of the existing derelict mews walls located on the mews site to the south of the main house and the construction of a new single family dwelling over 3 storeys (garden level, upper ground, and mezzanine level with primary access from Harcourt Terrace, consisting of 2 no. double ensuite bedrooms, 1 no. single bedroom, living, kitchen dining, greenhouse and ancillary spaces with a gross internal floor area of 166 m<sup>2</sup>, plus a 19m<sup>2</sup> external terrace at upper ground level and a 31m<sup>2</sup> external courtyard at garden level. Works will also include the reinstatement of the Regency colonnade entrance to the mews from Harcourt Terrace and reconstruction of the boundary wall and access gate to the rear, external landscaping to front and courtyard; drainage and associated siteworks together with the retention of 3 no. car parking spaces accessed from Harcourt Terrace and 1 no car parking space to the rear, accessed from Adelaide Road.

---

**Area** Area 1 - South East  
**Application Number** 3726/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2022  
**Applicant** Paul Donnelly  
**Location** 23, Charleston Avenue, Ranelagh, Dublin 6, D06 X856

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for removal of zinc roof from single storey contemporary extension; additional single storey extension (9 sqm) to rear; new green sedum roof, with rooflight, over entire single storey; installation of new kitchen; extension to plumbing and electrical installations; landscaping works to the rear.

---

**Area** Area 1 - South East  
**Application Number** 3727/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2022  
**Applicant** Sheelin Mc Sharry  
**Location** 85, Templeogue Road, Dublin 6W

**Additional Information**

**Proposal:** Permission for amendments and alterations to previously permitted development under Reg. Ref.: 2878/15 and ABP Ref.: PL29S.245834, as extended under Reg. Ref.: 2878/15/X1, and as amended by Reg. Ref.: 2065/20 and ABP Ref.: 308678-20, on a site measuring 0.34 hectares located at No. 85 Templeogue Road, Dublin 6W. The purpose of this application is to ensure compliance with the specific planning policy requirements of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities as they relate to the permitted development on the site, pursuant to Section 34 (3A and 3B) of the Planning and Development Act 2000, as amended. The proposed modifications relate only to permitted Apartment Block B and consist of the following: Reconfiguration and alterations to the permitted Apartment Block B to provide 3 no. additional units on previously permitted floors. The proposed modifications increase the number of units from 6 to 9 no. units in Apartment Block B comprising 3 no. 1 beds and 6 no. 2 beds. Modifications to permitted stair core to provide for wheelchair access. No modifications are proposed to permitted Apartment Block A or 2 no. residential houses to the south of the site as permitted under Reg. Ref.: 2065/20 and ABP Ref.: 308678-20. Minor amendments to the permitted elevations including the addition of glazing to the stair core at the eastern elevation and adjustments to the fenestration and arrangement of winter gardens on the east and west elevation of Block B. The proposed modifications are generally incorporated within the floorplate of the permitted Apartment Block B and do not result in any significant material alterations to the approved external appearance of the building.

---

**Area** Area 1 - South East  
**Application Number** 3731/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2022  
**Applicant** Leinster Veterinary Services Ltd  
**Location** 111, Clonskeagh Road, Dublin 6, D06 W6P2

**Additional Information**

**Proposal:** The development will consist of change of use of the existing two-storey over basement building from retail to Veterinary Clinic, internal alterations, new external signage and alterations to existing shopfront.

---

**Area** Area 1 - South East  
**Application Number** 3735/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/06/2022  
**Applicant** Le Favre Merrion Holdings Limited  
**Location** 39-43, Merrion Square East, (Protected Structures),  
D02 NP96, D02 R997 with frontage to Stephen's Place,  
Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: The proposed development will consist of works to the main structures and rear returns of Nos. 39-43 Merrion Square as follows: (i) Alterations to fenestration of front facades of Nos. 40-41 Merrion Square including removal of non-original window arrangements and replacement with new timber sash windows in keeping with surrounding buildings; (ii) removal of all uPVC rainwater goods and SPVs and replacement with cast iron or cast aluminium rainwater goods and SVPs, removal of non-historic windows and replacement with new timber sash windows to the rear facade of nos. 39-43; (iii) removal of external security bars from windows and conduct necessary repairs to granite cills with lime and mortar repairs to rear elevations; (iv) cleaning and repair of rear elevations; (v) removal of modern door to rear of No. 42 and reinstatement of a large tripartite window to match window above; (vi) replacement of existing window with new external timber doors to rear of No. 41; (vii) replacement of existing doors to the rear returns of the ground floor of No. 39 and ground floor and basement of No. 42 with new windows; (viii) internal alterations at basement, ground, first, second and third floor levels to Nos. 39-43 comprising the removal of existing non-original wall partitions, doors, windows and carpet/modern floor coverings and the installation of new partitions to reveal original room layouts and facilitate the reconfiguring and fitouts of W/Cs throughout the buildings including new glazed screen and doors and replacement of timber panelled doors with like for like; (ix) removal of non-historic stairs (later addition) to rear return of No. 40; (x) removal of electrical power, lighting, electrical heaters and communications technology throughout 39-43 Merrion Square and replace with less intrusive alternatives and new electrical heaters in more appropriate locations; (xi) removal of mid-century sham ionic columns installed after the 20th century fire to be removed; (xii) restoration works including careful cleaning of chimneys and chimneypieces, repairs to timber sash windows, metal windows, decorative plasterworks and timber/tile flooring to be carried out by specialists; (xiii) new cast iron grates to be installed into existing chimney pieces; (xiv) provision of new fire rated and non-fire rated timber doors; (xv) new contemporary style fitouts of existing kitchenettes incorporating tea stations; (xvi) upgrading of existing services using existing risers and under existing floorboards; (xvii) new guardings to existing stair landings; (xviii) new guardings to existing windows; (xix) removal of external modern doors to coal stores and replacement with new

gates; (xx) new external timber doors and window configuration to arched walls below entrance steps; and (xxi) all ancillary works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 3738/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2022  
**Applicant** John and Sarah Ludden  
**Location** 6, Mount Street Crescent, Dublin 2, D02 XT04

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Conservation refurbishment works, single storey rear extension, and change of use from storage to residential of existing rear mews building on Stephen's Lane. The proposal will create one part two-storey (existing floorspace) and part one-storey (new floorspace) one-bedroom mews house. Demolition works will comprise removal of internal modern blockwork partitions, opening of original recesses, and removal of modern floor structures. Other works will include external refurbishment of mews, installation of photovoltaic roof array to south roof pitch, provision of new private residential garden for the mews including new boundary wall to main building, new water and waste water connection, and all associated site works necessary to facilitate the development. The development will also result in the removal of vehicular access and parking within the site for the main building.

---

**Area** Area 1 - South East  
**Application Number** 3740/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/06/2022  
**Applicant** Ginos Italian Limited  
**Location** 118, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the change of use of the ground floor level (72.76sq.m) from a retail tourist information shop to a retail Gelato store selling Gelato for consumption on the premises. Works also include modifications and upgrade works to the front existing signage.

---

**Area** Area 1 - South East  
**Application Number** 3741/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/06/2022  
**Applicant** Parliament Property Ltd  
**Location** 33 & 34, Wicklow Street, Dublin 2

**Additional Information**

**Proposal:** Development will consist of forming an internal opening between 33 and 34 Wicklow Street and associated works.

---

**Area** Area 1 - South East  
**Application Number** 3755/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 08/06/2022  
**Applicant** Highbury Lane Properties  
**Location** 1, Fitzwilliam Place, Dublin 2

**Additional Information**

**Proposal:** Protected Structure : Development will consist of the renewal of all electrical installations and associated fixtures. 1 Fitzwilliam Place is listed in Dublin City Council's Record of Protected Structures - Ref no. 2754

---

**Area** Area 1 - South East  
**Application Number** 3756/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2022  
**Applicant** John & Michele Keogan  
**Location** 19A Greenfield Park, Donnybrook, Dublin 4

**Additional Information**

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

(a) Partial demolition of existing house; (b) Two-storey plus attic level pitched-roof extension to front; (c) Two-storey plus attic level part pitched-roof and part flat-roof extensions to side (south-west); (d) Lift enclosure extension to side (north-east) on existing pitched roof; (e) Conversion of part of existing attic level; (f) 7 No. Velux roof lights to pitched roofs; (g) 1 No. roof light/access hatch to flat roof; (h) Widening of vehicular access and provision of new entrance gates; (j) car turntable to front garden; (k) Related site development and external works.

---

**Area** Area 1 - South East  
**Application Number** 3758/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2022  
**Applicant** Amy-Jane O'Reilly & Eugene O'Reilly Jr.  
**Location** 73, Grosvenor Road, Dublin 6

**Additional Information**

**Proposal:** Development will consist of: 1. The demolition of the two storey return, single storey structure and garden shed all to the rear of the house 2. The construction of a single storey ground floor flat roofed rear extension with four associated roof lights 3. The construction of a three storey rear return extension with a hipped roof 4. Forming 2no. first floor obscured windows to existing house side elevations 5. The installation of external insulation to side walls of existing house 6. The widening of the existing access gate (to Grosvenor Road) to a width of 3.0 metre to allow vehicular access to the front garden / driveway 7. Installation of solar PV panels to rear and side roofs and all ancillary site and landscaping works.

---



**Area** Area 1 - South East  
**Application Number** 3769/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/06/2022  
**Applicant** JC Decaux Ireland Limited  
**Location** 40 Lower Kevin Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development will consist of the replacement of the existing illuminated static advertising display (6.29m wide x 6.64m high) with a digital advertising display (5.64m wide x 5.75m high with a display area of 5.44m x 5.44m) on the gable wall of no. 40 Lower Kevin Street, Dublin 8 (protected structure) including all associated site works and services and to permanently decommission and remove 2 no. 48 sheet advertising displays at Lucan Road, Chapelizod, Dublin 20 (at bus lay-by in front of Chapelizod Court).

---

**Area** Area 1 - South East  
**Application Number** 4006/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/06/2022  
**Applicant** Yvonne O'Meara  
**Location** 18, Leeson Park , Dublin 6

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following works at single family dwelling at 18 Leeson Park, Dublin D06 H7T2, (Protected Structure): (a) The removal of a non-original timber framed w. c. extension to the side at about hall floor level and the non-original roofs and walls of the garage and outhouse at garden level (total c.42sqm); (b) the construction of a new four-storey/split-level infill extension to the side set-back behind the building line of No 17 Leeson Park; (c), a single storey extension to the rear; (extensions (b) and (c) total c. 99sqm); (d) the re-roofing of the original garage and part of outhouse; (e) the alteration/provision of openings in the side wall to provide access to the extension; (f) the removal of non-original bathrooms; (g) the provision of a new opening (incorporating two existing windows) to the main rear room at garden level; (h) associated drainage works.

---

**Area** Area 1 - South East  
**Application Number** 4070/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/06/2022  
**Applicant** Marks and Spencer (Ireland) Ltd  
**Location** 15-20 Grafton Street, 1-7 Duke Street, 2 Duke Lane, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development located within an architectural conservation area. Numbers 15-20 Grafton Street and no. 1 Duke Street area noted as protected structures (RPS Ref: 3243, 2394). The development will consist/consists of: 1. Specialist conservation and restoration works to the west (Grafton Street) south (Duke Street) and east (Duke Lane) facades as follows: no. 15-17 Grafton Street : repairs and cleaning to existing plaster detailing at 2nd floor level. No. 18 Grafton Street : cleaning of brickwork/cornice to remove

soiling, repair damaged/spalled bricks and repoint in hydraulic lime at 2nd floor level. No. 19-20 Grafton Street: cleaning to existing plaster detailing, removal of similar at 2nd floor level and proposed new lead protection at capping level. No. 1 Duke Street: cleaning of soiling on flat render sections at 1st floor and 2nd floor. No. 2-4 Duke Street: cleaning of soiling to facade, capping and cills, removal of vegetation, repairs to cracks around windows at 1st and 2nd floor level and repointing of cappings. No 5, 6, 7 Duke Street and no. 2 Duke Lane: Removal of cracked and blown cementitious render sections at 1st and 2nd floor level with replacement in hydraulic lime render. Repairs to plaster moulds around windows, repairs to cills, repainting, repointing of joints in cappings and proposed new lead protection at capping level. General repairs to existing timber sash windows throughout, as required, with like for like details, 2. Material alteration at 1 Duke Street consisting of the installation of a modern replica 'midshipman' statue in place of the original statue (removed for its protection and conservation) and relocation of the conserved original statue internally, all in accordance with appropriate conservation methodology.

---

**Area** Area 1 - South East  
**Application Number** 4078/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/06/2022  
**Applicant** Yellowpoint Ltd.  
**Location** 42, Fitzwilliam Place, Dublin 2, D02 P234

**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** 4086/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/06/2022  
**Applicant** Hawksmoor Dublin Ltd  
**Location** Ground floor at 34 College Green, and lower ground floor of 6 Suffolk Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consist of a change of use development of the ground floor at 34 College Green, Dublin 2 (a Protected Structure) and lower ground floor of 6 Suffolk Street. The development consists of a change of use from retail to licensed restaurant. Changes are proposed to the back of house area to provide for kitchen, storage and service areas, new mechanical ventilation system, new internal timber and glazed screens to form restaurant, bar and private dining rooms, new internal lobby entrance, new external railings and seating area at ground floor level to front of 34 College Green and an internal illuminated identification sign over the front door, new external illumination to ground floor windows and totem menu sign and all other works associated with restaurant use.

---

**Area** Area 1 - South East  
**Application Number** 4088/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/06/2022  
**Applicant** City Space Properties Ltd.  
**Location** 13 Fownes Street Upper, Temple Bar, Dublin 2, D02 X066

**Additional Information**

**Proposal:** Planning permission is sought for the redevelopment of the existing three storey over basement commercial building to include the change of use from office use to guesthouse accommodation with ground level cafe/retail unit. The proposed development includes for the construction of an additional floor setback at roof level. The proposed guesthouse will comprise 13 no. bedrooms and ancillary accommodation including multi-purpose/day room with a reception integrated as part of the cafe. The external lightwell will be extended to ground floor level to the rear with new formed internal elevations changes to fenestration and amended elevation treatment to Fownes St facade with signage and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4104/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/06/2022  
**Applicant** Permanent TSB Public Limited Company  
**Location** Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060

**Additional Information**

**Proposal:** Planning permission for the development will consist/consists of : shopfront alterations which comprise of : fitting of new branded signage (after removal of existing signage/ or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained). 2No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM/ATMs within new rooms and new entrance lobby door.

---

**Area** Area 1 - South East  
**Application Number** 4114/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/06/2022  
**Applicant** Margaret and Tim Murphy  
**Location** 42 Waterloo Road, Dublin 4, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the retention and completion of development at existing 4 storey house as follows:- partial demolition and modification of existing rear return, new (flat roofed) extension at lower and upper ground floor levels replacement and enlargement of projecting timber clad bathroom to rear at half landing between first and second floor levels repairs to and partial replacement of northern boundary wall minor elevation changes (opes modified) repairs to front entrance steps repairs to and particle replacement of front door and surround new internal partitions (for bathrooms and ancillary spaces) new zinc roof and partial cladding of return reinstatement of missing portion of front boundary railings

---

**Area** Area 1 - South East  
**Application Number** 4141/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/06/2022  
**Applicant** Percy Nominees Ltd.  
**Location** 2, Grafton Street, Dublin 2 with frontage to Nassau Street

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE (RPS no. 3241): The proposed development will consist of the change of use of the ground floor from retail (approved under Reg.Ref. 4505/17) to retail (of delph, giftware, brewing equipment and related products including drinkware, French presses, grinders, beans and associated products) including the sale of hot and cold beverages in an ancillary area for consumption off the premises. The following works are proposed: (i) Internal works including the removal of (a) existing opening between No. 2 Grafton Street and No. 50 Nassau Street at ground floor and basement levels; (b) existing access door between ground floor unit and stairwell to upper floors; (ii) internal configuring of unit including fit out of unit to facilitate development with provision of serving area and display walls at ground floor level and stock room with staff WC at basement level; (iii) alterations to ground floor level facade including painting of shopfront to pastel sand finish and provision of signage along Grafton Street and Nassau Street facades comprising mounted lettering pin to fascia with unit address to be hand painted below; and (iv) all ancillary works necessary to facilitate the development. This building is located within an architectural conservation area.

---

**Area** Area 1 - South East  
**Application Number** DSDZ4073/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/06/2022  
**Applicant** Calibrate Real Estate Limited  
**Location** Underground Car Park, Block A, Grand Canal Square, Grand Canal Quay, Dublin 2

**Additional Information**

**Proposal:** RETENTION PERMISSION : for development of interior works in underground car park, not affecting the external appearance of the car park, but providing an additional 12 car parking spaces, and comprising (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) New white lining parking layout allowing for one way system and increasing parking spaces from the granted 150 spaces to a total 162 spaces, and all associated site development works.

---

**Area** Area 1 - South East  
**Application Number** WEB1341/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2022  
**Applicant** John Tarrant & Sarah Hogan  
**Location** 49, Hazelbrook Road, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Extension to side (two storey) & rear (part single and part two storey) with hip roof

extended and incorporating dormer to rear; widening of existing vehicular entrance to 3.2m with piers and gate to match existing, all associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1359/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/06/2022  
**Applicant** Darmody Architecture  
**Location** 81 Leinster Park, Harold's Cross, Dublin, 6 D6W F304  
**Additional Information**

**Proposal:** The development will consist of: a) Material alterations to the existing end of terrace three storey dwelling to relocate the side entrance door to the front elevation, alter the existing ground floor bay window and canopy on the front elevation, remove the canopy and block up all openings on the side elevation, extend the pitched roof and side wall to form a gable with a rooflight to the front elevation. b) Construction of an end of terrace three and part two storey three bedroom dwelling abutting the side elevation of No. 81 and St. Clare's Avenue boundary. c) Reduce the area of rear garden to No.81 to provide a rear garden to the proposed dwelling and provide both with pedestrian gate access to the rear to Grosvenor Lane. d) Reconfigure the external landscape and parking to the front of No.81 to provide 2no. additional parking spaces and all associated site works.

---

### Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4052/21  
**Appeal Type** Written Evidence  
**Applicant** Brian McGettigan  
**Location** Site to the side of 173 Strand Road, Sandymount, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: (i) construction of 1 no. three-storey over basement level residential apartment block accommodating 3 no. three-bedroom apartments, each with front, rear and central balconies and each served by a communal gym at basement level, an area of communal amenity space to the rear (west) of the block, a vehicular parking area, of 3 no. spaces, to the front (east) of the block and bin/bicycle stores at ground level; (ii) provision of new vehicular entrance, of 3.4m width, and new pedestrian entrance, of 1.2m width, to Strand Road; and (iii) all ancillary site development works, inclusive of landscaping, boundary treatment and SuDS drainage, necessary to facilitate the development.

---

### Area 1 Appeals Decided

\*\*\*none\*\*\*

---



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SECTION 5 EXEMPTIONS

*23/22*

(06/06/2022-10/06/2022)

**Area** Area 1 - South East  
**Application Number** 0064/22  
**Application Type** Section 5  
**Applicant** Damien Garry  
**Location** 20, Mountpleasant Avenue Lower, Ranelagh, Dublin 6.  
**Registration Date** 08/06/2022  
**Additional Information** Additional Information Received  
**Proposal:** Replacement of existing aluminium windows with timber sash windows.

---

**Area** Area 1 - South East  
**Application Number** 0073/22  
**Application Type** Section 5  
**Applicant** Society of Chartered Surveyors Ireland  
**Location** Basement Floor, 38, Merrion Square East, Dublin 2  
**Registration Date** 08/06/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: The following works are proposed to be carried out to the property at basement level only both internally and externally:  
Externally at Basement Level (Front External Entrance):

- Cleaning down of the front elevation at basement level only. Cleaning will consist of use of warm water and a soft bristle brush only.
- Cleaning down of the existing flagstone paving at basement level only. Cleaning will consist of use of warm water and a soft bristle brush only to remove any moss growth to prevent slips, trips or falls.
- Removal of all vegetation growth to the existing flagstone paving. This will include allowance for hacking out existing pointing to enable and ensure that all roots are removed. Upon removal, all areas to be carefully re-pointed with a lime based mortar. Profile and colour to match existing.
- Removal of the existing modern security railings to the two front windows at basement level. Railings are a modern installation. New security railings shall be installed to the windows which are similar in profile to the existing railings on the rear of the property. Railings to be sympathetic to the elevation. All previous fixing holes shall be filled. Materials and colour to match existing.
- Removal of the existing modern security gate to the entrance door at basement level. The security gate is a modern installation. A new security gate shall be installed to the door which is sympathetic to the elevation. All previous fixing holes shall be filled. Materials and colour to match existing.
- Cleaning down of the railings to the front elevation and handrail to the stairs to the basement level entrance. Cleaning will consist of use of warm water and a soft bristle brush only. Remove loose and defective sections of paintwork to the railings, shot blast sections were necessary, prime and redecorate.
- Redecoration of the rendered walls at basement level only with suitable external paint to match existing.
- The replacement of the existing modern entrance door to the basement level. The existing door is significantly decayed and not operating efficiently. A new painted solid timber panel door shall be installed to allow safe entrance to the basement level. The new door shall be consistent with similar doors used in the Merrion Square locality at basement level.
- The replacement of the existing modern timber exit door to the rear yard at basement level. The existing door is significantly damaged and not operating efficiently. A new painted timber solid

---

security door shall be installed at basement level to the rear.

- All windows at basement level to be decorated with no. coats of good quality paint (white).

Internal at Basement Level Only: The following is a list of indicative works to be carried out to the building internally at basement level only. The proposed renovation/redecoration works are confined to the basement level of the SCSi HQ building.

The renovation works largely consist of:

- Redecoration works including paint to the ceiling, walls and joinery.
- Installation of wall and floor tiles to the sanitary facilities.
- Renewal of existing modern doors with new doors.
- Modification of the existing modern wall panelling.
- Installation of a floor levelling compound to ensure level floors are provided throughout.
- Installation of floor finishes.
- Installation of acoustic materials to one room.
- Installation of new full height walls with glazing to provide a separate computer-hub space within the main open plan area.
- Installation of electrical fittings, audio visual fittings and lighting.
- Renewal of sanitaryware.
- Installation of new fire alarm and emergency lighting to the basement level to be interconnected with the existing system. All cabling/trunking to be surface mounted.

This work will not impact on historic fabric or result in the loss of historic features, fittings or fabric - thus the works would not have a negative impact on the character or significance of the protected structure.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0170/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	The Royal College of Surgeons in Ireland
<b>Location</b>	123 St. Stephen's Green, Dublin 2
<b>Registration Date</b>	07/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Necessary structural repairs to the roof of the Council Room in the RCSI comprising removal of existing slate coverings, installation of new structural steel members, suspension of existing domed ceiling structure from new steelwork, localised repairs to existing structural timberwork, and re-covering of roof with exiting slate coverings Works to also include specialist conservation repairs to historic plasterwork of Council Room ceiling including redecoration.

---

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0171/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	Micromedia
<b>Location</b>	Grantham House, Corner Of Grantham Street, Camden Street, Dublin 2
<b>Registration Date</b>	08/06/2022

**Additional Information**

**Proposal:** EXPP: Temporary affixing of PVC banners to the Grantham Street and Camden Street facades of Grantham House, for advertising purposes.



---

**Area** Area 1 - South East  
**Application Number** 0174/22  
**Application Type** Section 5  
**Applicant** Conor O'Donnell  
**Location** 114, Harold's Cross Cottages, D06 HX71  
**Registration Date** 09/06/2022

**Additional Information**

**Proposal:** EXPP: Addition of roof to front to align with existing front window below that as illustrated in photos attached. Roof window to serve living room of single storey cottage.

---

**Area** Area 1 - South East  
**Application Number** 0175/22  
**Application Type** Section 5  
**Applicant** ACL Aircrafts Ltd  
**Location** 22, Earlsfort Terrace, Dublin 2  
**Registration Date** 09/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The stripping of the slate roofs and flashings, recovering roofs with felt, battens and natural slate, including the reuse of existing slates to the front pitches, replacing flashings in lead and over-roofing existing modern flat roofs with a torch-on membrane.

---

**Area** Area 1 - South East  
**Application Number** 0178/22  
**Application Type** Section 5  
**Applicant** Geraline Cole  
**Location** Gaelscoil, Lios na nÓg, Cullenswood House, Oakley Road, Ranelagh, Dublin 6  
**Registration Date** 10/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposal for the reinstallation of a stained glass fanlight at Lios na nÓg, Cullenswood House, Oakley Road, Ranelagh- above the main door.

---