



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**24/22**

(13/06/2022-17/06/2022)

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** 3072/22  
**Application Type** Permission  
**Applicant** Tim Costello  
**Location** Site at Garville Road, to rear of 139 Rathgar Road,  
Dublin 6  
**Registration Date** 13/06/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: planning permission for the demolition of existing non-original single storey 23 sq.m. garage and the erection of a new two storey detached house (plus attic room with dormer and velux windows to front), total area 107 sq.m. and associated works, including new pedestrian access to garden in existing boundary wall.

---

**Area** Area 1 - South East  
**Application Number** 3289/22  
**Application Type** Permission  
**Applicant** Simon Hederman & Therese McGlacken  
**Location** 92, Waterloo Lane, Ballsbridge, Dublin 4, D04 Y8C8  
**Registration Date** 14/06/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at No.92 Waterloo Lane, Ballsbridge, Dublin D04 Y8C8 on a separate site to the rear of No.92 Leeson Street Upper (a Protected Structure). The development will consist of the following: Demolition of a two storey mews house; Construction of mainly two storey and part three storey semi-detached mews house with 6no. roof lights and a private roof terrace; Construction of new entrance gates to new courtyard with provision of one car-parking space; All associated landscaping to front and rear gardens, drainage and site development works.

---

**Area** Area 1 - South East  
**Application Number** 3670/22  
**Application Type** Permission  
**Applicant** Ravensglen Development Ltd.  
**Location** 46, Rathmines Road Lower, Dublin 6  
**Registration Date** 16/06/2022  
**Additional Information** Additional Information Received

**Proposal:** Permission for front façade amendments/elevational changes comprising: a) Proposed selected brick slips fixed onto entire existing front/west façade with soldier coursing and all associated site works. b) Fenestration changes at ground and lower ground floors. C) Proposed railings and guarding to external steps and all associated works.

---

**Area** Area 1 - South East  
**Application Number** 4212/22  
**Application Type** Permission  
**Applicant** Fleet Street Hotel Limited  
**Location** The Fleet Street Hotel, 19/20, Fleet Street, Dublin 2,  
D02 WP97  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development proposes the demolition of a total of c. 264 sq m including the existing flat roof terrace on Price's Lane and the link corridor to the rear of the flat roof terrace; the demolition of a pitched roof along Price's Lane; and the removal of the existing roof structure to the existing return within the interior of the existing block where additional floors are proposed. The proposed development will principally consist of the provision of 17 No. new bedrooms to the 3rd, 4th and 5th floors of the Hotel, and alterations to existing bedroom layouts on the 2nd, 3rd and 4th floors, resulting in an increase in the total number of bedrooms from 93 No. to 104 No., an overall increase of 11 No. bedrooms: the relocation of the existing cold water storage tank from the fifth floor level (attic level) to the ground floor and basement levels; and all associated internal and external works. The development proposes an increase in floor area from c. 5,516 sq m to c. 5,879 sq m. There is no increase in height beyond the highest point of the existing building. The development principally replicates the scheme as permitted under DCC Reg. Ref. 2149/17, which has now expired.

---

**Area** Area 1 - South East  
**Application Number** 4217/22  
**Application Type** Permission  
**Applicant** Trinity Leisure Holdings Limited  
**Location** Former Tara Street Fire Station, Pearse Street, Dublin  
2 (including the Brick Watch Tower a Protected  
Structure RPS no. 7994). Located at the corner of Tara  
Street and Pearse Street  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site of c. 388sqm. The development will consist of Change of use from Former Nighclub/Fire Station to Office at Ground Floor and Basement level. The removal of modern internal finishes and refurbishment including reconfiguration of rooms, relocation of stairs, introduction of lightwells and escape stairs to basement. Provision of staff facilities, kitchen area and toilets. Restoration and retention of the timber doors and windows, window frames, feature lighting or arches including general external cleaning and restoration. Brass nameplates to main entrance. All associated site development works, and services provision required to enable the development of the site.

---

**Area** Area 1 - South East  
**Application Number** 4220/22  
**Application Type** Permission  
**Applicant** City Space Properties Limited  
**Location** 13, Fownes Street Upper, Temple Bar, Dublin 2, D02 X066  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** 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 Café / 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 café. The external lightwell will be extended to ground floor level to the rear, with new formed internal elevations changes to fenestration and amended elevational treatment to Fownes St. facade with signage and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4222/22  
**Application Type** Permission  
**Applicant** Hawksmoor Dublin Limited  
**Location** Ground Floor at 34 College Green (a Protected Structure) and lower ground floor of 6 Suffolk Street, Dublin 2  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of 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 internally 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** 4229/22  
**Application Type** Permission  
**Applicant** Hibernia REIT Plc  
**Location** Harcourt Square, Harcourt Street and Charlotte Way, No. 39 & 40 Harcourt Street, Dublin 2  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development comprising amendments to previously permitted development, DCC Reg. Ref. 3024/18, as amended by DCC Reg. Ref. 4784/19, at Harcourt Square, Harcourt Street and Charlotte Way, No 39 Harcourt Street (Protected Structure RPS NO 3541) an no. 40 Harcourt Street (Protected Structure RPS no 3542), Dublin 2. There are no works proposed to the protected structures arising from this amendment application. The development will consist of change of use of the approved retail/cafe/restaurant/class 2 financial services unit (200sq.m.) fronting onto Charlotte Way to 'ancillary cafe/office' use and amalgamation with the permitted office floor space at ground floor

---

level and the formation of a new pedestrian entrance to the building onto Charlotte Way. Associated changes to the western elevation fronting onto Charlotte Way. Reconfiguration of ground floor level to provide improved service delivery and cycle parking access from Charlotte Way and the reconfiguration of ESB substation/switch room and fire escape routes.

---

**Area** Area 1 - South East  
**Application Number** 4235/22  
**Application Type** Permission  
**Applicant** Derek Murtagh  
**Location** 3/4 Kevin Street Lower and Liberty Lane, Portobello, Dublin 8  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** Permission is sought for a development 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, WC, 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** 4237/22  
**Application Type** Retention Permission  
**Applicant** Bold and Brass Coffee Limited (Kevin Ryan)  
**Location** Lands at 31, Palmerston Gardens, Rathmines, Dublin D6, D06FX39  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** RETENTION: Temporary retention planning permission is sought for a period of 2 years for the use of a modified horse trailer (7.23 sq.m) as a takeaway coffee kiosk to provide for the sale of hot beverages including tea and coffee, and confectionaries/ baked goods and all other ancillary works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 4239/22  
**Application Type** Permission  
**Applicant** Jingleberry Ltd.  
**Location** Mercer Street Lower, Dublin 2  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** Planning permission for a single illuminated external sign approximately located at Mercer Street Lower, Dublin 2. This external signage application is in relation to a previously permitted development (Dublin City Council Reg. Ref. 2937/20) generally comprising minor amendments to the ground floor elevations along Mercer Street & York Street. The proposal shall consist of a single projecting sign, illuminated on both sides.

---

**Area** Area 1 - South East  
**Application Number** 4243/22  
**Application Type** Permission  
**Applicant** Acragar Ltd  
**Location** 40, 41, 42, and 42A Clanbrassil Street Upper, Dublin 8  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** Permission for the development at this site seeks modifications to the previously approved permission DCC Reg. 3619/20 (ABP - 309667-21). Modifications are to include the addition of 3 no. extra units achieved by the way of internal changes to the third floor and an additional floor to the previously granted Block 2 bringing the total no. of floors of the building from 4-storey to 5-storey and increasing the total units in the proposed development from 24 no. units which consisted of 17 no. one-bed, 7 no. two-bed to 27 no. units consisting of 19 no. one-bed, 7 no. two-bed, 1 no. 3-bed and addition of residential bin store. All associated signage, site works, drainage, street lighting and landscaping are as per the previously granted scheme.

---

**Area** Area 1 - South East  
**Application Number** 4249/22  
**Application Type** Permission  
**Applicant** Acragar Ltd.  
**Location** 39, Clanbrassil Street Upper, Dublin 8  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** Permission for change of use for the front part of the existing 2 storey take-away restaurant building (vacant). The application seeks modifications to Block 1 of the previously granted permission DCC Reg. Ref. 3619/20 (ABP-309667-21). Block 1 comprised of a part 2 storey/ part 2 storey plus pitched roof building at 39 Clanbrasil Street Upper accommodating 1 No. take-away restaurant unit at ground & 1st floor level (including existing structure fronting onto Clanbrassil Street Upper) and 4 No. apartments (4 No. 2 Bedroom 2 storey own-door duplex apartment units) extending along Orr's Terrace. The modifications seek change of use of previously granted take-away restaurant use to residential use to provide 1 No. Duplex Studio over ground and first floor. The proposed works include removal of existing signage and provision of a new entrance door to the front. All with associated bin store, bicycle store, and associated site works.

---

**Area** Area 1 - South East  
**Application Number** DSDZ4213/22  
**Application Type** Permission  
**Applicant** Calibrate Real Estate Ltd.  
**Location** Underground Car Park, Block A, Grand Canal Square,  
Grand Canal Quay, Dublin 2  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION for development of interior works in underground car park not affecting the external appearance of the car park. (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, (e) new white lining parking layout allowing for one way system and increasing parking spaces from the granted 150 spaces to a total of 162 spaces and all associated site development works. The application relates to a proposed development within a Strategic Development Zone Planning Scheme Area.

---

**Area 1**  
**DOMESTIC**

**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** A.I Article 35 Received

**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** Area 1 - South East  
**Application Number** 4207/22  
**Application Type** Permission  
**Applicant** Robert Ryan  
**Location** Coach House, rear of 151 Leinster Road, Rathmines,  
Dublin D06 YD53  
**Registration Date** 13/06/2022

**Additional Information**

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

**Area** Area 1 - South East  
**Application Number** 4215/22  
**Application Type** Permission  
**Applicant** John & Niamh Halpin  
**Location** 29, Ferns Road, Crumlin, Dublin 12, D12 N5K7  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

---

**Area** Area 1 - South East  
**Application Number** 4221/22  
**Application Type** Permission  
**Applicant** Jeremy Delannoy and Eavan McGovern  
**Location** 8, McMahan Street, Portobello, Dublin 8, DO8 Y9N3  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** The development will consist of; A) The demolition of the existing single storey return and sheds to the rear of the existing dwelling , B) the construction of a new part single storey, part two storey flat roof extension to the rear of the existing dwelling, C) a new rooflight in the central valley of the existing dwelling, D) demolition of the existing rear boundary wall to the laneway, and replacement with a new wall, pedestrian entrance gate and doors to bin and bicycle storage, and E) all associated site works and services.

---

**Area** Area 1 - South East  
**Application Number** 4233/22  
**Application Type** Permission  
**Applicant** Mark & Jen Wilson  
**Location** 22, Frankfort Avenue, Rathgar, Dublin 6, D06F7P9  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** The proposed development will consist of; a) single story extension to the rear of the property with 1no. roof light, b) conversion of the existing single-storey hip roof to a flat roof to the existing rear extension with increased ceiling height c) demolition of rear shed abutting neighbouring structure and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4234/22  
**Application Type** Permission  
**Applicant** Tim & Margaret Murphy  
**Location** 42, Waterloo Road, Dublin 4  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: 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 elevational changes (opes modified). - Repairs to front entrance steps. - Repairs to

---



and partial replacement of front door and surround. - New zinc roof and partial cladding of return.  
Planning permission for proposed new works: - New internal partitions (for bathrooms and ancillary spaces). - Re-instatement of missing portion of front boundary railings.

---

**Area** Area 1 - South East  
**Application Number** 4238/22  
**Application Type** Retention Permission  
**Applicant** Emma Cashman and Peter MacMahon  
**Location** 55, Palmerston Road, Rathmines, Dublin 6, D06 K6PO  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development will consist of: Planning Permission is sought for the retention of an attic conversion and associated works at 55 Palmerston Road, Dublin 6. Works include the installation of a timber stair from first floor landing to attic space, the creation of a storage space and WC at attic level, new plasterboard and stud partitions to attic space, remedial works to timber roof structure, the installation of 3 no. new rooflights to the rear pitch of the main roof, associated ancillary works and associated ancillary mechanical and electrical works. 55 Palmerston Road is a protected structure.

---

**Area** Area 1 - South East  
**Application Number** 4241/22  
**Application Type** Permission  
**Applicant** Cathal & Claire Moran  
**Location** 52, Charleston Road, Ranelagh, Dublin 6, D06 V588  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of alterations to an existing house including: (i) the partial demolition of a three-storey side projection (10.2 sq.m) and construction of a new three-storey mono- pitched extension (60 sq.m) to the northeast; (ii) formation of door opes to the existing side elevation at lower and upper ground floors; (iii) removal of windows to the existing side elevation at lower ground and first floors; (iv) internal alterations including the removal of non-original doors. The development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

---

**Area** Area 1 - South East  
**Application Number** 4244/22  
**Application Type** Permission  
**Applicant** Brona Burke and Philip Gilboy  
**Location** Nutgrove Lodge , 58B Gilford Road , also known as Nutgrove House 58A Gilford Road , Sandymount , Dublin 4  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** Permission sought for an additional bedroom to the proposed house previously granted planning permission on 12th August 2020 under register reference no. 2217/20 located at the northern side of Nutgrove House, 58A Gilford Road, Sandymount, Dublin 4 which is also referred to as Nutgrove Lodge, 58B Gildord Road, Sandymount, Dublin 4. The proposed additional bedroom is to the rear (west) at second floor level and is a continuation of the bedroom

---

accommodation already established at this level. The floor area of the proposed additional area is 14.7sq.m.

---

**Area** Area 1 - South East  
**Application Number** 4245/22  
**Application Type** Permission  
**Applicant** Mark FitzGerald  
**Location** 30, Palmerston Road, Rathmines, Dublin 6  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for minor alterations. The works proposed comprise: Modifications to the existing bathroom layout at first (top) floor level; Change of use from bedroom to a utility/ laundry room at first (top) floor level; Modifications to the existing kitchen layout at garden level; Connecting the under-steps external storage area into the main body of the house; Conservation/restoration works to sash windows to the rear of the property.

---

**Area** Area 1 - South East  
**Application Number** 4254/22  
**Application Type** Permission  
**Applicant** Orla Marron & Bojula Enrique Torao Garcia  
**Location** 201, Upper Rathmines Road, Dublin 6  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the curtilage of the Protected Structure including: proposed widening of existing rear vehicular access to allow for new roller shutter; construction of new timber clad garden shed of 8m<sup>2</sup> to the rear of the garden and all associated site development works.

---

**Area** Area 1 - South East  
**Application Number** 4255/22  
**Application Type** Permission  
**Applicant** Michael Murray  
**Location** Eden Cottage, 39 Seafort Avenue, Dublin 4, D04 P9T8  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** The development will consist of the construction of a new part-one, part-two storey extension to the rear of the existing dwelling with flat roof skylight, setback the front entrance to allow an open porch, internal alterations to existing dwelling to allow proposed new internal layout , proposed new habitable pitched roof with rear gable end with roof-lights, front dormer and side dormer with skylight, ground floor level courtyard to allow garden access from same and all ancillary site works.

---

**Area** Area 1 - South East  
**Application Number** 4256/22  
**Application Type** Permission  
**Applicant** Ian and Ann Kelly  
**Location** 52 Derrynane Gardens, Bath Avenue, Dublin 4  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** Permission for new vehicular entrance to front and area for off street parking to front and associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1570/22  
**Application Type** Permission  
**Applicant** Jennifer Browne  
**Location** 384, Captain's Road, Crumlin, Dublin 12 D12 C7F8  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** Extension to rear of existing extension at ground floor level (to create family ancillary accommodation) with partial 1st floor extension over with internal modifications and associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1576/22  
**Application Type** Permission  
**Applicant** Catherine Bates and Patrick Flynn  
**Location** 60, Rothe Abbey, Kilmainham, Dublin 8 D08 W3KK  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** Construction of a porch to the front of the house, alterations to the front facade, and additional insulation to the front, side and rear with associated changes to these facades all at 60 Rothe Abbey, Kilmainham, Dublin D08W3KK.

---

## Area 1

### Large Scale Residential Development

|                           |   |
|---------------------------|---|
| <b>Area</b>               | Area 1 – South East                           |
| <b>Application Number</b> | LRD6004/22-S3                                 |
| <b>Application Type</b>   | Large Scale Residential Development – Stage 3 |
| <b>Applicant</b>          | 1 Celbridge West Land Limited                 |
| <b>Location</b>           | Fortfield Road, Terenure, Dublin 6W           |

**Registration Date** 13/06/2022

#### **Additional Information**

**Proposal:** Large-scale Residential Development (LRD) comprising: (i) a 'Build-to-Rent' (BTR) apartment development providing 364 no. apartments, with balconies or terraces, across 4 no. blocks ranging in height up to 7 storeys over basement, (15 x studios, 166 x 1bed/2p, 174 x 2bed/4p and 9 x 3 bed/5p units), including underground parking, communal open space, resident support facilities and resident services & amenities; and (ii) a row of 21 no. 2-3 storey houses (1 x detached and 20 x semi-detached houses), (5x 2bed/4p and 16 x 4bed/7p units). The development includes car, cycle and motorcycle parking spaces, bin storage and plant areas, together with proposed vehicular, pedestrian and cyclist access from Fortfield Road. The development also includes an upgrading of junction of Fortfield Road and College Drive to a 4-arm signalised junction; provision of pedestrian/ cyclist connectivity to Lakelands Park; new vehicular access from Fortfield Road to a dedicated drop-off/ set-down area for deliveries and taxis coinciding with the concierge location; relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter, as well as all associated site development works, open spaces, landscaping, boundary treatments and service provisions (including ESB substations). A Natura Impact Statement has been prepared in respect of the application, all at Fortfield Road, Terenure, Dublin 6W. All application documentation is also available for public viewing at [www.fortfieldroadlrd.com](http://www.fortfieldroadlrd.com).

## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0152/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/06/2022  
**Applicant** Hibernia Reit Plc  
**Location** Former Scruffy Murphy's Public House, 1/2 Power's Court, Dublin 2, D02 EK50

### **Additional Information**

**Proposal:** SHEC: Demolition of existing public house and construction of a 2 to 6 storey residential development of 15 no. units.

---

**Area** Area 1 - South East  
**Application Number** 0153/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/06/2022  
**Applicant** William Brennan and Eleanor Garvey  
**Location** The Old Forge, 6 Bloomfield Park and to the rear of No. 13 and No. 14 Longwood Avenue, Dublin 8

### **Additional Information**

**Proposal:** SHEC: Demolition of part (29.5m<sup>2</sup>) of an existing single two storey extension of 60sqm to the rear of the remaining workshop of 63sqm to form a detached live/work mews dwelling along with new roof lights to the existing workshop roof, two cycle spaces and all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 0154/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/06/2022  
**Applicant** Derek Singleton and Marie Reilly  
**Location** 67, Garville Lane, Dublin 6

### **Additional Information**

**Proposal:** SHEC: Demolition of existing double storey studio and construction of a 2.5 storey detached mews house including one off street parking space.

---

**Area** Area 1 - South East  
**Application Number** 0155/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/06/2022  
**Applicant** Airside Estates Ltd  
**Location** Rear 10 Leinster Road, Rathmines, Dublin 6

### **Additional Information**

**Proposal:** SHEC: 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.

---

**Area** Area 1 - South East  
**Application Number** 3060/21  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 16/06/2022  
**Applicant** Farmer Browns Eatery Ltd  
**Location** 170, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention of vent to the kitchen extractor hood and permission to erect a proposed 1650mm high timber fence enclosure to vent to the rear. The development consists of 1500mm high metal vent to kitchen hood and proposed 16500mm timber fence enclosure to vent on roof of existing single storey kitchen to rear of house.

---

**Area** Area 1 - South East  
**Application Number** 3272/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** Vantage Tower Ltd.  
**Location** St. Clare's Park at the corner of 119 Harold's Cross Road and Leinster Park, Harold's Cross, Dublin 6

**Additional Information**

**Proposal:** Permission to erect telecommunications antennas and associated equipment concealed within three No. shrouds with fitting apparatus and a cabinet upon the building rooftop.

---

**Area** Area 1 - South East  
**Application Number** 3400/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/06/2022  
**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); • 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** 3501/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** Titrledge Limited  
**Location** 33/34, Dame Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of refurbishment and minor alterations of the existing shop fronts including concealed lighting and hand painted signage. This planning application is being submitted in response to Condition 2 of Grant of Permission of Planning Application 2185/21 Granted 30-Aug-2021.

**Area** Area 1 - South East  
**Application Number** 3598/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** Kostas Efthymiou  
**Location** 'Altona' 2, South Circular Road, & 54 & 55 Heytesbury Street, Portobello, Dublin 8. D08 DR60.  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: Planning Permission and Retention Permission for development at this site - 'Altona' no. 2 South Circular Road and nos. 54 & 55 Heytesbury Street, Portobello, Dublin 8, D08 DR60. No. 2 South Circular Road (RPS. 1791) and no. 55 Heytesbury Street (RPS. 3793) are protected structures. The development will consist of the following: Basement floor: Permission is sought to retain new basement walls at the north, west and east sides of 54 & 55 Heytesbury Street. Permission is sought to retain 13sq.m of new internal floor area at the east side of nos. 54 Heytesbury Street and 0.2sq.m of new internal floor area at the east side of nos. 55 Heytesbury Street which is proposed for use as ancillary plant storage for the development. Permission is sought to retain 3 sq.m of new external floor area at the east side of the site of no. 55 Heytesbury Street for use as an external courtyard. Permission is sought to retain the new basement bedroom layout on nos. 54 & 55 Heytesbury Street. Permission

is sought to retain the new concrete floor construction and wall tanking in existing brick vaulted fallow areas (42sq.m) at the south and east side of the basement in 'Altona' no. 2 South Circular Road. The basement vaulted areas are proposed for use as ancillary storage for the surgery. A new flat aluminium rooflight is proposed above the existing oval ceiling opening in brick vaults in staff kitchen area previously approved as part of planning permission ref: 2006/19. The floor level of the proposed surgery, previously approved as part of planning permission ref: 2006/19 in 'Altona' no. 2 South Circular Road is to be lowered by 50mm. Minor changes to the internal layout arrangements are proposed to the proposed surgery to the basement floor from those previously approved as part of planning permission ref: 2006/19 at 'Altona' no. 2 South Circular Road. Minor changes to the drainage arrangements are proposed to the basement floor from those previously approved as part of planning permission ref: 2006/19 at 'Altona' no. 2 South Circular Road and to 54 & 55 Heytesbury Street previously approved under planning permission ref. 3353/19.

Ground Floor: Minor alterations are proposed to window open size and door position on the east elevation to the previously approved planning permission ref: 3353/19 for nos. 54 & 55 Heytesbury Street. A new fanlight is proposed above the proposed door on the east elevation of no. 54 Heytesbury Street. Permission is sought for the omission of the access ramp previously approved as part of planning permission ref: 3353/19 and the inclusion of new steps, landing (3sq.m) and handrails at east elevation of nos. 54 & 55 Heytesbury Street. The ground floor level of the previously approved planning permission ref: 3353/19 is to be raised in nos. 54 & 55 Heytesbury Street so that it is level with the main surgery on the ground floor of 'Altona' no. 2 South Circular Road. The double gates to the proposed parking area, previously approved as part of planning permission ref. 3353/19 are to be omitted and one single swing gate is proposed. A new rooflight is proposed above corridor at the west side of no. 55 Heytesbury Street. Minor internal layout arrangements are proposed to the ground floor surgery layout from those previously approved as part of planning permission ref: 3353/19 at 'Altona' no. 2 South Circular Road.

First Floor: The cill level of the north facing window at the first landing of the main stairs of the existing house (55 Heytesbury Street) is to be raised to accommodate the proposed roof construction of the ground floor surgery at nos. 54 & 55 Heytesbury Street.

Second and third floors: The proposed two storey toilet extension at no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, is to be moved to the east and new rainwater downpipe is proposed at the west side of the bathroom extension adjacent to the boundary with no. 4 South Circular Road. Two new windows are proposed on the east elevation of the bathroom extension, one on each floor of the proposed bathroom extension. The two windows on the north elevation of the bathroom extension, previously approved as part of planning permission ref: 2006/19, are to be moved west on the north elevation at no. 55 Heytesbury Street. Minor alterations are proposed to the cladding arrangement of the toilet block extension at no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, on the north and east elevations and the brick elevation is to be omitted and replaced with zinc cladding on the west facing elevation.

Roof Level: A new automatic opening vent is proposed on the west face of the existing roof. The arrangement of the rooflight on the proposed bathroom extension to no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, is to be altered.

---



**Area** Area 1 - South East  
**Application Number** 3753/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/06/2022  
**Applicant** Leah Moore  
**Location** The rear of 171 Rathgar Road, Rathgar, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of change of use of existing 2 storey coach-house to self-contained 2 bed dwelling, reinstatement of first floor, replacement of non-original external block wall to rear/ south east elevation with reclaimed brick panel & glazing. Replace and raise roof by 0.5 m, 4 No. roof lights to same. New single storey flat grass roofed glazed walkway along south-west garden wall to new 2 storey pitched roof extension to north-west boundary with artist's mural on the north east gable. New 4.5 m wide pedestrian and vehicular access to courtyard from side road/Rathgar Place, off street parking space for 1 car. Some internal modifications and all associated alternations, demolitions, repairs, drainage and site works to this 2 storey end of terrace coach-house, a Protected Structure RPS ref 7134.

---

**Area** Area 1 - South East  
**Application Number** 3764/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Bridie and Jonathan Cooke  
**Location** 23, Moyne Road, Ranelagh, Dublin 6, D06 T2V4  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for the extension and alteration of house No. 23 Moyne Road, Ranelagh, Dublin 6, D06 T2V4, an existing 2 storey, with converted attic, house. The proposed development will consist of (a) The construction of a rear single storey extension which will add 3m<sup>2</sup> to the overall floor area of the house. (b) Internal layout alterations to the existing rear kitchen / living areas. (c) 2 No. new flat rooflights and alterations to an existing sloped rooflight all at ground floor flat roof level to rear. (c) Associated drainage and landscaping alterations.

---

**Area** Area 1 - South East  
**Application Number** 3771/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** The Irish Film Institute  
**Location** 6 Eustace Street, Dublin 2, D02 PD85  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of 1. The removal of the glazing framing and valley gutters to the atrium roof, 2. The installation of new glazing, framing and valley gutters to the atrium roof, 3. The thermal and structural upgrades of the existing supporting steel structure to the atrium roof, 4. The above works necessitate altering the roof profiles from 40 to 33 degrees. The ridge height is to remain as existing at 15.90M. above ordnance datum, 5. Modifications to the lift motor room on the adjacent flat roof to facilitate drainage from the new atrium roof. And all ancillary works.

---

---

**Area** Area 1 - South East  
**Application Number** 3776/21  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 13/06/2022  
**Applicant** Torchglen Limited  
**Location** 13 Trinity Street and St. Andrew's Lane, Dublin 2

**Additional Information**

**Proposal:** Planning permission for retention, upgrading and refurbishment of the existing 4 storey building and its change of use (including an extended basement) from retail/office to tourist hostel accommodation and associated ancillary facilities. The proposal will involve the demolition of the rear 2 storey annex building and replacement with a 9 storey building with additional roof plant structure to accommodate a 35 bedroom hostel with a basement consisting of a restaurant bar, kitchen and utilities and a ground floor consisting of reception, lobby area and bedroom accommodation with further accommodation on upper 8 floors. The proposal will include drainage works and all associated site development works.

---

**Area** Area 1 - South East  
**Application Number** 3778/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/06/2022  
**Applicant** John Power  
**Location** 52, Merrion Square East, Dublin 2, D02 RR98

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Works include the change of use from office to private residential. The demolition of the lift shaft and motor room and making good of the floors and roof. The removal of the existing flat roof and roof access stairs and replacement with a terrace, sunroom and access stairs. The removal of all kitchen and bathroom fittings and replacement with new. The removal and alteration of existing stud partition walls and the construction of new walls. The removal of plasterboard dry lining and making good of internal wall surfaces. The removal and replacement of non-original joinery with new joinery to an appropriate detail to include: windows, internal doors, architraves, skirtings and floors. Cleaning and repair of the remaining historic cornices and replacement of modern cornices with new to an appropriate design. Alterations to the existing stairs to reverse modern alterations including the replacement of the second to third floor stairs and removal of the third floor mezzanine. The repair and repointing of the brickwork facades. Alteration to window and door openings at basement level. New mechanical and electrical installation including a heat pump with external unit.

**Area** Area 1 - South East  
**Application Number** 3779/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/06/2022  
**Applicant** Via Properties Ltd  
**Location** 146-156, Harolds Cross Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Development will consist of a) Demolition of existing buildings on site, with the exception of house number 152, which is a protected structure RPS. Ref. 8899, b) Construction of a residential development (c.1,665 sq.m), 3 and 4 storey in height, containing a total of 22 apartments comprising of 13 one bedroom units and 9 two bedroom units. c) Alterations, refurbishments works and a change of use from commercial retail to residential use are proposed for No. 152, two of the 22 units will be in No. 152, d) Bicycle store for 70 cycle spaces, bin store substation and plant rooms on the ground floor, e) Communal garden at ground floor level and communal terrace at third floor level f) All ancillary site development works, green roofs, boundary treatment works (including reduction in height of existing wall to rear) and services.

---

**Area** Area 1 - South East  
**Application Number** 3780/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/06/2022  
**Applicant** Tadgh Geary  
**Location** 27, Ailesbury Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of (1) Conservation and repair works to external fabric consisting of: (a) Stripping of roof; provision of new battens and breathable membrane; new leadwork to valleys and hips; re-slating in salvaged slates as far as possible with imported slates to make up shortfall; repairs (and replacements where necessary) to gutters and rainwater goods; repointing to chimney stacks, inclusive of replacement bricks where necessary; (b) Raking-out and re-pointing in lime mortar to external facing brickwork including localised replacement of brick where necessary; (c) Repairs to external render, including stitching as may be required to make good cracks; (d) Repairs to sash windows to include draught stripping and cutting and splicing any rotten timber sections. (2) Material alterations consisting of: (e) Widening of the existing vehicular entrance gates on Ailesbury Road from 2637mm to 3277mm, inclusive of relocating 1 No. gate pier; reinstatement of existing railings, and extending width of existing gates; (f) Alteration to existing window ope on west (side) elevation at lower ground floor level to form a door ope; (g) Alteration to existing window ope to south (rear) elevation at lower ground floor level to provide French doors to rear garden; (h) Enlargement of existing ope between front and rear reception rooms at lower ground floor level; (j) Reconfiguration of second floor return to form en-suite to master bedroom, inclusive of removal of section of wall and existing door ope, formation of new door ope in new location and short flight of steps to connect to first floor level.

---

**Area** Area 1 - South East  
**Application Number** 3781/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/06/2022  
**Applicant** Foley Wines Ltd  
**Location** 4-5, Chatham Street (backing onto Tangier Lane),  
Dublin 2

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission for (a) change of use from treatment clinic at first floor (with 2 no. shared ground floor door and 2 no stairs) to restaurant with kitchen at first floor (with 2 no. shared ground floor doors and 2 no. stairs); and b) planning permission for new signage at the front entrance door.

---

**Area** Area 1 - South East  
**Application Number** 3786/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** HPREF Ireland (Dawson Street) DAC  
**Location** 13-17, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** Proposed development will consist of the change of use of the lower ground level and part of the ground floor level (to provide entrance / access arrangements) of the retail unit within the existing development on site, for use as a licenced restaurant / café occupying an area of 474 sq.m. The proposed development includes associated internal reconfiguration, tenant signage zone , and all associated and ancillary development works. The existing development on site was permitted under Reg.Ref: 2338/15 and An Bord Pleanála Reg. Ref: PL29S.244917, while the extent of the subject retail unit was permitted under Reg.Ref: 3356/17

---

**Area** Area 1 - South East  
**Application Number** 3788/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/06/2022  
**Applicant** Michael O'Brien  
**Location** Rear of 77A-78 Rathgar Road, off Winton Avenue,  
Rathgar, Dublin 6

**Additional Information**

**Proposal:** Planning Permission for a previously approved application ref: 5920/04 . Development will consist of the demolition of an existing garage and construction of 1 no. 3 bedroom, 2 storey mews style house, a parking garage with access off Winton Avenue all to the rear of 77A-78 Rathgar Road, Rathgar, Dublin 6.

---

**Area** Area 1 - South East  
**Application Number** 3795/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/06/2022  
**Applicant** Gas Networks Ireland  
**Location** Grass verge adjacent to Dolphins Barn Fire Station,  
Rutland Avenue, Dublin 12

**Additional Information**

**Proposal:** Permission to install a 5.25m x 1.1m x 2.3m (LxWxH) above ground natural gas pressure reduction cabinet with all ancillary services and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 3810/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/06/2022  
**Applicant** Jessica Ryan, Ian Marron and Craig Marron  
**Location** 21 Kenilworth Square North, Rathgar, Dublin 6

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 17/06/2022  
**Applicant** Fiona Kelly & Michael Hastings  
**Location** 12 Merton Road, Rathmines, Dublin 6, D06 X248

**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** 3864/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/06/2022  
**Applicant** CPFM Limited  
**Location** Cafe 105, 105 Clonskeagh Road, Dublin 6, D06 A4N6

**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** 3885/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 14/06/2022  
**Applicant** Ms. Bronagh Keane  
**Location** 3, Percy Place, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development comprising the change-of-use of a protected structure from use as 3no. separate apartments to use as 2no. separate apartments (at basement and first-floor levels) and a dental clinic at the ground-floor level. The development includes the replacement of existing non-original PVC windows with appropriate timber-frame sliding-sash windows and removal and making good of 3no. windows in the return at basement and ground-floor levels, together with relocation of toilet at basement level; internal reconfiguration of non-original partition walls and doors, and relocation of toilet at ground-floor level, as well as all associated refurbishment and site development works.

---

**Area** Area 1 - South East  
**Application Number** 3939/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Dublin Dental Hospital  
**Location** Second Floor Terrace, Dublin Dental University Hospital, 22-28 Lincoln Place, Dublin 2, D02 F859

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of (a) new retractable roof canopies fixed to the existing concrete walls and/or with metal support structure covering part of the existing roof terrace at second floor level. The canopies will incorporate a new retractable vertical wall system, (b) new bespoke banquette seating, (c) new built in planters and existing balustrade with new planters, (d) new raised flooring, all at second floor terrace, Dublin Dental University Hospital, No's 22-28 Lincoln Place, Dublin 2, D02 F859, with all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4106/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** Harold Properties Ltd  
**Location** 214-216-218, Harold's Cross Road, Dublin 6W

**Additional Information**

**Proposal:** Permission sought to demolish existing car valeting canopy and single storey buildings at rear, erect 2-storey extension at rear consisting of a retail unit on the ground floor and an office on the first floor. Internal alterations to existing 2-storey buildings to provide 1 retail unit on the ground floor and office on the first floor including new ground floor fenestration to front elevation. Access to front retail unit will be from Harold's Cross Rd while access to the rear retail unit and entire first floor offices will be from an existing vehicular gate entrance on Mountain View Avenue with an additional entrance to the rear ground floor retail unit from Shamrock Villas. All at 214-216-218 Harold's Cross Rd. Harold's Cross, Dublin 6W for Harold Properties Ltd.

---

**Area** Area 1 - South East  
**Application Number** 4117/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** MG Developments Ltd  
**Location** 23-24 Mountain View Avenue, Dublin 6 and rear of Nos. 226-230 Harold's Cross Road

**Additional Information**

**Proposal:** Planning Permission to make Alterations to Existing Planning granted Permission Ref No. 2409/19. The proposed alterations will consist of...Replacing 8 No. Previously approved apartments with 3 No. Townhouses. Proposed Townhouses to be 4 Storey with a pitched roof to the with gables and rooflights. Each proposed unit to comprise of 4 No. Bedrooms each and 1 No. Internalized Car Parking Space from exiting laneway on Mountain View Avenue. Balcony's to be provided at first and second floor level facing East onto Mountainview Avenue and private open space to be provided to the rear (west) of the property. Changes to elevation materials of 4 No. Previously approved townhouses and new additional windows to the Eastern Elevation facing onto Mountainview Avenue. Together with all ancillary site works at 23-24, Mountain View Avenue, Dublin 6 & rear of Nos. 226-230 Harold's Cross Road.

---

**Area** Area 1 - South East  
**Application Number** 4129/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** Emma Cashman & Peter MacMahon  
**Location** 55, Palmerston Road, Rathmines , Dublin 6, D06 K6P0

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : RETENTION PERMISSION : Planning permission is sought for the retention of an attic conversion and associated works . Works include the installation of a timber stair from first floor landing to attic space, the creation of a storage space and WC at attic level, new plasterboard and stud partitions to attic space, remedial works to timber roof structure, the installation of 3 no. new rooflights to the rear pitch of the main roof, associated

ancillary works and associated ancillary mechanical and electrical works. 55 Palmerston Road is a Protected Structure.

---

**Area** Area 1 - South East  
**Application Number** 4130/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** Chabad-Lubavitch of Ireland CLG  
**Location** 89, Rathmines Road Upper, Dublin 6, D06 CX89

**Additional Information**

**Proposal:** The development will consist of the proposed change of use of the existing ground floor restaurant & first floor residential unit, to community facility and the construction of a first floor storeroom, with a floor area 30.8sqm to the rear of the property & the construction of a steel framed & glazed awning to the front at ground floor, facing Rathmines Road Upper, along with all associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4141/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** Mark FitzGerald  
**Location** 30, Palmerston Road, Rathmines, Dublin 6, D06 N4V2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for minor alterations. The works proposed comprise: Modifications to the existing bathroom layout at first (top) floor level; Change of use from bedroom to a utility/ laundry room at first (top) floor level; Modifications to the existing kitchen layout at garden level; Connecting the under-steps external storage area into the main body of the house; Conservation/restoration works to sash windows to the rear of the property.

---

**Area** Area 1 - South East  
**Application Number** 4144/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/06/2022  
**Applicant** Brona Burke and Philip Gilboy  
**Location** 58B Gilford Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Permission sought for an additional bedroom to the proposed house previously granted planning permission on 12th August 2020 under register reference no. 2217/20 located at the northern side of Nutgrove House, 58A Gilford Road, Sandymount, Dublin 4 which is also referred to as Nutgrove Lodge, 58B Gilford Road, Sandymount, Dublin 4. The proposed additional bedroom is to the rear (west) at second floor level and is a continuation of the bedroom accommodation already established at this level. The floor area of the proposed additional area is 14.7 sqm.

---



**Area** Area 1 - South East  
**Application Number** 4151/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/06/2022  
**Applicant** Ian & Anne Kelly  
**Location** 52, Derrynane Gardens, Bath Avenue, Dublin 4  
**Additional Information**  
**Proposal:** Planning permission for new vehicular entrance to front and area for off street parking to front and associated site works.

---

**Area** Area 1 - South East  
**Application Number** 4165/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/06/2022  
**Applicant** Derek Murtagh  
**Location** 3-4, Kevin Street Lower and Liberty Lane, Portobello, Dublin 8

**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** 4170/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/06/2022  
**Applicant** Christine and Adam McMenamin  
**Location** 49, South Circular Road, Dublin 8, D08 YDR0

**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** 4171/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/06/2022  
**Applicant** Signal Infrastructure Limited  
**Location** La Touche House, 1, Grove Road, Rathmines, Dublin 6  
**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** WEB1181/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Davey-Smith Architects  
**Location** 36, Oxford Road, Ranelagh, Dublin 6, D06 YK40  
**Additional Information** Additional Information Received

**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** WEB1346/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Robert Gray  
**Location** 80A, Heytesbury Lane, Ballsbridge, Dublin 4  
**Additional Information**

**Proposal:** Single storey study to end of rear garden. The finishes will match those of the mews house and will have a sliding door facing the garden and flat roof with rooflight.

---

**Area** Area 1 - South East  
**Application Number** WEB1354/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Jack & Orla Kennedy  
**Location** 8, Grosvenor Place, Rathmines, Dublin 6 D06 A3H3

**Additional Information**

**Proposal:** Application for Planning Permission is sought for alterations and additions to the existing two storey terraced house at 8 Grosvenor Place, Rathmines, Dublin 6. The development will consist of (1) new first floor extension to the rear, & (2) all associated site works.

---

**Area** Area 1 - South East  
**Application Number** WEB1357/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/06/2022  
**Applicant** JCDecaux Ireland Limited  
**Location** 7, Geraldine Terrace, Milltown Road, Dublin 6

**Additional Information**

**Proposal:** The replacement of the existing south-facing Première internally illuminated 6.4m wide x 3.4m high advertising display (granted under Reg. Ref. WEB1003/19) on the southern gable wall of No. 7 Geraldine Terrace with a 6.4m wide x 3.3m high digital advertising display, to be positioned at 2.4m above ground level; and all associated site works and services

---

**Area** Area 1 - South East  
**Application Number** WEB1365/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** Mark Darcy  
**Location** 35, Brighton Gardens, Terenure, Dublin 6 D06 FW60

**Additional Information**

**Proposal:** Attic conversion for storage with two velux window to the front. Dormer window to the rear.

---

**Area** Area 1 - South East  
**Application Number** WEB1417/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/06/2022  
**Applicant** Anthony Robinson  
**Location** 43, Clanbrassil Street Upper, Dublin 8 D08 RX59

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for the following development at 43 Clanbrassil Street Upper (Ground level), Dublin 8, D08RX59: Change of use of parking area (18.8 sq.m.) to outdoor cafe terrace (including associated timber fencing and pergola structure).

---

---

## Area 1 Appeals Notified

|                           |  |
|---------------------------|--|
| <b>Area</b>               | Area 1 - South East  |
| <b>Application Number</b> | 4120/21  |
| <b>Appeal Type</b>        | Written Evidence   |
| <b>Applicant</b>          | Atria V Lux SARL   |
| <b>Location</b>           | Carrisbrook House, 122 Northumberland Road, Dublin 4.<br>The site is located at the junction of Pembroke Road and Northumberland, Road. The site is bound to the west by No. 120 Pembroke Road, a protected structure (RPS Ref.:6637), and No. 122 Baggot Lane. To |

### Additional Information

Additional Information Received

**Proposal:** The proposed development will consist of the following: • The demolition of the existing eight storey over basement office building on site which has a total gross floor area (GFA) of 3,757.5 sq.m, along with all associated site clearance works; • The construction of a part 4 to part 10 storey office development over basement level, with a café / restaurant unit at ground floor level. The proposal has a GFA of 12,690 sq.m GFA, including basement level; • An office reception area fronting onto the junction of Pembroke Road and Northumberland Road, a café/restaurant unit, office floorspace and ESB substation are proposed at ground floor level; • Ancillary office floorspace, plant rooms, a bin store, attenuation storage, a bike store for 158 no. spaces, 1 no. motorcycle space, e-scooter parking spaces and 9 no. car parking spaces are provided at basement level. 10 no. visitor cycle parking spaces are provided at ground level; • External terraces are provided from first to ninth floor level; • The development provides for pedestrian access from Pembroke Road and Northumberland Road and vehicular and cycle access to the basement car park from Baggot Lane / Northumberland Road; • The development includes screened plant enclosures, green roofs and PV panels at roof level; • The development includes foul and surface water drainage, landscape works, public realm upgrades, boundary treatments, lighting, signage, and all ancillary site development works necessary to facilitate the development. Connection to services / works external to the planning application site boundary will be subject to agreement with the Planning Authority.

---

## Area 1 Appeals Decided

|                             |   |
|-----------------------------|---|
| <b>Area</b>                 | Area 1 - South East                                     |
| <b>Application Number</b>   | 2641/21   |
| <b>Appeal Decision</b>      | REFUSE PERMISSION                                       |
| <b>Appeal Decision Date</b> | 14/06/2022  |
| <b>Applicant</b>            | Mount Argus Monastery Ventures Limited                  |
| <b>Location</b>             | Lands at Church Park Way, Kimmage Road Lower, Dublin 6W |

### Additional Information

**Proposal:** The development will consist of works to include: • Construction of a 2-storey apartment building with dormer accommodation in the roof space; • The apartment building will provide 8 no. apartments, consisting of 4 no. 1-bed units, 1 no. 2-bed unit and 3 no. 3-bed units; • Vehicular access from Church Park Way, 7 no. car parking spaces and 23 no. bicycle parking spaces; • Landscaping, boundary treatment, bin stores and all associated site works and services.

---

**Area** Area 1 - South East  
**Application Number** 4029/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 14/06/2022  
**Applicant** Mairead Gallagher and John O'Reilly  
**Location** 83 Ringsend Road, Dublin 4, D04 PD84

**Additional Information**

**Proposal:** Planning permission to widen existing pedestrian access and to create a vehicular entrance, the application will also require permission to remove a street tree outside the property on the public footpath and for the path kerb to be dishd.

---

**Area** Area 1 - South East  
**Application Number** WEB5189/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 14/06/2022  
**Applicant** Aine Grogan & Padraic Lyons  
**Location** 19, Westfield Road, Harold's Cross, Dublin 6w D6W X772

**Additional Information**

**Proposal:** The development will consist of the partial demolition, modification and widening of the existing front railings and pedestrian gate to create a new vehicular entrance to accommodate provision of off-street parking to the front of the house and an electric car charging point, with associated landscaping and site works.

---

**Area** Area 1 - South East  
**Application Number** WEB5230/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 14/06/2022  
**Applicant** Brendan and Rachel O'Connor  
**Location** 4, Leicester Avenue, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Planning permission is requested for the removal of 2.5 metres of Pay and Display on-street parking and the widening of existing access to the public roadway for the provision of one electric vehicle (EV) charge point and parking of a vehicle at 4 Leicester Avenue.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

24/22

(13/06/2022-17/06/2022)

**Area** Area 1 - South East  
**Application Number** 0184/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Vincent Gough  
**Location** 56, Orwell Road, Rathgar, Dublin 6  
**Registration Date** 15/06/2022  
**Additional Information**  
**Proposal:** SHEC: Demolish defective dwelling & construct replacement dwelling.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

24/22

(13/06/2022-17/06/2022)



**Area** Area 1 - South East  
**Application Number** 0183/22  
**Application Type** Section 5  
**Applicant** Ravensglen Developments Ltd  
**Location** 46, Rathmines Road Lower, Dublin 6  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** EXPP: Reinstate the railing and entrance gate to the front boundary of no 46 Rathmines Road Lower, Dublin 6. Please see additional and drawings enclosed with this application.

---

**Area** Area 1 - South East  
**Application Number** 0185/22  
**Application Type** Section 5  
**Applicant** Thomas Barrett  
**Location** 16, Stamer Street, Portobello, Dublin 8, D08 A6C5.  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE. Reinstatement of Glass side Panels either side of the door. Replacement of felt above entrance door. Replacement of felt on flat roof of outshot bathroom. Repairing the shed roof. Removal of growth from chimney. Rewiring and replumbing house.

---

**Area** Area 1 - South East  
**Application Number** 0186/22  
**Application Type** Section 5  
**Applicant** D.L Builders  
**Location** 178/182 Rathmines Road Lower, Dublin, 6  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURES: Decoration of the front door, surrounds and adjacent timber windows, cleaning and painting of metal railings to the rear of the house, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in First, Second and Third Floor rooms in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

---

**Area** Area 1 - South East  
**Application Number** 0187/22  
**Application Type** Section 5  
**Applicant** Archbishop Marsh's Library  
**Location** Archbishop Marsh's Library, St. Patrick's Close, Dublin 8  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: No change of use. Proposed replacement of

---

existing deteriorating single-glazed windows and ground floor door of 1980's bindery building with double-glazing.

---

|                               |                                   |
|-------------------------------|-----------------------------------|
| <b>Area</b>                   | Area 1 - South East               |
| <b>Application Number</b>     | 0339/20                           |
| <b>Application Type</b>       | Section 5                         |
| <b>Applicant</b>              | Braddock Estates Ltd              |
| <b>Location</b>               | 23, Leeson Street Upper, Dublin 4 |
| <b>Registration Date</b>      | 17/06/2022                        |
| <b>Additional Information</b> | Additional Information Received   |

**Proposal:** EXPP: PROTECTED STRUCTURE: Painting of previously painted facade to the mews facing the Main House and local re-pointing to areas of the front facade of the house onto Leeson Street.

---