



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**42/22**

(17/10/2022-21/10/2022)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4027/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Rimor Fortris Limited
<b>Location</b>	Site of Canal House and Construction House, Canal Road, Dublin 6
<b>Registration Date</b>	20/10/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the development will consist of the redevelopment of the site comprising:

- 1) demolition of Canal House and Construction House, a derelict terrace of 5 no. properties (known as 2-6 Dunville Terrace) and a single storey cafe building on the site;
  - 2) construction of a 15,531 sq. m. (gross) office development comprising two buildings : Block A on the southern part of the site - 13,510 sq. m (gross) office space over five, six and eight floors (including lower ground floor) with a plant area enclosure on the roof and Block B fronting onto Canal Road - 2,021 sq. m. (gross) office space over five floors (including lower ground floor) over a single level basement (3,751 sq. m.) accessed from the existing vehicular access on Canal Road accommodating 73 no. car parking spaces (including 3 no. disabled spaces, 3 no. motorcycle spaces and 15 no. spaces with electric charging points) service and plant areas, waste management areas and cyclist showers and toilets;
  - 3) provision of 254 no. cycle parking spaces, a cycle repair room and landscaped courtyard at lower ground level;
  - 4) provision of a plaza area incorporating soft and hard landscaping on the eastern side of the site fronting onto Canal Road and a shared surface (vehicle and pedestrian) plaza area on the western side of the site (adjacent to Ontario Terrace) fronting onto Canal Road including 18 no. surface cycle parking spaces and 6 no. secure cargo cycle spaces;
  - 5) all other associated site works required to facilitate the proposed development including the re-paving of the section of the footpath along the building frontage and proposed plaza areas outside of the site boundary up to the kerb line of Canal Road, provision of a pedestrian and cycle route along the eastern boundary from the proposed plaza area on Canal Road to an upgraded access onto Athlumney Villas, landscaping along the southern boundary of the site with Athlumney Villas and a combined external LV meter room, double ESB substation and client MV switch room at lower ground/ground level on the eastern side of Block A. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application and the NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.
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**Area** Area 1 - South East  
**Application Number** 4329/22  
**Application Type** Retention Permission  
**Applicant** Zachs Foods Limited  
**Location** Asador, 1 Victoria House, Percy Place & Haddington Road, Dublin 4  
**Registration Date** 18/10/2022  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION PERMISSION is sought for development comprising a covered outdoor seating & terrace area of c. 45.5m<sup>2</sup> associated with the restaurant Asador, facing the junction of Percy Place and Haddington Road.

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**Area** Area 1 - South East  
**Application Number** 4564/22  
**Application Type** Permission  
**Applicant** Permanent TSB Public Limited Company  
**Location** Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060  
**Registration Date** 20/10/2022  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist/consists of: Shopfront alternations 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.

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**Area** Area 1 - South East  
**Application Number** 5050/22  
**Application Type** Retention Permission  
**Applicant** Wayne Gilsean  
**Location** 26, Grand Canal Street Lower, Dublin 2, Dublin, D02 W542  
**Registration Date** 17/10/2022  
**Additional Information**  
**Proposal:** RETENTION: The development consists of: Permission for retention to convert ground floor of existing dwelling from office space to original residential use.

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**Area** Area 1 - South East  
**Application Number** 5053/22  
**Application Type** Permission  
**Applicant** Kevin Moloney & Catrina Weafer  
**Location** Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3  
**Registration Date** 18/10/2022  
**Additional Information**  
**Proposal:** Planning permission for the erection of 2 no. two storey 3 bedroom detached dwelling houses (112.9m<sup>2</sup> gross area each, total 225.8m<sup>2</sup>), with on site car parking provision within site curtilage, vehicle & pedestrian access via existing access laneway, partial existing tree removal with new landscaping & planting, retention of existing boundaries with partial demolition of existing

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low stone wall & gate, new foul sewer & water services connections, on site source water disposal & associated site works on site (325m<sup>2</sup> (0.0325ha) area approx.) in existing garden.

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**Area** Area 1 - South East  
**Application Number** 5067/22  
**Application Type** Permission  
**Applicant** Bracklagh Limited  
**Location** Unit 2, Castle Way, Golden Lane, Dublin 8, D08 T8F2  
**Registration Date** 18/10/2022  
**Additional Information**  
**Proposal:** Change of use from restaurant use to retail use with a gross internal floor area of 215.4m<sup>2</sup> and all associated works.

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**Area** Area 1 - South East  
**Application Number** 5068/22  
**Application Type** Permission  
**Applicant** Templeogue Synge Street GFC  
**Location** Dolphin Park, Crumlin Road, Dublin 12  
**Registration Date** 18/10/2022  
**Additional Information**  
**Proposal:** Application for a 10-year permission for development. The development principally consists of:  
-the realignment of the 2 No. existing Senior Pitches with 1 No. pitch enclosed in a 990 millimetre high spectator barrier/fence;  
-an all-weather pitch enclosed in a 990 millimetre high spectator barrier/fence;  
-grass training areas;  
-warm-up areas;  
-and the construction of a new 2 No. storey clubhouse (745.6 sq m). The clubhouse notably includes: changing rooms; south-east facing, first floor terrace; rooftop solar panels; a digital score board; and 2 No. logos (signage).  
The development also proposes the demolition and removal of: the existing 1 No. storey clubhouse (190.1 sq m); ball-stop netting; 3 No. lighting poles; and hard-surfacing.  
In addition, the development proposes the provision of: a 2 metre wide jogging/walking path; 93 No. car parking spaces (including mobility impaired and EV charging spaces); coach and mini bus parking; cycle parking; 21 No. new floodlights ranging in height from 15 metres to 20 metres; public lighting; generator; goal posts and 12 metre high retractable ball-stop netting in locations throughout the site; ball wall; hard and soft landscaping; and all associated site works. A Natura Impact Statement has been prepared in respect of the proposed development.

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**Area** Area 1 - South East  
**Application Number** 5070/22  
**Application Type** Permission  
**Applicant** Echelon Indoor Cycling Limited  
**Location** Unit 5, The Times Building, Numbers 14 and 15 D'Olier Street, Dublin 2  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Numbers 14 and 15 D'Olier Street are protected structures (RPS Nos. 2299 and 2300 respectively). The proposed development consists of the change of use of the subject unit from retail services/hair salon use to use as fitness and yoga studio, provision of signage within two signage zones to the existing unit facade, and all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5071/22  
**Application Type** Permission  
**Applicant** Jepview Limited  
**Location** No. 1 Grand Canal Quay, Dublin 2 and No.2 Grand Canal Quay, Dublin 2  
**Registration Date** 19/10/2022

**Additional Information**

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

Alterations to a previously approved development (Reg. Refs. 3752/21 and 4154/22) which provided for the demolition of the existing vacant warehouse structure at No. 2 Grand Canal Quay (2,241sq.m) and the construction of a part 8 to part 15 storey (proposed 8-storey element facing west and proposed 15-storey element facing Grand Canal Quay to the east), over basement level, contemporary glazed office building.

The alterations to the previously approved scheme (Reg. Ref. 3752/21 and Reg. Ref. 4154/22) include the following:

- (i) revisions to the basement level layout to provide for a minor increase to the basement footprint to the north-east and south-west, revisions to the plant room layout, and the inclusion of an accessible toilet;
- (ii) internal alterations at ground floor level including a revised entrance hall arrangement and an increase in the size of same from 163sq.m to 181sq.m;
- (iii) removal of first floor mezzanine level, and associated spiral stairs and lift;
- (iv) reduction in size (from 176sq.m to 97sq.m) and reconfiguration of proposed winter garden at thirteenth floor level;
- (v) removal of fourteenth floor mezzanine level and associated spiral stair;
- (vi) revised roof plan layout including the removal of previously approved rooflights, an increase in the size of the approved rooftop recessed plant enclosure (from 580sq.m to 655sq.m) and revised parapet detail; and
- (vii) minor revisions to the northern elevation including a revised soffit detail.

The above alterations do not result in a change to the overall height of the building approved under Reg. Refs. 3752/21 and 4154/22. The development also includes drainage, revised landscaping at ground floor level, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting and signage.

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**Area** Area 1 - South East  
**Application Number** 5072/22  
**Application Type** Permission  
**Applicant** Bartra Property (Merrion Road) Limited  
**Location** 98, Merrion Road, Dublin 4  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** Permission for development to amend a permitted Build-to-Rent Shared Living Residential Development. The development will principally consist of amendments to the elevations and roof profile of the permitted scheme (DCC Reg. Ref. 3019/20; ABP Ref:PL29S.308936), principally comprising a change from a pitched roof with overhanging eaves to a flat roof, providing an increase in height to the recessed top level by 145 mm, increasing from 15.660 metres (plus lift overrun) to 15.805 metres (plus lift overrun); and the provision of a double-height facade treatment at the entrance on the Merrion Road/south-west elevation. Other minor changes include; the addition of a ventilation grille to windows and changes to windows sizes throughout the scheme; the provision of an aluminium spandrel panel under the windows at lower ground floor level on the north-east, north-west and south east elevations; the provision of two additional windows at lower ground floor level and one additional window in the staircore at fourth floor level on the north-western elevation; the replacement of a window with a ventilation grille at ground floor level on the north-eastern elevation; the provision of brise soleil at third and fourth floor levels; general minor facade amendments; amendments to the internal layout at lower ground floor level; the provision of plant; the provision of signage; and all associated changes above and below ground.

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**Area** Area 1 - South East  
**Application Number** 5077/22  
**Application Type** Permission  
**Applicant** Royal Irish Academy of Music  
**Location** 38, Fenian Street, Dublin 2  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of an amendment to planning application planning ref: 4085/22, consisting of part removal of non-original roof structure and the addition of fourth floor set-back extension of some 27 sq.m with associated roof terrace (11 sq.m) to the south; Replacement of concrete coping to existing brick gable to the street with granite coping stones, the provision of a new stairs to serve the proposed roof extension and all associated works including fireproofing, to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5085/22  
**Application Type** Permission  
**Applicant** The Board of St. Patrick's Cathedral  
**Location** St. Patrick's Cathedral, St. Patrick's Close, Dublin 8  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 10 year planning permission for:  
(1) removal and disposal of galvanised metal security window guards from outside face of 4no. south porch windows,  
(2) removal and disposal of external storm glazing from 3no. south porch windows,  
(3) cleaning repair and conservation works to 3no. south porch windows involving temporary

removal to allow works to be undertaken,

(4) returning and re-fixing of 3no. glazed windows,

(5) fixing of replacement external insert black wire window guards to 4no. windows.

The Cathedral is a protected structure under the Local Government (Planning and Development) Act 1999.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5086/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Catherine Mullarkey & Peter Barrett
<b>Location</b>	41, Percy Place, Ballsbridge, Dublin 4, D04 WK30
<b>Registration Date</b>	20/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of retention for removal of non-historic windows & portion of historic walls to both the front (N/W) & rear (S/E) elevations, modifications to internal historic opes and the removal of non-historic wall linings, joinery and partitions throughout.

Permission is sought for the material change of use from commercial to a single-use family home comprising of the construction of a new single storey extension including partial removal of external walls to the rear (S/E) elevation of the main house & rear return as well as partial removal of historic boundary wall shared with No.39; external modifications to include re-pointing of all brickwork, restoration of existing railings & refurbishment of all existing windows (to include slimline double glazing); modifications to front include rebuilding wall under window ope with new sash window above; replacement of non-historic door to front porch all at lower ground floor; replacement of non-historic principle door & fanlight; modifications to rear to include alterations of two opes on rear return; replacement of all non-historic windows & doors with new windows on rear return & rear (S/E) elevation of main house; removal of existing external stair to rear; internal modifications to existing layout at lower ground floor to include removal of non-historic partitions in the rear return; removal of part of existing wall between front & rear rooms in main house; blocking up existing ope; new lightweight stud partitions to create modified layout; modifications to first floor level include the removal of existing stud partitions & the construction of new lightweight stud partition; new light weight stud partitions in the rear room in main house to facilitate new en-suite; at upper first floor removal of non-historic wc; 2 no. rooflights to single storey extension; installation of PV solar panels to the S/E facing inner roof valley; calstherm thermal insulation to internal face of existing walls throughout; general restoration & decoration works; all associated site works to existing two storey over basement terraced house. No.41 Percy Place is a Protected Structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5090/22
<b>Application Type</b>	Permission
<b>Applicant</b>	JOM Investments Unlimited Company
<b>Location</b>	68, Charlemont Street, Harcourt Green, Dublin 2
<b>Registration Date</b>	21/10/2022

**Additional Information**

**Proposal:** The development will consist of: Planning permission for the change of use from former ATM space to coffee "hatch" for the sale of hot and cold beverages for consumption off the premises, together with minor alterations to the front elevation, including modifications to existing opening, replacement of existing door and the provision of signage panel.

**Area** Area 1 - South East  
**Application Number** 5095/22  
**Application Type** Permission  
**Applicant** Quantum Rock Unlimited Company  
**Location** Units no. 12 & 14, Royal Hibernian Way, Dawson Street, Dublin 2  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** Permission for a material change of use from retail to restaurant and amalgamation of the existing units with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

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**Area** Area 1 - South East  
**Application Number** 5096/22  
**Application Type** Permission  
**Applicant** Quantum Rock Unlimited Company  
**Location** Unit No. 6, Royal Hibernian Way, Dawson Street, Dublin 2  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** Permission for a material change of use from retail to restaurant of the approved unit (as permitted under reg. ref. 3643/16) with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

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**Area** Area 1 - South East  
**Application Number** 5098/22  
**Application Type** Permission  
**Applicant** Barry O'Grady  
**Location** 9/10, Hume Street, Dublin 2  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Restoration works to the brick facades on the Northern, Southern and Eastern Facades of the protected structures, including, repair, re-pointing and consolidation of the brickwork, repointing of existing granite steps, Repair and restoration of the existing railing, stone plinth and metal balconies, restoration and refurbishment of the existing sash windows and reveals.

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**Area** Area 1 - South East  
**Application Number** 5099/22  
**Application Type** Permission  
**Applicant** ORHRE SSG Limited  
**Location** 92 & 93, Saint Stephen's Green, Dublin 2  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a c. 0.126 ha site at nos. 92 and 93 St. Stephen's Green (Protected Structure no. RPS Reg. Ref. 7802 and 7803), Dublin 2 to provide for a mixed-use development comprising 5 no. apartments and the construction of a hotel development to the rear. The development will consist of: • The demolition of lift core at

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the rear elevation of no. 93 St. Stephen's Green and c. 527 sqm of existing external ancillary 1 and 2 storey structures to the rear. • Alterations and modifications to 92 St. Stephen's Green (c. 698 sqm gfa) to provide for 5 no. apartment units comprised of 4 no. 1-bedroom apartment units and 1 no. 3-bedroom units with private courtyard to the rear and staired access from St. Stephen's Green. • Alterations and modifications to 93 St. Stephen's Green (c. 799.8 sqm gfa) to provide for a change of use from office to hotel use comprising spa, changing rooms and associated facilities at lower ground floor with staired access from St. Stephen's Green; lobby, lounge and reception at ground floor level with dining facilities at first floor level (and external terrace to rear) and 4 no. bedrooms on upper floor levels. • Construction of a 126 no. bedroom, part 6-storey, part 8-storey over basement hotel (c. 2,798 sqm) with external roof terraces stepping down to 4 storeys at the southern perimeter, linked to the rear of nos. 92 and 93 St. Stephen's Green by a glazed atrium. • Internal communal areas, circulations space and storage facilities. • 1 no. ESB substation, plant rooms at lower ground floor level and hotel basement, green roofs, landscaping, bicycle parking and all associated site development works with existing access points from St. Stephen's Green retained.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	DSDZ5066/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Fiserv Solutions Europe Limited
<b>Location</b>	Nos. 10-12, Hanover Quay (protected structure) and No. 2 Green Street East (protected structure), Grand Canal Dock, Dublin 2
<b>Registration Date</b>	18/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development comprises the erection of external building signage, additional glass door and glass balustrade and roof plant, ancillary to the existing office building use (DSDZ3856/17 as amended by DSDZ4364/18 refers), including: 3no. illuminated signs (c.4.24 sq m each), affixed to the glazed panel under upper roof parapet on the north, south and east elevations of the existing new building extension. 2no. vinyl logos (c.0.35 sq m total) applied to glass panels in the office entrance door on the ground floor north elevation of the existing building (protected structure). Additional glass access door and 2nd glass balustrade (c.2m high x 37m long) at 5th floor external terrace. Additional roof plant (c. 0.63m high x 0.81m long x 0.3m wide) at 6th floor roof level and plant (c.) 0.94m high x 0.51m long x 0.44m wide) at ground level in the existing open space area adjoining the building to the east. This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area** Area 1 - South East  
**Application Number** WEB1975/22  
**Application Type** Permission  
**Applicant** Con Ryan & Paul Hanby  
**Location** Site at rear of No. 1, Church Avenue, Rathmines,  
Dublin 6 & entered of Castlewood Park, Rathmines,  
Dublin 6  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** The development will consist of a two-storey four bedroom mews house with developed roof space of total area 162m<sup>2</sup>, off street car parking space and all associated site works, on site previously approved for a two-storey three bedroom mews house under planning reference no. 2144/19 and An Bord Pleanala order no. ABP-304145-19.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3364/22  
**Application Type** Permission  
**Applicant** Bryan Hockley & Edel McKeown  
**Location** 4A, Belleville Avenue, Rathgar, Dublin 6  
**Registration Date** 17/10/2022  
**Additional Information** Additional Information Received

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

- a) The construction of a new single storey flat roof extension & conservatory to the rear and side of the property inclusive of all associated roof lights.
- b) The demolition of an existing chimney to the west of the property.
- c) The provision of fenestration revisions to the front of the property.
- d) The partial reinstatement of the original boundary wall height to the front of the property.
- e) The provision of a new sliding access gate to the existing vehicular access from Belleville Avenue to the front of the property.

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**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** 18/10/2022

**Additional Information** Additional Information Received

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5049/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	David Armstrong
<b>Location</b>	129, Parnell Road, Crumlin, Dublin 12
<b>Registration Date</b>	17/10/2022

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention for the removal of existing pedestrian entrance to front elevation to allow for vehicular access/ widening of overall entrance inclusive of two number brick finished entrance piers and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5056/22
<b>Application Type</b>	Permission
<b>Applicant</b>	David O'Sullivan
<b>Location</b>	59 Crumlin Road, Dublin 12, D12 X863
<b>Registration Date</b>	18/10/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single storey ancillary scullery, bathroom and chimney stack on the existing return and for the refurbishment of the existing house and for the construction of a 35m<sup>2</sup> two storey extension to the rear of the house (19m<sup>2</sup> ground floor & 16m<sup>2</sup> first floor) and all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5059/22  
**Application Type** Permission  
**Applicant** Kay McKiernan  
**Location** 52, Tritonville Road, Sandymount, Dublin 4, D04 Y762  
**Registration Date** 18/10/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development will consist of a two-storey rear extension, the reconfiguration, refurbishment of the existing five apartments which form at present: 1 No. two-bedroom apartment, 2 No. one-bedroom studios, 1 No. two-bedroom apartment and 1 no. three-bedroom apartment, with the new proposal comprising 5 No. one-bedroom apartments, to comply with current design standards for apartments, additional windows and doors, private amenity spaces to include three balconies, a refuse storage area, a bicycle parking bay, off-street parking, demolition of a chimney breast, the retention of a vehicular entrance, and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5062/22  
**Application Type** Permission  
**Applicant** Eoin Goulding  
**Location** 107 Leinster Road, Rathmines, Dublin 6  
**Registration Date** 18/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the development at this site will consist of : (a) demolition of existing extension (reg. ref. 6069/05) to rear of dwelling and construction of new extension and all associated internal and external alterations and additions. Alterations to the protected structure require the formation of new opening in the existing return, (b) construction of a storey and half dormer mews / garden structure incorporating a gym and first floor home office and all associated internal and external alterations and additions. The existing gates to the mews laneway serving the existing rear parking area are to be replaced with roller shutter.

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**Area** Area 1 - South East  
**Application Number** 5073/22  
**Application Type** Retention Permission  
**Applicant** Gerry Brennan  
**Location** 24, Shanid Road, Harolds Cross, Dublin 6  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** RETENTION: Permission to retain single storey extension to rear (west) and retain bay window to side (north) of property .

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**Area** Area 1 - South East  
**Application Number** 5074/22  
**Application Type** Permission  
**Applicant** Jean Scally and Jonathan Hanly  
**Location** 76, Marlborough Road, Dublin 4  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to the existing dwelling, a protected structure, as follows: At garden level: demolition of 2no. flat roof, single storey, nonoriginal additions to side and construction of new single storey extension to side with glazing to roof and elevations; new insulated floor slab, new openings at rear facade, remove non-original studs and install new stud layout to form utility, shower room and kitchen-dinning area; remove existing structural partition wall and gable wall and support with new steel beam and column; No changes at entrance or second floor level; At top floor landing; widening of existing window ope to rear; To exterior: repoint brick and stonework, patch existing render, remove external window bars and renovate original sash windows; At roof: replace existing rooflight and re-roof; To boundary wall: new vehicular entrance to front garden from Sandford Avenue; new pedestrian gate to rear garden from Sandford Avenue; Generally: raise level of boundary walls to garden to 2m height, strip all plumbing/heating and electrical services and install all new systems, remove non-original fittings, install new fittings and redecorate, and any associated repairs, builder's works, drainage works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 5078/22  
**Application Type** Permission  
**Applicant** Liam Stafford  
**Location** 83, Saint Magdalen Terrace, Dublin 4  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** Permission for demolition of existing single storey rear extension and construction of new single storey rear extension, new first floor rear extension, new rooflight to front roof slope and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5087/22  
**Application Type** Permission  
**Applicant** Olwyn Horgan  
**Location** 86, Moyne Road, Rathmines, Dublin 6, D06 N9E5  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development will consist of demolition of existing ground floor rear elevation pitched roof and replacement with new flat roof structure with glazed rooflight. New glazed wall extension of approx. 5m2 to existing ground floor rear elevation extension and new 10m2 single storey first floor rear elevation extension with removal of existing rear elevation sash window and relocating to new adjacent location shown. Internal modification to layout including removal of part existing internal wall between kitchen and dining room, new drainage layout with connection to existing services and ancillary works to garden area.

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**Area** Area 1 - South East  
**Application Number** 5091/22  
**Application Type** Permission  
**Applicant** Cornelius Condon  
**Location** 36A, Grove Park, Rathmines, Dublin 6  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** Permission at this site, for development consisting of removing the existing flat roof to the rear and raising the side walls with a new pitched roof to create a kitchen, dining, living area at first floor level within the roof space and drop the existing ground floor level with internal alterations to form a second double bedroom, all with associated elevational changes to the rear including 3 No. doors and glass balustrade at ground and first floor levels and the demolition of an existing shed in the rear garden.

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**Area** Area 1 - South East  
**Application Number** 5092/22  
**Application Type** Permission  
**Applicant** Jim Flynn  
**Location** Site in the rear gardens of 62 and 63, Leinster Road, Rathmines, Dublin 6  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development consisting of amending a previously permitted development ABP-304871-19 (DCC Reg. Ref. 2810/19) and DCC Reg. Ref. 2936/20, at ground floor level by relocating entrance doors and archway gates to provide 2 No. bin stores and at first floor level, by changing flat roofs to form roof terraces with access stairs to own gardens to the rear and extending the living room and bedroom 1 to the front to form a bay and extending over the garage to form a study and at second floor level by extending the permitted floor to the front and rear and all with ancillary siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1957/22  
**Application Type** Permission  
**Applicant** Yvonne and Conor Hensey  
**Location** 27, Claremont Park, Sandymount, Dublin 4  
**Registration Date** 17/10/2022

**Additional Information**

**Proposal:** The development will consist of: Demolition of existing two-storey return and garage, and construction of new two-storey extension to side with hipped roof, tiled to match existing, part two-storey part single-storey extension to rear, altered window openings to front elevation, new dormer to rear roof, 1no. roof-light to front, 1no. roof-light to side, widening of existing vehicular entrance and all associated drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1958/22  
**Application Type** Permission  
**Applicant** Emma and Robert Atteberry  
**Location** 1, Whitton Road, Terenure, Dublin 6 D06 ET67  
**Registration Date** 17/10/2022

**Additional Information**

**Proposal:** The part demolition of the existing rear boundary wall, increase in height of the west and south boundary walls to allow for installation of new proposed gate, with all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1961/22  
**Application Type** Permission  
**Applicant** DEREK O SHEA  
**Location** 45, Lavarna Grove, Dublin 6w D6W CK82  
**Registration Date** 17/10/2022

**Additional Information**

**Proposal:** The development will consist of first floor extension over the existing garage, modify the existing roof by moving the hip roof over the new extension, over the garage, converting the attic to provide an en-suite bathroom and bedroom with a new dormer window to the rear elevation, new roof window to the front of the existing roof and two new roof windows to the side of the new hipped roof. A new permanent canopy roof will also be added to the front over the existing garage and front doorway entrances.

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**Area** Area 1 - South East  
**Application Number** WEB1965/22  
**Application Type** Permission  
**Applicant** Patricio Brennan and Grace Loring  
**Location** 124, Lansdowne Park, Ballsbridge, Dublin 4, D04P2K6  
**Registration Date** 18/10/2022

**Additional Information**

**Proposal:** The development will consist of the conversion of the existing attic and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a rooflight to the front and a window in the gable at attic level and associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1970/22  
**Application Type** Permission  
**Applicant** Rory O'Gorman  
**Location** 21, Daniel Street, Dublin 8  
**Registration Date** 19/10/2022

**Additional Information**

**Proposal:** For the refurbishment of the existing ground floor cottage, an additional new 2 storey rear extension to include raising the ridge of the pitched roof to provide first floor bedroom with velux roof lights to the front and rear, including associated site works and minor drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB1974/22  
**Application Type** Permission  
**Applicant** Gary Fitzpatrick & Clare Bermingham  
**Location** 47, Nutley Avenue, Ballsbridge, Dublin 4 D04 X3T7  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** Planning permission for 1) alterations to front porch, 2) a two storey rear extension 3) attic conversion with the addition of 3 rooflights, 4) removal of existing piers and part of exiting front boundary wall 5) new driveway entrance consisting of new piers including a new crossover path verge with dished kerbs all along with the associated site works

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**Area** Area 1 - South East  
**Application Number** WEB1976/22  
**Application Type** Permission  
**Applicant** Roy Murray & Laura Jane Madden  
**Location** 1, Saint Martin's Park, Kimmage, Dublin 6w D6W R208  
**Registration Date** 20/10/2022

**Additional Information**

**Proposal:** Ground floor extension to rear with green roof, first floor extension to side with pitched roof and first floor extension to rear with green roof, attic conversion with dormer window to rear, alignment of lintel to existing ground floor window to front to match existing living room window lintel height, replacement of square brick lintel over porch with brick arch, provision of suds (rain water storage and percolation), widening of vehicular access to front and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1977/22  
**Application Type** Retention Permission  
**Applicant** Elisa and Tobi, Perez and Baur  
**Location** 13, Beach Avenue, Sandymount, Dublin 4 D04 RW32  
**Registration Date** 21/10/2022

**Additional Information**

**Proposal:** The development consists of the retention of a single storey extension and shed, all to rear of existing two storey mid terrace dwelling.

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## Area 1 SAWs

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5088/22
<b>Application Type</b>	State Authority Works
<b>Applicant</b>	The Commissioners of Public Works In Ireland
<b>Location</b>	Leinster House, Dublin 2
<b>Registration Date</b>	20/10/2022

### **Additional Information**

**Proposal:** SAW: PROTECTED STRUCTURE: Part 9 Planning and Development Regulations 2001 S.I. 600/2001.

The Commissioners of Public Works in Ireland, on behalf of the Houses of the Oireachtas Commission in accordance with Part 9 of the Planning & Development Regulations 2001 (as amended), propose to carry out development works within the curtilage of Leinster House, Dublin 2, a Protected Structure.

The proposed development consists of:

Installation of covered bicycle parking with 18 stands to accommodate 36 bicycles within the existing car park on Leinster Lawn, adjacent to the National Gallery of Ireland. Leinster House (including the former art college building) is included on the Record of Protected Structures (Ref. 4198) under the Dublin City Development Plan 2016-2022.

An Appropriate Assessment Screening was undertaken for the proposed development. It concluded that there will be no potential for significant effects on any Natura 2000 sites, either alone or in combination with, any other plans or projects.

A preliminary examination for Environmental Impact Assessment was undertaken for the proposed development. It concluded that as there is no real likelihood of significant effects on the environment, an EIA is not required. The above mentioned Environmental Impact Assessment Preliminary Examination is available online on: <https://www.gov.ie/en/collection/8218f-office-of-public-works-part-9-eia/>

Any person may, within 4 weeks from the date of the notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Drawings and particulars of the proposed developments are available for inspection by appointment between 10am and 12.30pm and between 2.30pm and 4.00pm, Monday to Friday for a period of 6 weeks beginning on the date of publication of this notice at: Appointments for viewing should be sent to: [cpu@opw.ie](mailto:cpu@opw.ie)

The Office of Public Works, Jonathan Swift Street, Head Office, Trim, Co. Meath, C15 NX36 and; The Office of Public Works, Heritage Services, State Apartments, Dublin Castle, Dublin 2.

Written submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, may be made in writing within a period of 6-weeks beginning on the date of publication of this notice to:

The Commissioners of Public Works in Ireland, Office of Public Works, Heritage Services CPU, 1GQ, George's Quay, Dublin, D02 Y0981.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0308/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 17/10/2022  
**Applicant** Joe Somerville  
**Location** 36-37 Clanbrassil Street Upper, Portobello, Dublin 8

**Additional Information**

**Proposal:** EXPP: Replace all windows and doors. Repair all internal rooms, repair all roofs, remove over growth, bring back all internal rooms with new decoration, re-paint all buildings, re-wire and make good, insulate all, repair all damaged features, repair any damaged items, building to be reinstated as before.

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**Area** Area 1 - South East  
**Application Number** 0310/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/10/2022  
**Applicant** William Gilbert Treacy  
**Location** 79, Sandford Road, Dublin 6

**Additional Information**

**Proposal:** SHEC: Erection of 6 two storey (plus attic) townhouses

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**Area** Area 1 - South East  
**Application Number** 0311/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 19/10/2022  
**Applicant** IPUT plc  
**Location** Wilton Square, Dublin 2 (The fountain within the Park)

**Additional Information**

**Proposal:** EXPP: Replacement of existing granite capping to perimeter wall of fountain with a limestone capping with a different profile. Also remove redundant internal slope (from fountain floor to perimeter wall) and replace concrete render on outside of wall with limestone cladding.

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**Area** Area 1 - South East  
**Application Number** 0312/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 19/10/2022  
**Applicant** Mont Blanc International GmbH  
**Location** 1, Anne Street South, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed fit out works are part of Mont Blanc's global brand that will be provided at 1 St. Anne Street South, Dublin 2. The proposed retail units are a demountable style fixture that will be located on the perimeter of the ground floor and first floor level. There is no requirement or necessity to remove any part of the existing building fabric to serve the Mont Blanc offering. Basement, Ground, First and Second floor to consist of flooring, painting and decorating and electrical works. The existing timber shopfront will be retained and maintained accordingly to St. Anne Street. It will also be required to provide new external signage. Planning has been lodged for external signage under planning Ref. 4812/22.

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**Area** Area 1 - South East  
**Application Number** 0313/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 20/10/2022  
**Applicant** Caprice Holdings Ltd  
**Location** 13-17, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: The internal reconfiguration within the basement area of the licenced restaurant / café unit permitted under Reg. Ref.: 3786/22 and the licenced restaurant / café permitted under Reg. Ref.: 3356/17, to include the re-allocation of 43.8 sq.m of licenced café / restaurant space, and the creation of a shared private dining room with an area of 33.1 sq.m, along with associated internal fitout works at no. 13-17 Dawson Street, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 3456/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2022  
**Applicant** Carol Mahon  
**Location** Site to rear of No 73 Durrrow Road, Crumlin, Dublin 12  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for:

- A. 2 storey detached dwelling with dormer to rear;
  - B. New vehicular access to provide for off street parking and dishing of footpath to accommodate same;
  - C. Raising of side boundary to 1.8m accommodate amenity space to existing house;
  - D. All associated site works on site to rear.
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**Area** Area 1 - South East  
**Application Number** 4706/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 17/10/2022  
**Applicant** Lorraine & Joseph Lyons  
**Location** 65, Highfield Road, Rathgar, Dublin 6, D06 Y5C6 with frontage onto Templemore Avenue

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of alterations to previously approved Grant of Permission (Reg. Ref. 3415/22). THE WORKS PREVIOUSLY APPROVED UNDER REG. REF. 3415/22 WERE AS FOLLOWS: 1. Demolition of existing modern single storey extensions to side and rear; 2. Construction of new single storey extensions to the side and rear with rooflights; 3. Retention of existing single storey extension to rear and permission for new rendered finish, new cappings and removal of chimney to same; 4. Rebuilding of single storey shed / boiler house to side; 5. Replacement and enlargement of dormer window to front main roof; 6. Conservation works to the exterior including rebuilding / repairs to brick wall to front / side; brick repointing 1 moisture treatment to gable; reinstatement of canopy hipped roof, timber columns and arches to front elevation; 7. Replacement of 5no. rear windows (non-original) at first / second floors; 8. Replacement of existing front vehicular gate piers onto Templemore Avenue; 9. All associated site, landscaping and drainage works. THE REVISIONS NOW PROPOSED ARE AS FOLLOWS: A. Construction of a new part single, part two and part three storey extension with lift to the side in lieu of single storey extension to side previously granted; B. New / altered internal openings on existing side gable wall to serve proposed extension consisting of 2no. new openings, alteration of toilet window into a door and 1 no. infilled door opening all at ground floor level; 1no. new door opening at first floor; alteration of half landing windows into doors at both first and second floor half-landing levels; C. New internal partition / subdivision of rear bedroom at first floor / half landing level. D. Alterations / enlarged openings to original brick wall to the front/ side with new window/door opening and aluminium surround; E. New rooflight to rear slope of existing roof including internal shaft / ceiling alterations to stairwell; F. New rendered finish to existing single storey extension to rear retention of brick finish conditioned under Reg. Ref. 3415/22; G. Replacement and enlargement of dormer window to front main roof - reduced size conditioned under Reg. Ref. 3415/22; H. All associated site, landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** 4707/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/10/2022  
**Applicant** Carrol Estates Dublin Limited  
**Location** Mews at Little Fitzwilliam Place to the rear of 33, Baggot Street Lower, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for material alterations to the existing two storey mid-terrace mews office building (ridge height circa 7 metres above ground level). The mews was rebuilt in mid 20th Century and is within the curtilage of a protected structure listed in the Dublin City Council Record of Protected Structures (RPS) No 357. The application includes the following works: - Removal of existing corrugated asbestos sheets roof and replaced with natural slate roof and reinstated to the original Mews ridge height (7.3 Meters above Ground Level) to align with adjacent terrace buildings. - Alterations to elevation to Little Fitzwilliam Place consisting of new door opening, new window opening and timber sliding sash at

first floor, replacement of mid-20th Century casement window with timber sliding sash at first floor. - Removal of sand/cement render and replacement with lime harling coat finish. - Construction of first floor single storey extension (9.4 sqm) to rear to incorporate wc facilities and winter garden balcony at first floor. - Internal alterations to include new access stairs at ground floor (5 sqm), re-organisation of first floor office area (39.6 sqm) featuring an open-plan office with new kitchenette. - New mechanical and electrical works throughout.

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**Area** Area 1 - South East  
**Application Number** 4712/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/10/2022  
**Applicant** Karl Geraghty and Colette O'Dea  
**Location** 28 Derrynane Gardens, Dublin 4, D04 YE28

**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 skylights, internal alterations to existing dwelling to allow proposed new internal layout, proposed new front porch, proposed new vehicular gate entrance and area for off street parking to front and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4714/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/10/2022  
**Applicant** Peter Pfeffer  
**Location** St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, D12 W62N

**Additional Information**

**Proposal:** Planning permission for change of use (1,209 sq.m.) from convent to tourist hostel, including internal layout modifications and external alterations including minor elevational changes and a 102 sq.m. external amenity space and access stairs (with associated glass surrounds) at south-east corner.

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**Area** Area 1 - South East  
**Application Number** 4715/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2022  
**Applicant** Ciaran Bolger and Catherine Moran  
**Location** 5 Leahy's Terrace, Dublin 4

**Additional Information**

**Proposal:** The proposed development consists of the demolition of existing rear chimney stack, partial demolition of existing two storey rear annexe, construction of new single storey rear extension, reconstruction of part existing two storey extension and construction of additional floor over existing two storey rear extension including ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4722/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/10/2022  
**Applicant** Croftray Ireland Limited t/a Kingdom of Sweets  
**Location** 15, Westmoreland Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for removal of unauthorised ground floor shopfront fascia board and signage; installation of new ground floor shopfront fascia board and individually mounted non-illuminated acrylic lettering signage; painting of existing shopfront surround grey; and all associated works, at 15 Westmoreland Street, Dublin 2, a structure included on the Dublin City Council's Record of Protected Structures (Reference: 8540) and located within the O'Connell Street & Environs Scheme of Special Planning Control (2016).

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**Area** Area 1 - South East  
**Application Number** 4729/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/10/2022  
**Applicant** Intrust Properties Company Limited by Guarantee  
**Location** No. 2 Ballsbridge Park, Ballsbridge, Dublin 4, D04 YW83

**Additional Information**

**Proposal:** The development will consist of an increase in floor area of the existing office building by providing lateral (to the east and west) and vertical extensions comprising; the lateral extension of the block (from part basement/part undercroft level to fifth floor level) by 6,702 sq m and the vertical extension of the block (provision of a new set back part sixth and seventh floor level) by 2,383 sq m providing an overall height of 8 No. storeys over part basement/part undercroft; replacement of all façades; and internal modifications and reconfigurations. The proposed development will result in an increase in office floor area from 7,093 sq m to 16,178 sq m. The development also includes: the reconfiguration of existing car park layout resulting in a reduction of 17 No. car parking spaces providing a total of 61 No. car parking spaces; bicycle parking: recessed balconies and roof terraces facing all directions; green roof, hard and soft landscaping; substations; generators; plant; photovoltaic panels; boundary treatments and all associated site development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 4731/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/10/2022  
**Applicant** Musgrave Operating Partners Ireland Ltd  
**Location** SuperValu Rathgar, 44-45, Highfield Road, & 13 Orwell Road, Dublin 6

**Additional Information**

**Proposal:** Development will consist of: (a) Alterations to ground floor level shopfront glazing on Highfield Road elevation; (b) Replacement of 3 no. signage fascia panels with updated SuperValu signage with backlit lettering on Highfield Road and Orwell Road elevations; (c) Replacement of existing double sided projecting sign with updated SuperValu signage with backlit lettering on Orwell Road elevation.

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**Area** Area 1 - South East  
**Application Number** 4747/22  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 21/10/2022  
**Applicant** Latifa Ennoui  
**Location** 32 Marine Drive, Sandymount, Dublin 4, D04 F294

**Additional Information**

**Proposal:** RETENTION PERMISSION: (a) Permission for retention of alterations to front garden including higher front garden wall, widened vehicular entrance and new pedestrian entrance; (b) Permission for new sliding timber effect aluminium vehicular gate and matching pedestrian gate.

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**Area** Area 1 - South East  
**Application Number** 4954/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/10/2022  
**Applicant** Cliona O Faolain  
**Location** 2, Edenvale Road, Ranelagh, Dublin 6, D06YP22

**Additional Information**

**Proposal:** RETENTION: Permission for an opaque glazed window to side gable of existing house with associated ancillary works.

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**rea** Area 1 - South East  
**Application Number** 4992/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/10/2022  
**Applicant** Swigmore Inns Limited  
**Location** 5, To the facade of Doheny & Nesbitts, Baggot Street Lower, Dublin 2 a structure included on the Dublin City Council's Record of Protected, Structures (Reference:334)

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention of development is sought for retention of unauthorised attachment of advertising and advertising banners to the facade.

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**Area** Area 1 - South East  
**Application Number** 4999/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/10/2022  
**Applicant** Kay McKiernan  
**Location** 52, Tritonville Road, Sandymount, Dublin 4, D04 Y762

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development will consist of a two-storey rear extension, the reconfiguration, and refurbishment of the existing five apartments which form at present: 1No. two-bedroom apartment, 2No. one-bedroom studios, 1No. two-bedroom apartment, and 1No. three-bedroom apartment, with the new proposal comprising 5No. one-bedroom apartments, to comply with current design standards for apartments, additional windows and doors, private amenity spaces to include three balconies, a refuse storage area, a bicycle parking bay, off-street parking, demolition of a chimney breast, the retention of a vehicular entrance, and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5016/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/10/2022  
**Applicant** Bartra Property (Merrion Road) Limited  
**Location** 98 Merrion Road, Dublin 4

**Additional Information**

**Proposal:** Permission for development to amend a permitted Build-to Rent Shared Living Residential Development at 0.22 Ha site at No 98 Merrion Road, Dublin 4. The development will principally consist of amendments to the elevations and roof profile of the permitted scheme (DCC Reg. Ref. 3019/20; ABP Ref: PL29S.308936), principally comprising a 'change from a pitched roof with overhanging eaves to a flat roof, providing an increase in height to the recessed top level by 145mm, increasing from 15.660 metres (plus lift overrun) to 15.805 metres (plus lift overrun); and the provision of a double-height facade treatment at the entrance on the Merrion Road/south west elevation. Other minor changes include; the addition of a ventilation grille to windows and changes to windows sizes throughout the scheme; the provision of an aluminium spandrel panel under the windows at lower ground floor level on the north-east, north-west and south east elevations; the provision of two additional windows at lower ground floor level and one additional window in the



staircore at fourth floor level on the north eastern elevation; the replacement of a window with a ventilation grille at ground floor level on the north-eastern elevation; the provision of brise soleil at third and fourth floor levels; general minor facade amendments, amendments to the internal layout at lower ground floor level; the provision of plant; the provision of signage and all associated changes above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1667/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2022  
**Applicant** Jennifer and Paul Adams  
**Location** 65, Brighton Square, Rathgar, Dublin 6 D06 H220  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development at 65 Brighton square, Rathgar, Dublin 6. The development will consist of the following:  
- new single & two storey extension to the rear (52 sqm),  
- external alterations including the replacement of windows throughout and the enlargement of existing openings to the rear,  
- general repair and refurbishment of the existing house (240 sqm) including the repointing the façade, repairs to the render and re-slating the roof,  
- new garden studio and store to the rear (44 sqm),  
- associated site works and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1778/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/10/2022  
**Applicant** Nicholas McNicholas & Maria Ylitalo  
**Location** 28, Park Lane, Sandymount, Dublin 4 D04 ND29  
**Additional Information**  
**Proposal:** Attic conversion with dormer windows to rear and incorporating raising of ridge line.

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**Area** Area 1 - South East  
**Application Number** WEB1780/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/10/2022  
**Applicant** Oisín Smith  
**Location** 28, Belmont Avenue, Donnybrook, Dublin 4 D04 V6T8  
**Additional Information**  
**Proposal:** Demolition of kitchen/wc annex to rear and construction of a single storey extension circa 38 sq.m to rear, internal alterations, demolition of disused shed/garage spaces provision of new vehicular access with gate and all associated site works to rear of 28 Belmont Avenue, Donnybrook, Dublin 4 D04 V6T8 which is in an Architectural Conservation Area (ACA)

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**Area** Area 1 - South East  
**Application Number** WEB1940/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/10/2022  
**Applicant** Katharine Maurer  
**Location** 1, Saint Martin's Park, Kimmage, Dublin 6w D6W R208

**Additional Information**

**Proposal:** Ground floor extension to rear with green roof, first floor extension to side with pitched roof and first floor extension to rear with green roof, attic conversion with dormer window to rear, alignment of lintel to existing ground floor window to front to match existing living room window lintel height, replacement of square brick lintel over porch with brick arch, provision of SuDS (rain water storage and percolation), widening of vehicular access to front and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1942/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/10/2022  
**Applicant** Patricio Brennan and Grace Loring  
**Location** 124, Lansdowne Park, Dublin 4 D04 P2K6

**Additional Information**

**Proposal:** The development will consist of the conversion of the existing attic and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a rooflight to the front and a window in the gable at attic level and associated internal modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1946/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/10/2022  
**Applicant** Yvonne & Conor Hensey  
**Location** 27, Claremont Park, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Demolition of existing two-storey return and garage, and construction of new two-storey extension to side with hipped roof, tiled to match existing, part two-storey part single-storey extension to rear, altered window openings to front elevation, new dormer to rear roof, 1no. roof-light to front, 1no. roof-light to side, widening of existing vehicular entrance and all associated drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB1958/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/10/2022  
**Applicant** Emma and Robert Atteberry  
**Location** 1, Whitton Road, Terenure, Dublin 6 D06 ET67

**Additional Information**

**Proposal:** The part demolition of the existing rear boundary wall, increase in height of the west and south boundary walls to allow for installation of new proposed gate, with all associated site works to facilitate the development.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 4220/22  
**Appeal Type** Written Evidence  
**Applicant** City Space Properties Limited  
**Location** 13, Fownes Street Upper, Temple Bar, Dublin 2, D02 X066

**Additional Information** Additional Information Received

**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.

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**Area** Area 1 - South East  
**Application Number** 4544/22  
**Appeal Type** Written Evidence  
**Applicant** Glencarra Ringsend Ltd  
**Location** Cambridge House, 22, Cambridge Road, Ringsend, Dublin 4, D04 P635

**Additional Information**

**Proposal:** Proposed development comprises: the demolition of the existing structures on site (c. 354.5 sqm); and the construction of a 7-storey senior living 'Build-to-Rent' apartment building c. 2,095.2 sqm) (comprising 30 No. 1-bedroom apartments with winter gardens on the northern and southern elevations, indoor residential communal amenity / facility areas at ground floor level, a garden courtyard at ground floor level; and a communal landscaped rooftop garden. The development will also include a bin store to the rear of the site (c. 13.4 sqm), and 45 No. covered cycle spaces (incl 15 No. visitor spaces). This proposal also includes for the provision of 1 No. set-down only car parking space, an entrance pergola with associated gate, awning structures, boundary treatments, hard and soft landscaping, tree planting, provision of piped site wide services and all ancillary works to facilitate construction and operation of the proposed development, both above and below ground

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**Area** Area 1 - South East  
**Application Number** 4575/22  
**Appeal Type** Written Evidence  
**Applicant** Denis O'Sullivan  
**Location** 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2

**Additional Information**

**Proposal:** Permission for

- (a) Third and fourth floor extensions to existing dwelling at no. 1 Pembroke Place to provide additional habitable accommodation and roof garden including installation of lift, stair access and storage unit partly within the existing curtilage of Mews 2 Pembroke Place;
- (b) associated alterations to roof structure of existing dwelling at Mews 2 Pembroke Place, including part second, third and fourth floor extensions to facilitate the proposed extension to no.1 Pembroke Place;
- (c) ground floor extension to front of Mews 2 Pembroke Place including re-orientation of its main entrance door;
- (d) all associated plot boundary adjustments, elevational alterations and site development works to both existing dwellings at no. 1 Pembroke Place and Mews 2 Pembroke Place, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** WEB1704/22  
**Appeal Type** Written Evidence  
**Applicant** Amy Jordan and Brian Geraghty  
**Location** 5, Rugby Road, Ranelagh, Dublin 6 D06 A306

**Additional Information**

**Proposal:** (a) Demolition of existing rear annex extension and the construction of a new part single storey / part two storey extension to the rear of existing dwelling house, (b) minor internal modifications, (c) connection to existing main services on-site, (d) modifications to existing front boundary wall, pillars and steel railings to allow for new vehicular entrance with off street parking. The development will include new pillars, pedestrian / vehicle access gates landscaping and all associated development works.

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**Area 1**  
**Appeals Decided**

**none**



# Dublin City Council

## SECTION 5 EXEMPTIONS

42/22

(17/10/2022-21/10/2022)

**Area** Area 1 - South East  
**Application Number** 0343/22  
**Application Type** Section 5  
**Applicant** Kevin Carroll  
**Location** 8 Morehampton Road, Donnybrook, Dublin 4  
**Registration Date** 18/10/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: It is proposed to carry out the following works:

Lower Basement Level

- Remove all modern partitions from room R04 to create new office space.
- Remove existing plaster from external stone walls up to 1.5m and apply water proofing.
- Remove existing concrete slab floor and replace with insulated slab and DPM.
- Break out double door access between two main rooms R07 and R05.
- Replace broken modern windows and door to rear.

Lower Ground Floor

- Annex Building – strip back all plaster in 1m sections to expose extent of dry rot.
- Lift floorboards in 1m sections to expose dry rot.
- Strip back ceiling in 1m section from corner to expose extent of dry rot.
- Remove all contaminated material and dispose off site.

Ground Floor

- Annex Building – strip back all plaster in 1m sections to expose extent of dry rot.
- Lift floorboards in 1m sections to expose dry rot.
- Strip back ceiling in 1m section from corner to expose extent of dry rot.
- Remove all contaminated material and dispose off site.

First Floor

- Annex Building – strip back all plaster in 1m sections to expose extent of dry rot.
- Lift floorboards in 1m sections to expose dry rot.
- Strip back ceiling in 1m section from corner to expose extent of dry rot.
- Remove all contaminated material and dispose off site.

Front Elevation

- Repair to front eaves – removing rotten timbers and replace with new and paint.
- Rake out sand cement from step joints and re point with new waterproof epoxy to seal steps.
- Replace steel beams – 2 no. to underside of walkway
- Clean down existing railing on steps and return, prime and paint.

Rear Elevation

- Remove all growth from rear elevation
- Remove all rainwater goods and gutters from rear elevation.
- Strip back sand cement render from chimney – include neighbours if permission allows.
- Once ivy removed it may be required to strip back sand cement render from entire rear elevation and cracks are currently visible throughout the rear elevation. A new lime render would help the longevity of this annex building.
- Re-render the entire chimney with lime-based render and rear elevation as required.
- Provide new cast iron gutters and downpipes as required.