



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/22

(07/11/2022-11/11/2022)

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	3637/17/X1
Application Type	Extension of Duration of Permission
Applicant	College Square GP3 Limited
Location	College House, Nos. 2-3 Townsend Street, Dublin 2, D02 F990 & the former Screen Cinema, Nos. 16-19 Hawkins Street, Dublin 2, D02 DP65
Registration Date	08/11/2022

Additional Information

Proposal: EXT. OF DURATION: Permission for the development of a mixed-use office scheme at this site of 0.288 hectares, approximately, at College House, Nos. 2-3 Townsend Street, Dublin 2, D02 F990 & the former Screen Cinema, Nos. 16-19 Hawkins Street, Dublin 2, D02 DP65. The development will consist of the: demolition of the existing nine storey over part-basement College House Building (8,501 sq.m gross floor area) including its associated multi-storey car park and ancillary structures; demolition of the existing three storey cinema building (1,363 sq.m gross floor area); and their replacement by construction of a ten - storey over two-level basement commercial building (with set-back Sixth, Seventh, Eighth and Ninth floor levels) (25,224 sq.m gross floor area (including two basement levels of 5,022 sq.m gross floor area) accommodating: office space over Ground to Ninth Floor Levels (18,705 sq.m): a café/retail/restaurant unit at Ground Floor Level (248 sq.m); a c. 500 No. seater entertainment venue at Basement -1 and Basement - 2 Levels (2,100 sq.m) including an associated bar, restaurant and box office located in a part double - height space at Ground Floor Level and First Floor Level (1,249 sq.m), a double height void at Ground Floor Level providing an external pedestrian route through the urban block; a plant enclosure at roof level including lift over - runs; and ancillary floor areas over all Floor Levels (ancillary space includes areas such as circulation cores (lifts and stairs), toilets, plant areas throughout the building, switch rooms etc.). The development will also consist of the provision of: a new civic space to the south of the site at the junction of Hawkins Street and Townsend Street including a podium/ water feature, a cast iron feature Grille, tree planting, seating and bicycle stand (20 No. spaces); a central courtyard including a planter with intergraded seating; the repositioning of a post box on Townsend Street; the repositioning of bus stops and associated shelter on Townsend Street; 2 No. car lifts accessed via Townsend Street; car parking at Basement -2 Level (8 No. spaces including 2 No. mobility-impaired spaces); a bicycle lift accessed via Townsend Street; bicycle parking/ store at Basement -2 Level 1 (230 No. spaces); landscaped roof terraces to the east and south elevation on the roof of the fifth floor Level, to the west and north elevation on the roof of the Sixth floor Level and to the west and south elevation on the roof of the Seventh Floor Level ; Shower rooms and changing areas; storage; waste compounds / stores; suds' measures including attenuation tank and green roofs; a comms room an ESB substation; a kitchen; elevational treatments; lighting signage; all hard and soft landscaping and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

Area Area 1 - South East
Application Number 4474/22
Application Type Permission
Applicant Iskasinc Ltd
Location 16-17 Parliament Street, Dublin 2 (on the corner with Essex Street East)
Registration Date 11/11/2022
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist for the following tourist accommodation at "Porterhouse" 16-17 Parliament Street, Dublin 2, (on the corner of Essex Street East), and using existing interconnection with 18 Parliament Street, (Protected Structure) to provide fire escape only via its existing non-original stairs:
(a) change of use of the 2nd floor from public house storage to 4 no. bedrooms, with internal alterations;
(b) the insertion of a third floor in the present 2nd floor double height space to provide 4 bedrooms and circulation;
(c) the addition of a fourth floor (103 sqm) to provide 3 no. bedrooms, 2 no. terraces and circulation;
(d) extension of 2 no stairwells and 1 no. lift-shaft upwards to 5th floor level and the provision of a roof terrace (65sqm) with glass balustrade.

Area Area 1 - South East
Application Number 4714/22
Application Type Permission
Applicant Peter Pfeffer
Location St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, D12 W62N
Registration Date 10/11/2022
Additional Information Additional Information Received
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.

Area Area 1 - South East
Application Number 5177/22
Application Type Permission
Applicant Jack A. Fagan
Location 17, Fade Street & Drury Street, Dublin 2, D02 DW32, D02 X273, D02 E771, D02 FW68
Registration Date 07/11/2022
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of: Facade restoration including stabilization, facade cleaning and repair to brickwork and terracotta elements, repointing in a lime based joint, sash window restoration including slimlite double glazing also minor roof, flashings gutter repairs and associated ancillary works.

Area Area 1 - South East
Application Number 5180/22
Application Type Permission
Applicant Kevin Moloney & Catriona Weafer
Location Existing garden at Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3
Registration Date 07/11/2022

Additional Information

Proposal: Planning permission for the erection of 2 No. two storey 3 bedroom bedroom detached dwelling houses (112.9m² gross area each, total 225.8m²), 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 low stone wall & gate, new foul sewer & water services connections, on site surface water disposal & associated site works on site (325m² (0.0325ha) area approx) in existing garden.

Area Area 1 - South East
Application Number 5186/22
Application Type Permission
Applicant Barry O'Grady
Location 9 & 10, Hume Street, Dublin 2
Registration Date 07/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Planning consent for 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.

Area Area 1 - South East
Application Number 5192/22
Application Type Permission
Applicant Busycap Ltd.,
Location 17, Portobello Dock, Portobello Harbour, Dublin 8, D08 E1V7
Registration Date 08/11/2022

Additional Information

Proposal: Permission is sought for development relating to a previously permitted hotel development (Dublin City Council reg. ref. 4284/17) currently under construction at 17 Portobello Dock, Portobello Harbour, Dublin 8, D08 E1V7 (0.13ha). The proposed development will consist of: 1. On the southern elevation: a) The erection of a wall mounted internally illuminated sign (5.3 high by 1.01m wide). 2. On the eastern elevation: a) The erection of 2 no. wall mounted internally illuminated signs (0.92 high x 11.15m wide and 2.4 high x 1.8m wide); b) The erection of 2. no non-illuminated signs (0.6 high by 0.6m wide); c) The placing of 4 no. vinyl glazing logos (0.21m high x 0.27m wide) on the glazing of the revolving door at ground floor level; and, d) The re-location of the approved revolving door and pass door at ground floor level. 3) The development will also consist of any works necessary to facilitate the development.

Area Area 1 - South East
Application Number 5194/22
Application Type Permission
Applicant Templeogue Synge Street GFC
Location Dolphin Park, Crumlin Road, Dublin 12
Registration Date 08/11/2022

Additional Information

Proposal: Application apply for a 10-year permission for development at Dolphin Park, Crumlin Road, Dublin 12. 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.

Area Area 1 - South East
Application Number 5197/22
Application Type Permission
Applicant Riady Trading Ltd.
Location 142-143, Baggot Street Lower, and Baggot Close, Dublin 2
Registration Date 09/11/2022

Additional Information

Proposal: Planning permission for the change of use from existing bank to licenced restaurant together with a new shopfront, signage and internal alteration works.

Area Area 1 - South East
Application Number 5202/22
Application Type Retention Permission
Applicant Capital Estates Management Ltd
Location 9, Camden Place & 16, Camden Street Lower, Dublin 2
Registration Date 09/11/2022

Additional Information

Proposal: RETENTION: Retention permission for additional basement area (82.6 sq.m.) to accommodate toilets kitchen and storage and minor modifications to elevations all as modifications to approved Licensed Restaurant under Application No. 3058/20.

Area Area 1 - South East
Application Number 5209/22
Application Type Permission
Applicant Hibernia Real Estate Group Limited
Location Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (a protected structure, RPS no. 3541), and no. 40 Harcourt Street (a protected structure, RPS no. 3542), Dublin 2
Registration Date 10/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: permission for the development comprising amendments to previously permitted development DCC Reg. Ref. 3024/18, as amended by DCC Reg. Ref. 4784/19 and 4319/22, at Harcourt Square, Harcourt Street and Charlotte Way, no. 39 Harcourt Street (Protected Structure RPS no. 3541) and 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: -Alterations to the permitted western facade to provide for an increased provision of glazed panelling. -Revised entrance to the permitted commercial unit along the southern facade at ground floor level, providing for the removal of permitted signage and relocation of the entrance to sit flush with the external facade. There are no changes proposed to the permitted footprint, height, scale and mass of the permitted development Reg. Ref. 3024/18, as amended.

Area Area 1 - South East
Application Number 5210/22
Application Type Permission
Applicant Terry Doyle
Location 47 Wellington Quay, Dublin 2
Registration Date 10/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: the existing building is three storey facing Wellington Quay with a two storey extension to the rear facing and set back from the adjoining Merchants Arch Laneway. Permission is sought to change the use of the building from existing retail on ground floor level, storage at basement, first floor, first floor return and second floor levels to a licensed restaurant at ground floor level, kitchen/toilets basement level and guest house comprising 3 bedrooms at first floor, 2 bedrooms in an extension of the first floor return and 3 bedrooms at second floor level - total 8 no double bedrooms with en-suite bathrooms. Access to the restaurant will be as presently exists to the shop from both Wellington Quay and the laneway of Merchants Arch with minimal alterations to the existing shopfront and including a new fascia sign. Access to the guesthouse will be from the existing door on Wellington Quay which presently serves the upper floors. The building will be upgraded and refurbished internally with minimal external changes.

Area Area 1 - South East
Application Number DSDZ4751/22
Application Type Permission
Applicant Fastwell Ltd
Location The Kiosks at Grand Canal Square, Dublin 2
Registration Date 08/11/2022
Additional Information Additional Information Received

Proposal: The proposed development will consist of the change of use of 2 no. mesh clad and metal structures (currently accommodating pedestrian access to the basement car park at Grand Canal Square) to provide 2 no. commercial/retail kiosk type units; remodelling the internal reconfiguration of both units in addition to maintaining their existing circulation and means of escape function to the basement car park. The proposed new external treatment will replace sections of the existing metal mesh panels in both kiosks with fixed and opening glazing panels within the same footprint form and proportions as the existing structures. The roofs of both structures will be replaced with solid insulated and weathered roof structures. Proposed unit no. 1 35.6m² internal floor area within an overall kiosk footprint of 63.9m² located in the southeast corner of the square is proposed to accommodate a coffee refreshment kiosk with a new sales hatch on the western facade relocated entrance doors on the southern facade creating a new internal accommodation for customers and new exit doors from existing escape stairs from basement car park on the eastern facade. Proposed unit no. 2, 49.8m² internal floor area within an overall kiosk footprint of 93.1m² located in the northwest corner of the square will accommodate a flower shop (florist) with a new entrance onto the southern facade to provide access to the shop interior. Permission is also sought for signage and site development works associated with the above proposed development. The site, the subject of the proposed development is within the Grand Canal Dock / North Lotts Strategic Development Zone.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 4396/22
Application Type Permission
Applicant Gearoid Murphy & Maeve Brady
Location 18, Morehampton Terrace, Donnybrook, Dublin 4, D04 Y9C9
Registration Date 08/11/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission is sought for works to a protected structure incorporating the demolition of non-original conservatory and garden shed structures; construction of a new single-storey rear extension with rooflight; demolition and replacement of 2-storey rear return; addition of new rooflight at roof level of rear return; lowering of floor level to the rear ground floor; infilling of non-original ground floor door; provision of new opening for ground floor door; provision of new toilet under stairs; replacement of non-original rear elevation windows; modification of non-original rear ground floor door opening; re-rendering of rear external walls; light cleaning and re-pointing of front brickwork; restoration and repainting of existing timber sash windows and doors; modification to rear-boundary wall to accommodate vehicular entrance and covered bin storage area; and all associated landscaping and ancillary site works.

Area Area 1 - South East
Application Number 5179/22
Application Type Permission
Applicant David Gough
Location 204, Clonard Road, Crumlin , Dublin 12, DA0W5
Registration Date 07/11/2022

Additional Information

Proposal: RETENTION & PERMISSION: Retention permission is sought for the removal of the existing front boundary wall and pedestrian entrance, the construction of a new vehicular access and planning permission is sought for the dishing of the existing public footpath to accommodate vehicular access, and all associated site works.

Area Area 1 - South East
Application Number 5191/22
Application Type Permission
Applicant Jean Scally and Jonathan Hanly
Location 76, Marlborough Road, Dublin 4
Registration Date 08/11/2022

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, non-original 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-dining 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, re-roof and add solar panel array to rear slope; 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.

Area Area 1 - South East
Application Number 5198/22
Application Type Permission
Applicant Eoin Goulding
Location 107, Leinster Road, Rathmines, Dublin 6
Registration Date 09/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development 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 a half dormer ancillary gym / home office and all associated internal and external alterations and additions. The development incorporates a gym and motorbike garage at ground floor and a home office at first floor. The flat roofed dormer is located on the north facing roof slope of the proposed structure. The existing gates to the laneway serving the existing rear parking area are to be replaced with a roller shutter.

Area Area 1 - South East
Application Number 5201/22
Application Type Permission
Applicant Peter Beddy
Location 35, Percy Place, Dublin 4
Registration Date 09/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: Rear Return - (a) removal of roof structure and partial demolition of external walls (b) construction of new 3rd storey over existing return with flat roof and flat rooflight (c) internal alterations to room layouts of rear return. Main House (d) internal alterations to basement room layouts (e) new opening and steps between rear reception room and stairs landing at upper ground floor level (f) removal of internal partitions between front rooms at first floor level (g) removal of non-original bathroom and associated stairs above first floor. Facades - (h) repointing of all existing brickwork with lime pointing (i) remaking of existing sashes to match existing using slimline double glazing (j) modification of external opening to rear façade at basement level to install new French Doors (k) new door opening in rear wall at upper ground floor (l) removal of existing external granite steps to rear and installation of new external steel stairs (m) solar panels to inner valley of main roof (n) refurbishment of front railings facing Percy Place (o) Relocation of low wall and railings within rear garden (p) and all associated site works.

Area Area 1 - South East
Application Number 5213/22
Application Type Permission
Applicant Graham and Michele Reid
Location 70, Merrion Village, Ballsbridge, Dublin 4, D04 F2Y3
Registration Date 11/11/2022

Additional Information

Proposal: The development will consist of the conversion of the attic space to the existing 2 storey, detached dwelling, with a new dormer window and roof light to the front. A new entrance door to the side passage at ground floor level. Full renovation and minor internal alterations of the existing house.

Area Area 1 - South East
Application Number 5214/22
Application Type Permission
Applicant Olwyn Horgan
Location 86, Moyne Road, Rathmines, Dublin 6, D06 N9E5
Registration Date 11/11/2022

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.

Area Area 1 - South East
Application Number WEB2014/22
Application Type Permission
Applicant David Power
Location 7A, Sandymount Green, Sandymount, Dublin 4, D04 PF59
Registration Date 07/11/2022

Additional Information

Proposal: Permission is sought for construction of a roof terrace to the rear of an apartment unit. Roof terrace will be located at the first floor over an existing flat roof with associated timber screens. Permission is also sought for minor alterations to rear windows to full height doors.

Area Area 1 - South East
Application Number WEB2017/22
Application Type Permission
Applicant Sara Jane English
Location 25, Farney Park, Dublin 4 D04 KA48
Registration Date 08/11/2022

Additional Information

Proposal: Permission is sought for the demolition of an existing chimney, single-storey conservatory to the rear and single-storey extension to the side/rear; along with the subsequent construction of a new part single-storey, part two-storey extension to rear, part two-storey plus attic extension to the side, attic conversion with new dormer windows and rooflights, new solar panels to the rear, replacement of all existing external windows and doors, widening of existing vehicular entrance, and all associated site works.

Area Area 1 - South East
Application Number WEB2018/22
Application Type Permission
Applicant Orla and John Collins
Location 35, Serpentine Avenue, Ballsbridge, Dublin 4, D04 HO59
Registration Date 08/11/2022

Additional Information

Proposal: Planning Permission for The proposed demolition of the existing ground floor rear extension of the existing terrace house and the proposed construction of a new ground floor level, rear extension to provide a laundry room and lounge, with 4 no. rooflights, adaption and extension to existing rear flat roof terrace area, with all associated internal reconfigurations and external works to facilitate the development at 3 Serpentine Avenue, Ballsbridge, Dublin 4. D04 H0C9

Area Area 1 - South East
Application Number WEB2019/22
Application Type Permission
Applicant Colin Shannon and Siobhan Hanrahan
Location 26, Effra Road, Rathmines, Dublin 6 D06 K8E8
Registration Date 08/11/2022

Additional Information

Proposal: a) The demolition of the existing single storey extensions to rear including garage, b) Construction of a single storey extension to the rear of the property resulting in additional habitable floor area of 26sq.m. c) Replacement of vehicular access with pedestrian access to rear (Kenilworth Lane East), d) Internal alterations and minor elevational alterations including a new window to the rear of the first floor return, and, e) All associated site & landscaping works. The proposed works will result in an increase of the total floor area from 124sq.m to 150sq.m

Area Area 1 - South East
Application Number WEB2024/22
Application Type Permission
Applicant Derek O Shea
Location 45, Lavarna Grove, Terenure, Dublin 6w D6W CK82
Registration Date 10/11/2022

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.

Area Area 1 - South East
Application Number WEB2025/22
Application Type Permission
Applicant Gareth Vance
Location 140, Tritonville Road, Sandymount, Dublin 4
Registration Date 10/11/2022

Additional Information

Proposal: The removal of the existing rear boundary wall and vehicular entrance in order to construct a new single storey garage/shed/home office structure in the rear garden with new vehicular and pedestrian entrance onto the existing lane way to the rear.

Area 1 Decisions

Area Area 1 - South East
Application Number 0337/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 10/11/2022
Applicant Petit Cafe Food Co.
Location 35A, Kildare Street, Dublin 2, D02 YK38.
Additional Information
Proposal: EXPP: Erecting an awning or canopy to shelter dining outside. Wind sensor.

Area Area 1 - South East
Application Number 0338/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 07/11/2022
Applicant Clodagh and Nicholas Finnerty
Location Side garden site adjacent to 9 Rathdown Villas, Terenure, Dublin 6w
Additional Information
Proposal: Construction of a 87m2, 2.5 storey, detached dwelling house on side garden site adjacent to an existing dwelling house at 9 Rathdown Villas.

Area Area 1 - South East
Application Number 0340/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 10/11/2022
Applicant McArde Carpentry & Building Contractors
Location 24, Chelmsford Road, Ranelagh, Dublin 6
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Upgrade of existing bathroom facilities in existing locations, utilizing existing service routes only; Upgrade of existing kitchenette facilities in existing locations utilising existing service routes only; Rewiring within existing service ducts and runs; Upgrade of electrical circuits; Replacement of existing electric radiators throughout; Provision of fire upgrade works to include compartmentalization of floors; Provision of fire rated door sets in place of non-original doors; Replacement of modern floor finishes throughout; Redecoration internally; Repaint lower ground floor front wall; Removal of overgrown vegetation throughout.

Area Area 1 - South East
Application Number 0342/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 10/11/2022
Applicant Simon Evans and Maureen Griffin
Location Site to side at 49, Kimmage Grove, Kimmage, Dublin 6W

Additional Information

Proposal: SHEC: Construction of a new two storey (2 Bedroom) dwelling house with vehicular access and parking to fore and associated site works to the side of existing house.

Area Area 1 - South East
Application Number 3364/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2022
Applicant Bryan Hockley & Edel McKeown
Location 4A, Belleville Avenue, Rathgar, Dublin 6
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 4832/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 07/11/2022
Applicant Sawbridge Ltd
Location The Swan Centre, Rathmines Road Lower/Castlewood Avenue, Rathmines, Dublin 6, extending to Castlewood Terrace, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of: The demolition of existing pitched blazed roof over shopping mall. The construction of a new 111 bedroom hotel around a central lightwell. The new structure will increase the overall height of the building to part five storeys and part six storeys in height. The change of use of one ground floor retail unit to hotel reception. The change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities. The front facade of the existing building onto Rathmines Road Lower will be re-clad in red brick above ground floor level to create a new four-storey scale to the street. Construction of a new metal-clad fire escape stair and plant room enclosure on the south elevation to link down to existing fire escape lane at ground level. All associated drainage works. The total area of the proposed development is 3,554.7 sq.m. The total site area is 14582sq.m. and is bounded by Rathmines Road Lower, Castlewood Lane and Castlewood Avenue.

Area Area 1 - South East
Application Number 4834/22
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 07/11/2022
Applicant Micromedia
Location Grantham House, corner of Grantham Street and Camden Street Lower, Dublin 8

Additional Information

Proposal: RETENTION PERMISSION: The development consist of the use of part of the ground, first and second floor facade for the intermittent and temporary display of advertising banners.

Area Area 1 - South East
Application Number 4835/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/11/2022
Applicant Intercom R&D Unlimited Company
Location Seagrave House (Nos. 19-20 Earlsfort Terrace) Dublin 2 (D02 EN84) and Davitt House (No. 65 Adelaide Road) Dublin 2 (D02 TW27)

Additional Information

Proposal: The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a protected structure (RPS2421) and is bounded by Earlsfort Terrace, Adelaide Road and to the rear by Hatch Place. The proposed development consists the installation of planters and landscaping and/or tables and chairs on the permitted terraces at floors 4, 5, and 6 (terraces were permitted on the parent permission for development on the site under Reg. Ref. 3040/17 (ABP 300914-18), as amended under Reg. Ref. 3984/19 (ABP 306061-19) and Reg. Ref. 3440/21) including use of floor 5 and 6 terraces (used as maintenance at present) as staff terraces. The terraces are located on the north, east, south and west elevations. No increase in floor space or the size of the permitted terraces is proposed.

Area Area 1 - South East
Application Number 4837/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 07/11/2022
Applicant Killeen Properties Unlimited Company
Location 20, Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PERMISSION & RETENTION: The development will consist/consists of: Amendments to development granted under Reg. Ref. 4658/18, as amended by Reg. Ref. 4603/19 and Reg. Ref. 3027/20 as follows: Retention permission for alterations to the south-east corner of the building comprising a small setback recess at the corner at all floors and relocation of permitted green wall, and retention of the reconfiguration of piling on the eastern boundary and south-west corner of the basement levels. Planning permission to remove a permitted sedum roof at roof level and replacement with additional PV panels, an additional plant area, amendments to the permitted plant area and an increase in height of the lift overrun. Planning permission for an increase in

height of the substation at the northeast corner of the site by 0.9m and other minor amendments. Planning permission for the provision of a triangular powder-coated finish totem sign to the south-west corner of the site and signage on the western and southern elevations. General alterations at basement and lower ground floor to include minor alterations to the room layout, the inclusion of an e-scooter charging station, reconfiguration of motorcycle parking, and changing one wheelchair accessible parking space to a non-wheelchair accessible space and all associated works. The adjoining building at 32 Merrion Road is a Protected Structure.

Area	Area 1 - South East
Application Number	4839/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	07/11/2022
Applicant	Amatrek Ltd
Location	28-30, Fleet Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention of modifications and amendments of works commenced under Planning Permission Ref 3397/15 (now expired) which included the reconfiguration and alterations to walls and partitions to facilitate the proposed cafe/bar use at ground floor level, stairs access from basement level (not implemented) including raised level of part of existing floor to facilitate drainage pipes, demolition of part of internal wall to provide for access to neighbouring fire escape corridor at 29 Fleet Street (not implemented) and insertion of void within existing floor to basement level below (not implemented.) The works previously approved at basement level of existing licensed premises comprised of alterations to existing internal doors, corridor and stairs to provide access from the existing basement level to the ground floor level of 29 and 30 Fleet Street (partially implemented). Retention of works required on foot of the granted Fire Safety Certificate (FSC 3256/21) & Regularisation Fire Safety Certificate (3004742) which is pending and includes the blocking up of the existing escape route that previously discharged through the adjoining Hostel and retention of a new protected escape stair and protected escape route from the basement to the ground level at 30 Fleet St in lieu of previously approved fire escape route. Retention of other completed works including kitchen, stores and dumb waiter, alterations to bar counter and new toilet facilities at basement level. Removal of contemporary accommodation stair connecting the basement and ground floor bar area. Alterations to ground floor betting office (vacant) include new disabled WC and bar counter. Retention of external works consisting of reinstatement of the doorway entrance to 30 Fleet Street. Planning permission is also requested for works previously approved but not completed under planning permission (Ref 3397/15) which include the refurbishment of the building facade and change of use of ground floor betting office (vacant) to licensed cafe/bar and proposed dumb waiter (not previously approved), refurbishment and maintenance of the 1st, 2nd and 3rd floor facade of 29 and 30 Fleet Street and lighting and all ancillary site and development works.

Area Area 1 - South East
Application Number 4845/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
Applicant Harry Carpendale
Location 14, Magennis Square, Dublin 2

Additional Information

Proposal: Permission to demolish single storey rear extension, & construct single storey & 2 storey rear extension, and associated works.

Area Area 1 - South East
Application Number 4846/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 08/11/2022
Applicant Katerine McEvoy
Location 36, Clogher Road, Dublin 12

Additional Information

Proposal: RETENTION & PERMISSION: Retention permission for existing vehicular entrance and permission for new pedestrian gate, pillars and pavement dish with associated works.

Area Area 1 - South East
Application Number 4848/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
Applicant Red Rock Elm Park Limited
Location Elmpark Green, Merrion Road, Dublin 4

Additional Information

Proposal: Permission is sought to amend the residential development permitted under reg. ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprises: Increase in residential units from 73 no. to 77 no. with a unit mix of 1 no. studio units; 16 no. 1 bed units; 8 no. 2 bed (3 person) units; 46 no. 2 bed (4 person) units and 6 no. 3 bed units. Internal revisions to permitted units. The proposal provides for an additional floor to the secondary block (5 total over basement) with no increase in floors to the primary block (9 storeys over basement). Elevational revisions and consequential revisions to the scheme. Provision of new single storey multi use amenity pavilion within the open space. Increase in car parking provision from 73 no. to 77 no. within existing basement footprint. All associated site development works, photovoltaic panels to roof spaces, landscaping and tree removal.

Area Area 1 - South East
Application Number 4851/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
Applicant Mercroft Taverns Ltd
Location Rear of 29 Market Arcade, South Great Georges Street,
Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use from retail to a licenced premises as part of Market Bar as a tasting room.

Area Area 1 - South East
Application Number 4852/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
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 the ground floor and a rear lower ground floor extension 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) a new covered external lower ground floor area (extension) covered by virtue of the new rear ground floor deck,
 - (e) all ancillary site works to facilitate the development.
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Area Area 1 - South East
Application Number 4867/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/11/2022
Applicant Andrew Kennedy & Alan Gannon
Location 22 William Street South, Dublin 2, D02 HW80

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development which includes the construction of the original 3rd floor to a record protected structure ref. no. 8574 (the original 3rd floor and roof over destroyed in fire circa the 1960s) to provide additional office space and toilet facilities at the third floor level, with a new roof and roof lights , fitting of windows within the original perimeter wall , openings and internal alterations to provide suitable stairway access from the existing 2nd floor level to the 3rd floor level.

Area Area 1 - South East
Application Number 4868/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/11/2022
Applicant Pat & Fiona Sage
Location 132 Terenure Road West, Terenure, Dublin 6w

Additional Information

Proposal: Permission for the following :

1. a new single storey home office building in the rear garden,
2. placement of solar panels on rear section of main roof,
3. alteration of existing single storey side extension and building a new 2 storey side extension, ground floor section of 2 storey extension and existing single storey side extension will become a family flat unit,
4. construction of a new rendered block wall to front boundary of dwelling with entrance wing walls and erection of an entrance gate.

Area Area 1 - South East
Application Number 4876/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2022
Applicant Ciara and Paul Foxtan
Location 9, Merton Drive, Ranelagh, Dublin 6, D06 N9W8

Additional Information

Proposal: The development will consist of the construction of (i) a part single (flat roof), part two storey (pitched roof) extension to the rear; (ii) a first floor (pitched roof) extension to the side above the existing garage; (iii) attic conversion with dormer window (flat roof) to the rear; (iv) rooflights; (v) internal modifications; (vi) widening of vehicular entrance; (vii) alterations to all elevations and all ancillary works to facilitate the development.

Area Area 1 - South East
Application Number 4877/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2022
Applicant Gas Networks Ireland
Location Mount Argus Park, Harold's Cross, Dublin 6W

Additional Information

Proposal: Permission to install a 3.25m high vent stack with all ancillary services and associated site works in the grass verge adjacent Mount Argus Park, Harolds Cross, Dublin 6W.

Area Area 1 - South East
Application Number 4879/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2022
Applicant Red Rock Elm Park Limited
Location Elmpark Green, Merrion Road, Dublin 4

Additional Information

Proposal: Permission is sought to amend the residential development permitted under reg. ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprises: Increase in residential units from 73 no. to 78 no. with a unit mix of 1 no. studio units; 16 no. 1 bed units; 8 no. 2 bed (3 person) units; 46 no. 2 bed (4 person) units and 7 no. 3 bed units. Internal revisions to permitted units. The proposal provides for an additional floor to the secondary block (resulting in 5 total over basement) and to the primary block (resulting in 10 storeys over basement) including the provision of an additional amenity area and an external swimming pool at 9th floor level. Elevational revisions and consequential revisions to the scheme. Provision of new single storey multi use amenity pavilion within the open space. Increase in car parking provision from 73 no. to 78 no. within existing basement footprint. All associated site development works, revised photovoltaic panels to roof spaces, landscaping and tree removal.

Area Area 1 - South East
Application Number 4882/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/11/2022
Applicant Insomnia Coffee Company
Location Ground Floor 8/9 Wexford Street, Dublin 2

Additional Information

Proposal: The development will consist of
(a) the change of use from coffee shop use to restaurant use,
(b) the removal of existing fascia signage while maintaining the existing signage zone,
(c) all associated site works.

Area Area 1 - South East
Application Number 4970/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 11/11/2022
Applicant Greg Mutton and Sarah Byrne
Location 57A & 57B, Leeson Park, Dublin 6

Additional Information

Proposal: RETENTION: The development consists of amendments to works permitted under Reg. Ref. No. 2261/19 as follows:
1) Increase in gross internal floor area at ground floor level of 2.4 Sq.m at front entrance area, with consequent amendment to side (South-East) elevation;
2) Omission of brickwork to side (South-East) and rear elevations, and its replacement by a painted rendered finish;
3) Replacement of arched heads with flat heads to 3 No. pairs of French doors to rear elevation.

Area Area 1 - South East
Application Number 5125/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/11/2022
Applicant Sarah McDonnell and Mark Taylor
Location 6, Vergemount, Clonskeagh Road, Dublin 6, D06X0Y6

Additional Information

Proposal: PERMISSION: Permission is sought for part demolition of existing two storey return to rear of existing house and construction of new two storey extension to rear.

Area Area 1 - South East
Application Number 5134/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/11/2022
Applicant Railway Union Football Club
Location Railway Union Football Club, Park Avenue, Sandymount, Dublin 4, D04 PF86

Additional Information

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

Area Area 1 - South East
Application Number 5154/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/11/2022
Applicant Spectrum Mental Health Ltd.
Location 3, Fitzwilliam Place, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of change of use of the premises (ground floor and first floor return only). The building is a protected structure. The proposed development comprises to revert its previous change of use, currently from general medical use back to commercial offices. There is no involvement on any internal, external or structural alterations to the existing structure.

Area Area 1 - South East
Application Number DSDZ5140/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/11/2022
Applicant TikTok Technology Limited
Location The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23

Additional Information

Proposal: Permission for development to amend a permitted scheme at The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23. The site is located within the North Lotts and Grand Canal

Dock Strategic Development Zone. The proposed development consists of modifications to previously approved application DSDZ3335/22, comprising of; modification at basement level including additional 6no. bicycle storage spaces, extension of bicycle storage enclosure, and the removal of 5no. car parking spaces and 2no. motor bicycle spaces to accommodate a plant and generator room. Proposals also include the extension of the ground floor slab within the building footprint (66m²) for commercial office use, a proposed satellite dish and plant at level 06 and plant on level 07 roof, all ancillary to the proposed office fit-out.

Area Area 1 - South East
Application Number WEB1858/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
Applicant Mark Hensey & Noelle Casey
Location 23, Tritonville Court, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of the removal of the existing garage at the side of the house, replaced with a 1-storey side extension, a two-storey extension to the rear of the house, and external insulation with a render finish to the front and sides of the house. The works include the removal of the mock-classical concrete columns & entablature, to be replaced with a contemporary projecting canopy. The development will also consist of the widening of the existing vehicular access to 3 metres.

Area Area 1 - South East
Application Number WEB1871/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2022
Applicant Anne Marie Costello
Location 55, The Cloisters, Dublin 6w D6W P894

Additional Information

Proposal: Attic conversion for storage with dormer window to the rear. Velux window to the front roof area.

Area 1 Appeals Notified

Area Area 1 - South East
Application Number 3971/22
Appeal Type Written Evidence
Applicant Prime GP 1 Limited
Location Former Highfield Plant Nursery located off Oaklands Crescent Road, Highfield Road, Rathgar, Dublin 6

Additional Information Additional Information Received

Proposal: Planning permission for the development of a 0.67 hectare site at the former Highfield Plant Nursery located off Oakland's Crescent Road, Highfield Grove and St. Luke's Hospital Service Road, all accessed off Highfield Road, Rathgar, Dublin 6. The development site is principally bounded by the rear gardens of St. Kevin's Park to the south, Highfield Grove and Four Oaks to the North, Sunbury Park to the east and Saint Luke's Hospital to the west. The proposed development will consist of the demolition of the existing derelict glass greenhouses and relate structures (c.4,503sqm), the construction of a four-storey building providing a 120 no. bed space nursing home (c. 7,630sqm) and all associated ancillary development including roof plant and equipment, hard and soft landscaping, 2 no. courtyards, boundary treatments internal roads and pathways, the provision of internal surface water and foul drainage pipes, attenuation tanks, SuDs features, service provision and related pipework, ESB substation, ESB switch room, generator room and 2 no. waste storerooms, car parking, bicycle parking, public lighting, signage and all associated site development and excavation works above and below ground level. Vehicular access to the proposed nursing home will be via the existing vehicular access off Oakland's Crescent and Saint Luke's Hospital service road to the west. An additional pedestrian/bicycle access is proposed via Highfield Grove to the north.

Area Area 1 - South East
Application Number 4670/22
Appeal Type Written Evidence
Applicant Jonathan & Nicola McCormick
Location 24, Northbrook Road, Ranelagh, Dublin 6, D06DK03

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of alterations to the front left window at basement level, removing the existing sash window and replacing it with timber framed french doors. Modifications to the window include; extending the existing brick surrounding the window to the ground with a matching brick, re-using the existing sill as the threshold of the new door, re-using the existing stonework within the landscaping of the patio, and lowering the level of the existing patio by one step, with all associated site works above and below ground, all at No. 24 Northbrook Road (Protected Structure), a 3 storey semi-detached dwelling.

Area Area 1 - South East
Application Number 4674/22
Appeal Type Written Evidence
Applicant Ventaway Limited
Location Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Additional Information

Proposal: Ten year planning permission for proposed development comprising : Demolition of the existing buildings and structures; • Construction of a building up to 24 storeys in height (108.4 metres above ground) over a double basement including arts centre, offices, gym and ancillary uses; • The arts centre is contained at basement -1, ground and first floor level • The gym is proposed at ground level onto Moss Street; The offices are proposed from ground to 23rd floor (24th storey) with terraces to all elevations; • The double basement provides for 11 car parking spaces and 424 bicycle spaces • The overall gross floor area of the development comprises 35,910 sq.m. including 1,404 sq.m. arts centre, 22,587 sq.m. offices and 244 sq.m. gym. All ancillary and associated works plant, and development including temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application .

Area Area 1 - South East
Application Number 4706/22
Appeal Type Written Evidence
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.

Area	Area 1 - South East
Application Number	WEB1748/22
Appeal Type	Written Evidence
Applicant	Karen Dowling
Location	13, Keeper Road, Drimnagh, Dublin 12 D12 NX72
Additional Information	
Proposal:	Removal of existing single storey rear extension and replace with new 2 storey rear extension and all associated site works

**Area 1
Appeals Decided**

None