



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

46/22

(14/11/2022-18/11/2022)

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 Large Scale Residential Development

Stage 3

Associated documents available to view on website

Area	Area 1 – South East
Application Number	LRD6018/22-S3
Application Type	Large Residential Development -3
Applicant	1 Terenure Land Limited.
Location	Carlisle, Kimmage Road West, Terenure, Dublin 12
Registration Date	14/11/2022

Additional Information

Proposal: Permission for a Large-Scale Residential Development at this site at "Carlisle", Kimmage Road West, Terenure, Dublin 12. The site is accessed from Kimmage Road West. It is located to the north and east of Ben Dunne Gym, south of Captain's Road, west of Brookfield Green and east of Park Crescent. The development will include the construction of 208 no. social and affordable housing units (104 no. 1 bed and 104 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys. Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units. - Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units. - Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units. - Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units. All residential units have associated private balconies/terraces to the north/south/east/ west elevations. The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/ pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.

Area 1 COMMERCIAL

Area Area 1 - South East
Application Number 2059/17/X1
Application Type Extension of Duration of Permission
Applicant JD Brady
Location 7, Cope Street, Dublin 2
Registration Date 18/11/2022

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE - Permission for change of use from office to restaurant at ground floor and basement, with new entrance door and window to replace existing front facade window, at ground floor level, extractor/ventilation duct to rear, internal alterations, balconies and extension at rear to serve existing apartments at 1st, 2nd and 3rd floors, a protected structure (2046) (doorway, door and surround only).

Area Area 1 - South East
Application Number 4673/22
Application Type Permission
Applicant Desmond Ennis & Pamela Morton
Location Ferns , 16A Sydney Parade Avenue, Dublin, D04F5Y6
Registration Date 18/11/2022

Additional Information Additional Information Received

Proposal: The proposed development comprises of the construction of a new detached 2 storey with attic, three bedroom dwelling (120 sq.m) to the rear (north-west) of the existing dwelling (Ferns, 16A Sydney Parade Avenue) with one associated roof light. The development will also include amendments to the existing boundary treatments to the front (north-east) and side (south-east) of the subject site and the creation of a new vehicular entrance with 1 no. parking space to serve the proposed dwelling. Associated drainage, landscaping and ancillary works.

Area Area 1 - South East
Application Number 5217/22
Application Type Permission
Applicant Paddy Stephens
Location Site of c. 0.0844 hectares at Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1
Registration Date 14/11/2022

Additional Information

Proposal: The application site is accessed via a shared private lane via Pigeon House Road. The proposed development comprises of 1 no. two bed part single, part two storey dwelling of circa 238 sq.m gross floorspace to the front (north) of the existing dwelling (Bayview Cottage) on the site. The proposed development includes the demolition of a small shed on the site, provision of private open space for the new dwelling, 2 no. car parking spaces for the new dwelling, creation of new vehicular entrance to the site from the private shared lane, and all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 5227/22
Application Type Permission
Applicant Raj Annamalai
Location 3 Leeson Close, Dublin 2 rear 64 Lower Leeson Street, Dublin 2
Registration Date 14/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RPS No. 4426. The development will consist of :

1. A change of use from office to residential. The proposed development will consist of partial demolition of existing 2 storey structure removing all non-original building fabric and to retain existing ground floor area demise and remains of stone wall gables to original coach mews.
2. Construction of a new 2 storey 3 bedroom with home office mews dwelling with off street car parking,
3. Screened terraces to front and rear elevations at first floor level,
4. Conservation type rooflights to pitched roof section to front and rear elevations,
5. Boundary wall repairs to original limestone walls to rear garden area and all site development works including new brick boundary wall to rear garden.

Area Area 1 - South East
Application Number 5230/22
Application Type Permission
Applicant Tim O'Connor
Location 217/219 Rathmines Road Lower, Rathmines, Dublin 6
Registration Date 15/11/2022

Additional Information

Proposal: Retention of 4 no. external wall mounted retractable awnings and 3 no. drinks shelves to the south facade of Martin B. Slattery's pub and Planning Permission for maintenance access stairs to the flat roof at the rear over storage room, 1 no. external wall mounted retractable awning over the rear entrance, 4 no. externally wall mounted heaters and an external first floor terrace to the south facade with new door in lieu of existing window with glazed balcony.

Area Area 1 - South East
Application Number 5232/22
Application Type Permission
Applicant Spectrum Mental Health Ltd
Location 3, Fitzwilliam Place, Dublin 2
Registration Date 15/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of Change of Use of the premises (Ground Floor & 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 5234/22
Application Type Permission
Applicant Gas Networks Ireland
Location Brookfield Green, Kimmage, Dublin 12
Registration Date 15/11/2022

Additional Information

Proposal: Permission to install a 1.8m x 1.42m x 0.51m (HxLxW) above ground natural gas pressure reduction cabinet and an accompanying 3.25m high vent stack with all ancillary services and associated site works in the footpath adjacent Brookfield Green, Kimmage, Dublin 12.

Area Area 1 - South East
Application Number 5242/22
Application Type Permission
Applicant Lenman Investments Ltd
Location 127, Baggot Street Lower, Dublin 2
Registration Date 16/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for repair, reinstatement and renovation works to existing upper floors (ground, first, second and third floors) of existing building in established office use, and change of use from night club to offices of area c 150 sq.m at basement level only, all to existing four-storey over basement terraced building, of area c.508 sq.m. which is a Protected Structure, (RPS Ref.425), at 127 Baggot Street Lower, Dublin 2 for Lenman Investments Limited. The repair and reinstatement works include the following:- at roof level, replace the Velux rooflights with conservation grade rooflights; at third floor level, the reinstatement of one ceiling and partition and 4 no. five-panel door-sets and architraves, and missing skirtings in each room; at second floor level, the reinstatement of missing skirtings in each room; at first floor, the reinstatement of missing skirtings and dado in each room, and the re-ordering of non-original toilet partitions in the return; at ground floor; the reinstatement of missing skirtings and dados in each room, the reinstatement of the stairs to re-connect basement and ground floor levels, and the re-ordering of non-original toilet partitions in the return and half-landing; at basement level, the removal of the front entrance lobby and reinstatement of the original area, wrought-iron steps, railings, and windows and the insertion of modern internal partitions. The works will also include the construction of a single-storey extension of c.16.5 sq.m. to the rear of the existing modern extension at rear basement level.

Area Area 1 - South East
Application Number 5254/22
Application Type Retention Permission
Applicant Greenfield Ideas Ltd.
Location 43-44 Baggot Street Lower, Dublin 2, 11A Fitzwilliam Street Lower, Dublin 2
Registration Date 18/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Retention planning permission for: a) change text on sign fascia; b) provide external wall mounted heaters; c) changes to shopfront (minor); d) provide planters; e) make a new window opening; f) serve coffee through window and g) restore granite plinth, wall and railing.

Area Area 1 - South East
Application Number DSDZ5240/22
Application Type Permission
Applicant TikTok Technology Limited
Location The Sorting Office, Ropemaker Place, Dublin 2, D02 HD23
Registration Date 16/11/2022

Additional Information

Proposal: Permission for development to amend a permitted scheme. The site is located within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development consists of modifications to previously approved applications, DSDZ2457/16, DSDZ2041/17, DSZD3639/17, DSDZ3183/19, DSDZ3229/19, DSDZ3545/19, DSDZ3335/22, comprising of; modification at basement level including an additional 6no. bicycle storage spaces, extension of a 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, the application of full height opaque glazing film on the existing ground floor north west corner glazing, a proposed satellite dish and plant at level 06 and, new plant on level 07 roof, all ancillary to proposed office fit-out.

Area Area 1 - South East
Application Number LRD6018/22-S3
Application Type Permission
Applicant 1 Terenure Land Limited
Location Carlisle, Kimmage Road West, Terenure, Dublin 12
Registration Date 14/11/2022

Additional Information

Proposal: Permission for a Large-Scale Residential Development at this site at "Carlisle", Kimmage Road West, Terenure, Dublin 12. The site is accessed from Kimmage Road West. It is located to the north and east of Ben Dunne Gym, south of Captain's Road, west of Brookfield Green and east of Park Crescent. The development will include the construction of 208 no. social and affordable housing units (104 no. 1 bed and 104 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys. Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units. - Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units. - Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units. - Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units. All residential units have associated private balconies/terraces to the north/south/east/ west elevations. The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/ pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.

Area 1 DOMESTIC

Area Area 1 - South East
Application Number 4241/22
Application Type Permission
Applicant Cathal & Claire Moran
Location 52, Charleston Road, Ranelagh, Dublin 6, D06 V588
Registration Date 15/11/2022
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 5219/22
Application Type Permission
Applicant Chris & Sarah O'Connell
Location 49, Raglan Lane, Ballsbridge, Dublin 4
Registration Date 14/11/2022
Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development which is not a Protected Structure but adjoins the rear garden of a Protected Structure at 49 Raglan Road. The proposed development consists of alterations to the front elevation of the existing mews house to facilitate onsite parking, demolition of recent rear extension and the construction of a two storey extension to the rear. The extended house will have 3-bedrooms, kitchen/dining, living room, home office and a series of rooflights. Also proposed is an extension of rear garden space, new boundary garden division wall to the rear, new vehicular access from Raglan Lane with 1 no. parking space undercroft, automated gate and all associated site and landscaping works.

Area Area 1 - South East
Application Number 5222/22
Application Type Permission
Applicant Suzanne McAuley
Location 4, Annesley Park, Ranelagh, Dublin 6, D06 TX45
Registration Date 14/11/2022
Additional Information

Proposal: PROTECTED STRUCTURE: For the construction of internal partitions and associated layout alterations, demolition of existing kitchen window and door to rear facade, and proposed enlarged kitchen window to rear facade, and all ancillary site works.

Area Area 1 - South East
Application Number 5224/22
Application Type Permission
Applicant Paul and Natalia McEnroe
Location Hatherton, Richmond Avenue South, Dublin 6, Dublin
Registration Date 14/11/2022

Additional Information

Proposal: The development will consist of: i) Demolition of a non original single storey flat roof extension to the rear of the house (ii) construction of a new single storey flat roofed extension at 165 sq.m. to the rear of the house linking to an annex constructed in 1997; (iii) blocking up of existing windows to the north elevation of the annex and forming one new window; (v) modifying two windows to the existing house at lower ground floor on the North elevation to form French doors; (vi) modifying one existing window to the lower ground floor entrance hall on the south elevation (vii) provision of heat pumps and hard landscaping works to the rear (viii) all ancillary works necessary to facilitate the development including SuDS drainage.

Area Area 1 - South East
Application Number 5235/22
Application Type Permission
Applicant Kelly Rafferty
Location 1, Anglesea Road, Dublin 4 and the grounds of Zardos Court, Anglesea Road, Dublin 4, D04 C7N3
Registration Date 16/11/2022

Additional Information

Proposal: Planning permission alterations to the boundary wall fronting No 1 Anglesea Road and the grounds of Zardos Court, Anglesea Road, Dublin 4, D04 C7N3. The alterations comprise the removal of the upper part of the wall and its replacement with a higher section of wall, and removing the render leaving a pointed limestone finish. The piers will be repaired and raised.

Area Area 1 - South East
Application Number 5245/22
Application Type Permission
Applicant Sarah McDonnell and Mark Taylor
Location 6, Vergemount, Clonskeagh Road, Dublin 6, D06X0Y6
Registration Date 17/11/2022

Additional Information

Proposal: 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 5248/22
Application Type Permission
Applicant David Wall
Location 18, Lansdowne Road, Ballsbridge, Dublin 4, D04 E5C3
Registration Date 18/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Provision of in-curtilage 2 No. off-street car parking spaces with 1 No. EV charging point, accessed by a new vehicular gated entrance from Lansdowne Road. The proposed development includes repair and refurbishment of front boundary wall details and of the existing pedestrian gate entrance and repair/ replacement of tiled paving; landscaping and all associated building services and works.

Area Area 1 - South East
Application Number WEB2030/22
Application Type Retention Permission
Applicant Colette McLaren
Location 17, Tritonville Road, Dublin 4 D04 YH74
Registration Date 14/11/2022

Additional Information

Proposal: Retention Permission for the removal of a window in the front façade at Lower Ground Level and the replacement of same with double doors.

Area Area 1 - South East
Application Number WEB2040/22
Application Type Permission
Applicant RYDENCA LIMITED
Location 190A, Sundrive Road, Dublin 12,D12 F8N3
Registration Date 17/11/2022

Additional Information

Proposal: Permission is sought for construction of a single storey extension with flat roof to the front & side and a single storey extension with pitched roof to the rear of existing detached house, 3 no. of velux windows and all associated site development works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0266/22
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	14/11/2022
Applicant	Heights Hospitality Operation Ltd
Location	7 Westmoreland Street / 39 Fleet Street, Dublin 2
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE:

1. Replacement of text/symbol to external fascia signage.
2. Removal of internal modern fit out including floor insertions in original single height room.
3. New interior fit-out within basement/ground floor areas.

Area	Area 1 - South East
Application Number	0343/22
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	14/11/2022
Applicant	Kevin Carroll
Location	8 Morehampton Road, Donnybrook, Dublin 4
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.

Area	Area 1 - South East
Application Number	0347/22
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	18/11/2022
Applicant	Paddy Stephens
Location	Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1

Additional Information

Proposal: SHEC: The development will consist of A.) The demolition of the existing dwelling and the existing shed, B.) The construction of a detached, 3-bedroom, single-storey dwelling(131.60sq.m.) together with 10 no. associated roof lights, C.) All associated boundary treatments, landscaping, and site works with provision for 1 no. parking space.

Area	Area 1 - South East
Application Number	3930/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/11/2022
Applicant	Lidl Ireland GmbH
Location	Site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12, D12 HT99

Additional Information

Proposal: Planning permission for development at this site (0.45 ha) at lands known as Bright Ford Rialto, Herberton Road, Dublin 12 (Eircode D12HT99). The proposed development will consist of the demolition of existing buildings on site (1,316 sq.m gross floor area) and the construction of a mixed use retail/commercial and residential development totalling 9,177sq.m gross floor area comprising a supermarket with ancillary off-licence and bakery and associated circulation, storage, staff accommodation, canteen, toilets, shower facilities, deliveries room and ESB substation totalling 2,811 sq.m gross floor area (of which 1,463 sq.m is net retail sales area), 3 no. ground floor independent retail/commercial units of 181 sq.m including a mezzanine, 194 sq.m and 82 sq.m and 60 no. residential apartments on 4 levels (Levels 1M, 2, 3 and 4) comprising 30 no. one-bedroom units, 29 no. two-bed units and 1 no. three bed unit and all associated private amenity space, circulation, lift and stair cores and escape stairs. The supermarket is located at first floor level over an undercroft car park with access gained via travellators located in the entrance lobby at street level fronting Herberton Road. The proposed development also comprises communal amenity space in the form of a landscaped podium level courtyard (610 sq.m) located at second floor level. Access to the apartment units is gained via 3no. entrance points one of which is located on the north eastern corner of the building fronting Herberton Road and two remaining

entrances are located on the southern elevation addressing the new internal access road. The ground floor level includes ancillary residential accommodation including entrance lobbies, bin store and cycle stores and other ancillary uses. Vehicular access to serve the proposed development will be provided via a new entrance from Herberton Road located at the south eastern boundary of the site. The supermarket is serviced by an external delivery/service area and dock leveller located at the north western corner of the building. The development is serviced by a surface level undercroft car park containing 56 no. car parking spaces. 14 no. surface car parking spaces are provided on the internal access road. 128 no. cycle parking spaces are proposed within secure designated storage areas and surface cycle parking as part of the development. The proposed building is a 6 storey equivalent structure (4 floors of residential over commercial). Permission is also sought for public lighting, signage, hard and soft landscaping, boundary treatment and all ancillary and associated site development works.

Area	Area 1 - South East
Application Number	4027/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/11/2022
Applicant	Rimor Fortris Limited
Location	Site of Canal House and Construction House, Canal Road, Dublin 6

Additional Information 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.

Area Area 1 - South East
Application Number 4182/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant Ciaran Murray & Nykol Murray
Location "Rostellan", 29 Temple Road, Rathmines, Dublin 6, D06 V4H5

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.

Area Area 1 - South East
Application Number 4329/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 14/11/2022
Applicant Zachs Foods Limited
Location Asador, 1 Victoria House, Percy Place & Haddington Road, Dublin 4

Additional Information Additional Information Received

Proposal: RETENTION PERMISSION is sought for development comprising a covered outdoor seating & terrace area of c. 45.5m² associated with the restaurant Asador, facing the junction of Percy Place and Haddington Road.

Area Area 1 - South East
Application Number 4564/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/11/2022
Applicant Permanent TSB Public Limited Company
Location Ulster Bank, 63 Ranelagh, Dublin 6, D06 E060
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.

Area Area 1 - South East
Application Number 4889/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant Pádraic Óg Gallagher
Location 32A, Rathgar Avenue, Rathmines , Dublin 6
Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for amendments to previous grant of permission (Ref. 4600/17) for a proposed mews development. Grant of permission Ref. 4600/17 also refers to works within the curtilage of existing dwelling No. 32 Kenilworth Square West, Dublin 6 (protected structure ref. 4129). The proposed amendments do not affect or relate to No. 32 Kenilworth Square West, Dublin 6.

The application for permission to include:

- A. Amendments to wall finishes of front, rear and side elevations at first and ground floor levels.
 - B. Modifications to the size and location of window openings at first floor level to the front and rear elevation of both units.
 - C. Removal of existing stone boundary wall section to entrance of proposed mews off Rathgar Avenue and the construction of a replacement in situ fair-faced boundary wall.
 - D. Omission of previously granted external stairs to rear of unit 02.
 - E. Reconfiguration of entrance courtyards and associated landscaping works.
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Area Area 1 - South East
Application Number 4891/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant James O Flynn
Location Eglinton Lodge, 46, Eglinton Road, Donnybrook, Dublin
4

Additional Information

Proposal: Proposed development comprises:

- Demolition of the existing detached dormer bungalow dwelling and garage;
 - Construction of a new 2-storey, detached, four bedroomed, family dwelling incorporating a semi-autonomous, semi-independent living unit;
-

- Lowering of existing ground levels to front and rear gardens together with associated landscaping and drainage works.
- Provision of solar panels on the proposed roof, screened from view;
- Construction of a new front boundary wall, widened and reconfigured vehicular entrance, new pedestrian entrance and new gates.
- Reconstruction and restoration of side boundaries and walls;
- Provision of permeable hardstanding to the front garden to permit in-curtilage car parking.

Area Area 1 - South East
Application Number 4896/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/11/2022
Applicant Aisling O'Reilly & Bryan Rankin
Location 11, Brighton Avenue, Terenure, Dublin 6, D06 TK33
Additional Information
Proposal: Permission for a single-story extension to the rear of the terrace dwelling house at first floor level with associated internal alterations.

Area Area 1 - South East
Application Number 4898/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/11/2022
Applicant Dairbhre Developments Limited
Location Lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos., 36,38,40, 42,44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6.

Additional Information

Proposal: PROTECTED STRUCTURE: The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure to the North) , Mary Immaculate Refuge of Sinners to the south (a Protected Structure) , Lower Rathmines Road , Nos 36 , 38 , 40 , 42 , 44 (Protected Structure) and No 46 Lower Rathmines Road to the west: and Fortescue Lane and 3 No. dwellings (Bessborough Court) to the east. Permission for a build to rent apartment development . The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of a 1 no. new building which is 4-storey (part 3-storey, part 4-storey) with a gross floor area of 2,600.2 sq.m. The building will comprise 39 no. build-to-rent apartments (33 no. 1-bed apartments, 2 no. 1-bed duplex units and 4 no. 2-bed apartments); with balconies/terraces to the east and west elevations and 1 no. communal roof terrace located at fourth-floor level; ground floor residential amenity facilities service spaces to include facility management office; parcel store; laundry; storage areas; shared multimedia room; gym; 1 no. ESB substation and switch room; covered outdoor bicycle parking area (providing 78 no. spaces in total); landscaping; public lighting; boundary treatment; and all associated site development and engineering works necessary to facilitate the proposed development. Vehicular and pedestrian access will be provided via Lower Rathmines Road. Pedestrian access will also be provided via Fortescue Lane.

Area Area 1 - South East
Application Number 4903/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/11/2022
Applicant Rita Tapley
Location 63, Dolphin Road, Drimnagh, Dublin 12, D12CC98
Additional Information
Proposal: Permission for construction of a new vehicular access by removing a section of the front garden wall.

Area Area 1 - South East
Application Number 4906/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/11/2022
Applicant 1 Merrion Land Ltd
Location "The Gowan Motor Site" 143, Merrion Road, Dublin 4
Additional Information
Proposal: The development will consist of an amendment to the permitted development under DCC Reg. Ref. 4240/19 (ABP-306756-20) to: - Amendment to basement to include commercial sprinkler and alteration to the car parking layout resulting in a reduction of 3 no. car parking spaces. - Amendment to the ground floor to include a new access external platform lift, new recess doorway and alteration to materials. - Amendment to landscaping to accommodate vents along Merrion Road and a sustainable blue roof system in the Courtyard. The development will also include all associated site development works, services provision, access, and boundary treatment works.

Area Area 1 - South East
Application Number 4908/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 16/11/2022
Applicant Mel Kilrane
Location 19, Leinster Square, Dublin 6
Additional Information
Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development consists of the retention of a concrete plinth that has been constructed in the basement lightwell for bin storage and full planning permission to reinstall a new wrought iron railing and gate to screen bins along the footpath and all ancillary site development works.

Area Area 1 - South East
Application Number 4911/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/11/2022
Applicant Dr. Olivia Plunkett
Location 114, Greenlea Road, Terenure, Dublin 6W

Additional Information

Proposal: The development will consist of a single room extension at first floor to the rear of the existing dental surgery to be used as a waiting room for patients.

Area Area 1 - South East
Application Number 4923/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2022
Applicant Copper Bridge C 2015 ICAV
Location Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4

Additional Information

Proposal: Permission for development at a site comprising Apartment 15 and Apartment 16, The Harvey (Block 6E) and Apartment 14, The Hutchins (Block 7A), Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4. The proposed development comprises amendments to permitted Apartment 15 and Apartment 16, The Harvey (Block 6E) and Apartment 14, The Hutchins (Block 7A) located at Lansdowne Place. The proposed amendments consist of internal reconfiguration to the permitted Apartment 15 and 16 at level 6, including the integration in to the layout of the apartments of the associated sunrooms at Apartment 15 (c. 13.5sq.m) and Apartment 16 (c. 27.2 sq.m) to now result in two no. 2 bedroom apartments of c. 145.6 sq.m and c. 213.2 sq.m respectively. Provision is also made for a new external private terrace for apartment 15 (c. 40.88sq.m) and apartment 16 (c. 50.06 sq.m) respectively. This is achieved by the sub-division of an existing external terrace at level 06 serving Apartment 14, The Hutchins and its reallocation to Apartment 15 and 16, The Harvey. The proposed amendments also consist of minor internal changes to Apartment 14, The Hutchins. All of the above amend a previously permitted mixed-use scheme: Dublin City Council Reg. Ref. 4015/09 (An Board Pleanala Ref. PL29S.237454) - the 'parent permission', as extended by Reg. Ref. 4015/09/x1, as revised by subsequent permissions, Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17, 3620/18, 3700/21, 3705/21 and 4002/22. All on an overall site of 2.98HA.

Area Area 1 - South East
Application Number 5174/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/11/2022
Applicant Anne O'Neill
Location 8, Prices Place, Dublin 6, D06 VH68

Additional Information

Proposal: Permission is being sought for alterations and extension including part removal of existing structure located at 8 Prices Place, Dublin 6 D06 VH68 to form a new residential mews dwelling, comprising the construction of a 160.6 sqm three bed two storey mews with access on to

Price Place Dublin 6. All within a previously separated site, formerly part of 8 Mount Pleasant Square Dublin 6, on a site area of 158 sqm including all associated site works and services.

Area Area 1 - South East
Application Number 5177/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/11/2022
Applicant Jack A. Fagan
Location 17, Fade Street & Drury Street, Dublin 2, D02 DW32,
D02 X273, D02 E771, D02 FW68

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 WEB1879/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/11/2022
Applicant JCDecaux Ireland Ltd
Location The Junction of Macken Street & Grand Canal Street
Street Lower, Dublin 2

Additional Information

Proposal: Development on a site located at 'The junction of Macken Street and Grand Canal Street Lower, Dublin 2'. This development will consist of the replacement of the 3-no. existing static advertising displays with 2 no. slimline digital displays (3.4m high by 6.28m wide) at the junction of Macken Street and Grand Canal Street Lower, Dublin 2. The application also includes the removal of an existing advertising display at 37 Emmet Road, Kilmainham, Dublin 8.

Area Area 1 - South East
Application Number WEB1881/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/11/2022
Applicant Cahir O'Higgins
Location 27, Brookfield, Kimmage, Dublin 12 D12 N2E1

Additional Information

Proposal: Demolition of single storey extension to side and construction of a new 2 and a half storey detached four bedroom house to side with new vehicular entrance and all associated site works

Area Area 1 - South East
Application Number WEB1887/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2022
Applicant Ronan Desmond
Location 11, Rathdown Park, Terenure, Dublin 6w D6W FH30

Additional Information

Proposal: i) demolition of the existing single storey conservatory to the rear and single storey garage and utility rooms to the side; ii) the construction of a new single storey extension with rooflights to the rear and side; iii) new roof finishes to the former first floor bathroom; iv) infill of one existing first floor side window and raising sill of one window to rear; v) replacement of obscure glass to first floor side window with clear glazing; vi) internal alterations to the existing house; vii) widening of existing vehicular access and all associated landscaping and drainage works

Area Area 1 - South East
Application Number WEB1902/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/11/2022
Applicant Niall Baker
Location 15, Leeson Park Avenue, Ranelagh, Dublin 6 D06 NY74

Additional Information

Proposal: The development will consist of the provision of a 32 sqm first floor extension to the rear of the existing, two-storey terrace dwelling. The proposed flat roof extension will be at first floor level and will stand above an existing ground floor extension in this location. Works will allow for all associated drainage and site works.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 4722/22
Appeal Type Written Evidence
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).

Area	Area 1 - South East
Application Number	4729/22
Appeal Type	Written Evidence
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.

**Area 1
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

46/22

(14/11/2022-18/11/2022)

Area Area 1 - South East
Application Number 0365/22
Application Type Social Housing Exemption Certificate
Applicant Paddy Stephens
Location Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4.
Registration Date 14/11/2022

Additional Information

Proposal: SHEC: The proposed development comprises of 1 no. two bed part single, part two storey dwelling of circa 238 sq.m gross floorspace to the front (north) of the existing dwelling (Bayview Cottage) on the site. The proposed development includes the demolition of a small shed on the site, provision of private open space for the new dwelling, 2 no. car parking spaces for the new dwelling, creation of new vehicular entrance to the site from the private shared lane, and all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 0368/22
Application Type Social Housing Exemption Certificate
Applicant Mournview Construction Ltd
Location 346, Kildare Road, Crumlin, Dublin 12, D12X06N and the plot of land/ground adjoining to the east of 346 Kildare Road.
Registration Date 17/11/2022

Additional Information

Proposal: SHEC: Refurbishment of existing dwelling and new extension for 2 units/2 New build units.

Area Area 1 - South East
Application Number 0373/22
Application Type Social Housing Exemption Certificate
Applicant Anne O'Neill
Location 8, Prices Place, Dublin 6, D06 VH68
Registration Date 16/11/2022

Additional Information

Proposal: SHEC: Construction of proposed two storey mews circa 160.6sqm



Dublin City Council

SECTION 5 EXEMPTIONS

46/22

(14/11/2022-18/11/2022)

Area Area 1 - South East
Application Number 0366/22
Application Type Section 5
Applicant The Congregation of the Holy Spirit
Location St. Michaels College, Ailesbury Road, Dublin 4, D04 NC59.

Registration Date 15/11/2022

Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: The works for the construction of the extension to the Junior School, planning application no. 3361/19 have progressed on site. The existing extension has been demolished and the preparation for underpinning of the granite boundary wall with the mews lane to Ailesbury required to enable the development had commenced. During the works there has been a partial collapse of a section of the boundary wall. The remaining immediate wall has been temporarily restrained but in our professional opinion it is now unsafe to complete the underpinning to the wall required for the safe retention of the wall. The proposed works that form this application include the demolition of the remaining boundary wall and the reconstruction of the wall.

Area Area 1 - South East
Application Number 0367/22
Application Type Section 5
Applicant ACRAGAR LTD
Location 39, Clanbrassil Street Upper, Dublin 8
Registration Date 16/11/2022

Additional Information

Proposal: EXPP: The development under this application will consist of: Demolition of the existing structure at No. 39 Clanbrassil Street and rebuilding of a new structure to match the previous. A careful record of the existing external details via point cloud and photographic survey shall be done before the demolition. The new development will be rebuilt in new brickwork and masonry to the exact dimensions of the previous building and matching survey drawings and structure photographs taken for No. 39 Clanbrassil Street.

Area Area 1 - South East
Application Number 0369/22
Application Type Section 5
Applicant Dodder Management Company (Camden Lock)
Location Camden Lock, South Dock Road, Dublin 4
Registration Date 17/11/2022

Additional Information

Proposal: EXPP: The proposed works comprise the continuation of the existing, original railings on top of the boundary wall along South Dock Road. The new railings are proposed to run along the entire length of the wall as was note in the original planning application.
