



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**47/22**

(21/11/2022-25/11/2022)

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** 4882/22  
**Application Type** Permission  
**Applicant** Insomnia Coffee Company  
**Location** Ground Floor 8/9 Wexford Street, Dublin 2  
**Registration Date** 23/11/2022  
**Additional Information** Additional Information Received

**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.

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**Area** Area 1 - South East  
**Application Number** 5259/22  
**Application Type** Permission  
**Applicant** Dame Plaza Property Trading Designated Activity Company (DAC)  
**Location** Kiosk Unit of the Annex Building, located to the east of the building formerly know as the Central Bank Building, now known as Central Plaza and located on Cope Street, Dublin 2.  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (Ref. 8830) the proposed development relates to :

1. the retention of the setting back of the northern elevation of the existing kiosk unit by 0.65m. This was carried out during construction to ensure that the permitted building was not encroaching on the existing taken in charge area by Dublin City Council. This reduced the permitted unit from 13 sq.m. to 10.6 sqm.
2. permission for a change of use of the kiosk unit from permitted use as a restaurant/cafe unit (as permitted under Reg. Ref: 3154/17 and 3907/19) to a takeaway unit for the sale of coffee and/or food/hot food for consumption off the premises and the insertion of a glazed opening window (1.84m x 1.22m) and serving shelf on the western elevation onto the pedestrian route between Dame Street and Cope Street. The unit will accord with the permitted opening hours of the wider Central Plaza restaurant/cafe units of 7am to 11.30pm. Alterations to the permitted signage to allow for 2 no. new signage on the north elevation of 2.15m x 0.75m and west elevation of 2.65m x 0.75m.

**Area** Area 1 - South East  
**Application Number** 5260/22  
**Application Type** Retention Permission  
**Applicant** Widestar Ltd  
**Location** Dakota Bar, 8/9 South William Street, Dublin 2  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** RETENTION PERMISSION is sought for the permanent retention of an outdoor seating area at street level in front of 8/9 South William Street serving the existing licensed bar and restaurant to include 8 tables and 16 chairs surrounded by 2.0 metre high wind breakers (of glass and solid panels) and a planter, to remain in use during the business hours of the licensed premises.

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**Area** Area 1 - South East  
**Application Number** 5262/22  
**Application Type** Permission  
**Applicant** The Governor and Company of the Bank of Ireland  
**Location** Bank of Ireland, College Green, Dublin 2  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of general upgrade and repair work to the building as follows:

1. Internal fire upgrade works to include fire stopping, upgrading doors and provision of additional internal doors,
2. Enlarge existing window on north elevation facing into rear courtyard to form new fire escape door,
3. Repair of external fabric to include roofs, repointing work, repair & some replacement of windows and roof lights,
4. Revised layouts and alterations to some internal spaces at ground and first floor levels, to include mechanical ventilation,
5. Additional toilets at ground and second floor levels,
6. Two new nameplates and letter boxes to front entrance gates,
7. Services upgrade work to include installation of new mechanical plant area of 70m<sup>2</sup> to rear courtyard, solar PV panels to flat roofs, total area 113m<sup>2</sup>, mechanical ventilation and associated ductwork, rewiring, replacement of redundant fittings, emergency lighting and fire alarm and associated builder's work,
8. Remove existing stone infill and create new timber entrance door at Foster Place portico,
9. New finishing kitchen at ground floor level,
10. Upgrade existing lift off East Hall to provide access from ground floor to basement,
11. Other minor reordering works,
12. Redecoration.

The building is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 5265/22  
**Application Type** Permission  
**Applicant** Brian Woods  
**Location** 36 & 37, Avenue Road, Portobello, Dublin 8  
**Registration Date** 22/11/2022

**Additional Information**

**Proposal:** The development will consist of:- Demolition of existing commercial buildings on site; Construction of a residential development of 3 no. terraced houses comprising 1 no. 2-bedroom, 2 storey dwelling and 2 no. 3-bedroom, 2-3 storey dwellings; Private amenity space (gardens) to rear at ground floor and private terraces to front and rear at 2nd floor level; All ancillary site development works and services.

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**Area** Area 1 - South East  
**Application Number** 5267/22  
**Application Type** Permission  
**Applicant** St. Vincent's Healthcare Group  
**Location** Lands to the south-east of Saint Vincent's Private Hospital (D04 N2E0), to the south-west of Caritas Convalescent Centre (D04 KX73) and to the north-east of Marmion House (D04 P2T8), off Merrion Road, Dublin 4  
**Registration Date** 22/11/2022

**Additional Information**

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

- (i) partial removal of stone boundary wall separating St. Vincent's Private Hospital and Caritas Convalescent Centre;
  - (ii) creation of new roadway and footpath to tie in with existing access roads serving St. Vincent's Private Hospital and Caritas Convalescent Centre;
  - (iii) provision of new infiltration trench and all associated SuDs works;
  - (iv) all associated ancillary works necessary to facilitate the development. The proposed development will facilitate enhanced permeability and ease of access within the wider Saint Vincent's and Religious Sisters of Charity campuses.
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**Area** Area 1 - South East  
**Application Number** 5270/22  
**Application Type** Permission  
**Applicant** Jack A. Fagan  
**Location** 17, Fade Street & Drury Street, Dublin 2, D02DW32, D02X273, D02E771, D02FW68  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Facade restoration including stabilization, facade cleaning and repair of 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.

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**Area** Area 1 - South East  
**Application Number** 5272/22  
**Application Type** Permission  
**Applicant** National University of Ireland  
**Location** 49, Merrion Square East, Dublin 2  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Conversion of the existing ground floor WC to become a print room. Works will comprise the removal of an internal wall, minor alterations in layout, renewal of finishes, amended building services and alterations to the existing glazing.

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**Area** Area 1 - South East  
**Application Number** 5277/22  
**Application Type** Permission  
**Applicant** Bartra Property (Rathmines) Limited  
**Location** 3, Ardee Road, Rathmines, Dublin 6  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** Permission for development to amend a permitted Build-to-Rent Shared Living Residential Development at a c. 0.076 Ha site at No. 3 Ardee Road, Rathmines, Dublin 6. The development will principally consist of minor amendments to the permitted scheme (DCC Reg. Ref. 3567/19; ABP Ref: 305659-19) , principally comprising an increase in the size of the basement by 22 sq m from 400 sq m to 422 sq m ; an increase in height to the lift overrun by 625 mm; elevational changes including relocated window positions on the eastern elevation from first to sixth floor levels and changes to materials; amendments to the internal layout at basement and ground floor levels; amendments to the waste and cycle area along the northern boundary; and all associated changes above and below ground.

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**Area** Area 1 - South East  
**Application Number** 5278/22  
**Application Type** Permission  
**Applicant** Orbitz Ltd.  
**Location** Lands situated to the immediate south-east of No. 1 Tritonville Crescent, the rear of No. 29, Sandymount Road and to the immediate north-west of Nos. 5-6 Tritonville Court, on Tritonville Lane,, Sandymount, Dublin 4  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** The development will consist of (i) removal of existing western boundary treatment to Tritonville Lane; (ii) construction of 2 no. two-storey four-bedroom flat-roofed, with 4 no. rooflights, residential dwellings each served by private amenity space to side/rear; (iii) provision of bin store and vehicular parking area (2 no. spaces) to the front of each dwelling and directly accessible via Tritonville Lane; and, (iv) all ancillary works, inclusive of boundary treatments, landscaping and drainage works, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 5279/22  
**Application Type** Retention Permission  
**Applicant** Ducalla Limited  
**Location** Bunsen, 97 Ranelagh, Saint Peter's, Dublin 6, D06  
A0K7  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** RETENTION: The development consists of: 1. Portion of ground floor area (30m2) change of use from storage to kitchen area to the rear of the unit. 2. Advertisement signage and projecting Signage (0.891 m2) to the front fascia elevation and all associated alterations to the shop front, 1no. awning to the front fascia elevation with advertisement at the lower section of awning (1.43m2), 3. Ventilation louvre to rear elevation with ventilation system for kitchen area on roof area.

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**Area** Area 1 - South East  
**Application Number** 5280/22  
**Application Type** Permission  
**Applicant** Edel O'Connor  
**Location** 16, Leeson Park, Dublin 6  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the construction of a 166 sqm two-storey detached building containing a "granny-flat", at first floor level and a car garage/garden store/entrance hall/w.c. at ground floor level, to the rear of, and ancillary to, her home at No. 16 Leeson Park, Dublin 6, (a Protected Structure), and accessed via the back garden and a private, unnamed, lane to the rear (west) of her property.

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**Area** Area 1 - South East  
**Application Number** 5282/22  
**Application Type** Permission  
**Applicant** JP Dairy Developments Limited  
**Location** The rear of 4 to 16 Saint Brendan's Cottages, Dublin 4  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of the 3 existing vacant shed units and the construction of 3 two-storey, two-bedroom plus study mews Houses with existing access from Saint Brendan's Cottages including 3 off street carparking spaces.

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**Area** Area 1 - South East  
**Application Number** 5285/22  
**Application Type** Permission  
**Applicant** Gas Networks Ireland  
**Location** Footpath adjacent Brookfield Green, Kimmage, Dublin 12  
**Registration Date** 25/11/2022

**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.

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**Area** Area 1 - South East  
**Application Number** 5290/22  
**Application Type** Permission  
**Applicant** Anne O'Neill  
**Location** 8, Price's Place, Dublin 6, D06 VH68  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** 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 Prices Place Dublin 6. All within a previously separated site, formerly part of 8 Mount Pleasant Square Dublin 6, a protected structure. On a site area of 158 sqm including all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 5291/22  
**Application Type** Permission  
**Applicant** Highgate Developments  
**Location** 199 / 201, Harold's Cross Road, Dublin 6  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Retention of a temporary vehicular access, temporary removal and reinstatement of existing railings, plinth walls, granite gate piers with iron gate and all associated ancillary works at front . The front railings are within the curtilage of a Protected Structure Ref. No. 3584 .

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**Area** Area 1 - South East  
**Application Number** WEB2045/22  
**Application Type** Permission  
**Applicant** Derek Singleton  
**Location** 67, Garville Lane, Dublin 6  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** Change of use from existing photographic studio to residential use and proposed development to consist of the demolition of a single storey building and construction of a 2.5 storey detached 2-bedroom mews house at 67 Garville Lane , Rathgar, D06Y681, to include a mezzanine level over ground floor, with a total area of 159.2sqm., plus boundary walls and gateways. The house will include one off-street parking space and private open space of 87.5sqm.

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**Area** Area 1 - South East  
**Application Number** WEB2049/22  
**Application Type** Permission  
**Applicant** Leslie & Maureen Cowan  
**Location** 48, Brighton Square, Rathgar, Dublin 6, D06 R3K7  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** The development will consist of: demolition of existing single storey side garage and the construction of a new three storey house (154 sq.m) with integrated garage to the side of the existing house, and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB2055/22  
**Application Type** Permission  
**Applicant** Siobhan Corcoran & Michael Timmons  
**Location** 8, Olney Crescent, Terenure, Dublin 6w  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing shed, partial demolition of the front and side boundary wall and the construction of a new detached, two-story, two-bedroom house, a single-storey shed, new boundary wall, new vehicular access, 1no. parking space, associated SUDS drainage and hard and soft landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB2056/22  
**Application Type** Permission  
**Applicant** Tesla Motors Ireland Ltd  
**Location** 92, Bracken Road, Sandyford, Dublin 18, D18 CY92  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** \*OUTSIDE DUBLIN CITY COUNCIL'S JURISDICTION\*Erection of a new wash bay, additional hardstanding and car parking, and other associated works.



## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 4461/22  
**Application Type** Permission  
**Applicant** Jack Blake  
**Location** 23, Ailesbury Road, Dublin 4, D04K0N7  
**Registration Date** 24/11/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following: (i) Demolition of existing shed/structure; (ii) construction of a part-single, part two-storey extension with external covered area (of single-storey height) to the rear; (iii) roof works to existing pitched roofs to ensure weather-proofing; (iv) widening (to maximum width of 3.5m) of the existing vehicular entrance via Ailesbury Wood; and (v) internal alterations to original house comprising; (a) removal of sections of wall from kitchen at lower ground floor level to facilitate the development of an open plan kitchen/living/dinning area; (b) removal of section of wall at upper ground floor level to facilitate a new glass balustrade overlooking kitchen below; (c) introduction of 1 no. bathroom and 1 no. robe room in lieu of existing bedroom and removal of section of wall to facilitate access to the proposed extension at mezzanine floor level; (d) removal of section of wall to facilitate the provision of an ensuite to the existing master bedroom, installation of 1 no. ensuite and robe room to the existing bedroom and removal of a section of wall to the existing WC to provide for a reconfigured bathroom and larger bedroom with robe room at first floor level. The proposal also includes all ancillary site, engineering and boundary works necessary to facilitate the development including the temporary partial removal of the non-original block wall to the rear of the site during construction to be reinstated following completion of the development.

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**Area** Area 1 - South East  
**Application Number** 4762/22  
**Application Type** Permission  
**Applicant** Micheál Twomey  
**Location** 115, Anglesea Road, Ballsbridge, Dublin 4, D04 P1H3  
**Registration Date** 22/11/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for works to main house including internal insulation, loft insulation, new en-suite with rooflight and new bathroom at first floor, removal of cement pointing and repointing in lime mortar to front elevation and single-storey garden level rear extension with shallow pitched roof and rooflight. Extension of the single storey rear garage building towards the garden and upwards to provide a mezzanine, with a new pitched roof with rooflights and PV panels and with a balcony onto the rear lane.

**Area** Area 1 - South East  
**Application Number** 5256/22  
**Application Type** Permission  
**Applicant** Alan White & Katie O'Brien  
**Location** 16, Melvin Road, Terenue, Dublin, D6W Y060  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** Permission is sought to widen the entrance for vehicular access and off street parking and all ancillary works necessary.

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**Area** Area 1 - South East  
**Application Number** 5261/22  
**Application Type** Permission  
**Applicant** Emma Jane and Barry McNally  
**Location** 27 Terenure Road West, Terenure, Dublin 6W  
**Registration Date** 21/11/2022

**Additional Information**

**Proposal:** Permission is sought to form new vehicular entrance and driveway for off-street car park space at front and to omit existing car park space and close up vehicular entrance at rear.

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**Area** Area 1 - South East  
**Application Number** 5275/22  
**Application Type** Permission  
**Applicant** Niall O'Callaghan  
**Location** 76, Wilfield Road, Sandymount, Dublin 4  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention permission for 1) the removal of an existing front boundary railing and plinth with associated pedestrian access gate to the front garden, and 2) the creation of a vehicular access to the front garden exiting onto Wilfred Road, Sandymount, Dublin 4 and planning permission to 3) reinstate a pedestrian gate and railings to match the existing front garden boundary, 4) to install vehicular access gates to the front boundary.

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**Area** Area 1 - South East  
**Application Number** 5286/22  
**Application Type** Permission  
**Applicant** Sigrun Bannert  
**Location** 18 Palmerston Road, Rathmines, Dublin 6, D06 K4A9  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of 1) the demolition of a 1-storey rear extension, the demolition of an external stairs to the rear and the demolition of a chimney to the rear; 2) the removal of the concrete subfloor throughout basement level; 3) the removal of internal partitions and fittings at all levels 4) the alteration of 2no door openings and 1no window opening to the rear façade at basement and ground floor level; 5) the construction of a 1 storey rear extension with pitched roof and a glazed rooflight; 6) the construction (reinstatement) of a timber stairs from basement to ground floor level; 7) the provision of a new insulated concrete subfloor throughout basement level; 8) all associated internal alterations and reinstatement of

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fireplaces at all levels; 9) the refurbishment and reinstatement of all timber sash windows to front and rear elevations to include new slim-profile double glazing; 10) the refurbishment of all roofs including valleys, chimneys, parapets and complete re-slating; 11) all associated drainage and site works.

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**Area** Area 1 - South East  
**Application Number** 5288/22  
**Application Type** Permission  
**Applicant** Jackie & Edmond Moloney  
**Location** 28, Gilford Road, Sandymount, Dublin 4  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** Demolition of an existing single storey ground floor extension and out-building to side and rear and the construction of a part single storey and part two storey extension to the rear and side with alterations to existing internal layouts at ground, first and second floor levels of the existing three-storey dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2053/22  
**Application Type** Retention Permission  
**Applicant** Colette McLaren  
**Location** 17, Tritonville Road, Dublin 4, D04 YH74  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** RETENTION: The development consists of Retention Permission for the removal of a window in the front facade at Lower Ground Level and the replacement of same with double doors.

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**Area** Area 1 - South East  
**Application Number** WEB2059/22  
**Application Type** Permission  
**Applicant** Padhraic Mulpeter and Fiona Walsh  
**Location** 25, Hazelbrook Road, Terenure, Dublin 6W, D6W CD96  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** Planning Permission to construct a ground and first floor extension to the rear and side of their existing home, at 25 Hazelbrook Road, Terenure, Dublin 6W, D6W CD96, together with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2062/22  
**Application Type** Permission  
**Applicant** Barry Fitzgerald  
**Location** 140, Corrib Road, Terenure, Dublin 6w, D6W YY84  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** Planning Permission to construct an extension to the rear which is part 1-storey and part 2-storey and to make minor alterations to existing side elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2066/22  
**Application Type** Permission  
**Applicant** Orla and John Collins  
**Location** 3, Serpentine Avenue, Ballsbridge, Dublin 4  
**Registration Date** 25/11/2022

**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.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0270/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 21/11/2022

**Applicant** Crown Capital Partnership  
**Location** 28, Elgin Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Redecoration of existing apartments.

A. Repainting and updating flooring in living areas, new white goods

B. Replacing damaged and missing tiles within bathrooms, updating broken sanitary ware and faulty electric showers.

C. Minor maintenance work throughout building-

i. Removing vegetation from gutters

ii. Landscaping to front and rear

iii. Service of fire alarm

iv. Service and repair of sash windows.

Removal of existing metal railing at lower ground floor level to comply with the active fire certificate on the building.

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**Area** Area 1 - South East  
**Application Number** 0348/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 22/11/2022  
**Applicant** Thomas Small and Yvonne Sadlier  
**Location** 64, Rathdown Avenue, Terenure, Dublin 6W

**Additional Information**

**Proposal:** SHEC: The construction of new single storey attached Granny flat to north east side of property.

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**Area** Area 1 - South East  
**Application Number** 0349/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 22/11/2022  
**Applicant** BCP Investment Fund  
**Location** 4-5, South William Street, Dublin, 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Removal of signage panel, awning, lighting, menu board and letterbox to No. 5, removal of raised lettering to signage panel No. 4 and repainting ground floor level shopfronts to both buildings.

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**Area** Area 1 - South East  
**Application Number** 0350/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 21/11/2022  
**Applicant** David Mortenson  
**Location** 56 Grosvenor Square, Rathmines, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Upgrading of fire safety works to current standards (to include fire detection and alarm, fire separation between units, fire protection to M & E services and escape windows) electrical re-wiring, re-plumbing, damp proofing of basement/lower ground floor level walls and floor, replacement of existing bathrooms & kitchens, and internal finishes (flooring & tiling) with decoration throughout.

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**Area** Area 1 - South East  
**Application Number** 0353/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/11/2022  
**Applicant** Adrian O Hara  
**Location** Rear of 138 Rathgar Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** SHEC 3 storey flat roof, 3 bed mews

A. The demolition of an existing non-original single storey garage and shed to the rear of the property.

B. The construction of a detached three storey, flat roof, three-bedroom mews type dwelling to the rear of 138 Rathgar Road a protected structure, (in separate ownership), with main pedestrian access onto Garville Road,

C. All ancillary site services, rooflights, privacy screens, bicycles, bin stores and landscaping.

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**Area** Area 1 - South East  
**Application Number** 0354/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/11/2022  
**Applicant** Jamie Moran & Lauren Healy  
**Location** Lands to the rear of No. 1D Silverdale, Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC 1, 2 storey over ground level 3 bed dwelling, 1 parking space, 2 courtyards

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**Area** Area 1 - South East  
**Application Number** 3418/21  
**Application Type** Retention Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 24/11/2022  
**Applicant** Ms. Therese Lipsett  
**Location** 107 South Circular Road, Portobello, Dublin 8, D08 DRF8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: retention planning permission for development at this site of unauthorised works to rear of property consisting of the construction of a small single storey kitchen extension of approximately 4m<sup>2</sup> with lean to roof with internal access from the rear return and the introduction of a uPVC doorway at lower ground level along the rear elevation. The proposals contained within this application are to retain the works in principle with mitigation factors including improved materiality design and consolidation of historic fabric which will be more sympathetic to the character of the protected structure.

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**Area** Area 1 - South East  
**Application Number** 4002/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** Copper Bridge C 2015 ICAV  
**Location** Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4 and the Ballsbridge Hotel, Pembroke Road, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Permission for development at this site comprising Lansdowne Place, Lansdowne Road and Shelbourne Road, Dublin 4 and the Ballsbridge Hotel, Pembroke Road, Dublin 4. The proposed development comprises the construction of a new boundary treatment between the existing Lansdowne Place development and the existing adjacent hotel comprising a low wall with railing c.2.4m in height overall, so as to define the boundary of the separate Lansdowne Place development on a site of 1.25Ha. The development also comprises the closure of all basement level links constructed in the Lansdowne Place development between the existing Lansdowne Place development and the adjoining hotel site. The effect of this development is to make Lansdowne Place a standalone development on 1.25Ha, and to sever Lansdowne Place from the remaining part of the overall site permitted under Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), unless/until permission has been granted for the redevelopment of the existing hotel site. The development being proposed is thereby an amendment to Dublin City Council Reg.

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Ref. 4015/09 (An Bord Pleanála 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 and 3705/21. For clarity, the proposed amendments stemming from this application will not alter any of the residential units at Lansdowne Place permitted under Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), as amended; all on an overall site of 2.98Ha.

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**Area** Area 1 - South East  
**Application Number** 4418/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2022  
**Applicant** Christopher, Gregory, Michael & Declan McGinn  
**Location** 24 & 22A South Lotts Rd. and 101 Gordon St., Ringsend, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: a) conversion of 101 Gordon St. back into a house, with existing Yard/Patio to rear, from existing use as part shop and part residential, and removal of double doors and rebuilding wall on Gordon St. elevation; b) change of use of Ground Floor (excluding entrance hall and stairs to accommodation at First Floor) of 24 & 22A South Lotts Road from 2 shops and part residential to Cafe with ancillary take away, and construction of extension to rear of 22A South Lotts Road at Ground Floor level, all for use as Cafe with ancillary facilities; c) removal of 3 no. car parking spaces from forecourt to provide landscaped outdoor seating area; d) construction of First Floor extension & balcony over 22A South Lotts Rd. to include new extract duct for proposed Cafe, and conversion of existing residential accommodation at First Floor level of 24 South Lotts Road to provide a 1 Bedroom apartment; e) fitting awning over shop on South Lotts Road elevation; f) 2 no. new Velux rooflights to rear of 24 South Lotts Road and 101 Gordon Street.

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**Area** Area 1 - South East  
**Application Number** 4930/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/11/2022  
**Applicant** Dublin Hebrew Congregation  
**Location** 77 Terenure Road North, Terenure, Dublin 6W, D6W DW73

**Additional Information**

**Proposal:** The development will consist of demolition of existing rear single storey synagogue (89.8m<sup>2</sup>) and external WC accommodation (13.6m<sup>2</sup>) and construction of a new single storey synagogue (149.8m<sup>2</sup>) with a sedum roof, 4 roof lights and a glass canopy, internal alterations within the existing 2 storey office building to the front, provision of a new single storey porch (4.6m<sup>2</sup>), relocated pedestrian entrance from Rathmore Villas and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4932/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/11/2022  
**Applicant** Aidan McHugh  
**Location** 17 Belgrave Square East, Rathmines, Dublin 6, D036  
CX24

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of the removal of the three storey rear return and single storey outhouse and the subsequent construction of a new part three storey/part single storey extension (121 sq.m) and new outhouse (10 sq.m) to rear of a two-storey over basement semi-detached house comprising internal modifications to existing house, general restoration & decoration works. Modifications to lower ground floor level include new internal layout in existing coach house with lightweight stud partition walls, relocation of rear outhouse, removal of non-original doors & 2no. existing sash windows, new rear wall ope & adjustment of existing opes, new internal opening between existing hall & utility, lowering a section of floor at lower ground level. Modifications to upper ground floor level include new internal opening, steps between hall and existing pantry & block up of existing door ope, new lightweight stud partition, repositioning of existing door ope to new bedroom with new lightweight stud partition. Modification to first floor level include reposition of existing door ope to new bedroom & the construction of new lightweight stud walls in principle rooms. Proposed external works include the replacement of existing coach house non-historic double doors with new sash window & single door on front elevation, modification of existing window ope on rear facade at upper ground level, installation of 4 no. PV solar panels to the southwest facing inner roof valley and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4934/22  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 21/11/2022  
**Applicant** Greenfield Ideas Ltd  
**Location** 43-44 Baggot Street Lower, 11A Fitzwilliam Street  
Lower, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION for  
(a) foldable canopy over the ground floor window facing Lower Fitzwilliam Street;  
(b) the installation of two no. illuminated projecting signs at the corner of the building (top of higher sign approximately 3550 mm from ground)



**Area** Area 1 - South East  
**Application Number** 4935/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/11/2022  
**Applicant** Aquamarine Wellness Ltd  
**Location** 6 Saint Andrew Street, Dublin 2

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The structure is within an Architectural Conservation Area. The development will consist of change of use from office space to commercial use, specifically for beauty salon, skin care treatment, aesthetic treatment, nails and waxing, body sculpting on the first, second, third and basement from office to commercial use and retention of exterior signage.

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**Area** Area 1 - South East  
**Application Number** 4936/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/11/2022  
**Applicant** Carn Lodge UC  
**Location** Block 9 Harcourt Centre (Europa House), Harcourt Street and Charlotte Way, Dublin 2

**Additional Information**

**Proposal:** A 7 year planning permission for development at this site of 0.1617 hectares . The development will consist of the following: Demolition of existing office block at ground level and above (6 no. storeys), partial demolition of basement slab and construction of new pad foundations, and construction of a new 9 no. storey office block (over existing basement with roof/plant level), with seatback at eighth floor level from the north and east elevations with accessible terraces provided. The proposed building has a total Gross Floor Area of 9,990sq. m. excluding basement. The basement (footprint consistent with existing) includes the provision of additional cycle facilities (parking, showers and lockers) resulting in an increase in cycle parking from 40 no. to 136 no. cycle spaces and a decrease in car parking spaces from 51no to 19 no. spaces. All associated and ancillary site development, demolition works, site clearance, landscaping, double substation, infrastructural works, hoarding during construction, provision of plant at basement and roof levels, and SuDS measures.

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**Area** Area 1 - South East  
**Application Number** 4937/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/11/2022  
**Applicant** Millers Glen UC  
**Location** Block 1, Harcourt Centre, Harcourt Street, Dublin 2

**Additional Information**

**Proposal:** A 7 year planning permission for development of this site of c 0.169 hectares . The development will consist of the following: Reconfiguration and extension of the exiting office block utilising existing structural elements to provide modernised office accommodation. The proposed development includes the removal of the upper ground floor, provison of a new ground floor and provision of 2 no. additional storeys over the existing offices (10 no. storeys total over existing basement with roof/plant level) Provision of a new covered reception/ walkway building to Harcourt

Street. The proposed results in a net increase in gross floor area of 2,837 sq. m, resulting in a development with a total GFA of 9,707 sq. m. (excluding existing basement) Provision of a setback at ninth floor level. Accessible terraces are provided to the eastern elevation of the main block at second floor and to the south west at ninth floor. Works and reconfiguration to a part of the existing basement layout including the provision of additional cycle facilities (parking, showers and lockers) resulting in an increase in cycle parking from 50 no. to 136 no. cycle spaces and a decrease in car parking spaces from 48no to 24no. spaces. All associated and ancillary site development, demolition works, site clearance, landscaping, photovoltaic panels, infrastructural works, hoarding during construction, provision of plant at basement and roof levels, and SuDS measures.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4945/22
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/11/2022
<b>Applicant</b>	IPUT PLC
<b>Location</b>	2 Hume Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4949/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	22/11/2022
<b>Applicant</b>	Breid Hancock
<b>Location</b>	26, Tritonville Road, Dublin 4, D04 T2N7

**Additional Information**

**Proposal:** RETENTION . Planning permission is sought for retention of extension to a single storey garage to the rear of property with doors to be amended to inward opening with ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4951/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/11/2022
<b>Applicant</b>	The Commissioners of Public Works in Ireland
<b>Location</b>	National Concert Hall, Earlsfort Terrace, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the conservation and refurbishment of the existing north wing and part of the east wing of the National Concert Hall and the Real Tennis Court building and the construction of a new four storey over basement extension with a planetarium dome to the west of the north wing at the boundary of the Iveagh Gardens. The development includes the change of use of the former UCD School of Civil Engineering to the National Children's Science Centre. The total floor area of the development is approx. 9580 sq.m. The National Concert Hall, Real Tennis Court and Iveagh House (Department of Foreign Affairs)

and Iveagh Gardens, including stone garden folly are designated Protected Structures (References RPS 2425, 2426 and 7791).

In order to facilitate the new extension, the following demolitions are required:

- 450 sq.m two storey stone building, which houses a workshop, plant area and ancillary items; and a 120 sq.m maintenance shed located in the north western corner of the site;
- A section of the boundary along the Iveagh Gardens, allowing for a new access ramp and steps into the Iveagh Gardens.
- A 200 sq.m single storey lean-to structure located to the south side of the Real Tennis Court building, providing for universal access to the Real Tennis Court building.

The Real Tennis Court building will be refurbished including the restoration of the tennis court (to a playable condition), and to facilitate space for temporary displays and exhibitions. Construction of a single storey structure to the south side of the Real Tennis Court building will provide universal access, and will include a lobby, toilets, tea station, stairs, lift and ancillary works. Existing windows and roof lights are to be repaired, restored and upgraded as required. The construction of a new link tunnel with a single storey glazed box roof light will connect the Real Tennis Court building to the north east corner of the National Concert Hall.

The restoration and refurbishment works to the north and east wings of the former UCD School of Engineering will include a new entrance to the existing north wing, new fire doors to corridors, new lift core to link all levels and permanent interactive display spaces from basement to second floor, a gift shop, lecture theatre, science demonstration laboratory, classrooms, schools lunch area, offices, new sanitary facilities and additional ancillary accommodation. Refurbishment work will also include the restoration of existing external and internal windows and doors, upgrading of the existing roof and roof lights and all minor/ repair work. All existing plant to be removed from roof and replaced with new plant to be located on both the existing and new roof extension. The new extension will connect to the existing building through a glazed link and will include interactive display spaces, a domed planetarium, and external balcony, café, circulation cores and ancillary spaces. Additional plant, toilets and support accommodation will be housed in the basement. The external works will comprise of hard and soft landscaping, lighting, new steps and ramps to facilitate universal access to the existing north wing and Iveagh Gardens, a section of new decorative railings to Iveagh Gardens to replace the proposed section of wall to be removed 26 no. bicycle stands, new surface water attenuation, new foul connection and all associated ancillary works on a site area of circa. 0.837 hectares. The development has been screened for both Appropriate Assessment and Environmental Impact Assessment.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4955/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/11/2022
<b>Applicant</b>	Carebrook Partnership Ltd
<b>Location</b>	Vault 1 at Old Harcourt Street Station, Hatch Street Upper/ Harcourt Street, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of-2 No. New Illuminated External Signage to be fixed to Existing External Glazed Screens Facing Onto Hatch Street Upper and Harcourt Street Together with Internal Signage visible from both Streets.

**Area** Area 1 - South East  
**Application Number** 4963/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** Kidds Care Montessori  
**Location** 14, Adelaide Road, St. Kevins, Dublin 2

**Additional Information**

**Proposal:** Protected Structure: Permission to increase the capacity of the existing Montessori from permitted maximum 20 children to a new maximum 30 children and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4964/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** M & B Lawless  
**Location** 204, Captain's Road, Dublin 12, D12 V4X2

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing single storey extensions to the rear of the existing house and the construction of a new two storey extension to the rear of the existing house including roof lights in the rear slope of the roof of the existing house and all associated internal, external alterations and site works.

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**Area** Area 1 - South East  
**Application Number** 4966/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** Helge & Caroline Koester  
**Location** 24, Malone Gardens, off Bath Avenue, Sandymount, Dublin 4, D04 HX54

**Additional Information**

**Proposal:** The development will consist of a first floor rear extension over an existing single storey extension and all associated works and services.

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**Area** Area 1 - South East  
**Application Number** 4968/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** Charlie Endean & Sophie Higel  
**Location** 12, Beech Hill Crescent, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** The development will consist of the construction of a proposed new single storey flat roofed extension to the front & side of the existing dwelling, consisting of a new bathroom and entrance porch to the existing house measuring a total of 10.5 sq.m, along with and to include all ancillary site development works and services.

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**Area** Area 1 - South East  
**Application Number** 4969/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2022  
**Applicant** Raidio Teilifis Eireann (RTE)  
**Location** RTE Campus, Stillorgan Road and Nutley Lane, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a 0.41 hectare site at the RTE Campus. The application site is located within the RTE Campus which includes a protected structure Montrose House (RPS No. 7847) and proposed protected structure RTE Campus (Draft Dublin City Development Plan 2022-2028 RPS No. 8888) with access off Stillorgan Road and Nutley Lane. The proposed development seeks for a further five years, the continued operation of the Fair City filming lott in it's current location in the north eastern area of the RTE Campus (previously a car parking area), adjoining the boundary with properties on Nutley Road. Reg. Ref. 2874/17 (ABP Ref. PL29S.248946) and 3760/20 refer to the previous relevant permissions. The proposed development also seeks to extend the previously permitted night time filming (until 22.00) for two nights per week for a further five years.

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**Area** Area 1 - South East  
**Application Number** 4975/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/11/2022  
**Applicant** Ruadhri O'Connor  
**Location** 183, Rathmines Road Upper, Dublin 6, D06Y5W9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for works to return an existing 2 storey mid terrace house, a protected structure (RPS:7319), from its current use as a multi-occupancy dwelling to its original use as a family home, exempted development under class 14 (E) of the Planning and Development Regulations, 2001.

Works consisting of:

- a) Demolition of part of a modern ground floor single storey rear side extension and rear boiler room,
- b) Modification to a modern ground floor single storey pitched roof rear extension to a flat roof with additional windows and doors,
- c) Replace all modern UPVC windows and doors to rear with traditional sash windows to include widening of existing rear windows at first and second floor rear return and widening of dining area door at ground floor rear,
- d) Incorporation of two conservation rooflights to rear return and rear main roof,
- e) Alterations to internal layouts,
- f) And all associated site development works.

**Area** Area 1 - South East  
**Application Number** 4976/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/11/2022  
**Applicant** Ciaran McGrath  
**Location** 29, Ailesbury Road, Dublin, D04YW28

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 1. Construction of a new single-storey addition to the rear Ground Floor, and removal of the existing single-storey addition to the rear of the building; 2. Construction of a new 2-storey addition to the Ground & 1st Floor east side, and removal of the existing single-storey addition to the east side of the building; 3. Reconfiguration and refurbishment of the existing Ground Floor apartment unit, to include new services, finishes & fixtures; 4. Formation of new patio doors to the existing door & window openings to the rear.

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**Area** Area 1 - South East  
**Application Number** 5234/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/11/2022  
**Applicant** Gas Networks Ireland  
**Location** Brookfield Green, Kimmage, Dublin 12

**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.

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**Area** Area 1 - South East  
**Application Number** WEB1900/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/11/2022  
**Applicant** Thomas Hopkins  
**Location** 5A, Temple Villas (Palmerston Road), Rathmines, Dublin 6, D06 RR26 (Site adjoins Palmerston Gardens to the rear)

**Additional Information**

**Proposal:** 1. Construction of new three storey detached dwelling (146m<sup>2</sup>) on site to side of existing two-storey dwelling ('Sleepy Hollow'). Development to include provision of roof-lights and roof-mounted photo-voltaic panels to flat roof, together with associated drainage, landscaping, boundary fencing, and ancillary site works. 2. Construction of new single storey glass-roofed conservatory extension (15m<sup>2</sup>) to southern side of existing house ('Sleepy Hollow'). 3. Alterations to existing front vehicular gates (to existing front boundary wall) - to provide new pedestrian & bicycle access gate to proposed new dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1905/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/11/2022  
**Applicant** Rory Timlin & Adrienne Brennan  
**Location** 109, Terenure Road West, Dublin 6w D6W Y654  
**Additional Information**  
**Proposal:** The development will consist of Conversion of attic to include construction of pitched roofed dormer to the side and flat roofed dormer to the rear; enlarging of existing window at ground floor to the rear; internal modifications at ground floor; and associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2018/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/11/2022  
**Applicant** Orla and John Collins  
**Location** 3, Serpentine Avenue, Dublin 4  
**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

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**Area** Area 1 - South East  
**Application Number** WEB2030/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/11/2022  
**Applicant** Colette McLaren  
**Location** 17, Tritonville Road, Dublin 4 D04 YH74  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2056/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/11/2022  
**Applicant** Tesla Motors Ireland Ltd  
**Location** 92, Bracken Road, Sandyford, Dublin 18, D18 CY92  
**Additional Information**  
**Proposal:** **\*OUTSIDE DUBLIN CITY COUNCIL'S JURISDICTION\***Erection of a new wash bay, additional hardstanding and car parking, and other associated works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4449/22  
**Appeal Type** Written Evidence  
**Applicant** Harold Properties Limited  
**Location** 214-216-218 Harold's Cross Road, Harold's Cross,  
Dublin 6W

**Additional Information** Additional Information Received

**Proposal:** Permission to demolish an existing car valeting canopy / washing station and single storey building at rear of units 214-216; also erect new 2 storey extension at rear of units 214-216 to consist of one open-plan retail unit on ground floor and one open-plan professional office on first floor. For the existing 2 storey building proposed internal alterations are the integration of ground floors at unit no's 214-216 (currently 'Graham Walker Cars') and at unit 218 ( currently 'Gold Thai Massage') into one open - plan retail unit, also the integration of first floors at unit no's 214-216-218 (currently 'Graham Walker Cars') into one open-plan professional office. Permission also sought for change of permitted use from 'shops and offices' (plan no. 0395/91) to retail use for the ground floor and to professional office use for the first floor. New ground floor fenestration to front elevation. Access to front retail unit will be from Harold's Cross Road. Access to the rear retail unit and both first floor professional offices will be from an existing vehicular gate entrance on Mountain View Avenue with an additional entrance to the rear ground floor retail unit from Shamrock Villas.

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**Area** Area 1 - South East  
**Application Number** 4813/22  
**Appeal Type** Written Evidence  
**Applicant** Ross Wherity & Laura Elliott  
**Location** 56, Grand Canal Street Upper, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of (i) retention of the demolition of part of the front boundary wall and the creation of a vehicular entrance and parking area in the front garden (ii) permission for the installation of a car turntable, gates and all associated site development works and services.

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**Area** Area 1 - South East  
**Application Number** 4824/22  
**Appeal Type** Written Evidence  
**Applicant** Andrew Ryan & Simona Casciato  
**Location** 90, Mount Drummond Square, Harold's Cross , Dublin 6

**Additional Information**

**Proposal:** Permission is sought for a new vehicular entrance and driveway for off street car parking.



**Area** Area 1 - South East  
**Application Number** WEB1808/22  
**Appeal Type** Written Evidence  
**Applicant** Vermilion Indian Cuisine Ltd  
**Location** 94 Terenure Road North, Terenure, Dublin 6W, D6WTY70  
**Additional Information**

**Proposal:** Permission for external signage/advertising at Vermilion Restaurant, 94 Terenure Road North, Dublin 6WTY70 comprising:

- (i) a 2.2 x 1.2m restaurant billboard, flat-mounted at first floor level on the south facing side wall and
- (ii) 3no. 2.5 x 0.5m projecting, double-sided, vertical, restaurant banners positioned between the first floor front windows.

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**Area 1  
Appeals Decided**

**None**



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

47/22

(21/11/2022-25/11/2022)

**Area** Area 1 - South East  
**Application Number** 0378/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Raj Annamalai  
**Location** 3, Leeson Close, Rear of 64 Lower Leeson Street,  
Dublin 2  
**Registration Date** 21/11/2022  
**Additional Information**  
**Proposal:** SHEC: Change of use from office to residential, Partial Demolition and New construction of 2 storey3-bed mews dwelling.

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**Area** Area 1 - South East  
**Application Number** 0379/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Orbitz Ltd  
**Location** Lands situated to the immediate south-east of No. 1  
Tritonville Crescent, and to the immediate north-west  
of Nos. 5-6 Tritonville Court, on Tritonville Lane,  
Sandymount, Dublin 4  
**Registration Date** 24/11/2022  
**Additional Information**  
**Proposal:** SHEC: Construction of 2 no. four-bedroom semi-detached dwellings

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**Area** Area 1 - South East  
**Application Number** 0382/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brian Woods  
**Location** 36 & 37, Avenue Road, Portobello, Dublin 8  
**Registration Date** 22/11/2022  
**Additional Information**  
**Proposal:** SHEC: Demolition of existing buildings and construction of 3 No. Houses.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

47/22

(21/11/2022-25/11/2022)

**Area** Area 1 - South East  
**Application Number** 0376/22  
**Application Type** Section 5  
**Applicant** Stuart Hill  
**Location** 15 Ovoca Road, Portobello, Dublin 8  
**Registration Date** 22/11/2022

**Additional Information**

**Proposal:** EXPP: To Install an additional downpipe to the street side of 15 Ovoca Road, as described in the attached documentation.

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**Area** Area 1 - South East  
**Application Number** 0380/22  
**Application Type** Section 5  
**Applicant** Sian Harper & Brian Duffy  
**Location** 5, Carlisle Street, Portobello, Dublin 8, D08 EEOY.  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** EXPP: The demolition of existing single storey extension. The construction of new single storey extension.

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**Area** Area 1 - South East  
**Application Number** 0381/22  
**Application Type** Section 5  
**Applicant** Ahmer Shah Khan  
**Location** 28, Kenilworth Road, Dublin 6  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The reinstatement of timber sash windows removed without permission, with details as fully set out in the report and the drawings listed below. The retention of the UPVC windows in the 1990s rear addition and the reinstatement of the 1990s balcony, executed without permission.

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