



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

10/23

(06/03/2023-10/03/2023)

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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3325/23
Application Type Permission
Applicant Joe McDonagh
Location 10 Halliday Road, Arbour Hill, Dublin 7, D07 EF90
Registration Date 07/03/2023

Additional Information

Proposal: Permission for :

1. demolish garage to side, single storey extension to front and rear and chimney stacks at existing dwelling,
2. construct single storey extension to front and single and 2 storey extension to rear of existing dwelling,
3. construct new 2 storey attached dwelling to side of existing dwelling,
4. widen existing vehicular entrance and also provide new vehicular entrance and all associated site works.

Area Area 3 - Central
Application Number 3338/23
Application Type Permission
Applicant Gresham Hotel Company Limited
Location The Gresham Hotel (the T Wing), 20-22, 23-24 Upper O'Connell Street, Dublin 1, D01TW21
Registration Date 08/03/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development for the remodelling of existing suites and rooms on 2nd, 5th and 6th floors to 25 no. ensuite hotel bedrooms to the Gresham Hotel (the T Wing), at 20-22, 23-24 Upper O'Connell Street, Dublin 1, D01 TW21. The development will consist of internal conversion of 2 rooms and suite (225m²) to create 8 no. new ensuite rooms on 2nd floor with internal remodelling of existing room and improved internal 6th floor access (60m²) on 5th floor, conversion of 4 suites (542m²) to create 16 no. new ensuite bedrooms with replacement of external glazing to Southern façade, balustrading, and screening to existing external roof terraces on 6th floor. The main Gresham Hotel building is a protected structure; however the proposed development has no impact on the protected structure building.

Area Area 3 - Central
Application Number 3343/23
Application Type Permission
Applicant Next PLC
Location Next PLC, 7-9 Henry Street, Dublin 1
Registration Date 09/03/2023

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of the installation of signage to a protected structure in the Dublin City Development Plan (2022-2028) comprising replacement fascia "Next" acrylic lettering to shop front elevation 1.2m high x 5.2m long x 0.08m projection mounted on glazing above entrance door and internally illuminated by LED lights.

Area Area 3 - Central
Application Number 3357/23
Application Type Permission
Applicant Institutional Investments Partners GmbH
Location 42/43 Henry Street, Dublin 1, D01 VY56
Registration Date 10/03/2023

Additional Information

Proposal: The development will consist of change of use at first, second and third floors from storage / retail to residential creating eight new residential apartments (2x studios apartments, 5 x one-bed and 1 x two-bed) and part change of use at basement level to provide residential storage and 13 bicycle storage. Internal works comprise removal of internal walls and staircase, fit out of residential units and installation of timber secondary glazing system. External works comprise replacement of existing entrance door and installation of new entrance porch on Moore Street, installation of new granite cill above shopfront on Henry Street and Moore Street, reinstatement of rear elevational windows, new external communal residential amenity space at rear first floor roof level with 1.8 metre high privacy screen, replacement / new plant at first floor roof and upper roof level, repair of existing parapet, new lift overrun at roof level and all associated works.

Area Area 3 - Central
Application Number 5051/22
Application Type Permission
Applicant Jenwood Investments Limited
Location 123, The Seabank House, East Wall Road, East Wall, Dublin 3
Registration Date 08/03/2023
Additional Information Additional Information Received

Proposal: Permission for retractable awning above existing outdoor seating area, to front of existing public house.

Area Area 3 - Central
Application Number 5329/22
Application Type Permission
Applicant Health Service Executive
Location Saint Mary's Hospital, Acres Road, Phoenix Park, Dublin 20, D20 TY72
Registration Date 10/03/2023
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) The installation of 8 no. wall vents at ground floor level and 8 no. wall vents at first floor level through the front facade of the main block; (ii) Removal of 4 no. door openings at ground floor level in the front facade of the main block and the reinstatement of four window openings at same with timber sash windows of the period; (iii) all associated ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 5419/22
Application Type Permission
Applicant Wellington Street Apt Limited
Location 9-11, Wellington Street Lower, Dublin 7
Registration Date 06/03/2023
Additional Information Additional Information Received

Proposal: The application seeks modifications to the previously approved permission DCC Reg. Ref. 3167/21. Modifications are to include the addition of 4 No. apartment units achieved by the way of an additional floor to the previously granted scheme bringing the total no. of floors of the building from 4-storeys to 5-storeys, increasing the total number of apartment units from 21 No. apartment units to 25 No. apartment units consisting of 1 No. studio, 17 No. one-bed, 7 No. two-bed; provision of communal open space at second floor level on a flat roof; provision of a green roof at second and fourth floor level; and removal of heat pumps and water tank from roof level. All with associated bike, store, bin store, landscaping and site works.

Area Area 3 - Central
Application Number WEB1184/23
Application Type Permission
Applicant Aine & Gerry Flynn
Location Side of No. 1, Saint Joseph's Cottages, Blackhorse Avenue, Dublin 7, D07 V02C
Registration Date 06/03/2023
Additional Information

Proposal: Erection of 1 No. two storey 2 bedroom semi-detached dormer dwelling house (84.1 gross floor area approx) and 1 No. two storey 3 bedroom semi-detached dormer dwelling house (106.5 gross floor area approx), & associated site works to each include retention of existing boundaries & new infill boundaries, new access steps, drainage & services connections, on site (232m2 area approx) in existing side garden.

Area Area 3 - Central
Application Number WEB1657/22
Application Type Permission
Applicant John and Brenda Carney
Location 51, Dunard Drive, Cabra West Dublin 7 D07 A8P7
Registration Date 06/03/2023
Additional Information Additional Information Received

Proposal: Planning permission for a) the demolition of existing single storey side extension, b) the construction of 1 No. 2 storey mid terrace dwelling house and 1 No. 2 storey end of terrace dwelling house complete with front & rear gardens, c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and d) all associated site works, at the site.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3350/23
Application Type Permission
Applicant Seamus O'Donohoe
Location 201, Bannow Road, Cabra, Dublin 7
Registration Date 10/03/2023

Additional Information

Proposal: The development will consist of alterations to existing front garden boundary and pedestrian gateway and creation of new vehicular entrance 3.5m wide with off-street parking space, new gates and all associated site, landscaping works and services.

Area Area 3 - Central
Application Number 3358/23
Application Type Permission
Applicant Eoin & Eileen Pelly
Location 22A, Kinvara Grove, Navan Road, Dublin 7, D07 T974
Registration Date 10/03/2023

Additional Information

Proposal: Planning permission to 1. Widen existing vehicular entrance to front garden to 3m. 2. Demolish existing single story kitchen extension to rear and garage to side. 3. Construct new 2 story extension to side, extend existing hipped roof to new gable with apex roof with roof light to front and also single story extension to front and rear. 4. Convert attic / loft space to storage room with flat roof dormer to rear and new window to new gable and all associated site works.

Area Area 3 - Central
Application Number WEB1180/23
Application Type Retention Permission
Applicant Rohan & Siobhan Carolan
Location 12, Priory North, The Priory, Dublin 7 D07 W5Y2
Registration Date 06/03/2023

Additional Information

Proposal: RETENTION: Retention of existing widened vehicular access to front of dwelling.

Area Area 3 - Central
Application Number WEB1191/23
Application Type Permission
Applicant Declan & Gillian McMahon
Location 28, Cabra Drive, Cabra East, Dublin 7
Registration Date 08/03/2023

Additional Information

Proposal: A 1 storey to rear & 2 storey to side extension, to provide dining, sitting, kitchen at ground level, 2 bedrooms at first floor. Works include minor internal alterations, modifications to front, side, rear elevations, 6 no. velux to rear, attic conversion to store & all associated site development works.

Area Area 3 - Central
Application Number WEB1205/23
Application Type Permission
Applicant Martin and Bernadette Keane
Location 7, Martin Savage Park, Ashtown, Dublin 15
Registration Date 09/03/2023

Additional Information

Proposal: a) the provision of a dormer window to the rear for an existing converted attic.
b) Single storey porch and canopy extension to the front
c) New roof window to the rear
All with ancillary site works

Area Area 3 - Central
Application Number WEB1207/23
Application Type Permission
Applicant Gary & Shauna Lawlor
Location 10, Iona Villas, Drumcondra, Dublin 9 D09 A0T2
Registration Date 10/03/2023

Additional Information

Proposal: Proposed rear two storey extension; Proposed attic roof space conversion with change of side roof profile from hip roof to a 'Dutch' half hip roof, raised side gable wall and rear roof dormer roof window with associated internal & external alterations; Proposed front boundary wall alteration to form vehicular access driveway to front garden with associated site development works, all to dwelling house.

Area 3 Decisions

Area Area 3 - Central
Application Number 0012/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 06/03/2023
Applicant Board of Management St. Columba's National School
Location St. Columba's National School, Waterloo Avenue, North Strand, Dublin 3

Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: The application is for the replacement of 10 no. approx. 25 year old upvc windows at ground floor & first floor in the existing school building (a protected structure), with 10 no. new double-glazed timber windows of similar size.

Area Area 3 - Central
Application Number 0047/23
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 06/03/2023
Applicant Outhouse LGBT Community Resource Centre
Location 105 Capel Street, Dublin 1, D01 R290.

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works are to take out existing aluminium framed windows at ground floor level and replace with timber sash windows, granite cills and granite blocks. Planning was previously granted for these works- Reference number - 2264/06.

Area Area 3 - Central
Application Number 0048/23
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 07/03/2023
Applicant Gcwan's B Properties
Location 77, Marlborough Street, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Demolish existing floor slab at lower ground floor level and install new ground bearing slab. 2. New posts at ground level. 3. New beam at first floor level fixed to existing timber beam. 4. Walls at first and second floor levels to be reconnected using helifix helibars. 5. Existing timber joists to be strengthened by doubling the joists. 6. For robustness, new lateral restraints proposed to tie the walls to the floors.

Area Area 3 - Central
Application Number 3019/23
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 06/03/2023
Applicant Michael Chambers
Location 37 St Anne's Road, Drumcondra, Dublin 9, D09 H0K6
Additional Information
Proposal: RETENTION PERMISSION: sought for attic conversion from store to non-habitable room and to provide three roof windows to rear.

Area Area 3 - Central
Application Number 3020/23
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 06/03/2023
Applicant Belvedere CT APT Limited
Location 10 & 11, Belvedere Court, Dublin 1
Additional Information
Proposal: The application seeks modifications to the previously approved permission DCC Reg. Ref. 2556/20. Modifications are to include: the addition of 4 No. apartment units achieved by way of an additional floor, to the previously granted scheme bringing the total no. of floors of the building from 4-storeys to 5-storeys and increasing the total number of apartment units from 13 No. apartments to 17 No. apartments consisting of 8 No. one-beds and 9 No. two-beds. All with associated bike store, bin store, landscaping, and site works.

Area Area 3 - Central
Application Number 3023/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/03/2023
Applicant Irish Social Housing Property II S.A.R.L.
Location 175-176, North Strand Road, and 115 Seville Place, Dublin 1
Additional Information
Proposal: Permission is sought for modifications to previously approved mixed use development reg. ref. 4344/17 at 175-176 North Strand Road and 115 Seville Place, Dublin 1 comprising the following:
(1) Change of use of the existing ground floor commercial unit of 147 sq.m to residential use to provide two, one bedroom universal design apartments, each with direct front door access from the street, and with gross floor areas of 74 sq.m and 63 sq.m respectively. This will increase the overall number of apartments in the building to 13 apartments;
(2) Provision of private amenity space for each of the new ground floor apartments;
(3) Alterations to existing ground floor elevations to accommodate the ground floor apartments;
(4) Landscaping and boundary treatment works and all associated site works and services.

Area Area 3 - Central
Application Number 3034/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/03/2023
Applicant Alan Coyne
Location 37, Saint Mary's Road, East Wall, Dublin 3, D03 P627

Additional Information

Proposal: Planning permission for a first floor terrace over an existing single storey flat roof extension to the rear of the house along with associated rooflights, balustrades and site works.

Area Area 3 - Central
Application Number 3036/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2023
Applicant Roisha Tynan
Location 8, Iona Avenue, (previously known as Shanganagh Road), Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist of the demolition of the existing single and partial two-storey extension to the rear of existing mid-terraced two-storey two-bedroom dwelling and the construction of a new two-storey extension to the rear of the dwelling. The new extension will contain a kitchen, dining and living area, with rooflight over the kitchen area, at Ground Floor and an additional bedroom with ensuite at First Floor, giving a total of three bedrooms, together with internal alterations and associated site works. These works will give an additional floor area of 14.7sqm at Ground Floor and 22.8sqm at First Floor to the existing dwelling. The works will also include the remodelling of the existing store/ shed to the rear of the dwelling, including construction of a new mezzanine level of 16.4sqm in area, to accommodate home office space with access from the rear laneway retained.

Area Area 3 - Central
Application Number 3037/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2023
Applicant Steven McCay and Sonja Monaghan
Location 10, St Vincents Cottages, Blackhorse Avenue, Dublin 7

Additional Information

Proposal: Permission for amendments to previously granted planning application reference 3321/22 for alterations to proposed single storey extension to side and rear and facade which consists of a reduction in size along with ancillary works.

Area Area 3 - Central
Application Number 3258/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2023
Applicant Cuisle Properties Ltd.
Location Rear 61 Mountjoy Square West and 59 Grenville Lane,
Dublin 1

Additional Information

Proposal: Permission is sought for the following development :

- A. construct three storey extension comprising 3 no. 1-bed apartments, 1 no. apartment per floor over basement carpark,
- B. remove pitch roofs and extend existing 2 no. two-storey townhouse apartments to three storey with bedrooms to second floor level,
- C. alterations to elevations and site development works to rear.

Area Area 3 - Central
Application Number 3287/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/03/2023
Applicant Bada Bings Limited
Location 79 Queen Street, Dublin 7, D07 DW3R & 91/92 Benburb
Street, Dublin 7, D07WFH3

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS ref. 6884) Permission for proposed development as follows:

- (a) connect the existing ground floor bar at 79 Queen Street and existing restaurant/bar at 91/92 Benburb Street to include new shopfront and hatch and construction of a new single-storey 20sqm WC extension to the rear side (east) of the restaurant/bar at 91/92 Benburb Street;
- (b) replace existing flat roof to the rear (south) over existing ground floor restaurant/bar of 91/92 Benburb Street with corresponding minor change to rear side (west) elevation including new door;
- (c) change of use of existing commercial/office use at first and second floor level of 79 Queen Street to associated guest bedroom accommodation for the provision of a total of 8 en suite bedrooms (5 double bedrooms, 3 single bedroom). All to include associated works and services at 79 Queen Street, Dublin 7, D07 DW3R, a protected structure (RPS ref. 6884) and 91/92 Benburb Street, Dublin 7, D07 WFH3.

Area Area 3 - Central
Application Number 4965/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2023
Applicant John Fitzpatrick
Location Site to rear of 236, Clonliffe Road, Drumcondra, Dublin 3

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Proposed works at a site to the rear, and within the curtilage of, no.236 Clonliffe Road, Drumcondra, Dublin 3, a Protected Structure, consisting of the following principal elements:

1. Demolition of existing single-storey Garage/Workshop structure on the site;
2. Construction of a contemporary, detached, two- storey dwelling house with flat roof which accommodates screened, private open space at roof level;
3. The new dwelling will be accessed from the existing private lane to the rear of no.236 Clonliffe Road which is accessed from Drumcondra Road Lower;
4. The development will include all associated landscaping, drainage and site development works.

Area Area 3 - Central
Application Number WEB1184/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/03/2023
Applicant Aine & Gerry Flynn
Location Side of No. 1, Saint Joseph's Cottages, Blackhorse Avenue, Dublin 7, D07 V02C

Additional Information

Proposal: Erection of 1 No. two storey 2 bedroom semi-detached dormer dwelling house (84.1 gross floor area approx) and 1 No. two storey 3 bedroom semi-detached dormer dwelling house (106.5 gross floor area approx), & associated site works to each include retention of existing boundaries & new infill boundaries, new access steps, drainage & services connections, on site (232m2 area approx) in existing side garden.

Area Area 3 - Central
Application Number WEB1669/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/03/2023
Applicant Mr. Weibo Wang and Mrs. Tao Zhang
Location 376, Griffith Avenue, Dublin 9 D09 V3H6
Additional Information Additional Information Received

Proposal: The development will consists of

- 1) demolition of existing single-storey flat roof garage (11.65 sq.m);
- 2) construction of two-storey pitched roof extension to side and single-storey flat roof structure extension to rear garden;
- 3) keep side access at ground level with 1m to the boundary;
- 4) widen front vehicular access entrance gate to Griffith Avenue;
- 5) installation of 2 no. of roof lights to rear garden and ancillary site works in association.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	4145/22
Appeal Type	Written Evidence
Applicant	Garvagh Homes Ltd.
Location	'Former Des Kelly Site' s site of 0.262Ha. bounded by 364-374 North Circular Road, Royal Canal Bank, and 168-169 Phibsborough Road, Dublin 7
Additional Information	A.I Article 35 Received

Proposal: The development will consist of 28 no. car parking spaces (13 spaces for retail, 13 spaces for residential and 2 club car spaces (2 spaces of the allocation will be e-charging), 186 no. cycle spaces and bin stores and collection areas at lower ground level, 2 no. retail units with a total of 1,950 sq. m at ground floor level, coffee shop of 40 sq. m. facing Royal Canal Bank at lower ground level, 80 no. apartments (19 studios, 19 one bed, 41 two bed and 1 three bedroom apartments) overhead in upper floor development. With the exception of no. 168 Phibsborough Road, which is to be retained, the application proposes to demolish all the existing buildings on the site. The new buildings to North Circular Road shall be 6 storey in height (ground floor retail with apartments on upper floor) with an 8 storey apartment building at the corner of North Circular Road and Royal Canal bank with an 8 storey section above park level are proposed. Within, the site, the apartment buildings will surround a central amenity open space for residents. It is proposed to demolish 169 Phibsborough Road and replace with a three storey building with vehicular entrance at ground floor level giving access to lower ground level parking and services. PV panels on the roof and c. 975 sq. m green roofs to be incorporated. A substation is also proposed together with all ancillary services.

Area	Area 3 - Central
Application Number	5371/22
Appeal Type	Written Evidence
Applicant	Martin Tynan
Location	Kennedys Public House at 132, 134 Lower Drumcondara Road, Drumcondra, Dublin 9, D09 A4P8

Additional Information

Proposal: The development will consist of the enclosure of an outdoor smoking area/yard (c. 32 sqm) linking the main bar to the rear bar of the public house with removal of the existing roof structure and retractable canopy and replacement with a pitched roof including roof lights. The area is proposed to be incorporated within the overall internal bar floor space of the premises.

Area 3 Appeals Decided

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

10/23

(06/03/2023-10/03/2023)

Area Area 3 - Central
Application Number 0081/23
Application Type Social Housing Exemption Certificate
Applicant Aine and Gerard Flynn
Location Side of Corry House, 1 St. Joseph's Cottages,
Blackhorse Avenue, Dublin 7
Registration Date 07/03/2023
Additional Information
Proposal: SHEC: Erection of 1 no. 2 storey 2 bedroom & 1 no. 3 bedroom dwelling houses and associated site works.



Dublin City Council

SECTION 5 EXEMPTIONS

10/23

(06/03/2023-10/03/2023)

Area Area 3 - Central
Application Number 0082/23
Application Type Section 5
Applicant National Youth Federation CLG
Location 20, Lower Dominick Street, Dublin 1
Registration Date 06/03/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Work is to be carried out on the front facade to i) rake out cementitious mortar on the facade, ii) repair and replace some brickwork, iii) remove sand cement quoins, iv) renew rainwater goods and v) carry out minor repairs to existing windows, as granted in lapsed permission given under planning application 2932/06.

Area Area 3 - Central
Application Number 0084/23
Application Type Section 5
Applicant Rob Curley
Location Olympus, 51, Drumcondra Road Lower, Drumcondra, Dublin, D09 EN23
Registration Date 07/03/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works include: 1. Installation of a temporary access hatch in the front room at first floor through the existing plasterboard ceiling, to facilitate installation of insulation in the ceiling space above in the location indicated. To include for the careful removal of a section of plasterboard to facilitate access, and replacement and making good of same following completion of insulation works. 2. Installation of a new insulated Stira loft ladder access hatch system in the plasterboard ceiling in the landing area of the first floor return, in the location indicated, to facilitate permanent access to the attic space of the first floor return for storage and services maintenance, including: a. Careful removal of a section of plasterboard ceiling. b. Forming a new ope in the existing joists to receive Stira. c. Installation of Stira. d. The closing up of an existing attic access in a lath-and-plaster ceiling in the bathroom of the first floor return in location indicated and making good of same as part of repair works to lath-and-plaster ceilings elsewhere. 3. Installation of a new insulated Stira loft ladder access hatch system in the lath-and-plaster ceiling in the top landing area of the first floor in the location indicated, and installation of a new insulated roof access hatch in the location indicated, to facilitate permanent access to the roof for maintenance, including: a. Careful removal of a section of lath-and-plaster ceiling. b. Forming a new ope in the existing joists to receive Stira. c. Installation of Stira. d. Careful removal of 1 no. solar panel. e. Careful removal of roof slates and roof coverings. f. Forming a new ope in the roof to receive roof access hatch. g. Installation of roof access hatch. 4. Repairs to plasterboard ceiling in back bedroom of main house, to make good historic water damage in area indicated.

Area Area 3 - Central
Application Number 0085/23
Application Type Section 5
Applicant Rob Curley
Location Olympus, 51, Drumcondra Road Lower, Drumcondra, Dublin 9, D09 EN23
Registration Date 07/03/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works include: 1. The removal of partition wall between the WC and bathroom in the first floor return. 2. Closing up of the existing bathroom door in the first floor return. 3. Ancillary works to facilitate new bathroom configuration including: a. The installation of new sink, toilet and shower, associated changes to plumbing and drainage locations, as outlined. b. Repairs and refurbishment of wall and floor finished in new combined bathroom including new micro-element finishes to floor and walls, and select breathable finishes on external wall as permitted under planning reg. ref.: 2372/21. c. Repairs and refurbishment of lath-and-plaster ceiling in new combined bathroom, to be carried out with refurbishment of other lath-and-plaster ceilings elsewhere in the house under planning reg. ref.: 2372/21.
