



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**23/23**

(05/06/2023-09/06/2023)

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 1 COMMERCIAL

**Area** Area 1 - South East  
**Application Number** 3141/23  
**Application Type** Permission  
**Applicant** Barfel Ltd  
**Location** 1, Holles Street, Dublin 2, D02 FX74  
**Registration Date** 09/06/2023  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: 1. Retention permission for Change of Use (residential use-single dwelling)(formerly Office). 2. Retention Permission for alterations carried out to include: removal of modern internal partition walls and modern doors, removal of redundant modern services, and removal of modern office fit-out. 3. Planning Permission for proposed works to include: (A) the removal of existing single storey 4.8 sqm. structure to rear of building, removal of later interventions and removal of redundant services. (B) Construction of a two storey over basement extension 29.4 sq. metres to the rear with external terrace at second floor 16sq. metres, with enabling alterations to rear facade, new extension 9.2 sq. metres at third floor, to existing stair return providing new internal stair connection between second and third floor with enabling alterations to rear facade and roof. (C) Works to the existing building to include: conservation and refurbishment of the building fabric, including alterations to plan-form, forming and altering door openings, upgrading of services throughout including new sanitary provisions, provision of new external glazed door and sidelights to front facade at basement level, upgrading of building fabric to provide fire resisting construction to provide protected escape route from upper floors to street, and provision of domestic scale Fire suppression system. (D) Works to external facade consisting of: Cleaning masonry, removal of overpainting to masonry elements, pointing renewal and masonry repair to front facade, Cleaning and refurbishment of railings, plinth, and paving, Replacement of modern windows to front facade with timber double glazed sliding sash windows, Replacement of existing door case with new timber door case, sidelights and elliptical overlight, Repair works to gable wall, rear facade and rear return, replacing existing concrete window sills with granite sills, replacement of uPVC windows and timber double glazed sash windows, Replacement of uPVC rainwater goods with cast iron rainwater goods. Renewal of slate roof, renewal of existing gutters. Repairs to parapet walls and chimney stacks including provisions of new chimney pots.

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**Area** Area 1 - South East  
**Application Number** 3858/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Blanaid Shiel, School Buildings Unit, Department of Education and Skills  
**Location** Nos. 11A (Former Garda Station) & 12-16, Harcourt Terrace, Dublin 2  
**Registration Date** 09/06/2023  
**Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of the demolition of all structures on site (1,550sqm) and the construction of a four storey over part basement, with part single and part two storey new primary school (4,630 sqm) that will comprise 24 no. classrooms and two special educational needs classrooms as well as all ancillary school accommodation, services and storage. The development will include small inset balconies to its west facing front elevation facing Harcourt Terrace at first, second and third floor level. The development will include 5 no. play areas including a sensory garden in the courtyard of the special educational needs unit, a

dedicated special needs play area above the single storey special educational needs unit; a junior play area to the front and bounding Harcourt Terrace; a rooftop play area above the four storey element; and a main play area to the rear. The main pedestrian access to the school is off Harcourt Terrace with a secondary access from Charlemont Place with provision of secure parking for 225 bicycle and scooters to the front and rear of the building. No car parking is proposed within the site with no dedicated set-down areas along Harcourt Terrace. The development will also include a new boundary wall, fencing and gates around the periphery of the site with new entrance along Harcourt Terrace as well as all associated site development and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3889/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Grace Healthcare
<b>Location</b>	Terenure Nursing Home, 122-124, Terenure Road West, Terenure, Dublin 6W PW58
<b>Registration Date</b>	06/06/2023

**Additional Information**

**Proposal:** Planning permission for extension and modifications of the existing nursing home at 122/124 Terenure Road West, Terenure, Dublin 6W PW58, consisting of the following: (A) 61m<sup>2</sup> single storey day-space extension to the south elevation, (B) 6m<sup>2</sup> single storey extension to form 2 new offices to the east elevation, (C) Alterations internally to the ground floor to provide single bedroom occupancy with private en-suites to the rear of no.122 only, (D) Other internal minor partition modification to improve the personal space and layout within the shared bedrooms to the ground floor and first floor, (E) Reduction in bed numbers overall from 48 no. beds to 42 no. beds, (F) Two new windows to bedroom no.23, (G) Other minor modification of window openings, (H) All associated sites work above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3899/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Philip James Halton
<b>Location</b>	Newbridge Mews, rear 45 Tritonville Road, Dublin 4
<b>Registration Date</b>	07/06/2023

**Additional Information**

**Proposal:** The development will consist of a single two storey 3 bedroom mews house. Containing 2 bathrooms, kitchen/dining area on the ground floor and a living area on the first floor. A pitched tile roof & brick east and west facade and plaster facade to the south and north of the dwelling. The front garden containing one parking space.

**Area** Area 1 - South East  
**Application Number** 3902/23  
**Application Type** Permission  
**Applicant** Paul Smith  
**Location** Oscar House, 309A Galtymore Road, Drimnagh, Dublin 12  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** Permission sought to convert existing offices, one on ground floor and office on first floor to 2 no. 2 bedroom apartments, minor alterations to house to allow for conversion and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3908/23  
**Application Type** Permission  
**Applicant** ED&F Man Liquid Products Ireland Limited  
**Location** Corner of South Bank Road and Whitebank Road, Ringsend, Dublin, DO4TC98  
**Registration Date** 08/06/2023

**Additional Information**

**Proposal:** PERMISSION: Permission for development at our existing molasses storage terminal at the Corner of South Bank Road and Whitebank Road, Ringsend, Dublin, D04 TC98. Site located in the Poolbeg West Strategic Development Zone. The development will consist of 6 no. additional liquid storage tanks, a loading gantry, 2 x 200mm fixed pipelines to extend from the subject site to the Liffey/port quay side and a new pipe bridge crossing the Pigeon House Road at ED&F Man Liquid Products Ireland Limited.

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**Area** Area 1 - South East  
**Application Number** 3914/23  
**Application Type** Permission  
**Applicant** Urbana Beauty Distribution Limited  
**Location** 57, South William Street, Dublin 2, D02HP23  
**Registration Date** 08/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: Alterations to previously Approved Development for a healthcare related consultancy (Application No. 4464/22) to include; a) New internal fitout with minor internal alterations to existing building, b) New shopfront, c) New external mechanical plant equipment on flat roof of first floor to the rear At 57 South William Street, Dublin 2, D02 HP23, which is a PROTECTED STRUCTURE (RPS Ref. 8594)

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**Area** Area 1 - South East  
**Application Number** 3915/23  
**Application Type** Permission  
**Applicant** On Tower Ireland Limited  
**Location** Blocks 5 & 6 St. Clare's Park, Harold's Cross Road,  
Dublin 6  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** The development will consist of the installation of telecommunication antennas concealed within three no. shrouds, a pole mounted GPS antenna and a cabinet and all other associated site development works on the building rooftop. The development will provide high speed wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 3917/23  
**Application Type** Permission  
**Applicant** Randomness and Integrity Services Ltd  
**Location** 12 Fitzwilliam Street Upper, Dublin 2, D02 HY58  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: development will consist of renewal of mechanical and electrical installations, sanitary & kitchen fittings, removal of modern internal partitions, demolition of modern porch in yard, reopening of blocked window and provision of new replica sash window, provision of new rooflight and solar/ PV panels to main roof and general interior redecoration.

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**Area** Area 1 - South East  
**Application Number** 3918/23  
**Application Type** Permission  
**Applicant** SW Restaurant Limited  
**Location** 18-19 South William Street and 47 Drury Street, Dublin  
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**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** The development will consist of the change of use of the existing basement car park (369sqm) at 47 Drury Street to restaurant use, the change of use of the existing ground floor retail (35.1sqm) at 47 Drury Street to restaurant use and the associated extension of the existing SOLE Restaurant out to 47 Drury Street at ground floor and basement levels. It will include the relocation of the restaurant entrance from 18-19 South William Street to 47 Drury Street along with associated internal modifications to the existing building. The relocation of the entrance will involve the remodelling of the shop / carpark entrance frontage to form a new shopfront to 47 Drury Street including new signage, lighting and a demountable canopy awning over the new restaurant entrance.

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**Area** Area 1 - South East  
**Application Number** 3920/23  
**Application Type** Permission  
**Applicant** Sean Jackman  
**Location** 43, Beach Road, Sandymount, Dublin 4  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** Permission is sought for: Demolition of existing single storey garage and existing extensions to rear, construct new part single, part 2 storey extension to rear with first floor roof terrace, make new opening in rear elevation at first floor level, internal alterations to existing house, provide new vehicular access from Beach road, reduce width of existing vehicular access from Beach road, provide new pedestrian accesses from the lane to rear, construct 1 number three storey 4-bedroom terraced houses to side, with roof terrace at first floor level to rear, and with vehicular and pedestrian access from Beach Drive.

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**Area** Area 1 - South East  
**Application Number** 3925/23  
**Application Type** Permission  
**Applicant** Eoin & Jennifer Smartt  
**Location** Rear of No. 22, Sandymount Road, Dublin 4, D04 TD63  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** The proposed development will consist of the demolition of existing single storey garage and side pedestrian entrance gate (previously approved under Reg Ref. 1519/04) and the construction of a 2 storey, 2 bedroom, 4 person contemporary mews dwelling (c. 98m2 GFA), 1 no. within curtilage car parking space with vehicular access via 'The Grove, Beach Avenue Sandymount, Dublin 4', and all associated site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** DSDZ3900/23  
**Application Type** Permission  
**Applicant** TikTok Technology Limited  
**Location** Tropical Fruit Warehouse, 30-32, Sir John Rogerson's Quay, Dublin 2, D02 VX90  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at the Tropical Fruit Warehouse, 30-32 Sir John Rogerson's Quay, Dublin 2, D02 VX90, a Protected Structure (RPS. Reference No. 7548) and at the connected new office building to the rear (south) of the Protected Structure. The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone. The development will consist of the change of use of the previously permitted café/restaurant to office floorspace and associated alterations at ground floor level (c. 203 sq m). The development will also consist of alternations to the new office building to the rear of the Protected Structure, including modifications to the eastern elevation at ground floor level to partially include opaque glazing on the existing fenestration and the replacement of 1 No. basement car parking space at basement level with ancillary office floorspace.

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**Area** Area 1 - South East  
**Application Number** WEB1481/23  
**Application Type** Permission  
**Applicant** Robert Gray  
**Location** 4, Belville Mews, Stillorgan Road, Donnybrook, Dublin 4  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** Reconfiguring and extending to change from 1no. 4 bedroom dwelling house over 2 storeys [area: 146 square metres] to 2 no. three bed apartments over three floors. Apartment A will be 120 square metres and Apartment B, 95 square metres. Works include retaining of existing stone front and rear elevations along with pedestrian and vehicular entrances, internal demolitions, 2 no. new ground floor courtyards at entrance level, balcony on first floor for each apartment behind the front stone wall, set back three storey brick façade with glazing and flat roof in the central massing and 2 storey set back brick facades with glazing and flat roof on either side.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3530/23  
**Application Type** Permission  
**Applicant** Stephen Timmons  
**Location** 17, Nutley Road, Donnybrook, Dublin 4  
**Registration Date** 08/06/2023  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: Removal of side flat-roofed utility area & original block sheds to rear garden. New Single storey extension to side and rear. New attic dormer conversion with 2 number dormers to front and rear elevations to provide habitable accommodation. Roof profile alterations to hipped side elevations to accommodate stair access and storage area. Elevational alterations to front, side and rear elevations to modify fenestration. Widening of existing vehicular entrance & new extended and modified entrance to front elevation. All associated site development works to a detached 2 storey dwelling.

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**Area** Area 1 - South East  
**Application Number** 3894/23  
**Application Type** Permission  
**Applicant** Mr. Aidan Brennan and Mr. Shane O'Neill  
**Location** 80, Kenilworth Square, Rathgar, Dublin 6  
**Registration Date** 06/06/2023  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: For refurbishment works to the front facade of 80 Kenilworth Square, Rathgar, a protected Structure. Works to include the repair and repointing of the brick façade and the repair and maintenance of existing cast iron railings.

**Area** Area 1 - South East  
**Application Number** 3896/23  
**Application Type** Permission  
**Applicant** Ronan and Geraldine Walsh  
**Location** 51, Kenilworth Square, Rathgar, Dublin 6  
**Registration Date** 06/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: For demolition of existing boiler house and garden sheds, construction of a single storey extension to the rear of the house, with minor alterations to internal layout all at lower ground floor and first floor levels, upgrading the plumbing and electrical installations, upgrading of existing bathrooms and heating installation, repairs to existing sash windows and replacement of non-original windows with timber sash windows with thermally efficient slim-line double glazing, re-pointing of brickwork to front elevation, improvements to thermal efficiency, miscellaneous internal and external repairs, installation of solar panels on roof to rear, provision of off-street parking in the rear garden with access from Garville Lane and all necessary and associated site works at 51 Kenilworth Square Rathgar Dublin 6-Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 3903/23  
**Application Type** Permission  
**Applicant** Ciaran Madden and Lana Fitzsimons  
**Location** 37, Havelock Square, Sandymount, Dublin 4, D04 H298  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing rear single storey and first floor extensions, the construction of a new single storey extension and first floor extension to the rear, and refurbishment of the existing dwelling including internal alterations, with all associated works and connections to existing services.

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**Area** Area 1 - South East  
**Application Number** 3913/23  
**Application Type** Permission  
**Applicant** Mojaclo Ltd  
**Location** 16, Lad Lane, Dublin 2, D02 NX72 & 16 Fitzwilliam Sq East, Dublin 2, D02H271  
**Registration Date** 08/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: The site is within the curtilage of 16 Fitzwilliam Sq East. The development will consist of: 1. Removal of the existing fibre cement slate roof & replacement with natural slate roof & 4no rooflights to the existing mews building, 2.Reconfiguration & replacement of the windows & doors to front (south) elevation of the existing mews building, 3. Removal of the existing internal walls & floors of the existing mews building, 4. Construction of new internal layouts and 37sqm ground floor extension to the existing mews building, 5. The extension & refurbishment of the mews building will provide a 1no 4 bedroom house.

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**Area** Area 1 - South East  
**Application Number** 3916/23  
**Application Type** Permission  
**Applicant** Pearse & Deirdre Phelan  
**Location** 46 Heytesbury Street, Portobello, Dublin 8  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of a new rooflight to the north facing slope of the pitched roof of the rear return.

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**Area** Area 1 - South East  
**Application Number** 3919/23  
**Application Type** Permission  
**Applicant** Kate and Noel Coakley  
**Location** 32 Beechwood Avenue Lower, Ranelagh, Dublin 6, D06 CA49  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** The proposed development will consist of the demolition and removal of existing single and two-storey extension to the rear of the existing two-storey terraced house and replacement with a new single and two-storey extension, including remodelling of existing ground and first floor accommodation, minor adjustment to existing front entrance to provide for independent access and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1198/23  
**Application Type** Permission  
**Applicant** James Ryan  
**Location** 38, Clareville Road, Harold's Cross, Dublin 6w D6W VN84  
**Registration Date** 09/06/2023

**Additional Information** Additional Information Received

**Proposal:** Planning Permission is sought for demolition of rear extension (18m<sup>2</sup>), construction of ground floor extension (link) at rear/side (14m<sup>2</sup>). Alterations to existing house: rear/side windows/doors, reconfiguration of internal layout at ground floor/first floor. Alterations to existing garage include: Conversion to habitable area, front/side elevations clad in timber, new windows/doors to front/side, new velux type windows at roof, internal layout reconfiguration at ground floor/first floor. Alterations to front/side boundary/garden walls, relocation of existing main vehicular access, retention of secondary vehicular access, amendments to driveway layout. Proposed store connected to house.

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**Area** Area 1 - South East  
**Application Number** WEB1487/23  
**Application Type** Permission  
**Applicant** Fintan Byrne  
**Location** 70, Melvin Road, Terenure, Dublin 6w  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** Deveopment will consist of a single storey extension to front of dwelling, part single storey & part two storey extension to side of dwelling, a single storey extension to rear of dwelling (proposed additional floor area equates to 50.6m.sq.), new rooflight on side elevation and associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0163/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 06/06/2023  
**Applicant** Louise Barnes and Oliver Fitzgerald  
**Location** 213, Rathmines Road Upper, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacing the kitchen fitted furniture and the external modern timber rear doors, replacing the modern concrete floor slab with an insulated slab with underfloor heating and new floor finishes and decoration all to the ground floor return/extension. Removing carpet, insulating the walls with Calsitherm and fitting out as a bathroom with a tiled floor to the larger room and replacing the existing bathroom fittings with utility room cupboards to the smaller room in the first floor return. Existing drains will be reused.

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**Area** Area 1 - South East  
**Application Number** 0164/23  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/06/2023  
**Applicant** Long Term Foundation Ltd  
**Location** 30, Merrion Square North, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: External Works: 1. Slate and valley repair to roof. 2. Repair to 3 no. chimneys. 3. Remove asbestos. 4. Clean reveals to windows. 5. Clean granite window cills. 6. Local repairs to hall level brickwork. 7. Strip paint from hall door casing. 8. Clean entry steps and landing. 9. Repair render (rear). 10. Decorate balconettes. 11. Remove stainless steel flue. 12. Repair Drains. Internal Works: 1. Repairs to windows. 2. Stitch repair front wall to party walls. 3. Upgrade existing fire alarm system. 4. Upgrade existing IT system. 5. Replace existing fluorescent lighting. 6. Remove partitions from first floor rooms. 7. Repair ceilings. 8. Decorate entire. 9. Upgrade existing WCs. 10. New boiler with balanced flue.

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**Area** Area 1 - South East  
**Application Number** 0166/23  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 08/06/2023  
**Applicant** Brendan and Hannah O Driscoll  
**Location** Lands to the rear of no. 162 Merrion Road, Dublin 4, D04 P8W8, Fronting Sydney Parade Avenue.

**Additional Information**

**Proposal:** SHEC: The development consists of the demolition of the existing boundary wall and the construction of a part two storey plus attic accommodation with dormer windows and part single storey house with integrated garages, the construction of an access route over the grass verge to Sydney Parade Avenue and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3029/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** KC Property Group Limited  
**Location** 45-47, Cuffe Street (Greenside House; now demolished), Dublin 2

**Additional Information** Additional Information Received

**Proposal:** The application site also fronts Montague Court and Protestant Row. This application seeks amendments to the development permitted and under construction under Reg. Ref. 2142/20, as amended by Reg. Ref. 3507/20 (ABP-308961-20). The proposed amendments consist of the following: (i) Provision of a fire escape corridor, with new fire exit on to Montague Lane, and associated alterations to the lightwells at street level; (ii) Revised public realm works; (iii) Associated revisions to internal layout and eastern elevation; (iv) The amendments provide for a reduction in gross floor area to the permitted scheme of 7.6 sq.m. with an overall proposed GFA of 5,202.4 sq.m.

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**Area** Area 1 - South East  
**Application Number** 3541/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** Sandra Byrne  
**Location** 112, Bangor Road, Crumlin, Dublin 12, D12 R76E

**Additional Information**

**Proposal:** Permission for alterations to previously granted planning permission (Ref; 1115/22 - a single storey flat roof extension to the side of existing 2 storey dwelling) for a first floor addition consisting of 2 new bedrooms and bathroom to the approved single storey extension consisting of a kitchen, dining, utility and toilet including all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3544/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** Rebecca Maybin & Richard Owens  
**Location** 75, Brighton Road, (corner of Brighton Road & Brighton Square), Terenure, Dublin 6, D06 HC60

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of • Demolition of existing boiler house shed and existing non-historic fabric wall to the rear;  
• Construction of new single storey extension to the rear of existing rear return with a new chimney and canopy associated;  
• Alterations to existing openings of existing rear return (North / West side) to accommodate new sliding door and patio doors at Ground Floor level.  
• Alterations to rear elevation of main dwelling consisting of creating a new opening and enlarging existing opening between the main dwelling and the rear return.  
• Removals of non-original internal stud partitions in the first floor rear return to reconfigure the internal layout.  
• Block-up of one existing window ope (North side) of existing rear return at First Floor level.  
• All associated internal layout alterations, site, landscaping, drainage and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3553/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** Cathal Garrad  
**Location** 10/11, Liberty Lane, Dublin 8

**Additional Information**

**Proposal:** PERMISSION & RETENTION: 1. Retention and completion of modifications (layout and elevational) to existing two storey building. 2. Proposed change of use (368 s.q.m. ) from approved office/retail use to tourist hostel. 3. Retention of 29 sq.m. single storey bike store/maintenance store.

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**Area** Area 1 - South East  
**Application Number** 3557/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2023  
**Applicant** Conor McDermott  
**Location** 4 Blarney Park, Kimmage, Dublin 12, D12 V6T8

**Additional Information**

**Proposal:** The development will consist of the partial demolition to the front boundary wall and the creation of a new vehicular entrance, 3m wide and the provision of 1no. off street parking space and all associated site and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 3562/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** Hermitage Estates Limited  
**Location** 27/28, Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06 YA72

**Additional Information**

**Proposal:** The development will consist of alterations to approved planning permission 2799/20 as follows: 1. The construction of 5.7sqm extension to flats at 1st & 2nd floor levels. 2. The internal reconfiguration of the staff welfare & storage areas to the 2 storey rear extension approved under planning application 2799/20. No works are proposed to the external size & appearance. 3. Subdivision of 2nd floor flat (approved as 1no. 2 bed flat under pp2799/20) to 2no. 1 bed flats. On completion the total development will consist of the previously granted 2no. one bedroom flats at first floor level, 2no. 1 bed flats at second floor level, and previously granted 1 no. 2 bedroom flat at third floor level. The licenced premises on the ground floor is to be retained.

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**Area** Area 1 - South East  
**Application Number** 3565/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/06/2023  
**Applicant** Ben McCabe  
**Location** Evergreen, Windsor Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PERMISSION: To raise a section of the existing boundary wall by 500mm located on the Northern boundary.

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**Area** Area 1 - South East  
**Application Number** 3567/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/06/2023  
**Applicant** Brightside Media Limited  
**Location** 51, Grafton Street, Dublin 2, D02K635

**Additional Information**

**Proposal:** PERMISSION: Proposed development consists of the replacement of the existing lightbox advertising sign (3m high by 2.00m wide by 600mm deep) at first floor level at 51 Grafton St, Dublin 2, with an LED digital display sign (3m high by 2.00m wide by 150mm deep) which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage located at 65 Harold's Cross Road, Harold's Cross, Dublin, D6W W447 and 57 Kilbarrack Road, Kilbarrack Lower, Dublin 5, DO5 V8P9.

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**Area** Area 1 - South East  
**Application Number** 3569/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2023  
**Applicant** Copper Bridge C 2015 ICav  
**Location** Nos. 2 and 3 The Harvey, Lansdowne Place, Lansdowne Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** The proposed development comprises the amalgamation, including minor internal reconfiguration of the existing No. 2 (1 bedroom apartment - c. 58.5 sqm) and No. 3 (2 bedroom apartment - c. 130.01 sqm) at Level 01 within the Harvey Building at the existing Lansdowne Place development so as to now provide a single 3 bedroom apartment (c. 188.6 sqm).

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**Area** Area 1 - South East  
**Application Number** 3606/23  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 07/06/2023  
**Applicant** Greenfield Ideas Ltd  
**Location** 43-44, Baggot Street Lower, Dublin 2 and 11A Fitzwilliam Street Lower, Dublin 2

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Retention permission for : a) Replacement of existing retractable canopy facing Baggot Street Lower, with new canopy having support legs.

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**Area** Area 1 - South East  
**Application Number** 3800/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/06/2023  
**Applicant** Mr & Mrs Robert and Alanna Feely  
**Location** 'Abingdon' No.1A St Albans Park, Sandymount, Dublin 4, D04X0KO

**Additional Information**

**Proposal:** RETENTION: Permission at a 0.245 hectare /0.607 acre site located at 'Abingdon'. The development comprises of a 2.7 metre high shed with wooden cladded panels and an aluminium entrance door at the mid western section of the site. The shed has a gross floor area of 12 square metres. The development includes the repositioning of permitted bedroom window on the south west facing elevation of 'Abingdon' to its west facing elevation to a permitted corridor (Approved in Reg. Ref. 3845/20). The permitted bedroom window was not built on the west facing elevation of 'Abingdon'. The corridor window has a height of 2.6 metres and a width of 1.6 metres.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3820/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	09/06/2023
<b>Applicant</b>	Kells ICAV
<b>Location</b>	Retail Units 1 & 2 at recently completed development on the site comprising No.60-63 Dawson Street & No.3 Duke Lane (Hibernian House) No.64-65 Dawson Street & No.34-39 Nassau Street (Hibernian Corner) & No.40-43 Nassau Street (Nassau House), Dublin 2

### **Additional Information**

**Proposal:** Permission for development and works to Retail Units 1 and 2 at the recently completed development on the site comprising Nos. 60-63 Dawson Street and No. 3 Duke Lane (Hibernian House), Nos. 64-65 Dawson Street and Nos. 34-39 Nassau Street (Hibernian Corner), and Nos. 40-43 Nassau Street (Nassau House), Dublin 2.

The proposed development consists of alterations to Retail Unit 1 (Gross Floor Area (GFA) of 1,493 sqm) and Retail Unit 2 (GFA of 1,416 sqm), including:

- (a) The sub-division of Retail Unit 1 to provide two separate units, comprising Retail Unit 1 entirely at ground floor level and Unit 1A at ground floor and lower ground floor levels. It is also proposed to incorporate part of the lower ground floor area of Retail Unit 2 within the proposed Unit 1A. The proposed amendments result in Retail Unit 1 having a total GFA of 613 sqm, Unit 1A having a total GFA of 1,021 sqm and Retail Unit 2 having a total GFA of 1,263 sqm;
- (b) The provision of a new ground floor level entrance to Retail Unit 1 onto Nassau Street;
- (c) Change of use of Unit 1A from Retail to Leisure and Recreational Use, providing a commercial Virtual Reality (VR) facility at lower ground floor level, with an associated reception area at ground floor level, together with all associated and ancillary works. The proposed VR facility incorporates 5 no. VR gaming areas ('holodecks'), a guest lounge, ancillary licensed bar areas, restrooms and back of house and staff areas (including plantroom, stores, staff restroom, staff office/ meeting room, maintenance workshop and server room) at lower ground floor level. A dedicated circulation stairwell and lift is proposed to connect the ground floor reception area to the lower ground floor level.
- (d) The provision of fascia signage (measuring approximately 2660mm (length) x 400mm (height) x 75mm (depth)) comprising back-lit individual white lettering - SANDBOX VR and an associated logo to the front of the proposed Leisure and Recreational Unit 1A onto Nassau Street.
- (e) The provision of 2 no. internal shopfront window display TV monitors (measuring approximately 831mm (length) x 1,477mm (height) respectively), associated with the use of the proposed Leisure and Recreational Unit 1A, fronting onto Nassau Street.

**Area** Area 1 - South East  
**Application Number** 4234/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 06/06/2023  
**Applicant** Tim & Margaret Murphy  
**Location** 42, Waterloo Road, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: RETENTION & PERMISSION: Partial demolition and modification of existing rear return. - New (flat roofed) extension at lower and upper ground floor levels. - Replacement and enlargement of projecting timber clad bathroom to rear at half landing between first and second floor levels. - Repairs to and partial replacement of northern boundary wall. - Minor elevational changes (opes modified). - Repairs to front entrance steps. - Repairs to and partial replacement of front door and surround. - New zinc roof and partial cladding of return. Planning permission for proposed new works: - New internal partitions (for bathrooms and ancillary spaces). - Re-instatement of missing portion of front boundary railings.

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**Area** Area 1 - South East  
**Application Number** 5194/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 08/06/2023  
**Applicant** Templeogue Synge Street GFC  
**Location** Dolphin Park, Crumlin Road, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal:** Application apply for a 10-year permission for development at Dolphin Park, Crumlin Road, Dublin 12. The development principally consists of: the realignment of the 2 No. existing Senior Pitches with 1 No. pitch enclosed in a 990 millimetre high spectator barrier/fence; an all-weather pitch enclosed in a 990 millimetre high spectator barrier/fence; grass training areas; warm-up areas; and the construction of a new 2 No. storey clubhouse (745.6 sq m). The clubhouse notably includes: changing rooms; south- east facing, first floor terrace; rooftop solar panels; a digital score board; and 2 No. logos (signage). The development also proposes the demolition and removal of the existing 1 No. storey clubhouse (190.1 sq m); ball-stop netting; 3 No. lighting poles; and hard-surfacing. In addition, the development proposes the provision of: a 2 metre wide jogging/walking path; 93 No. car parking spaces (including mobility impaired and EV charging spaces); coach and mini bus parking; cycle parking; 21 No. new floodlights ranging in height from 15 metres to 20 metres; public lighting; generator; goal posts and 12 metre high retractable ball-stop netting in locations throughout the site; ball wall; hard and soft landscaping; and all associated site works. A Natura Impact Statement has been prepared in respect of the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ4380/22
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	08/06/2023
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle (IGB) & Fabrizia Sites, Poolbeg West, Sean Moore Road , South Bank Road , Dublin 4

**Additional Information** A.I Article 35 Received

**Proposal:** Development of an office and mixed-use scheme (Referred to as Phase A Commercial) on an infill site of c.15.08 hectares (with a net focused site area of c. 1.78 ha) of land within the former Irish Glass Bottle (IGB) and Fabrizia sites on Sean Moore Road, Dublin 4 (including some 198 sq metres of public domain on Southbank Road to accommodate vehicle and pedestrian access). The site is identified as within the A1 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme. The overall site also includes a recently issued planning permission approved (Phase 1) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The overall site is also the subject of an application for planning permission (Phase 1B) (PWSDZ3406/22) which relates to the development on a site area of some 0.76 hectares and proposes 356 No. apartments and residential amenities, within a mixed-use development (43,944 sq m) comprising 1 No. block (identified as Block L). The overall site is also the subject of an application for planning permission (Phase 2) (PWSDZ4058/22) which relates to the development on a site area of some 2.10 hectares and proposes a residential and mixed-use scheme comprising a floor area of 64,906 sq m (54,682 sq m above basement). The development comprises 2 No. blocks (identified as Block D and E) to provide: 516 No. apartment units and associated residential amenity facilities; a childcare facility: 5 no. café restaurant units; 2 no. Retail Services; 14 no. Retail Units; 1 no. Foodhall, 1 no. Health Facility: basement car parking; together with associated infrastructural works on the overall site. The Phase 2 application for planning permission is located directly adjacent to the proposed Phase A development. The proposed development will consist of an office and mixed-use scheme with a total GFA of 45,993sq.m (excl. basement / undercroft UC-02) comprising 2 No. blocks (identified as Blocks A and B). The proposed development includes the removal of tree cover located along the South Bank Road interface. An amendment to the parent permission (PWSDZ3270/19) is also sought and relates to a reduction in the no. of trees proposed (by 1 no. tree) along the Sean Moore Road interface and within the focused site area. The proposed development will consist of: Block A (includes Block AA & AB) of 26,545sq.m and ranging in height from 5-7 storeys over basement/undercroft car parking to include double height (UC-01 & 00 Level) ground floor reception, office, a restaurant/bar, bakery/ café and event space with the upper floors to be used as offices. The offices have been designed to be suitable for a single user or multiple users with subdivisions. Block B of 19,448sq.m, and ranging in height from 5-12 storeys over basement/undercroft car parking to include double height (UC-01 & 00 Level) ground floor reception, games bar and office with the upper floors to be used as offices. The offices have been designed to be suitable for a single user or multiple users with subdivisions. The UC-01 level of

Block A includes café, sports and recreation area, collaborative office, storage and building services. The UC-01 level of Block B includes collaborative office, management facilities and building services. Each office block has a number of amenity terraces including at 1st, 3rd, 4th, 5th, 6th and roof level in Block A and at 4th and 6th floor level in Block B. A total of 77 no. commercial car parking spaces (incl. 4 no. disabled access spaces & 16 no. EV spaces) and 2 no. motorbike spaces, located at basement level with vehicular access from the street level (Block A north eastern elevation), the provision of 29 no. on-street car parking spaces (incl. 8 No. EV spaces and 6no, disabled access spaces) and 5 no. loading bays; Provision of 613 No. bicycle parking spaces located at basement level with bicycle ramp access from street level and 130 no. short-stay standard bicycle parking spaces (incl. 4 no. cargo bicycle spaces) located at surface level; Plant rooms, building services and energy centres, water tank, sprinkler rooms, tenant rooms, kitchenette, parcel/courier store, archive store, bin stores, bicycle stores. lockers, showers, changing facilities, facilities management and games bar storage located at basement/UC-01 level; Provision of public realm spaces including 1 no. public square (Pembroke Square), Glass Bottle Lane and public amenity spaces (totalling 1,931sq m); and two new local/side streets (Pembroke Place & Glass Bottle Place) connecting to Southbank Road. The provision of the South Bank Link Road as identified in the SDZ Planning Scheme. The proposed development will include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, public lighting, green roofs, solar pv panels, and all ancillary works and services necessary to facilitate construction and operation. The scheme also provides for an option which includes for temporary site hoarding should the proposed development proceed ahead of the adjoining Phase 2 Residential Proposal commencing.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1311/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/06/2023
<b>Applicant</b>	Mary Carty
<b>Location</b>	106, Harold's Cross Cottages, Dublin 6 D06 WV56
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of new rooflight to existing front roof to serve living room.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1318/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/06/2023
<b>Applicant</b>	Lya Solis
<b>Location</b>	12, Gerald Street, Dublin 4 D04 Y4T2
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the demolition of an existing single storey extension to the rear and the construction of a new two storey flat roofed extension to the rear with an increase in dwelling ridge height from 4.700m to 5.775m, 5 no. conservation Velux rooflights to the front, and replacement of windows with hard wood sliding sash windows and new hardwood front door. The development includes all associated and ancillary works necessary to facilitate the development.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1432/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	09/06/2023
<b>Applicant</b>	Union Investment Real Estate GmbH
<b>Location</b>	Ballast House, Aston Quay, on the Corner of Aston Quay and Westmoreland Street, Dublin 2

**Additional Information**

**Proposal:** Erection of new illuminated signage on the front (North) elevation of the building façade and minor works including the removal of outer sections of the entrance canopy, the freestanding bases and light fittings and the provision of 2no. new recessed uplighters in the footpath in the location of the removed bases.

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## Area 1 Appeals Notified

None

## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3560/21
<b>Appeal Decision</b>	SPLIT DECISION
<b>Appeal Decision Date</b>	07/06/2023
<b>Applicant</b>	Mr Joseph Hyland of Marland Property
<b>Location</b>	100, Haddington Road, Dublin 4, D04F5F7
<b>Additional Information</b>	

**Proposal:** Planning permission for the partial demolition, a ground and first floor extension to the side and rear of the existing dwelling and the construction of a new 2 storey, semi-detached 3 bedroom dwelling with a balcony to front, over a partial basement with a total floor area of 174.9m<sup>2</sup>. The works also include the construction of 1 additional surface parking space, a new vehicular/pedestrian entrance onto Haddington Road, connection to public utilities and drainage networks and all other associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4133/21
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	06/06/2023
<b>Applicant</b>	Carol Underwood & Patricia Hussey
<b>Location</b>	63, Rathmines Road Upper, Rathmines, Dublin 6
<b>Additional Information</b>	

**Proposal:** Planning permission for development to the rear of this site. The development will consist of: a) the demolition of the existing sheds; b) the subdivision of the site and the construction of 2no. 162sqm part three-storey part one-storey semi-detached houses with three bedrooms each; c) enhancement of the vehicular entrance fronting onto Stone Mews including parking for two cars; d) associated site works and landscaping.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

23/23

(05/06/2023-09/06/2023)

**Area** Area 1 - South East  
**Application Number** 0201/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Robert Gray  
**Location** 4, Belville Mews, Stillorgan Road, Donnybrook, Dublin 4  
**Registration Date** 07/06/2023  
**Additional Information**  
**Proposal:** SHEC: Change from one bed house to 2. no Three storey apartments.

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**Area** Area 1 - South East  
**Application Number** 0208/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Grafton Capital S.a.r.l.  
**Location** 109, Grafton Street, Dublin 2, D02 YK64.  
**Registration Date** 08/06/2023  
**Additional Information**  
**Proposal:** SHEC: Four 1-bed apartments to upper levels of existing building.

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**Area** Area 1 - South East  
**Application Number** 0212/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Eoin and Jennifer Smartt  
**Location** Rear of 22 Sandymount Road, Dublin 4, D04 TD63.  
**Registration Date** 09/06/2023  
**Additional Information**  
**Proposal:** SHEC: The proposed development will consist of the demolition of existing single storey garage and side pedestrian entrance gate (previously approved under Reg Ref. 1519/04) and the construction of a 2 storey, 2 bedroom, 4 person contemporary mews dwelling (c. 98m<sup>2</sup> GFA), 1 no. within curtilage car parking space with vehicular access via 'The Grove, Beach Avenue Sandymount, Dublin 4', and all associated site works necessary to facilitate the development.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

23/23

(05/06/2023-09/06/2023)

**Area** Area 1 - South East  
**Application Number** 0098/23  
**Application Type** Section 5  
**Applicant** McInnes Dunne Murphy LLP  
**Location** 6, Mount Street Crescent, Dublin 2  
**Registration Date** 09/06/2023  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: (1) A new business sign on brickwork adjoining the door, (2) A wireless video doorbell mounted on the door surround, (3) Relocation of a number of cable boxes in the office.

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**Area** Area 1 - South East  
**Application Number** 0200/23  
**Application Type** Section 5  
**Applicant** Declan Doyle  
**Location** Rockville House, 1A, Ailesbury Road, Dublin 4  
**Registration Date** 07/06/2023  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

List of Proposed Works

Roof

Existing natural slated to be carefully removed, examined and stored for re-use. Entire roof to be stripped back to the ratters, felted with selected breather membrane felt underlay and re-slated using the best of the salvaged- slates onto new treated battens. Where new slates are required due to delamination cracking etc., of the existing they are to match the original as close as possible and are to be compatible in terms of colour, texture. Sections of new slating are to be confined to the less prominent areas of the roof. Existing clay thickness and durability. ridge tiles are to be reused as far as possible Existing copper valleys, raking valleys and parapet gutters are to be examined and removed where necessary and replaced with new copper laid to best current practice, existing lead flashings to be retained and repaired as necessary. Existing coverings to fat roof sections to be removed and replaced with selected 3 ply bituminous sheeting (Paralon Warm Roof System or equal approved ) on insulation on VPL on 18 mm marine plywood - al as per manufacturer's instructions. All works to be carried out on a like for like basis in line with best conservation practice as outlined in the Department of Culture, Heritage and the Gaeltacht's Roofs, A Guide to the Repair of Historic Roofs( 2010).

Existing roof window to be removed and replaced with selected conservation roof light ( Velux Heritage conservation roof window or equal approved) Chimney stacks to be examined and re-pointed as required with lime All facia's, softs, timber eaves brackets etc., to be examined for decay and carefully repaired as required - all details/ mouldings / profiles etc., to match existing All existing gutters and downpipes to be inspected for leaking, cleaned down and repaired as necessary, Repairs to be in line with Department of Culture, Heritage and the Gaeltacht's 'Iron - The repair of Wrought and Cast ironwork'

2.2

Windows.

Refurbishment of all the existing timber single glazed windows. Works to include installation of proprietary draught excluders to improve thermal efficiency and the careful removal of the existing glazing routing of existing h/w frames to allow for its replacement with LANDVAC insulated vacuum glazing thickness 8. .3mm 4mm glass 03mm vacuum +4mm glazing )- al as per specification and detail attached from CozyGlaze Ltd. See Appendix 1

This is a glazing system that is ideally suited for protected structures due to the fact that when



installed the glazing reads as single pane glazing. Cozyglaze are one of the leading specialists in the country for this kind of work. This specification also results in a uValue of 0.4 compared with the current estimated reading of circa 5.6- a significant improvement. The windows are essentially in reasonable condition and will only require some small localized repairs. It is then intended to prepare, sand and repaint in two coats of water based paint and adjust as require the existing sash weights. -as per schedule See Appendix 3 All works to be carried out in line with best conservation practice as outlined in the Department of Culture, Heritage and the Gaeltacht's 'Windows, A guide to the Repair of Historic Windows.

### 2.3

#### Relocation of Front Door.

Our client is very keen to re-instate the front door back to its original location at the front of the house on the East Elevation.

Evidence which confirms this location has been identified initially by word of mouth but more recently by way of documents sourced from the Irish Times Archive. See Appendix 2. This is a series of advertisements for the sale of the property by Jackson Stops & McCabe the first from 1920 which indicates in its description of the property the following sentence;

'Outer tiled hall with mahogany glass doors to inner hall'

A separate advert contained a photograph of the front of the house, (see attached advert from the Irish Times Ad of Sept 25<sup>th</sup> 1943 ), which clearly indicates that the main entrance was in this location at that time. Further evidence is provided by the repair to the brickwork visible under the sash window.(Photo G)

It is also noted that the adjoining property at No 1B Ailesbury Road ( currently the Pakistani Embassy ) is of similar vintage with an almost identical front screen and brick detailing. The existing door and frame are in reasonable and it is proposed that they are carefully removed from their present location, refurbished in line with best practice and repositioned to their original location on the East Elevation.

### 2.4

#### Relocation of Sash Window\_(W.1)

As part of the works described above it is also proposed that we would relocate the original sash window (W.1) to the opening left by the removal of the front door screen. Detail survey of this area, and the fact that the cill position lines up with the adjoining window and the decorative brick string course would indicate that there is a high probability that this was its original location, It is proposed that the opening would be carefully infilled with recycled bricks salvaged from the East Elevation, bedded in lime in a bond to match the existing

### 2.5

Re-Instatement of Outer Hall(G.1) Part of the proposed works would include for the re-instatement of the front hall, an area currently being used as a bathroom. This would involve the removal of all sanitary ware, restoration of the glass panels to the mahogany double doors leading to the outer hall and the restoration and repair of the original Victorian floor tiling.

### 3.0

#### Impact of Proposed Interventions

#### 3.1

Works to the roof will be essential repair works as sections are presently allowing for water ingress. Impact-Positive

#### 3.2

Draught proofing/ insulated vacuum glazing of the existing windows necessary to reduce heat loss and to improve current living conditions . Impact- Minimal

#### 3.3

Relocation of the front door and sash window to the original location s will re-instate the elevations and room layouts as originally designed -i.e.

"Outer tiled hall with mahogany glass doors to inner hall"

This will be a positive intervention, giving back to the front elevation the status as originally envisaged by the architect, \_ impact - Positive.

34

Re-instatement of the Outer Hall will return the ground floor plan back to it' s original designed layout. Impact - Positive

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**Area** Area 1 - South East  
**Application Number** 0204/23  
**Application Type** Section 5  
**Applicant** Liam Lynch  
**Location** 81 Waterloo Road, Ballsbridge, Dublin 4.  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

Historical window at front basement to be repaired ( see method statement)

All windows replaced front and rear ( see method statement)

Existing external rear staircase replaced with a finer steel and timber staircase,

Remedial works carried out on the roof including replacing and repairing lead in the valleys. When more funds are available the manmade slates will be replaced.

We believe that the above works will have a positive impact to the dwelling and will enhance

Waterloo road and will bring the property in line with other historical buildings in the area. Strict

conservation techniques will be used and only experienced conservation trades will be used. See method statement.

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**Area** Area 1 - South East  
**Application Number** 0205/23  
**Application Type** Section 5  
**Applicant** St Patrick's Cathedral  
**Location** Saint Patrick's Cathedral Deanery, Kevin Street  
Upper, Dublin 8, D08 AW65.  
**Registration Date** 07/06/2023

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Restoration of 5no original windows, restoration and thermal upgrading of 12no replacement windows , replacement of recent fanlight, structural strengthening of stairs and replacement of heating system.

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**Area** Area 1 - South East  
**Application Number** 0210/23  
**Application Type** Section 5  
**Applicant** Failte Ireland  
**Location** St Andrews Church, St Andrew's Street, Dublin 2.  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

Since this application was made (0031/23) further inspections have been undertaken including the erection of scaffolding to the belfry of the tower and this has identified the need to increase the scope of repair works as well as the need to undertake urgent structural repairs to the stonework to the belfry. These additional works are necessary to make the building weather tight as well as to address a serious health and safety hazard in terms of the stonework to the belfry tracery.

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**Area** Area 1 - South East  
**Application Number** 0211/23  
**Application Type** Section 5  
**Applicant** Ilderland DAC (70 Pembroke Road)  
**Location** 70, Pembroke Road, Dublin 4, D04 VP80.  
**Registration Date** 09/06/2023

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed works comprise structural underpinning to various sections of the front walls of the property to prevent further subsidence and structural damage. The proposed works are urgent and there is currently shoring in place to limit the risk of further damage. Repairs to cracking to be undertaken as per structural engineers' details and with a lime render. Render/plaster repairs/making good to be undertaken with a lime render to match existing.

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