



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(17/07/2023-21/07/2023)

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	3311/23
Application Type	Permission
Applicant	Irish Life Assurance plc
Location	Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04 R7F2
Registration Date	21/07/2023
Additional Information	Additional Information Received

Proposal: Planning permission for development at a 0.35 hectare (approx.) site at Hume House. The proposal will comprise amendments to planning permission Reg. Ref. 4155/18; ABP Ref. 303806-19, as amended by Reg. Ref. 2343/21. The development will consist of: Amendments at rooftop level to provide for 1 no. additional floor (eighth floor level) of office space, set back from the northwest and northern perimeters. Reduction of floor to floor heights of each floor by 150mm at all floors. Provision of a terraced garden along the Pembroke Road frontage at eighth floor level. Rationalisation of roof plant and enclosures, relocation of an internal stair core and all ancillary works required to facilitate the development. The proposed development will result in an additional c. 1,275 sqm of gross office floor space and an increase in total building height (including roof top plant) by c. 2.85m to c. 37.85m above ground level.

Area	Area 1 - South East
Application Number	3319/17/X1
Application Type	Extension of Duration of Permission
Applicant	Tullington Ltd. Partner of Victoria Ltd.
Location	19-27, Exchequer Chambers, Exchequer Street, Dublin 2
Registration Date	20/07/2023
Additional Information	

Proposal: EXT.OF DURATION: The development will consist of: the provision of a contemporary office extension (265sq m) to the existing rear return increasing the height from part single, part 2 storeys to 4 storeys with a sedum roof and plant over; modifications to the existing rear return including the internal reconfiguration of floor space and the insertion of a lift; the development of a screened terrace (15sq m) (facing north and west) to the rear (northern) side of Exchequer Chambers on an existing flat roof at the 1st floor level (screened by a pre-existing 2.9m wall) and elevational changes including modifications to window and door opes. The works will also include minor modifications to the existing Exchequer Chambers building including removal of select windows at the rear external wall and widening of the window opes to provide connectivity between the new extension and the existing development; the provision of new windows at the ground floor level of the eastern elevation of the restaurant unit at No. 27 Exchequer Chambers providing frontage onto Andrews Lane; upgrades to the 1st and 3rd floor level toilet facilities to provide disabled toilets and shower facilities; plant; signage; hard and soft landscaping and all other ancillary works above and below ground.

Area	Area 1 - South East
Application Number	4164/23
Application Type	Permission
Applicant	Grattan O'Brien
Location	18, Terenure Road North, Dublin 6W, D6W XF59
Registration Date	17/07/2023

Additional Information

Proposal: Permission for the proposed extension and alterations to an approved off-licence previously granted under planning permission number 3503/22 with the existing first floor accommodation to remain in suit as is and all associated site and development works

Area Area 1 - South East
Application Number 4178/23
Application Type Permission
Applicant N.R. Callaghan
Location Rear of 2 Londonbridge Road, Dublin 4, D04 X084
Registration Date 19/07/2023

Additional Information

Proposal: Permission for minor alterations to previously approved planning permission reg 2927/16, to construct a 4 bed 2 storey family dwelling, 190sqm with traditional pitched roof, pedestrian & vehicular access to lane, alterations to include pitched roof and 2 no. roof lights to entrance hall and all associated site works to rear.

Area Area 1 - South East
Application Number 4187/23
Application Type Permission
Applicant Elm Park Golf and Sports Club
Location Elm Park Golf and Sports Club, Nutley House, Nutley Lane, Donnybrook, Dublin 4
Registration Date 20/07/2023

Additional Information

Proposal: PERMISSION: To a). refurbish, alter and realign existing tennis court nos 6, 7, 8 and 9. b). upgrade lighting on courts 6 and 7 to modern standards to reduce light spill and conserve energy with 12m Court Sports Lighting masts at corners of courts and install new lighting of the same specification on courts 8 and 9 with 12m Court Sports Lighting masts at corners of courts (10 light masts in total between the 4 courts), c). install new surfaces on all courts incorporating Sustainable Drainage Systems (SuDS; d). upgrade and install new fencing, associated ground works and all associated landscaping/paving & site works.

Area Area 1 - South East
Application Number 4188/23
Application Type Retention Permission
Applicant Paul O'Reilly on behalf of Burlington Dental Clinic
Location Burlington Dental Clinic, 16 Burlington Road, Ballsbridge, Dublin 4, D04XP89
Registration Date 20/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: for the following: (a) single storey waiting room extension at lower ground floor at the side of existing building, (b) metal frame covered shelter also located at lower ground floor at the side of existing building, (c) connection to existing mains services on-site and all associated development works. The subject building is listed as a Protected Structure the Dublin City Council Development Plan 2022 - 2028 (Record of Protected Structure Number 1028).

Area	Area 1 - South East
Application Number	4193/23
Application Type	Permission
Applicant	Rivergate Property Harolds Cross Limited
Location	126-128, Harolds Cross Road, Dublin 6W
Registration Date	20/07/2023

Additional Information

Proposal: PERMISSION: The application seeks modifications to the previously approved permissions DCC Planning Ref. no. 3420/21, 4735/18 & ABP 304552-19. The proposed modifications will consist of the following: Replacement of as-granted car parking spaces at the basement with additional apartment storage, bicycle spaces, bin storage, and service rooms; Proposed ramp to basement to replace 2no. as granted 2no. Car lifts; Alterations to internal layout and east elevation of Block - 1: apartments no. 4 & 10 to reposition their respective balconies; removal of lower ground floor level bicycle storage, the lobby, the access staircase to the basement, and an access door on the Block 02 west elevation from the podium; installation of a new fire escape staircase from the podium to the basement, installation of new access staircase and door on west elevation from the podium to the upper ground floor; proposed additional vents to the basement all with associated site works, drainage, street lighting, and landscaping.

Area	Area 1 - South East
Application Number	WEB1583/23
Application Type	Permission
Applicant	Vikal Gurung
Location	Unit 1, Essex Quay, Dublin 8, D08 X348
Registration Date	18/07/2023

Additional Information

Proposal: Change of use to café / snack facility with related proposed signage on the façade fronting Essex Quay and all related works.

Area	Area 1 - South East
Application Number	WEB1596/23
Application Type	Retention Permission
Applicant	JCDecaux Ireland Limited
Location	On the public footpath on the Western side of Mercer Street Upper, at the Southern side of the junction with Digges Street Upper, Dublin 2
Registration Date	21/07/2023

Additional Information

Proposal: RETENTION: The retention of the existing scrolling internally illuminated, double sided 'Metropanel' advertising display unit.

Area	Area 1 - South East
Application Number	WEB1597/23
Application Type	Retention Permission
Applicant	JCDecaux Ireland Limited
Location	On the public footpath, on Sean Moore Road at the junction with Bremen Road, Irishtown, Dublin 4
Registration Date	21/07/2023

Additional Information

Proposal: RETENTION: The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

Area	Area 1 - South East
Application Number	WEB1598/23
Application Type	Retention Permission
Applicant	JCDecaux Ireland Limited
Location	On the grass verge, on the western side of the East Link Toll Road, approaching the East Link Toll Road/Sean Moore Roundabout at, Irishtown, Dublin 4
Registration Date	21/07/2023

Additional Information

Proposal: The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

Area	Area 1 - South East
Application Number	WEB1613/23
Application Type	Retention Permission
Applicant	JCDecaux Ireland Limited
Location	On the grass verge on the eastern side of the East Link Toll Road approaching the East Link Toll Road/Sean Moore Road Roundabout at Irishtown, Dublin 4
Registration Date	21/07/2023

Additional Information

Proposal: The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	4161/23
Application Type	Permission
Applicant	Oonagh Delargy
Location	24 Saint John's Street, Dublin 8, D08 E1W9
Registration Date	17/07/2023

Additional Information

Proposal: Permission for the development will consist of demolitions and alterations to the existing single-storey rear extension; a 10m² first floor extension to the rear with obscured-glass window and screened window; 2no. new rooflights to the rear; demolition of internal partitions and stairs; new windows and external doors throughout; associated drainage works and ancillary works within the curtilage of the site.

Area	Area 1 - South East
Application Number	4162/23
Application Type	Permission

Applicant Micheal Twomey & Josephine Lynch
Location 115 Anglesea Road, Ballsbridge, Dublin 4
Registration Date 17/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Permission : the development will consist of alterations of the full-width garden level extension and provision of hall-level pitched-roof extension accessed off the stair landing to the main house to provide a new bedroom; pitched-roof single storey extension towards garden and modifications to lane elevation of rear garage to provide ancillary use incidental to the main house with associated internal alterations and landscaping.

Area Area 1 - South East
Application Number 4167/23
Application Type Permission
Applicant Mary Delahunty
Location 54, Charleston Road, Ranelagh, Dublin 6, D06 X627
Registration Date 18/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: The development comprises revisions to previously approved development (Reg. Ref.: 3216/23); (i) provision of 8 No. vents to front, side and rear elevation of original building, (ii) provision of incline roof vent to the side/east facing roof, (iii) provision of the wall light and cctv camera to the side wall above the entrance stairs, (v) reinstatement of partition at first floor to create en-suite bathroom, all at the above address.

Area Area 1 - South East
Application Number 4171/23
Application Type Permission
Applicant Hugh Hannigan & Steve Connolly
Location 2 Strand Terrace, Milltown, Dublin 6, D06 W2Y7
Registration Date 18/07/2023

Additional Information

Proposal: The development will consist/consist of

1. partial demolition of the front tiled roof to accommodate the proposed works, including removal of 1no. rooflight,
 2. construction of a metal clad first floor extension to provide an additional living space with an openable glazed screen,
 3. internal re-modelling.
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Area Area 1 - South East
Application Number 4176/23
Application Type Permission
Applicant Kate and Noel Coakley
Location 32 Beechwood Avenue Lower, Ranelagh, Dublin 6, D06 CA49
Registration Date 19/07/2023

Additional Information

Proposal: Following withdrawal of Reg. Ref. 3919/23 for a similar development this proposed and revised 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.

Area	Area 1 - South East
Application Number	4179/23
Application Type	Permission
Applicant	Ann Shiels
Location	15 Farney Park, Sandymount, Dublin 4
Registration Date	19/07/2023
Additional Information	

Proposal: The development will consist of the demolition of the existing garage, utility room and first floor bathroom and bedroom all to the side and rear and the construction of a new garage & utility room and extended kitchen at ground floor, 2 new bedrooms, bathroom & store at first floor and a new attic level office & WC with a new dormer rooflight all to the side and rear of an existing 2 storey semi-detached / terraced house.

Area	Area 1 - South East
Application Number	4185/23
Application Type	Permission
Applicant	Barry & Claire Malone
Location	15, Lavarna Grove, Terenure, Dublin 6W D6W AP08
Registration Date	20/07/2023
Additional Information	

Proposal: Permission for proposed change to as granted planning application ref: 4160/22. Proposed changes to include alteration to dormer roof windows on rear slope of roof, dormer roof window with W.C, minor location change & resizing of dormer window width on attic room.

Area	Area 1 - South East
Application Number	4186/23
Application Type	Permission
Applicant	Barry & Aine Balfe
Location	36, Sandymount Avenue, Ballsbridge, Dublin 4, D04 T384
Registration Date	20/07/2023
Additional Information	

Proposal: PROTECTED STRUCTURE: Removal of part existing lime render to internal face of external walls and application of proprietary insulated lime render in its place and application of proprietary insulated lime render over contemporaneous render to original rear external wall and permission sought for provision of photovoltaic solar panels on existing roof and contemporaneous roof and associated services at No 36 Sandymount Ave, Ballsbridge, Dublin 4, D04 T384. It is noted that No 36 Sandymount Avenue, Ballsbridge, Dublin 4 is Recorded as a Protected Structure.

Area	Area 1 - South East
Application Number	4192/23
Application Type	Permission
Applicant	Eddie O'Neill
Location	44 and 44A, Blarney Park, Kimmage, Dublin 12, D12DF70/

D12CR64
20/07/2023

Registration Date

Additional Information

Proposal: PERMISSION: The development will consist of the following - The removal of the existing single storey extensions to the side and rear of number 44 Blarney Park and the provision of a new two storey domestic extension to the side with pitched roof and solar panels plus a new single storey rear extension and including all ancillary site and drainage works.

Area	Area 1 - South East
Application Number	4198/23
Application Type	Permission
Applicant	Ann-Louise Miley and Greville Miley
Location	18, Nutley Lane, Dublin 4
Registration Date	21/07/2023

Additional Information

Proposal: PERMISSION & RETENTION: Retention permission is sought for an existing dormer window to the rear of an existing semi-detached house. Planning permission is sought for the enlargement of the existing dormer window to rear of the main roof, and widening of the existing vehicular access gateway. Works will include all associated site development works, landscaping and boundary treatment.

Area	Area 1 - South East
Application Number	WEB1228/23
Application Type	Permission
Applicant	Eamonn & Henrike Fallon
Location	5, Albany Road, Ranelagh, Dublin 6
Registration Date	20/07/2023

Additional Information Additional Information Received

Proposal: We Eamonn Fallon & Henrike Fallon intend to apply for permission for development at this site at No. 5 Albany Road, Ranelagh, Dublin 6, D06 K4H0. The development amends a permitted residential development granted under DCC Reg. Ref. WEB1233/22 and also comprises new development at ground and first floor level. The development will consist of:

1. Minor amendments to the permitted residential development granted under DCC Reg. Ref. WEB1233/22 including: minor modifications to the footprint of the permitted basement extension to the rear (south) of the property (resulting in an increase in the size of the permitted basement extension from 166.9 sq m to 176.3 sq m and revisions to the internal layout); and revisions and additions to the permitted ground floor extension (increase in the size of the permitted ground floor extension from 15.9 sq m to 55.4 sq m).
2. The addition of a new first floor extension (27.6 sq m) to the south, east and west.
3. The development will also comprise a new door along the front elevation (north); a new gate to the external shed; elevational changes; landscaping (including an external pergola); skylights; and all associated development works above and below ground.

Area	Area 1 - South East
Application Number	WEB1294/23
Application Type	Permission
Applicant	D & G McGarry
Location	33, Orwell Park, Rathgar, Dublin 6 D06 C5Y6

Registration Date 20/07/2023
Additional Information Additional Information Received
Proposal: Planning permission for new vehicular entrance/exit and construction of single storey double garage and gymnasium (116.1 sq.m.) with mezzanine home office (37 sq.m.); and associated site works to side and rear of 33 Orwell Park, Rathgar, Dublin 6

Area Area 1 - South East
Application Number WEB1359/23
Application Type Permission
Applicant Derek Hennessy and Michele Van Valey
Location 10, Greenlea Park, Terenure, Dublin 6w D6W AW70
Registration Date 18/07/2023
Additional Information Additional Information Received
Proposal: The development will consist/consists of permission for amendments and alterations to previously permitted development under Reg. Ref.: Web 1436/21 at 10 Greenlea Park, Terenure, Dublin 6W. The development will consist of the construction of an extension over garage and to rear of the first floor level. Change to tiled pitched roof over existing flat roof to front of property. The conversion of attic to include dormer to rear. The application shall seek to revoke conditions 3(b) the half hipped roof element shall be set in 0.5 metres from the boundary with 12 Greenlea Park and 3(c) The extended half hipped roof shall be set down from the ridge of the existing dwelling. This application shall also include a new application for a garden room to the rear of property and to align the first floor rear facade with those at nos. 6 and 14 Greenlea Park.

Area Area 1 - South East
Application Number WEB1584/23
Application Type Permission
Applicant Niall Maloney
Location 5 Waverley Terrace, Kenilworth Square North, Rathmines, Dublin 6, D06 Y6PO
Registration Date 18/07/2023
Additional Information
Proposal: A first floor extension to the rear of the existing dwelling and all associated internal and elevational alterations, site, landscaping and ancillary works.

Area 1 Decisions

Area Area 1 - South East
Application Number 0221/23
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 17/07/2023
Applicant Aviva Life and Pensions Ireland DAC
Location 13 & 13A Merrion Row & 12a 12b 12c & 12d, 12e and 5 Merrion Court, Dublin 2.
Additional Information
Proposal: SHEC: Partial demolition and construction of a mixed-use development comprising restaurant/retail, office and 3 no. residential townhouses.

Area	Area 1 - South East
Application Number	0224/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	17/07/2023
Applicant	Sean Rogers
Location	Rear of 21, Irishtown Road, Dublin 4, D04AH63.

Additional Information

Proposal: SHEC: Demolition of the existing industrial shed (Area = 99sqm) at the rear of the property and the construction of a 2 storey, 3-bedroom mews house (Area 109sqm). The proposed house will be accessed from the rear laneway. The proposal subdivides the existing property (Overall site Area = 208sqm) into two properties (Existing House Site=93sqm), (Proposed House site=115sqm).

Area	Area 1 - South East
Application Number	0227/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	17/07/2023
Applicant	Gareth Coady and Alannah Kane
Location	Site adjacent to 44 Tritonville, Road Sandymount ,Dublin 4, on Cranfield Place

Additional Information

Proposal: SHEC: Construction of a new three storey, two bedroom house.

Area	Area 1 - South East
Application Number	3335/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/07/2023
Applicant	Sean Jackman
Location	43, Beach Road, Sandymount, Dublin 4
Additional Information	Additional Information Received

Proposal: PERMISSION: 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 , construct 2 number three storey 3-bedroom terraced houses to side, with roof terraces at first floor level to rear, roof terraces at second floor level to front, 2 new pedestrian accesses from the lane to rear, with vehicular and pedestrian access from Beach Drive .

Area	Area 1 - South East
Application Number	3461/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2023

Applicant Damien Lee
Location 61 Sandymount Avenue, Ballsbridge, Dublin 4, D04 K033
Additional Information Additional Information Received
Proposal: Permission for alterations and extensions to an existing three storey dwelling, demolition of an existing two storey section to the rear, construction of a three storey extension to the rear, a new in curtilage parking space with vehicular entrance adjoining the public road/footpath and all associated site development works.

Area Area 1 - South East
Application Number 3813/23
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 17/07/2023
Applicant Suzanne McAuley
Location 4, Annesley Park, Ranelagh, Dublin 6, D06 TX45
Additional Information
Proposal: RETENTION: PROTECTED STRUCTURE: Retention permission for an existing garden-room to rear of site.

Area Area 1 - South East
Application Number 3815/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/07/2023
Applicant Sonia Gleeson
Location Site to the rear of 23 Harrington Street and to the site of 12 Stamer Street, Saint Kevin's, Dublin 8
Additional Information
Proposal: The development will consist of the following: (i) demolition of the existing single storey shed structure; (ii) construction of a three-storey residential development, with attic accommodation and set-back at second and attic floor levels, comprising 3 no. two-bed units. Each unit will be provided with private open space with unit nos. 1 and 2 at ground floor level (10.28 sq.m and 10.92 sq.m respectively) and unit no. 3 with associated balcony along the western elevation at second floor level (12.58 sq.m). (iii) provision of 25 sq.m communal open space at ground floor level to the front of the development; (iv) bin store and 7 no. bicycle parking spaces will be provided to the front within the curtilage of the site; (v) alterations to the boundary wall to the front of the site inclusive of the removal of the existing vehicular entrance and provision of a new pedestrian entrance; and (vi) all associated works, including boundary treatments, landscaping, sedum roof at second floor level, infrastructure and drainage necessary to facilitate the development.

Area Area 1 - South East
Application Number 3816/23
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/07/2023
Applicant JD Wetherspoon plc
Location Keavan's Port, 1-5 Camden Street Upper and 49-51

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development on lands at Keavan's Port, 1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2. No's 1, 2, 3, 4 and 5 Camden Street Upper and No's 50 and 51 Camden Street Lower are protected structures. The development comprises the construction of an acoustic barrier (c.13.2m in height, c.8.1m in width) with rockpanel wood panelling rainscreen finish immediately adjoining the existing south courtyard boundary wall between the rear of No. 5 Camden Street Upper and the hotel building to provide noise mitigation within the southern courtyard.

Area	Area 1 - South East
Application Number	3817/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/07/2023
Applicant	Donnybrook Fair Ltd.
Location	Donnybrook Fair, 87-91 Morehampton Road, Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of minor external alterations to the existing shopfront at Donnybrook Fair, comprising of:

1. Removal of existing canopy over the main shop entrance and all existing exterior signage to be removed, together with the replacement of existing façade finish at ground floor level together with all associated site works to facilitate this.
2. New signage and painted fascia boards and individually fixed lettering and logo back illuminated with LED halo lighting.
3. Existing tiled finish to circular columns to be boxed out and enhanced to match proposed cladding to shop front.
4. Removal of existing glazing system and sliding doors to be replaced with new full height glazing system with sliding doors.
5. The proposed work involves the refurbishment of the ground floor to provide one entrance and exit point.
6. Deposit return scheme system to be set back within formed recess and installation of shutter door.

Area	Area 1 - South East
Application Number	3824/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/07/2023
Applicant	Majella O'Regan
Location	16, Moyne Road, Dublin 6 D06 EK75

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for demolition of existing single storey lean-to shed to rear, construction of a new part single storey, part two storey extension to the rear, removal of non-original patio doors at rear return and rear return chimney breast at ground and first floors and provision of solar panels to the rear roof at 16 Moyne Road, Dublin 6 D06 EK75 (A Protected Structure)

Area	Area 1 - South East
Application Number	3827/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/07/2023
Applicant	Tanya Neufeld & Morgan Flanagan Creagh
Location	51, Belgrave Square North, Rathmines, Dublin 6, D06CK82

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For works to No 51 Belgrave Square North, Rathmines, Dublin 6, D06 CK82, a protected structure. Dublin City Council Record of Protected Structures (RPS ref. 604). The building is currently in the form of two self-contained flats with the proposed development seeking permission to provide for a 3 bedroom, single family dwelling with an overall floor area of 214 sqm on a site area of 0.031 ha. The proposed works to the existing rear return include: A, Lowering of existing floor level and to provide for a new circular stairs from basement level to ground floor. B, The creation of a new external structural brick ope with two new brick arched openings on the north elevation at basement and ground floor level. C, 14 sqm extension to existing basement with roof light. D, New arched window ope to existing return. Proposed works to the main volume of the Protected Structure include: 1, Removal of sand/cement render to front, side façades and repointing of original brickwork. 2, The restoration of existing timber sash windows throughout the house to include slim line glazing. 3, The conservation and repair of existing historical features and external walls where required. 4, At basement level, The provision of a new utility and bathroom. 5, Removal of recent internal partitions and amendments to the original layout of the house. 6, Two new arched openings to spine wall and rear façade + Replacement of existing non original concrete floor slab in basement with new insulated slab of same depth with underfloor heating. 7, At ground floor level, the provision of a new kitchen, WC along with associated internal amendments and refurbishment works and restoration of historic plasterwork. 8, At first floor level, the provision of an en-suite to main bedroom and new bathroom. 9, At roof level the provision of a new rooflight concealed on the inner pitch of existing M profiled roof. 10, Provision of one car parking space in front garden. 11, Modification of existing front railings to include a new double inward opening vehicular access gates to the left of existing pedestrian gate to match existing ironwork, including buried automatic closing device, 12, Dishing of pavement in front of new proposed vehicular entrance to Belgrave Square North. 13, Modify existing front and rear garden landscaping including repair and heightening of stone boundary wall. 14, Pergola, Partial demolition single storey shed to form external terrace with new timber pergola, fire pit with chimney structure. 15, The proposed development also includes for all associated site development works above and below ground to facilitate the development.

Area	Area 1 - South East
Application Number	3831/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/07/2023
Applicant	Ciaran Murray & Nykol Murray
Location	Rostellan, 29 Temple Road, Rathmines, Dublin 6, D06V4H5

Additional Information

Proposal: Development consisting of the renovation of an existing 2 storey coach house comprising the replacement of existing modern windows and doors with new, removal of existing modern roof lights with new glass apex roof light, new window to 1st floor level on southern

elevation, alteration to existing internal partitions at ground and first floor levels to accommodate new layout. Refurbishment and repairs to existing coach house to including reslating , repairs to flashings and cast iron rain water goods and /or replacement with new cast iron rain water goods. Demolition of attached single storey garage and replacement with the construction of a single storey extension to the west of the existing coach house to accommodate an indoor swimming pool, changing room and plant room. Provision of PV/Solar panels to roofs of coach house, new indoor pool and outdoor covered dining area. Construction of a single storey plant room for the indoor pool to the rear northwest corner of the garden. Construction of a single storey covered dining area with an outdoor fireplace an chimney to the south elevation of the 2 storey coach house comprising a slate roof and supporting posts. Construction of a single storey plant room for the main house along with stone screen wall and side gate to west elevation of the existing main house. Associated landscaping, to include timber pergola alongside eastern rear garden boundary wall, site works and services including tree removal as per arborist report all within the rear garden of an existing detached house known as 'Rostellan'29 Temple Road, Rathmines, Dublin 6, D06 V4N5 (a protected structure).

Area	Area 1 - South East
Application Number	3836/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/07/2023
Applicant	The Royal Hibernian Academy of Arts
Location	15 Ely Place, Dublin 2, D02 A213

Additional Information

Proposal: Permission to install temporally a low tac vinyl design to the east and north facade of our premises. The design by the artist Maser would be for a period of six months from September 18th 2023 to January 14th 2024.

Area	Area 1 - South East
Application Number	3838/23
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	20/07/2023
Applicant	Laragon Catering Limited (T/A Drury Court Hotel)
Location	Apartment Nos. 20, 21 and 38, Drury Hall, 23-27 Stephen Street Lower, Dublin 2 (D02 VF50, D02 WA24 and D02 EV99) and Drury Court Hotel, 28-30 Stephen Street Lower, Dublin 2

Additional Information

Proposal: Retention of change of use of Apartment Nos. 20, 21 and 38 from residential to serviced apartments for short term hotel letting use. The apartments are operated and managed by Drury Court Hotel. There are no works proposed as part of this application.

Area	Area 1 - South East
Application Number	3840/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	20/07/2023

Applicant Carechoice (Parnell Road) Ltd
Location Menni House, Parnell Road, Dublin 12

Additional Information

Proposal: RETENTION PERMISSION: for amendments to previously granted planning permission Ref. No. 3705/19 at Menni House, Parnell Road, Dublin 12 which consist of a set back of the front boundary wall by approx. 9m from the position as per granted permission. Set back results in a loss of 4no. parking spaces. Omission of further 4no. parking spaces adjacent to service area to allow for external escape route to comply with fire safety certificate. Relocation of 1no. disable parking space from surface parking to basement parking for compliance with conditions of disability access certificate (BCMS Reference : DAC2105168DC) and as a result relocation of 2no. parking spaces from the basement to the surface parking in proximity of the main entrance. Reduction in overall parking provision from 62no. as per granted planning permission 3705/19 to 54no. as proposed. External totem sign located in the public realm area created by front boundary set back. Building signage located in the top right corner of the front facade of the nursing home.

Area Area 1 - South East
Application Number 3844/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2023
Applicant Jemma Buchalter and Tim Harding
Location 61 Merrion Strand, Dublin 4, D04 T8P5

Additional Information

Proposal: Permission for the conversion of part of the existing rear attic to habitable space, the addition of a new rear dormer window and addition of one number skylight to each of the front and rear roof planes along with internal modifications and associated site works to the existing single storey plus dormer level (to the front), two storey (to the rear) dwelling house.

Area Area 1 - South East
Application Number 3845/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2023
Applicant Paul Nolden
Location 6, Summerville Park, Rathmines, Dubin 6, D06 C3W2

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of: 1. Reducing the size of the rear elevation with new roof profile. 2. Replace all single glazed windows with double glazed sash windows. 3. New velux to rear. 4. Restoration works to elevation/roof 5. Conversion of attic.

Area Area 1 - South East
Application Number 3849/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2023
Applicant Jennifer & Conor Mahon
Location 34, Merton Drive, Ranelagh, Dublin 6, D06 R5R2

Additional Information

Proposal: PERMISSION: The development will consist of a first floor extension to the side of existing house.

Area	Area 1 - South East
Application Number	4037/23
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/07/2023
Applicant	District One Gym
Location	Acropolis Building, 43 Rathmines Road Lower, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION : Planning permission is sought to retain the Change of Use of a 75 sq metre Ground Floor room from Educational to Gymnasium/Fitness Studio (Class 11) and all associated site works.

Area	Area 1 - South East
Application Number	4046/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/07/2023
Applicant	Edel and Declan Mohan
Location	10, Annesley Park, Ranelagh, Dublin, D06V309

Additional Information

Proposal: PERMISSION:PROTECTED STRUCTURE:The development will consist of a single storey extension of 19.6m² to the rear, a garden room in the rear garden of 14m², insertion of 2 no. window openings formed from glass blocks to the side elevation of the main house, replacement of existing aluminium windows with timber, 2 no. new Velux windows on rear main roof of the return, 1 no. Velux roof light on the main roof; internal alterations include forming bathroom at first floor level, disabled access toilet at ground floor level and replacement of door to rear living room with wider sliding doors. The works will include the provision of cork/lime insulation to internal faces of selected external walls of the existing house.

Area	Area 1 - South East
Application Number	WEB1359/23
Application Type	Permission
Decision	REVISED DRAWINGS ARTICLE 35
Decision Date	20/07/2023
Applicant	Derek Hennessy and Michele Van Valey
Location	10, Greenlea Park, Terenure, Dublin 6w D6W AW70
Additional Information	Additional Information Received

Proposal: The development will consist/consists of permission for amendments and alterations to previously permitted development under Reg. Ref.: Web 1436/21 at 10 Greenlea Park, Terenure, Dublin 6W. The development will consist of the construction of an extension over garage and to rear of the first floor level. Change to tiled pitched roof over existing flat roof to front of property. The conversion of attic to include dormer to rear. The application shall seek to revoke conditions 3(b) the half hipped roof element shall be set in 0.5 metres from the boundary with 12 Greenlea

Park and 3(c) The extended half hipped roof shall be set down from the ridge of the existing dwelling. This application shall also include a new application for a garden room to the rear of property and to align the first floor rear facade with those at nos. 6 and 14 Greenlea Park.

Area	Area 1 - South East
Application Number	WEB1431/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	17/07/2023
Applicant	Elm Hospitality Ltd
Location	Elm Epicurean, 205, Llandaff Terrace, Merrion Road, Dublin 4, D04 E4H5

Additional Information

Proposal: RETENTION: Elm Hospitality Ltd is seeking retention permission for signage at two locations of the northern façade and top corner on the east façade of the existing premises at Elm Epicurean, 205 Llandaff Terrace, Merrion Road, Dublin 4, D04 E4H5.

Area	Area 1 - South East
Application Number	WEB1433/23
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/07/2023
Applicant	Mary + Eamon Brennan
Location	80, Haddington Road, Dublin 4 D04 H6N4

Additional Information

Proposal: Retention planning permission for : (a) patio style doors to front of lower ground floor level and (b) 2 no. metal frame storage units to the front of the dwelling and all associated site works.

Area	Area 1 - South East
Application Number	WEB1434/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2023
Applicant	William McElinn and Daria Sochacka
Location	49, Rathfarnham Road, Terenure, Dublin 6w

Additional Information

Proposal: The development will consist of 1). Demolition of existing single storey Garage to the side, including the demolition of 2no. Chimney stacks, and demolition of lean to roof extension to the rear. 2). Proposed modifications to the side of the existing hipped roof consisting of a new dormer window. 3). Proposed new single storey extension to the side including roof lights. 4). Proposed dormer window to the rear. 5). Proposed changes to all elevations included internal alternations to floor plans. 6). Including all associated site works.

Area	Area 1 - South East
Application Number	WEB1439/23
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	18/07/2023
Applicant	Stuart Mellon and Sarah O' Dwyer
Location	8, Dartry Park, Dartry, Dublin 6 D06 X522
Additional Information	
Proposal:	A new part single, part two storey rear extension, Attic conversion with two new dormers to rear, three new roof lights to the front main roof, a new bay window and associated roof to front at ground floor, solar panels on main roof to northeast elevation, widening of existing vehicular entrance and all related façade modifications, drainage, and ancillary site works

Area	Area 1 - South East
Application Number	WEB1452/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/07/2023
Applicant	Emma O'Hara
Location	13, Rugby Villas, Ranelagh, Dublin 6 D06 N201
Additional Information	
Proposal:	Conversion of roof space to provide additional residential accommodation, installation of a rear dormer window and all other associated works.

Area	Area 1 - South East
Application Number	WEB1456/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/07/2023
Applicant	Kathy Prendergast
Location	169, Oliver Plunkett Avenue, Irishtown, Dublin 4
Additional Information	
Proposal:	The development will consist of a two-storey extension at the rear of the existing property and all associated site works.

Area	Area 1 - South East
Application Number	WEB1556/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/07/2023
Applicant	OPTICAL EXPRESS
Location	85-86, Grafton Street, Dublin 2
Additional Information	
Proposal:	Change of use from commercial office to a consultation suite for laser eye procedures

Area	Area 1 - South East
Application Number	WEB1566/23
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/07/2023

Applicant	Seamus McDermott
Location	128, Rathmines Road Lower, Dublin 6 D05 WK81
Additional Information	
Proposal:	Retention permission for extensions to the rear (east elevation) of 3 no. apartments. (Ground Floor - apartment no.3, First Floor - apartment no.4, and Second Floor - apartment no.8) to include a kitchen area and 2 no. bedrooms in each apartment, with connection to existing services and all associated site works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3638/23
Appeal Type	Written Evidence
Applicant	Irish Properties Ltd
Location	24 South Great George's Street, Dublin 2
Additional Information	
Proposal:	RETENTION: PROTECTED STRUCTURE: Permission for retention of change of use of apartment 3, 24, South Great George's Street, Dublin 2 to serviced apartment for short term letting including air b&b use. This building is a protected structure listed in the current city development plan, RPS Ref. No. 3220.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3310/22
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	20/07/2023
Applicant	Evan O'Donnell
Location	Rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane
Additional Information	Additional Information Received
Proposal:	Permission sought for demolition of existing semi-detached dormer house of area c.55 sqm and construction of a new two storey house of area c.140 sqm, with associated site works and landscaping, all on a site of area c.168 sqm located at the rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

29/23

(17/07/2023-21/07/2023)

Area	Area 1 - South East
Application Number	0265/23
Application Type	Social Housing Exemption Certificate
Applicant	Grafton Residence ULC
Location	"Textile House", located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2
Registration Date	17/07/2023

Additional Information

Proposal: SHEC: The proposed development will comprise the demolition of all existing commercial buildings on site (c.612 sq.m) and the construction of a mixed-use development up to 8 storeys in height over 2 no. levels of basement and comprising the following: Restaurant/Bar and Retail unit at ground floor and basement levels; Hotel providing a total of 61 no. bedrooms (all ensuite), along with gym and all ancillary facilities/ plant associated with the hotel provided at basement to fifth floor. The hotel bedrooms will be located from first to fifth floor. This proposed hotel facility will operate as an extension to, and will be managed by, the existing nearby Grafton Hotel. 6 no. residential apartments (located on the sixth and seventh floors), comprising 2 no. 1-bed, 3 no. 2-bed and 1 no. 3-bed units, ranging in size from c.54 sq.m to c.128 sq.m and with balconies to the south/east/north/ west elevations. The total gross area of the building including basement is c. 4,361.6 sqm All associated site development works, plant areas, landscaping, waste management areas, and services provision.



Dublin City Council

SECTION 5 EXEMPTIONS

29/23

(17/07/2023-21/07/2023)

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	17/07/2023
Additional Information	Additional Information Received

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 thickness and durability . Sections of new slating are to be confined to the less prominent areas of the roof. Existing clay 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 - all 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'

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 + 0.3mm vacuum +4mm glazing)- all 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 required 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'.

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 25th 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.

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.

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.

Area	Area 1 - South East
Application Number	0263/23
Application Type	Section 5
Applicant	Caroline O'Brien & Tim Hinton
Location	4, Saint Kevin's Park, Dartry Dublin 6.
Registration Date	19/07/2023

Additional Information

Proposal: EXPP: Minor alterations to the existing exempted 31m2 rear extension. Key changes include a reduction in the amount of glass and skylights in order to reduce excess heat and glare at the back of the house. A window seat bay window has also been introduced as well as an external beam and pier to allow for a corner window and to frame an external terrace, thereby protecting the house from excess sunlight and heat (and associated heatloss in winter).

No additional m2 of floor area has been added with the original extension remaining 31m2. We wish to establish that these minor changes to the existing exempted extension meet the criteria of exemption set out in Class 1 of Schedule 2 of the Planning Regulations and as such constitute exempted development.

Area	Area 1 - South East
Application Number	0264/23
Application Type	Section 5
Applicant	Office of Public Works
Location	Dublin Castle, Castle Street Gate, Dublin 2
Registration Date	19/07/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Restoration of Palace Street Gateway including historic wrought & cast iron gates at Dublin Castle, Dublin 2. The works comprise the removal and restoration of 2 no. pedestrian gates, 1 no. vehicular gate and solid plate security gates behind one pedestrian and vehicular gates: installation of temporary gates (free-issued for collection from storage at OPW BMS Depot & Metalworks): and assoc. localised repairs /repointing to stonework adjacent.

Area	Area 1 - South East
Application Number	0267/23
Application Type	Section 5
Applicant	The Governor and Company of the Bank of Ireland
Location	Bank of Ireland, College Green, Dublin 2, D02 VR66
Registration Date	19/07/2023
Additional Information	

Proposal: EXPP: PROTECTD STRUCTURE: Reinstatement on a like for like basis of a Section of Fibrous plaster soffit to the portico. The area involved comprises a single bay of approximately 7.5 sqm of Greet Key Fibrous plaster located in the East portico. The building is a Protected structure.

Area	Area 1 - South East
Application Number	0268/23
Application Type	Section 5
Applicant	META
Location	Fibonacci Square, Merrion Road, Ballsbridge, Dublin 4.
Registration Date	19/07/2023
Additional Information	

Proposal: EXPP: Internal Fit-out works and introduction of revolving door to side elevation of Block 2 at lower courtyard level at Fibonacci Square.
