



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(24/07/2023-28/07/2023)

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	3698/23
Application Type	Permission
Applicant	Banqueting Foods Systems Limited
Location	49, Baggot Street Lower, Dublin 2
Registration Date	25/07/2023
Additional Information	Additional Information Received

Proposal: The development will consist of:

(A) Installation of openable glazed screens to create a café seating area of circa 66m² and associated site works.

Area	Area 1 - South East
Application Number	3724/23
Application Type	Permission
Applicant	The Kelly Clinic
Location	1, Molesworth Place, Dublin 2
Registration Date	28/07/2023
Additional Information	Additional Information Received

Proposal: The development consists of the change of use of the existing two-storey building with part basement from a hair salon to an aesthetic clinic at ground and basement levels and to residential use in the form of one no. three-bedroom apartment located at ground and first floor levels with an associated first-floor terrace to the side and rear. The proposed works include an infill extension in the middle of the plan at the ground floor and an extension at the first-floor level to the middle of the plan; the removal of the existing pitched roof to the rear and replacement with a new flat roof; a new entrance screen with an adjacent residential entrance; new and replacement signage to the aesthetics clinic; and all associated works, decoration, and ancillary works.

Area	Area 1 - South East
Application Number	4204/23
Application Type	Retention Permission
Applicant	Leuschnerdamm Limited
Location	105 - 108 Baggot Street Lower, Dublin 2, D02DX60, D02PY02, D02WT25, D02TF66
Registration Date	24/07/2023
Additional Information	

Proposal: PROTECTED STRUCTURE: PERMISSION/ RETENTION PERMISSION; Retention for the removal of the original rear boundary wall between the rears of no. 105 and no. 106 Baggot Street Lower due to its poor structural condition and for the construction of a new safety wall and railing with pedestrian gate (1.9m high) at rear. Planning permission is also sought for part removal and reconstruction of the existing blockwork boundary walls onto Lad Lane and creation of a new pedestrian and vehicular access from Lad Lane to rear of the properties and the existing car parking for use of the existing office buildings.

Area	Area 1 - South East
Application Number	4205/23

Application Type	Permission
Applicant	Conor Mohan & Michael Ryan
Location	Site to the corner of Lad Lane and Hagans Court, to the rear of 105 - 108 Baggot Street Lower, Dublin 2, D02DX60, D02PY02, D02WT25, D02TF66
Registration Date	24/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: permission is sought for the subdivision of the existing car park, part removal of the existing boundary walls onto Hagans Court and Lad Lane which are of modern blockwork construction, removal of small section of the original rear boundary wall between no. 104 and no. 105 Bagot Street Lower, removal of the existing vehicular access to the rear accessed from Hagans Court. Construction of 2 no. (4 bedroom) mews houses that are 3 storey plus additional level accommodating vertical circulation core and roof terrace with solar panels and new vehicular access from Hagans Court to each dwelling and all associated site works.

Area	Area 1 - South East
Application Number	4215/23
Application Type	Permission
Applicant	SMBC Aviation Capital Limited
Location	28, Fitzwilliam Street Lower, Dublin 2, D02 KF20
Registration Date	25/07/2023

Additional Information

Proposal: PERMISSION:For development at a site (0.36ha) at 28 Fitzwilliam Street Lower, Dublin 2, D02 KF20 For proposed works within an existing permitted office building associated with the accommodation of a Sustainable Aviation Fuel research centre ancillary to the office use. These works include: fit out of a research and development facility (c. 100 sq. m) at internal ground floor; insertion of an opaque vinyl screen internal to ground floor street windows; and, the replacement of existing internal courtyard glazing with 2no. ventilation louvres at ground floor. Permission is also sought for the replacement of existing glazing with 2no. ventilation louvres at lower ground floor street elevation, to serve the auditorium; and, 3no. ventilation louvres at lower ground floor to serve the toilet and gym facilities.

Area	Area 1 - South East
Application Number	4220/23
Application Type	Retention Permission
Applicant	District One Gyms Ltd.
Location	New Acropolis, 43 Rathmines Road Lower, Dublin 6
Registration Date	25/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE (RPS. 7181) : RETENTION : Planning permission for retention 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	4223/23
Application Type	Permission
Applicant	Mr and Mrs G. Kelly

Location 5 Rathfarnham Road, Terenure, Dublin 6w
Registration Date 26/07/2023
Additional Information
Proposal: Permission to reinstate no. 5 Rathfarnham Road, Terenure, Dublin 6W from commercial use to three bedroom dwelling unit.

Area Area 1 - South East
Application Number 4232/23
Application Type Permission
Applicant Cormac O'Reilly
Location 7A, Eaton Road, Terenure, Dublin 6W (Site to the rear of 7 Eaton Road, Terenure, Dublin 6W, D6W CR63)
Registration Date 27/07/2023

Additional Information
Proposal: PERMISSION: For development on a site of approx. 0.01 ha at 7A Eaton Road, Terenure, Dublin 6W (Site to the rear of 7 Eaton Terenure, Dublin Road, 6W, D6W CR63). The development will consist of the demolition of an existing single storey light industrial building (overall height approx. 3m) most recently in use as a building contractor's workshop, offices and store (approx. 82 sq m) and the construction of a new part single storey and part two storey (overall height approx. 6m) two bedroom mews type dwelling (approx. 81 sq m); associated private open space; rooflights; 2 no. access gates; and all associated landscaping , boundary treatment , site clearance and development works site.

Area Area 1 - South East
Application Number 5112/22
Application Type Permission
Applicant Paddy Stephens
Location Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1
Registration Date 27/07/2023

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

Area Area 1 - South East
Application Number 5180/22
Application Type Permission
Applicant Kevin Moloney & Catriona Weafer
Location Existing garden at Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3
Registration Date 27/07/2023

Additional Information Additional Information Received
Proposal: Planning permission for the erection of 2 No. two storey 3 bedroom bedroom detached dwelling houses (112.9m2 gross area each, total 225.8m2), with on site car parking provision

within site curtilage, vehicle & pedestrian access via existing access laneway, partial existing tree removal with new landscaping & planting, retention of existing boundaries with partial demolition of existing low stone wall & gate, new foul sewer & water services connections, on site surface water disposal & associated site works on site (325m² (0.0325ha) area approx) in existing garden.

Area	Area 1 - South East
Application Number	5217/22
Application Type	Permission
Applicant	Paddy Stephens
Location	Site of c. 0.0844 hectares at Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1
Registration Date	27/07/2023
Additional Information	Additional Information Received

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

Area	Area 1 - South East
Application Number	5527/22
Application Type	Retention Permission
Applicant	Cleo Limited
Location	Basement of 18, Kildare Street, Dublin 2, D02 YW63
Registration Date	26/07/2023
Additional Information	Additional Information Received

Proposal: RETENTION: PROTECTED STRUCTURE: The development consists of retention of the use as a short-term letting Studio apartment comprising of an area of 29.57 sq.m.

Area	Area 1 - South East
Application Number	PWSDZ4217/23
Application Type	Permission
Applicant	Pembroke Beach DAC
Location	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4
Registration Date	26/07/2023

Additional Information

Proposal: Permission for development comprising modifications to a permitted mix-use scheme (referred to as phase 1B) at a site including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The site is identified as being within the A3 lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The proposed development consists of a change of plan and a change of unit types from that permitted under Dublin City Council Planning Reference PWSDZ3406/22. The proposed development will comprise a total of 324 no. residential units (as permitted). The amendments relate to the replacement of 8 no. 2 bed units with 8 no. 1 bed units resulting in an overall unit mix of 100 no. 1 beds, 166 no. 2 beds and 58 no. 3 beds. These unit modifications are to facilitate the construction

of an additional stairs from the 10th to 17th storey within the permitted development to address fire safety requirements. The proposal will result in minor elevational changes.

Area	Area 1 - South East
Application Number	WEB1374/23
Application Type	Permission
Applicant	Jake, Hayley, Carly & Mitchell Jacobson
Location	6, Sundrive Road, Dublin 12 D12 VN26
Registration Date	25/07/2023
Additional Information	Additional Information Received
Proposal:	Change of use from retail to Café for sale of hot and cold food on and off the premises and internal

Area	Area 1 - South East
Application Number	WEB1625/23
Application Type	Retention Permission
Applicant	JCDecaux Ireland Limited
Location	On the public footpath on the southern side of Crumlin Road, Dublin 12 opposite Crumlin Centre, Dublin 12
Registration Date	26/07/2023
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	WEB1635/23
Application Type	Permission
Applicant	Copa Property Holdings Limited
Location	67, Camden Street Lower, Dublin 2
Registration Date	26/07/2023
Additional Information	
Proposal:	The development will consist of the change of use of the ground floor unit from a commercial (retail) health & well-being food store to a café / coffee shop, and all ancillary site development works.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	4216/23
Application Type	Permission
Applicant	John Kelly and Eoin Lyons
Location	12, Pembroke Road, Ballsbridge, Dublin 4, D04TV21
Registration Date	25/07/2023
Additional Information	
Proposal:	PROTECTED STRUCTURE: PERMISSION: For development at 12 Pembroke Road, Ballsbridge, Dublin 4, D04 TV21, a Protected Structure (RPS Ref. No. 6563). The development will

consist of alterations to previously approved plans DCC ref. 3045/23. Changes will include: the addition of a dormer window and roof light to the roof of the rear return, alterations to the fenestration of the rear return, removal of a small platform and the alteration of the railings around the basement area to the rear.

Area	Area 1 - South East
Application Number	4219/23
Application Type	Permission
Applicant	Sarah and David Jordan
Location	1 Rathdown Court, Terenure, Dublin 6w
Registration Date	25/07/2023

Additional Information

Proposal: Permission for two storey pitched roof extension to side of existing house, single storey pitched roof extension to rear of existing house, new windows at ground floor level to side of existing house, porch canopy to front of house and new side gate in existing boundary wall to side of existing house.

Area	Area 1 - South East
Application Number	4225/23
Application Type	Permission
Applicant	Regina O'Connor & Ian Byrne
Location	17 Terenure Road West, Dublin 6W, D6W W778
Registration Date	27/07/2023

Additional Information

Proposal: The development will consist of extension of 16m2 to existing garage/garden room, located to rear of 17 Terenure Road West, replacement of existing flat roof with slate pitch roof with slate pitch roof at higher level and upgrade of existing building fabric to redbrick and render, to create separate garage storage accessed from existing garage doors on Terenure Park and separate garden room maintaining existing access from garden lane to rear.

Area	Area 1 - South East
Application Number	4226/23
Application Type	Permission
Applicant	Ciara Lyster
Location	1, Cowper Road & Cowper Mews, Rathmines, Dublin 6, D06 X3Y1
Registration Date	27/07/2023

Additional Information

Proposal: The construction of a new 3sqm extension to rear of house at first Floor Level. The proposed extension will provide for the reconfiguration of the main entrance hallway within the house.

Area	Area 1 - South East
Application Number	4227/23
Application Type	Permission
Applicant	Erna O'Connor
Location	1, Le Vere Terrace, Harold's Cross, Dublin 6W

Registration Date

27/07/2023

Additional Information

Proposal: Permission is sought to demolish existing flat roof over part of house and construct new pitched roof to match existing, and to form new enclosed courtyard to rear.

Area

Area 1 - South East

Application Number

4229/23

Application Type

Permission

Applicant

Maire & Harry Hughes

Location

80, Leeson Street Upper, Dublin 4

Registration Date

27/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: The demolition of an existing non-historic two-storey extension & single storey boiler shed to the rear & the subsequent erection of a new part single-storey/part two-storey extension to the rear of the main house, external modifications to include re-pointing brick facades, refurbishment of existing windows & front door (to include slim line double glazing), replacement of 2 no. non-historic windows to the rear facade of the main house, replacement of non-historic secondary door to the front porch at the lower ground floor, at lower ground floor replacement of non-historic window to the front & historic window to the rear with new double doors, new balustrade to the centre of granite steps shared with No. 81 to match existing, internal modifications to existing layout at lower ground floor to include removal of 1 no. historic partition & the subsequent addition of new lightweight stud partitions which include the addition of a shower room, alterations to existing door opens including the widening of a single open to create a double open, replacement of non-historic balustrade, internal modifications at first floor to include the removal of non-historic partitions & the subsequent addition of new lightweight stud partitions to facilitate 2 ensuite, 1 no. conservation roof light to the main house, 2 no. roof lights to new extension, installation of PV. Solar panels to the south-facing inner roof valley, calstherm thermal insulation to the internal face of existing walls throughout, general restoration & decorations works, all associated site works to existing two-storey over basement terraced house. No. 80 Leeson Street Upper is a protected structure.

Area

Area 1 - South East

Application Number

4230/23

Application Type

Permission

Applicant

Marguerite O'Connell & Eric Bertrand

Location

2 Temple Villas, Palmerston Road, Rathmines, Dublin 6,
D06P935

Registration Date

27/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of the demolition of an existing 16.5sqm non-original single storey extension and a 5sqm out building to the rear and the subsequent erection of a new 71sqm single storey extension to rear including the partial removal of external walls to rear and side of main house including removal of chimneybreast at lower ground level and new lightweight partitions to accommodate the extension; External modifications to include repointing of the brick façades, refurbishment of existing windows and front door including fanlight to include slim-line double glazing; new entrance door to front elevation of existing side return and new timber panel adjacent; replacement timber door to front elevation of existing side passage with modification to existing parapet above. Existing cill lowered and non-original window replaced with new larger timber sash window to match existing at first floor level to side (south) elevation; 3no. new conservation rooflights and provision of 4no. new PV panels to

west-facing inner roof valley of main roof; Alteration to existing single story lean-to roof (over proposed Bootroom) to allow for a greater pitch with new wider conservation rooflight. Replacement of 2no. non-original doors to rear of side return; new infill external brick wall to side passage and new raised parapet; Internal modifications to existing layout to include the installation of Calsitherm insulation to the internal side of the front, side and rear external walls; Modifications to Ground Floor include provision for new lightweight timber partitions and doors to create pantry, plant, utility, boot-room; Modifications to First Floor to include the infill of existing wall ope, retaining original door, new wall ope and re-using existing door to ensuite with provision of new lightweight timber partitions to ensuite and bathroom. Removal of non-original partitions to bathroom, infill existing non-original ope and provision for new partition to form linen store. Widening of external vehicular gateway from 2.5m to 3.0m clear width with associated modification of existing gate and all associated site works, general restoration and decoration works to No. 2 Temple Villas (A Protected Structure), a three-storey semi-detached dwelling with single storey side return.

Area	Area 1 - South East
Application Number	4231/23
Application Type	Permission
Applicant	Angui Tong & Zhijian Yan
Location	94 Greenlea Road, Terenure, Dublin 6W, D6WAK68
Registration Date	27/07/2023
Additional Information	

Proposal: Planning permission for the development at the site 94 Greenlea Rd, Terenure, Dublin 6W, D6W AK68. Development consists of 1 Demolish of 5.5 sq. m single storey storage from the rear of the dwelling, 2) Erect a single-storey flat roof extension to the front entrance and multi-purpose room, 3) Erect a rear extension (7.9m*5.05m=42.5sqm) Dining & Living, 4) Erect a new roof dormer to the side of the dwelling to accommodate a new stairwell, 5) Erect a new roof dormer to the Rear of the dwelling, convert the existing Attic to habitat space.

Area	Area 1 - South East
Application Number	4235/23
Application Type	Permission
Applicant	Edel and Declan Mohan
Location	10 Annesley Park, Ranelagh, Dublin 6, D06Y309
Registration Date	28/07/2023
Additional Information	

Proposal: 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 existing aluminium window with timber, 2 no. velux windows on the 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 all walls of the existing house.

Area	Area 1 - South East
Application Number	4237/23
Application Type	Permission
Applicant	David Wall

Location 18 Lansdowne Road, Ballsbridge, Dublin 4, D04 E5C3
Registration Date 28/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of provision of in-curtilage off-street car parking space with 1 no. EV charging point, accessed by a new vehicular gated entrance from Lansdowne Road in place of existing pedestrian entrance. The proposed development to includes relocation of existing cast iron piers, repair and partial rebuilding of front boundary wall, landscaping and all associated building services and works.

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 27/07/2023
Additional Information A.I Article 35 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 WEB1620/23
Application Type Permission
Applicant Jennifer O'Hare and Thomas Quinn
Location 9, Hazelbrook Road, Terenure, Dublin 6w
Registration Date 24/07/2023
Additional Information

Proposal: Planning Permission for an over existing converted garage first floor extension with bay window and pitched roof to the side and front of 9 Hazelbrook Road, Terenure, Dublin 6W.

Area Area 1 - South East
Application Number WEB1621/23
Application Type Permission
Applicant Irene Richardson
Location 71, Derrynane Gardens, Dublin 4 D04 NH02
Registration Date 25/07/2023
Additional Information

Proposal: Single-storey extension with sloped roof to the rear of the property with roof light and additional roof light to existing ground floor to rear.

Area Area 1 - South East
Application Number WEB1637/23
Application Type Permission
Applicant Tom & Siobhan O'Dowd
Location 47, Rathdown Park, Terenure, Dublin 6w
Registration Date 26/07/2023
Additional Information
Proposal: Modifications to widen the existing vehicular entrance off Rathdown Park

Area Area 1 - South East
Application Number WEB1640/23
Application Type Permission
Applicant Bryan & Caroline Loo
Location 32, Gilford Park, Sandymount, Dublin 4 D04 AH96
Registration Date 27/07/2023
Additional Information
Proposal: The development will consist of an extension at first floor level to the side of the existing two storey detached house, with a pitched roof and alterations to the ridgeline of the main roof, a new dormer rooflight along the rear of the main roof and a new brick treatment to the ground floor level of the front elevation of the side extension.

Area Area 1 - South East
Application Number WEB1644/23
Application Type Permission
Applicant Niall Maloney
Location 5, Waverley Terrace, Kenilworth Square North (& Rathgar Avenue), Rathmines, Dublin 6, D06 Y6PO
Registration Date 28/07/2023
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 0232/23
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 25/07/2023
Applicant Miriam Browne
Location Plot adjacent 73 Downpatrick Road, Crumlin, Dublin, 12, D12 WK54
Additional Information
Proposal: SHEC: Retention permission for 2 bedroom semi-detached house, already used as a separate dwelling.

Area	Area 1 - South East
Application Number	0234/23
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	The board of St Patrick's Cathedral
Location	St. Patrick's Cathedral, Patrick Street, Dublin 8.
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE:

- 1) Replacement of 5 access ramps with removable ramps which comply with part M regulations.
- 2) New removable furniture in choristers robing area.
- 3) Insulation and redecoration of ceiling in Lady Chapel.

Area	Area 1 - South East
Application Number	0236/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	26/07/2023
Applicant	Robert Doyle
Location	23, Durrow Road, Crumlin, Dublin 12.
Additional Information	

Proposal: SHEC: Two Storey Detached Dwelling.

Area	Area 1 - South East
Application Number	0240/23
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	27/07/2023
Applicant	Isabel Ortigosa & Andrew Thompson
Location	25, Raglan Road, Ballsbridge, Dublin 4, D04 WA24.
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE:

Proposed Development Description/Overview:

- 1) Internally paint entire house and remove modern wallpaper finishes.
- 2) Repairs to windows where needed throughout the house.
- 3) Repair cornice and covings where necessary.
- 4) Remove modern tiles, carpets etc. and replace with new/salvaged floor finishes.
- 5) Remove modern panelling & modern mdf storage units.
- 6) Replace low quality glass back door with a hand made solid wood & glass door.
- 7) Update light switches and modern sockets so that they are all the same throughout the house ensuring that existing cabling and runs are maintained.
- 8) Include a kitchen island into the middle of the room. Move plumbing to middle of room, surface mounted, no chasing and use existing runs where possible.
- 9) Remove existing modern kitchen and install new kitchen.
- 10) Remove modern sanitary wear and replace with new but working within exiting plumbing layouts.
- 11) Master bedroom- remove newly added ensuite.
- 12) Replace coving with exact match.
- 13) Refit bathroom with new sanitary wear.
- 14) Remove wardrobes and wallpaper.

- 15) Remove the built in MDF wardrobes in each room.
- 16) Electrical fitting installation is finished only with wiring and cable routes un-affected and maintained.
- 17) Sanitaryware replacement to fitting's only and existing pipe runs and general plumbing routes & pipework un-affected and maintained.
- 18) Kitchen island M&E services localised and routed in shallow under floor routes.
- 19) Localised cleaning/repairs where required to roof/chimney lead flashings.
- 20) Localised cleaning and repairs, where required, to existing external wall vents.

Area	Area 1 - South East
Application Number	3200/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Mr. Dermot Barry
Location	8 Warwick Terrace, Sallymount Avenue, Ranelagh, Dublin 6, D06 FD72
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE (rps 8244) : permission is sought for the removal of top level of existing extension to rear of house plus access stairs and replacement with new first floor extension over existing return with new access stairs, balcony overlooking rear garden and associated works.	

Area	Area 1 - South East
Application Number	3853/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	24/07/2023
Applicant	City Break Apartments
Location	12 Leinster Street South, Dublin 2, D02 H367
Additional Information	
Proposal: PROTECTED STRUCTURE: the development will consist of a change of use from current office/travel agents to self-catered short stay holiday let units with	
1. five 1 bed studio apartments and one 3 bed apartment,	
2. to include an additional floor of accommodation at roof level of existing building,	
3. with screened plant area over on new proposed flat roof,	
4. ground floor reception area to incorporate management facilities and the relocation of existing side entrance door,	
5. a new traditional shop window to incorporate a new corner window feature,	
6. also to include all associated windows, drainage and all associated site works necessary to facilitate the development.	

Area	Area 1 - South East
Application Number	3854/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Martin and Eileen Healy

Location 36 Chelmsford Road, Ranelagh, Dublin 6, D06 HH58

Additional Information

Proposal: PROTECTED STRUCTURE: permission for brickwork repair and repointing works to front elevation, replacement of non-original front door, replacement of non-original windows front and rear, raising of height of ope in ground floor rear elevation. Demolition of single storey rear extension and construction of new single storey extension with pitched roofs, rooflights and courtyard. Repairs to front gate and replacement timber to existing rear vehicular entrance gates on to Westmoreland Park. Hard and soft landscaping to rear and all associated site development works.

Area Area 1 - South East

Application Number 3855/23

Application Type Permission

Decision GRANT PERMISSION

Decision Date 24/07/2023

Applicant Adrienne Cheasty

Location 45 Mount Street Upper, Dublin 2, D02 PD23

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of a change of use from office to residential, the demolition of an existing single storey extension to the rear of the protected structure, the refurbishment of the existing house, repointing brickwork to the front, replacement of existing pedestrian access to rear, a new fence to the rear boundary, landscaping and ancillary works to facilitate the development.

Area Area 1 - South East

Application Number 3858/23

Application Type Permission

Decision GRANT PERMISSION

Decision Date 24/07/2023

Applicant Josip Dujmovic

Location 5 Synge Street, Dublin 8, D08 K8H7

Additional Information

Proposal: PROTECTED STRUCTURE (RPS 7922) : PERMISSION/ RETENTION : Permission for development will consist of alterations & extension to the existing house to include a single storey rear extension & partial removal of the existing rear wall at ground floor level; replacement of the existing windows with new sash windows & provision of internal window shutters; upgrading of heating & electrical systems; upgrading of existing bathrooms & provision of an additional shower room at ground floor level; internal alterations to the existing layout at ground floor level; internal insulation to the existing external walls and attic; landscaping works to the rear garden; retention of the existing converted attic storage area and two rooflights to the rear roof slope.

Area Area 1 - South East

Application Number 3861/23

Application Type Permission

Decision GRANT PERMISSION

Decision Date 25/07/2023

Applicant Insignia Investments Ltd

Location "The Barn", Riversdale Avenue, Bushy Park Road ,

Additional Information

Proposal: PERMISSION: The development will consist of alterations to a previously approved development, Dublin City Council Register Reference 2027/21, An Bord Pleanála Reference ABP-311013-21, which provided for; partial demolition and renovation of 'The Barn' as a two bedroom, two storey detached house with apex rooflight; construction of 5 no. three bedroom, two storey terraced houses; construction of 2 no. two bedroom, two storey semi-detached houses; access is from the existing entrance on Riversdale Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works. The amendments to the previously approved scheme are as follows: 1. Alterations and reconfiguration of the layout of 'The Barn', to include an extended ground floor containing living and ancillary accommodation, resulting in a two storey part single storey 2 bedroom house. 2. Alterations and reconfiguration of the terrace of 5no houses, to include the addition of a third storey in a barrel vaulted roof and reconfiguration of the ground floor layouts to the rear, resulting in three storey, part single storey 3 bedroom houses. 3. Alterations, reconfiguration and extension of the 2 no. 2 bedroom, two storey semi-detached houses. 4. The proposed amendments will include changes to the elevations. 5. The quantity of carparking spaces is increased to 11 no. 6. Amendments to the associated site development works and landscaping.

Area	Area 1 - South East
Application Number	3867/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	25/07/2023
Applicant	Dr. Jim Holden
Location	324 Harold's Cross Road, Dublin 6W
Additional Information	

Proposal: RETENTION : for change of use of the first floor from residential to medical practice and all associated ancillary works.

Area	Area 1 - South East
Application Number	3869/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/07/2023
Applicant	Waterloo Road Ventures Limited
Location	1 Waterloo Road, Dublin 4 & 1A Flemings Place, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of :

- (i) demolition of two-storey extension and external staircase to the rear/north of No. 1 Waterloo Road, removal of the single storey lean-to shed to the side/north of No. 1 Waterloo Road and demolition of single storey extension to the side/east of No. 1A Fleming's Place;
- (ii) subdivision of No. 1 Waterloo Road to provide for 2 no. separate residential dwellings Nos. 1 & 1A Waterloo Road;
- (iii) internal reconfiguration (inclusive of the blocking up of existing opes and provision of new partition walls), external refurbishment (inclusive of repairing/upgrading/replicating of original windows as appropriate and cleaning/repairing/re-pointing of stonework and brickwork to elevations and the repairing/re-pointing of the chimney stacks and the repairing/repainting of decorative ironwork) and provision of a two-storey extension to the rear of No. 1 Waterloo Road to

provide for a three-storey five-bedroom dwelling with private garden and a first floor level balcony to the rear;

(iv) internal reconfiguration (inclusive of the blocking up of existing opes and provision of new partition walls), external refurbishment (inclusive of repairing/upgrading/replicating of original windows as appropriate and cleaning/repairing/re-pointing of stonework and brickwork to elevations and the repairing/re-pointing of the chimney stacks) and provision of a single-storey rear extension and three-storey side extension to No. 1A Waterloo Road to provide for a three-storey five-bedroom dwelling with private garden to the rear;

(v) internal reconfiguration (inclusive of the provision of new partition walls), external refurbishment (inclusive of repairing/upgrading/replicating of original windows as appropriate and cleaning/repairing/re-pointing of stonework and brickwork to elevations and the reopening of an historic opening in the northern boundary wall) and provision of a single-storey rear extension and two-storey side extension to No. 1A Flemings Place to provide a two-storey three-bedroom dwelling with private gardens and a first floor level terrace to the rear;

(vi) provision of 1 no. on-curtilage vehicular parking space to serve No. 1A Fleming's Place via existing vehicular entrance off Fleming's Place and creation of new vehicular entrance via Fleming's Place to serve Nos. 1 & 1A Waterloo Road and provision of 3 no. parking spaces to the front of Nos. 1 & 1A Waterloo Road;

(vii) all ancillary site works, inclusive of boundary treatments, landscaping and SuDS drainage, necessary to facilitate the development. The proposed development will result in the creation of 1 no. new dwelling for a total of 3 no. dwellings on the subject site.

Area	Area 1 - South East
Application Number	3870/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/07/2023
Applicant	Andrew Lowe and Caolmhe Donnelly
Location	31 St Mary's Road, Ballsbridge, Dublin 4, D04 E9E8
Additional Information	

Proposal: PROTECTED STRUCTURE: Permission for

- (1) the removal of the roof and internal walls to side infill;
- (2) the removal of a non-original conservatory (9.2m²);
- (3) the demolition of a single-storey lean-to extension to the rear (16m²);
- (4) new raised roof and roof lights to side infill extension;
- (5) new single storey garden room (52m²), with new courtyard;
- (6) new opening and double doors between kitchen and living room and new opening and double doors to rear of the return into the garden room, both at ground floor level;
- (7) modifications to ground floor including raising the floor level in the kitchen and installing a new insulated floor with under floor heating throughout this level, as well as required treatment of damp;
- (8) minor alterations to internal layouts;
- (9) new layouts to bathrooms throughout;
- (10) new bathroom at first floor level;
- (11) the restoration of original windows throughout, including the installation of new heritage slimline glazing, and to the front door and side gates;
- (12) repair and replacement as required of rainwater goods;
- (13) repointing to existing brick and masonry facades and to brick chimneys;
- (14) minor repairs to roof of main house and the installation of 2 no rooflights;
- (15) PV panels proposed to the inner slopes of double pile roof and associated works;
- (16) new window at first floor level;
- (17) relocation of 2 no windows at attic floor level;

- (18) upgrading of services;
 - (19) landscaping to front and rear gardens including the installation of a new natural-water lap pool to rear garden;
 - (20) all associated site works.
- To the mews dwelling;
- (21) internal alterations at ground and first floors including the relocation of the stairs, new bathroom at ground floor and new layout to bathroom at first floor;
 - (22) construction of a new 23.7m² single storey side extension;
 - (23) replacement of all non-original windows for timber sash type with acoustic double glazing;
 - (24) installation of new windows and doors and infill of existing, including garage door;
 - (25) removal of roof finishes including asbestos tiles and reinstatement with natural slate to match original;
 - (26) installation of PV panels on south-facing pitch and associated works;
 - (27) replacement of PVC and corroded rainwater goods;
 - (28) repointing to existing stone and brick facades as required and treatment of damp;
 - (29) upgrading of services including installation of UF heating at ground floor level;
 - (30) replacement of existing access gates;
 - (31) installation of electric car port;
 - (32) landscaping and all associated site works.

Area	Area 1 - South East
Application Number	3872/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	Carrolls Irish Gifts
Location	6-8 College Green, Temple Bar, Dublin 2, D02 VP48
Additional Information	

Proposal: Permission for development for proposed shopfront signage. The proposed development will consist of the erection of 3 no. signs on the south, east and southeast building elevations to serve the retail unit located at ground and first floor levels. The signs will include 1 no. metal box sign to the existing canopy at ground floor level and 2 no. individually mounted metal lettering signs, both spanning ground and first floor level and all other associated site works. The total signage area is 2.66 sq. m.

Area	Area 1 - South East
Application Number	3874/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/07/2023
Applicant	MG Developments Ltd
Location	23-24 Mountain View Avenue, Dublin 6 & rear 226-230 Harold's Cross Road

Additional Information

Proposal: The development will consist/consists of alterations to existing planning granted permission ref. no. 2409/19 and 4403/22. The proposed alterations will consist of :
Alterations to 8 no. previously approved apartments granted under planning application 2409/19, consisting of material changes to the eastern and western elevations; rear returns, balconies, additional window openings on the western elevation at third floor, circulation veranda to second floor, removal of undercroft gates, modifications to lift location and size together with internal

alterations to proposed apartment layouts and updates to site layout changing the car parking, bicycle parking, bin storage and communal area arrangement.

Alterations to 4 no. previously approved townhouses granted under planning application 2409/19. Proposed alterations would consist of material changes to the elevations, providing an escape window in each house to the fourth floor on the eastern elevation and guarding to windows on the western elevation. Incorporating right of way to rear of townhouses, with associated lighting, planting and gating. Rear boundary walls amended for gated entry on northern elevation and extending boundary wall on southern elevation.

Area	Area 1 - South East
Application Number	3880/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/07/2023
Applicant	Fanchea O'Byrne and Mark Deering
Location	25, Brighton Road, Dublin 6, D06 DX93

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For demolition of original single storey lean-to roof and single storey non-original extension; construction of a new single storey extension to the rear and partial removal of chimney breast at rear return ground floor at 25 Brighton Road, Dublin 6, D06 DX93.

Area	Area 1 - South East
Application Number	3881/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/07/2023
Applicant	IPUT plc
Location	4, Lad Lane, Dublin, D02 DW22, located to the rear of 4 Fitzwilliam Place

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For development to existing mews at 4 Lad Lane - a Protected Structure (RPS Reference no.4275), Dublin, D02 DW22, located to the rear of 4 Fitzwilliam Place - a Protected Structure. (RPS Reference no. 2757). The development will consist of: (i) Removal of external aluminium roller shutter to the large (vehicular) opening in the existing stone wall to the lane and replacement with new, painted hardwood gates; (ii) Repair and re-pointing of existing brick arch in the stone wall to the lane, over the vehicular opening; (iii) Removal of non-original pedestrian door in the stone wall to the lane and replacement with new, painted hardwood door to detail; (iv) Provision of new hardwood gates to existing carriageway (southern side) of the existing mews; (v) Repair and re-pointing of existing stone walls to front garden of existing mews on either side and capping with lime mortar as required; (vi) Landscaping works and all associated ancillary works to the existing front and rear courts of the mews

Area	Area 1 - South East
Application Number	3882/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/07/2023

Applicant	The Grand Lodge of the Freemasons of Ireland
Location	The Grand Lodge of the Freemasons of Ireland, 17-19 Molesworth St, Dublin, D02 HK50

Additional Information

Proposal: PROTECTED STRUCTURE: The works comprise of (a) the extension of the building by infilling an existing courtyard at ground/entrance level to create a new counter service area ancillary to the Library room and the construction of a new flat roof with roof lights, (b) the removal of a slated lean-to roof structure above basement level to be replaced with a new floor structure, (c) re-finishing of internalised wall surfaces, (d) repair of fire-damaged bay window at first-floor level, (e) removal of fire-damaged window joinery and enlargement of existing window opening between the Library and courtyard to ground/entrance level, (f) removal of the existing bar counter fittings from the Library and provision of new fitted counter units to the new service area, (g) replacement of external cladding to the 1920's lift shaft.

Area	Area 1 - South East
Application Number	3883/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/07/2023
Applicant	ORHRE Camden Row Limited
Location	12 Camden Row, Saint Kevin's, Dublin 8

Additional Information

Proposal: Permission for development at this (c. 0.113 ha) site. The development will consist of the demolition of the existing building on site (c. 2,155.9 sq.m) and the construction of a 7 storey (over basement) hotel (total height c. 22.45 metres above ground level) with setback upper floor (including external terrace), providing 195 bedrooms with reception, gallery and restaurant, patio area and garden at the western elevation at ground floor level, cycle parking accessed from Camden Row, plant and staff facilities at basement and ground floor level, landscaping, waste storage area at the eastern elevation at ground level, alongside substation and switch room (accessed via undercroft from Camden Row), sedum green/ blue roof and all associated works to facilitate the development. The total gross floor area proposed is c. 5,511.1 sqm including a c. 614.4 sqm basement.

Area	Area 1 - South East
Application Number	3981/23
Application Type	Permission
Decision	APPLICATION WITHDRAWN
Decision Date	26/07/2023
Applicant	Ravala Ltd
Location	8-9 Grants Row & 11A Grattan Street, Dublin 2

Additional Information

Proposal: The development will consist of a proposed 3-storey office block to the rear of the existing 3-storey office block, consisting of open plan offices on each floor level and all associated civil/site development works.

Area	Area 1 - South East
Application Number	4084/23
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	25/07/2023
Applicant	MammaMia Grattan Properties Limited
Location	1a St Marys Terrace, Bath Street,Dublin 4

Additional Information

Proposal: PERMISSION:For the infill site at the rear of the previously granted 2no. semi-detached houses, Planning Ref. no. 4386/17 at Chapels Avenue, Dublin 4 (Lands also known as 1a St Marys Terrace, Bath Street, Dublin 4). The proposed development consists of the construction of a 2-storey 2-bedroom detached house. All with associated site works, drainage, bins store, bike store, landscaping, boundary treatment and access to the development is provided from the existing laneway off Bath Street, Dublin 4.

Area	Area 1 - South East
Application Number	5378/22
Application Type	Permission
Decision	REQUEST AI EXT OF TIME
Decision Date	25/07/2023
Applicant	Ternary Limited
Location	47-48 Kildare Street and No.'s 1 and 2 Nassau Street, D02 CT92 Dublin 2 comprise the premises known as the, 'Kildare Street Hotel' and incorporating the public house known as 'JP Mooney's'.

Additional Information

Proposal: PROTECTED STRUCTURE: The buildings are interlinked and comprise the premises known as the 'Kildare Street Hotel' incorporating the public house known as 'JP Mooney's'. No. 2 Nassau Street is identified on the Record of Protected Structures under RPS Ref. No. 5795. The application site is bounded by Nassau Street to the north and by Kildare Street to the east. No. 46 Kildare Street (RPS Ref. No. 4218) abuts the site to the south. To the west the site is bounded by No.'s 3, 4 and 5 Nassau Street and by Nassau Building, Setanta Centre. No.'s 3, 4 and 5 Nassau Street are also Protected Structures (RPS Ref. No.'s 5796, 5797 and 5798 respectively.) The proposed development will consist of repair, refurbishment and alterations to No.'s 47-48 Kildare Street including demolition of modern extensions to the rear and construction of new rear extension; removal of modern façade elements to Kildare Street elevation and repair and refurbishment of facades; repair, refurbishment and alterations to No.2 Nassau Street (RPS Ref. No. 5795) and demolition of the existing fourth storey and construction of new fourth storey in its place; demolition of No.1 Nassau Street (a five storey over basement building) and construction of new 4 storey replacement building; and change of use of all remaining floor space from hotel/public house/night club use to office use to provide for a new interlinked office building on the site. The overall building will have a cumulative gross floor area a of 1,950sq.m in area, of which 1,310sq.m is accommodated within existing buildings, and 640sq.m is new build predominantly at 1 Nassau Street and to the rear of No. 47 and 48 Kildare Street. The main entrance to the office building will be located off Kildare Street with a second entrance located at No. 1 Nassau Street (off Nassau Street). Historic entrances to No. 47 Kildare Street and No. 1 Nassau Street will be reinstated, whilst the entrance to No. 2 Nassau Street will be maintained, upgraded and refurbished.

Works to No. 47 and 48 Kildare Street will include extensive conservation works to the roofs, external façades and to the building interiors. Original slate pitched roofs and leaded valleys will be salvaged where feasible for re-use insitu. Conservation works to the façades will consist of the reinstatement of Georgian proportions and detailing including the repair and repointing of historic brickwork and masonry; removal of recent brickwork and render and replacement with matching salvaged brick; repair and/ or reinstatement of all sash window joinery; repair and replacement of

granite cills and cappings;reinstatement of feathered reveals in lime to all openings; refurbishment of all cast and wrought iron elements to balconettes; reinstatement of original roman arch and new leaded fanlight at entrance to No. 47 Kildare Street; reinstatement of cast iron railings and granite plinth and cast iron rainwater goods. A new ground floor entrance is proposed to No. 48 Kildare Street. Upgrade and refurbishment works to the interior will consist of the installation of a new lift; demolition of modern partition internal walls and the restoration and refurbishment of historic staircase and other internal joinery where this remains. It is also proposed to demolish modern additions to the rear comprising a single storey over basement extension, external stair core and chimney and construct a new 3 storey over basement extension (with a floor area of 463sq.m) connected to the existing building via a glazed atrium with bridge links at first and second floor levels.

Works to No. 2 Nassau Street (RPS Ref. No. 5795) will consist of conservation, modification and upgrade works to basement, ground, first and second floor levels and the removal of the modern extension at third floor level and replacement with new third floor contemporary extension in its place. Conservation works will consist of restoration of roman cement faux regency facade; repair and restoration of all sash window joinery; repair and restoration of shopfront window joinery. It is proposed to demolish No. 1 Nassau Street at basement, ground, first, second, third and fourth floor levels and replace with a new contemporary 4 storey office building. Consistent with its Georgian setting the new structure will feature a pitched roof of the same height and profile as adjoining buildings but in lead sheeting. Façade finishes will consist of a mix of brick and natural stone, with metal cladding elements and metal framed glazed openings. A new entrance is proposed off Nassau Street in broadly the same position as the historic entrance.

All conservation works proposed will be undertaken by skilled, experienced contractors under the supervision of a Grade 1 accredited Conservation Architect.

The proposed development also provides for all associated site development works including passenger lift shaft to the rear of No.47-48 Kildare Street.

Area	Area 1 - South East
Application Number	WEB1145/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Eoghan Cosgrove
Location	48, Beech Hill Drive, Donnybrook, Dublin 4, D04 T2W1
Additional Information	Additional Information Received
Proposal:	The development will consist of the demolition of a rear single storey structure and garage to the side of the property. Relocation of existing side access to boundary of site, construction of two-storey extension to side of dwelling, a single storey extension to rear of dwelling. An Attic conversion with dormer window to one side of the existing rear roof, the widening of existing vehicular access to the front of the property and all ancillary site development works.

Area	Area 1 - South East
Application Number	WEB1459/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Alan Holmes
Location	22, Serpentine Park, Ballsbridge, Dublin 4
Additional Information	
Proposal:	Planning Permission for miscellaneous works to existing semi-detached three storey

dwelling house, (including existing dormer accommodation).

1. Demolition of existing rear (south-west) two storey extension and construction to rear of a new single and two storey extension in lieu .
2. Alteration of existing single storey front porch area and reconstruction to a new single storey design.
3. All associated works, including interalia, roof lights, PV panels, alterations to drainage and site works, and internal and external refurbishments to facilitate new heating and ventilation systems.

Area	Area 1 - South East
Application Number	WEB1460/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Emer O'Sullivan & Ciaran Hussey
Location	46, Wilfield Road, Sandymount, Dublin 4 D04 WA29
Additional Information	
Proposal:	Permission is sought for 3 no. rooflights to Front (North East) Elevation

Area	Area 1 - South East
Application Number	WEB1462/23
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	24/07/2023
Applicant	Karina Melvin
Location	1, Portobello Place, Dublin 8 D08 W7C6
Additional Information	
Proposal:	Conversion of her attic to storage and a bathroom, including a dormer window to the rear elevation, 2 conservation roof lights to the front elevation all at roof level and a balcony at first floor level to the rear.

Area	Area 1 - South East
Application Number	WEB1463/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	25/07/2023
Applicant	Senan Cronin
Location	58, Kimmage Road West, Kimmage, Dublin 12 D12 X3W4
Additional Information	
Proposal:	The development will consist of the construction of a window in the first-floor to the front of the house matching the small centre-window, extending the existing redbrick at the front of the house along the façade at ground floor level, the construction of a rooflight in the main roof at the front of the house and all associated site works.

Area	Area 1 - South East
Application Number	WEB1465/23
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 25/07/2023
Applicant Sophie Daly
Location 11, Somerset Street, Dublin 4 D04 XN79

Additional Information

Proposal: Two storey extension to rear, conversion of attic space to non habitable space, new metal clad dormers to front and rear along with ancillary works.

Area Area 1 - South East
Application Number WEB1466/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/07/2023
Applicant Deirdre and Marcus Timlin
Location 21, Ailesbury Park, Dublin 4 D04 W0X6

Additional Information

Proposal: Works to extend existing single-storey extension to the rear (northeast elevation), incorporating a flat roof with 4 no. rooflights, internal alterations to the ground floor of the existing dwelling, introduction of a permanent bin and bike store to the front driveway, along with all associated site works and landscaping.

Area Area 1 - South East
Application Number WEB1471/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/07/2023
Applicant Jennifer Murphy
Location 14, Merton Avenue, Dublin 8 D08 W5K6

Additional Information

Proposal: Planning permission for an Attic conversion into non habitable storage space with Dormer to rear roof to accommodate stairs with roof windows to front roof & associate ancillary works

Area Area 1 - South East
Application Number WEB1474/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/07/2023
Applicant Tony Cronin
Location 596, South Circular Road, Dublin 8 D08 V10F

Additional Information

Proposal: Planning permission for an Attic conversion into non habitable storage space with Dormer to rear roof to accommodate stairs to attic, proposed roof window to front roof all with associate ancillary works

Area Area 1 - South East
Application Number WEB1476/23
Application Type Permission

Decision REFUSE PERMISSION
Decision Date 27/07/2023
Applicant Colm & Fina Walsh
Location 7, Ailesbury Park, Ballsbridge, Dublin 4 D04 W3P8
Additional Information
Proposal: For creation of vehicular access to front to form new Off-street parking within the curtilage of the dwelling incorporating a new gate by modification of existing railings/hedgerow & kerbing and all associated site works.

Area Area 1 - South East
Application Number WEB1477/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/07/2023
Applicant Ivana Dusparic & John McMullen
Location 24, Doris Street, Dublin 4 D04 A0W8
Additional Information
Proposal: The development will consist of:
a) The demolition of the existing rear external store & bath,
b) the construction of a new extension to the rear, including ground, first & second floors,
c) increasing the existing ridge line by approx. 550mm to the front & rear (matching the neighbouring height)
d) and including all associated site works.

Area Area 1 - South East
Application Number WEB1564/23
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/07/2023
Applicant Mark Hickey
Location 8, Wilson's Place, Dublin 2 D02 YK33
Additional Information
Proposal: Retention of recent renovations and new flat roof over existing rear extension and full planning permission for:
Permission for new obscured glazed screens over existing parapet wall surrounding flat roof area at first floor level to rear of dwelling.

Area Area 1 - South East
Application Number WEB1584/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 28/07/2023
Applicant Niall Maloney
Location 5 Waverley Terrace, Kenilworth Square North, Rathmines, Dublin 6, D06 Y6PO
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 Appeals Notified

Area Area 1 - South East
Application Number 5117/22
Appeal Type Written Evidence
Applicant Jamie Moran and Lauren Healy
Location Lands to the rear of No. 1D Silverdale, Rathmines, Dublin 6
Additional Information Additional Information Received
Proposal: Permission is sought for development consisting of
(i) removal of existing rear boundary wall with vehicular/pedestrian access to Palmerston Villas;
(ii) construction of 1 no. two-storey over lower ground floor level, three-bedroom contemporary infill dwelling with sloped roof, partial sedum roof and served by 1 no. on-curtilage vehicular parking space;
(iii) provision of ground floor level central courtyard, comprising garden space and outdoor dining area and 2 no. courtyards at first floor level; and
(iv) all associated ancillary works necessary to facilitate the development including drainage works, site works, boundary treatments and landscaping.

Area Area 1 - South East
Application Number 5288/22
Appeal Type Written Evidence
Applicant Jackie & Edmond Moloney
Location 28, Gilford Road, Sandymount, Dublin 4
Additional Information Additional Information Received
Proposal: Demolition of an existing single storey ground floor extension and out-building to side and rear and the construction of a part single storey and part two storey extension to the rear and side with alterations to existing internal layouts at ground, first and second floor levels of the existing three-storey dwelling and all associated site works.

Area Area 1 - South East
Application Number 5290/22
Appeal Type Written Evidence
Applicant Anne O'Neill
Location 8, Price's Place, Dublin 6, D06 VH68
Additional Information Additional Information Received
Proposal: Alterations and extension including part removal of existing structure located at 8 Prices Place Dublin 6 D06 VH68, to form a new residential mews dwelling, comprising the construction of a 160.6 sqm three bed two storey mews with access on to Prices Place Dublin 6. All within a previously separated site, formerly part of 8 Mount Pleasant Square Dublin 6, a protected structure. On a site area of 158 sqm including all associated site works and services.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3008/23
Appeal Decision	GRANT RETENTION PERMISSION
Appeal Decision Date	@25/07/2023
Applicant	Mary Jo Looby & Colin Kelleher
Location	26, Raglan Lane, Ballsbridge, Dublin 4, D04 A0C9

Additional Information

Proposal: The development consists of retention modifications to the permitted dwelling (DCC Reg. Ref. 3729/21) which is currently under construction, including: 800mm reduction in height of bike store to front; Increase of overall building height by 450mm; Increase in size of rooflights on main house and single storey element to front; Repositioning of solar panels at roof level; Removal of zinc frames to mansard roof; 450mm set back at second floor level from front of house; Internal modifications, including additional internal walls at ground and second floor level, stair design alterations at ground/first/second floor level, alterations to internal layout of first and second floor level and increase in floor to ceiling height to the kitchen.

Area	Area 1 - South East
Application Number	4115/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	26/07/2023
Applicant	Charlemont Project Limited
Location	9/14 and 11c, Milltown Road, Milltown, Dublin 6. The application site consists of the former Murphy and Gunn site, (currently Autovision) and the former St Joseph's Junior Education Centre site.

Additional Information

Proposal: The proposed development will consist of the following: Demolition of the existing buildings on site, with a total combined gross floor area (GFA) of 1,739 sq.m; Construction of a Build-to-Rent (BTR) residential development, comprising 97 no. BTR apartments with a mix of 48 no. 1 bed units and 49 no. 2 bed units in three no. blocks of part 3, part 4, part 5 and part 6 storeys in height, over basement level, including resident support and amenity facilities. The total GFA, including the basement level, of the proposed development is 9,216 sq.m; Block A, fronting Milltown Road, comprises 23 no. BTR units including 9 no. 1 bed units and 14 no. 2 bed units in a part 3, part 4 and part 5 storey building, over a basement level. Block A and Block B will be connected by a bridge link from first to fourth floor levels. Resident support and amenity facilities are proposed at ground floor and basement level of Block A. Balconies are proposed on the north, east and south elevations; Block B adjoins Block A to the east and Block C to the west, comprises 34 no. BTR units including 14 no. 1 bed units and 20 no. 2 bed units, in a part 4, part 5 and part 6 storey building, over a basement level. Balconies are proposed on the north and south elevations, and terraces are proposed on the south elevation; Block C adjoins Block B to the east, comprises 40 no. BTR units including 25 no. 1 bed units and 15 no. 2 bed units, in a part 4, part 5 and part 6 storey building, over a basement level. Balconies are proposed on the north and south elevations, and terraces are proposed on the south and west elevations; The development includes ancillary resident support and amenity facilities for the BTR residential units with a total floor area of 302 sq.m, including a co-working area, meeting room, coffee dock, lounge and concierge at ground floor level and a gym, shared kitchen, media room and parcel store at basement level; The proposal includes communal open space and public open space, including improvements to the public realm and a shared space with an entrance plaza / set down area on the existing access

road from Milltown Road; The basement level contains 47 no. car parking spaces, 2 no. motorcycle spaces and 150 no. cycle spaces. The basement level also includes bin storage, cores and plant rooms;

The proposal includes 54 no. cycle parking spaces (including 4 no. cargo spaces) at surface level, a turning point, a new vehicular access to the basement level from Milltown Road, and associated improvements to Milltown Road (which includes alterations to the existing footpaths / public road, with relocation of the existing pedestrian crossing and bus stop, which are external to the planning application site boundary and subject to agreement with the Planning Authority); The proposal includes an ESB substation and associated set down area, landscaping, boundary treatment, lighting, PV panels, site services and all associated site works.

Area	Area 1 - South East
Application Number	WEB2138/22
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	24/07/2023
Applicant	Rana Al Damin
Location	3, Geraldine Terrace, Milltown Road, Milltown, Dublin 6, D06 R3W8

Additional Information

Proposal: The development will consist of the refurbishment of the existing two storey house, including a new roof light to the rear pitch of the roof, demolition of the existing single storey lean-to and the construction of a two storey extension to the side and front of the existing house and all ancillary works.

Area	Area 1 - South East
Application Number	WEB5219/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	21/07/2023
Applicant	Kellie Elkin
Location	30, Ravensdale Drive, Kimmage, Dublin 12 D12 E732

Additional Information

Proposal: The development will consist of the removal of the existing garage, shed and chimney located to the side and rear of the property. Provision for a two-storey extension to the side and rear of the property to accommodate open plan kitchen and dining area at ground floor level and additional family bedroom space at first floor level. Provision for a repositioned centred entrance and dormer roof extension to the front elevation. Provision for a new canopy over the main entrance. Provision for three new roof lights on the existing pitched roof to the rear of the property. Renovation and alterations to the existing buildings including all associated site works.

*****Amendment to Week 29*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

30/23

(24/07/2023-28/07/2023)

Area	Area 1 - South East
Application Number	0271/23
Application Type	Social Housing Exemption Certificate
Applicant	Conor Mohan & Michael Ryan
Location	Site to the corner of Lad Lane and Hagans Court, to the rear of 105 - 108 Baggot Street Lower, Dublin 2, D02DX60, D02PY02, D02WT25, D02TF66
Registration Date	24/07/2023

Additional Information

Proposal: SHEC: For the subdivision of the existing car park, part removal of the existing boundary walls onto Hagans Court and Lad Lane which are of modern blockwork construction, removal of small section of the original rear boundary wall between no. 104 and no. 105 Bagot Street Lower, removal of the existing vehicular access to the rear accessed from Hagans Court. Construction of 2 no. (4 bedroom) mews houses that are 3 storey plus additional level accommodating vertical circulation core and roof terrace with solar panels and new vehicular access from Hagans Court to each dwelling and all associated site works.

Area	Area 1 - South East
Application Number	0278/23
Application Type	Social Housing Exemption Certificate
Applicant	Cormac O'Reilly
Location	7A, Eaton Road, Terenure, Dublin 6W/ (To the rear of 7 Eaton Road)
Registration Date	27/07/2023

Additional Information

Proposal: SHEC: Demolition of an existing single storey light industrial building most recently in use as a building contractors workshop, offices and store and the construction of a new part single storey and part two storey two bedroom mews type dwelling, associated private open space, rooflights, 2 no. access gates, and all associated landscaping, boundary treatment, site clearance and site development works.



Dublin City Council

SECTION 5 EXEMPTIONS

30/23

(24/07/2023-28/07/2023)

Area Area 1 - South East
Application Number 0196/23
Application Type Section 5
Applicant David Mortenson
Location 2, Harrington Street, Dublin 8. D08 AK79.
Registration Date 26/07/2023
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE. Renovation of a Pre-'63 property containing 12 residential units, comprising the upgrade of fire safety works to current standards (fire detection and alarm, fire separation between units, fire protection to M&E services) electrical re-wiring, re-plumbing, new bathrooms & kitchens, and internal finishes (flooring & tiling) with decoration throughout at No. 2 Harrington Street, Dublin 8, D08 AK79.

Area Area 1 - South East
Application Number 0272/23
Application Type Section 5
Applicant Hugo Boss Limited
Location 67/68, Grafton Street, Dublin 2
Registration Date 24/07/2023
Additional Information
Proposal: EXPP: Internal refurbishment of levels, basement, ground and 1st floor. No external works will be undertaking.

Area Area 1 - South East
Application Number 0276/23
Application Type Section 5
Applicant Conor Maguire and John Russell
Location 12, Gilford Drive, Sandymount, Dublin 4, D04 FE02
Registration Date 25/07/2023
Additional Information
Proposal: EXPP: The alteration and extension of the existing two storey semi-detached house at 12, Gilford Drive, Sandymount, Dublin 4, D04 FE02.
Comprising of construction of a new single storey flat roof rear extension and modifications to the internal layout with associated site development.

Area Area 1 - South East
Application Number 0280/23
Application Type Section 5
Applicant HPREF Ireland (Georges Quay and Court) DAC
Location Georges Quay House, Townsend Street, Dublin 2
Registration Date 28/07/2023
Additional Information
Proposal: EXPP: Whether the proposed erection of 150 no. photovoltaic (PV) panels with a total area of approximately 298 sq.m on the roof of Georges Quay House, Townsend Street, Dublin 2 is or is not exempted development.
