

Dublin City Council

(14/08/2023-18/08/2023)

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** 3674/23  
**Application Type** Permission  
**Applicant** Jack Blake  
**Location** Rear of no. 23, Ailesbury Road, Dublin 4, D04 K0N7  
**Registration Date** 18/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The development will consist of the construction of a two storey garden studio with flat roof to the rear of the existing house as ancillary accommodation to the main house. Include the removal of the rear boundary wall facing Ailesbury Wood to accommodate the development. The proposal includes garage, rooflights, all ancillary site works, landscaping, engineering and boundary treatments necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** 4297/23  
**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** 14/08/2023  
**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 mast 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 an all associated landscaping/paving & site works.

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**Area** Area 1 - South East  
**Application Number** 4305/23  
**Application Type** Retention Permission  
**Applicant** Seamus McDermott  
**Location** 128, Rathmines Road Lower, Dublin 6, D06WK81  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: 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

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**Area** Area 1 - South East  
**Application Number** 4307/23  
**Application Type** Permission  
**Applicant** Congregation of the Holy Spirit  
**Location** St. Mary's College, Lower Rathmines Road, Dublin 6  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission is sought for a circa 392 sqm second floor extension over the senior school building. The senior school building is located parallel to Military Road at the south west side of the campus. It is envisaged that this extension will be the first phase of a Master Plan redevelopment of accommodation at the college, the overall scope of which was approved on December 4th 2020 under application number 2492/20. Additional phases will be the subject of future planning applications.

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**Area** Area 1 - South East  
**Application Number** 4308/23  
**Application Type** Permission  
**Applicant** GA Developments Dublin ICAV acting for and on behalf of its sub fund GA Dev.  
**Location** Site of former Dublin Institute of Technology /  
 Technological University Dublin (TUD), Kevin Street  
 Lower and 23 Liberty Lane, Dublin 8  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: Permissions for amendments to the permitted development under Reg. Ref. 2682/20 / ABP Ref. PL29S.309217, as previously amended by Reg. Ref. 3565/22, (which is currently under construction) at the site of former Dublin Institute of Technology / Technological University Dublin (TUD), Kevin Street Lower Dublin 8 and 23 Liberty Lane, Dublin 8. The site is bounded by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south and New Bride Street to the west. The former buildings on the TUD site have been demolished under Reg. Ref. 2682/20 / ABP Ref. PL29S.309217 and the former building at 23 Liberty Lane has been demolished under Reg. Ref. 3897/20. The application site includes part of the Kevin Street Library site.   
The proposed amendments relate primarily to the Build To Rent (BTR) residential blocks D and E of the permitted development and comprise the following:  
Block D - minor alterations to the layout from ground floor level to 13th floor level, resulting in the reconfiguration of the overall unit mix and unit types to comprise 52 no. studios, 113 no. 1 beds and 16 no. 2 beds (with no change to the overall number of BTR units). Alterations to the cafe / restaurant unit, including an increase in floor space (to 163 sq.m). Alterations to balcony arrangement and building facades, including the provision of additional balconies on the eastern and western elevations. Alterations to floor to ceiling heights from ground to 13th floor level (reducing the permitted block in building height from 47.90m as permitted to 46.43m, with no change to the permitted number of storeys). Associated alterations to the facades and elevation materials associated with the above.  
Block E - minor alteration to the layout from ground floor level to 9th floor level, resulting in the reconfiguration of the overall unit mix and unit types to comprise 67 no. studio units, 33 no. 1 beds and 18 no. 2 beds (with no change to the overall number of BTR units), alterations to the crèche on the ground floor level including an increase in floor space (to 309 sq.m), relocation of the ESB substation and provision of 1 no. additional external communal roof terrace at 8th floor level (165 sq.m) on the western and southern elevations.   
Alterations to the permitted balcony arrangement and building facades, including the provision of additional balconies on the western elevation.  
Alterations to floor to ceiling heights from ground floor level to 9th floor level (with no change to the permitted building height and no change to the permitted number of storeys). Associated alterations to the facades and elevation materials associated with the above.  
Alterations to the ancillary resident amenities and support facility for the BTR residential units including reconfiguration of the Wi-Fi lounge, information point and community lounge at the ground floor of Block D and a reconfiguration of the Park Lounge residential amenity space at 4th floor level of Block D and alterations to the gym and billiards room at lower ground mezzanine level,  
Other associated alterations including the hard and soft landscaped areas, PV panels at roof level to the plant rooms and block cores and to plant areas at roof level, alterations to the lower ground floor level and lower ground mezzanine level including alteration to the internal layout and a reduction in the depth/levels.  
All associated site and development works.  
The permitted development (under Reg. Ref. 2682/20 / ABP Ref. PL29S.309217, as amended by Reg. Ref. 3565/22) provides 299 no. Build to Rent residential units and there is no proposed change to the total number of units permitted.

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**Area** Area 1 - South East  
**Application Number** 4310/23  
**Application Type** Permission  
**Applicant** Robert O'Riordan and Sean McConnon  
**Location** 51 Donnybrook Road, Dublin 4, D04 T9X7  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: The proposed development consists of the replacement of the existing illuminated advertising sign (3.00m high by 6.00m wide by 600mm deep) and first and second floor level at 51 Donnybrook Road, Dublin 4, with a LED digital display sign (3.00m high by 4.50m wide by 150mm deep) which will carry a series of alternating static advertisement (6 per minute). If granted, the permission would be on the basis of decommissioning in line with the outdoor advertising policy of Dublin City Council, two outdoor signs located at 1B Mountjoy Street, Dublin 7, D07 V126

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**Area** Area 1 - South East  
**Application Number** 4322/23  
**Application Type** Retention Permission  
**Applicant** JOM Investments Unlimited  
**Location** The Lodge, Northumberlands, Grand Canal Street Lower,  
 Dublin 2  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: RETENTION: 'The Lodge' is adjacent to The Northumberland's Apartments and Sir Patrick Dun's former Hospital building (Protected Structure RPS. 3279), to the rear of the Registrar of Civil Marriages and Partnerships, primarily accessed from the pedestrian/ vehicular entrance serving The Northumberland's Apartments from Grand Canal Street Lower.   
The development consists of the retention of a 1 no. storey 2 no. bedroom residential unit The Lodge' (c.85 sq.m) and associated private terrace area (c.14 sq.m) on a site of c.122 sq.m.

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**Area** Area 1 - South East  
**Application Number** 4323/23  
**Application Type** Permission  
**Applicant** Philip James Halton  
**Location** Newbridge Mews, Rear 45 Tritonville Road, Dublin 4  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: PERMISSION: The development will consist of the demolition of the existing single storey garage, and the construction of a single two storey 3-bedroom mews house with vehicular access to a single car parking space. The house will have a pitched roof, a brick & plaster façade, and a rear & front garden.

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**Area** Area 1 - South East  
**Application Number** 4325/23  
**Application Type** Permission  
**Applicant** Temple Inns Limited  
**Location** 43/44 Temple Bar , Dublin 2 (The Temple Bar Trading  
 Company)  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission for development Nos. 43-44 Temple Bar (The Temple Bar Trading Company) which is partially internally linked to Nos. 47-48 Temple Bar and Nos. 14-16 Temple Lane South (The Temple Bar Pub), Dublin 2. No. 48 Temple Bar is a protected structure, however no works are proposed at or adjacent to no. 48 Temple Bar. The development which is proposed within nos. 43-44 Temple Bar will principally consist of the change of use from ancillary back-of-house retail storage room to ancillary public house preparation area (11.5 sq m), including the replacement of a 1.5 metre length of internal connecting wall with a preparatory counter. This proposed application will supersede the partially implanted permission granted under DCC Reg. Ref. 4715/18, which principally proposed the provision of a ground floor accessible WC (implemented); and the change of use (90 sq. m) of the rear of the first floor of nos. 43-44 temple Bar from ancillary retail storage to public house toilets and cleaner's store (not implemented). In this regard, the preciously proposed stair core at ground to first floor level ancillary public house space is now replaced with the proposed preparatory area, with the first floor level retaining its existing retail use.

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**Area** Area 1 - South East  
**Application Number** 4326/23  
**Application Type** Permission  
**Applicant** Klairon Construction Limited  
**Location** 69 - 71 Morehampton Road, Donnybrook, Dublin 4  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: Permission for change of use at ground floor level from bank/financial services to restaurant/cafe use (288sqm) with associated storage and ancillary uses and mechanical ventilation systems; change of use at first floor level to office and medical use to form separate unit (138 sqm); alterations to existing ground floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed screens along Morehampton Road (northeast facade) and Marlborough Road (northwest facade) with retractable awnings projecting from window heads; modifications to entrances at ground floor level; associated signage on the north east and north west facades and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4327/23  
**Application Type** Permission  
**Applicant** Klairon Construction Limited  
**Location** 69 - 71 Morehampton Road, Donnybrook, Dublin 4  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: Permission for change of use at ground floor level from bank/financial services to retail use comprising shop area (288sqm) including an internal off-license sales area (20m2) and associated storage and ancillary uses; change of use at first floor level to office and medical use on first floor to form separate unit (138 sqm); alterations to existing ground floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed screens along Morehampton Road (northeast facade) and Marlborough Road (northwest facade) with retractable awnings projecting from window heads; modifications to entrances at ground floor level; associated signage on the north east and north west facades and an ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 5378/22  
**Application Type** Permission  
**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.  
**Registration Date** 17/08/2023  
**Additional Information** Additional Information Received  
**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.'s5796, 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.

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**Area** Area 1 - South East  
**Application Number** WEB1367/23  
**Application Type** Permission  
**Applicant** Right Click LTD  
**Location** 70, Camden Street Lower, Dublin 2 D02 X864  
**Registration Date** 15/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: Permission for the following alterations and extension to no. 70 Camden Street Lower, Dublin 2, D02 X864, a three storey over basement level terrace building with a part single, part two storey return:  
Creation of two new apartments and alterations to an existing apartment to create three apartments, one three bedroom and two, two bedrooms. The development will include the demolition of an existing part single storey part two storey return, the construction of a part single storey part four storey new return and the construction of a new set back extension at roof level and an increase in roof ridge level and new windows at roof level at the front and rear.  
A terrace amenity space will be provided for each apartment at first, second and third floor return level and at roof level.   
Ground floor alterations to include changes to shop unit and a new shopfront along with 4 no. cycle spaces and bin storage at ground floor level and new basement access from shop unit.

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**Area** Area 1 - South East  
**Application Number** WEB1682/23  
**Application Type** Permission  
**Applicant** Crumlin Bowling Club  
**Location** Crumlin Bowling Club, 17A Saint Mary's Road, Crumlin,  
 Dublin 12  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: Demolition of existing changing rooms and store and erection of new single storey changing rooms with accessible toilet and shower facilities. Adjacent paving levels to be re-graded to allow for level access

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 4296/23  
**Application Type** Permission  
**Applicant** Mary and Ken Dwyer  
**Location** 100 Rathdown Park, Terenure, Dublin 6W, D6WCR98  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the development will consist of permission for the construction of a single storey rear extension to existing detached dormer house and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4302/23  
**Application Type** Permission  
**Applicant** Leo Cullen & Dairine Kennedy  
**Location** Ealand Lodge, 2 Strand Road, Sandymount, Dublin 4  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: Permission consisting of the following principal elements:   
1. demolition of existing single storey lean-to-kitchen and garage structures;  
2. construction of a new single storey extension to the north of the existing house,  
3. internal alterations and refurbishment works to existing house,  
4. raising the level of the existing boundary wall and entrance piers on Strand Road,  
5. Widening existing vehicular entrance to the south,  
6. the development will include all associated landscaping drainage and site development works.

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**Area** Area 1 - South East  
**Application Number** 4303/23  
**Application Type** Permission  
**Applicant** Niamh Wiley  
**Location** Mulberry, 27 Ailesbury Road, Ballsbridge, Dublin 4,  
 D04 V2H6  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: PPROTECTED STRUCTURE: permission for development consisting of refurbishment & extension works to existing three storey with rear four storey return end of terrace house ( A Protected Structure) to include the following:  
1. demolition of existing non original single storey garage, boiler house and wc to side west elevation and rear south elevation of existing return at lower ground floor level,  
2. demolition of non-original flat roof study extension opening off the entrance hall at upper ground level west elevation and removal of external cast iron stairs from upper ground level to garden level,  
3. Construction of new single storey extension to rear sought elevation at lower ground floor comprising link to new kitchen, dining and garden room,  
4. construction of three storey side extension to west gable comprising two no. bedrooms and extended dressing room and study area at 3rd floor level all linked to existing return at each level,  
5. Internal alterations at lower ground floor to form hall access to new bedroom and kitchen dining areas. Removal of existing 'WYATT' style window to rear of new dining room to form access to new glazed link - this window will be reused in the south elevation ground floor side extension. Removal of non-original ensuite at ground floor return and provision of new link to new side extension with bedroom and reception wc. Alterations at first floor level to reconfigure front master bedroom with new ensuite to one side and new access ope to dressing room on the west side. Conversion and adaptation of rear first floor bedroom to dressing room opening off front master bedroom,  
6. Installation of new passenger lift to serve lower ground floor, upper ground floor and first floor with associated alterations at each level to form access to lift,  
7. upgrading works to external building fabric to include reslating of main roof reusing existing salvaged welsh slate, new valleys, soffit and fascia to front, cast iron rainwater goods, repointing of existing brick to front elevation together with upgrading works to existing original sash windows replacing sand and cement render to rear elevation with lime render,  
8. Hard and soft landscaping to front and rear of house,  
9. Associated site works including boundary repairs, new and surface water drainage,  
10. widening of existing vehicular entrance to 3.4m to west side with replacement of non-original gates and railings on this side the new cast iron gates and railings to match original design.

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**Area** Area 1 - South East  
**Application Number** 4309/23  
**Application Type** Permission  
**Applicant** Andrea Kelly and Kerill O'Shaughnessy  
**Location** 54, Palmerston Road, Dublin 6  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of: A) The reinstatement of property to one single occupancy dwelling house. B) The construction of a single storey extension to the rear of existing house together with 2no. rooflights. C) All internal reconfigurations and associated refurbishment work. D) The repointing of the existing brickwork with lime mortar to the front elevation. E) All ancillary site, boundary and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 4317/23  
**Application Type** Permission  
**Applicant** Luke Harris and Eileen Sweeney  
**Location** 14, Pleasants Street, Dublin 8, D08 N2F6  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION:The works the subject of this application are located within the grounds of a Protected Structure, RPS Ref No.6817, Dublin City Council Record of Protected Structures, DCC Development Plan 2022-2028). The proposed development will consist of the demolition of the ground floor only of the existing two-storey return (existing internal floor area of 17.3m2) excluding non-habitable store) and the demolition of the existing small single-storey, non-habitable, lean-to shed built at the rear of the house return, both of which abut the adjacent house return in separate ownership (No13 Pleasants St); The construction of a new, ground floor, single-storey return extension (total internal floor area of 40.67m2) to the rear of the house; The new extension will incorporate a new bathroom and kitchen at ground floor level. The remodelled existing first floor return will contain new bathroom and bedroom on the first floor. The works also include the removal of the ill-advised stairs and connection made between the rear room first floor and a small bathroom space at 1 st floor half landing. Replacement of all existing, non-original windows and doors, addition of a rooflight to the family bathroom, access hatch to the central roof valley for maintenance purposes. Minor elevational alterations, internal remodelling and upgrades, installation of modern heating and plumbing systems, installation of breathable, thermal lining to existing external walls, floor and ceilings; A single-storey garden room to the rear garden area (total internal floor area 15.5m2)

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**Area** Area 1 - South East  
**Application Number** 4324/23  
**Application Type** Permission  
**Applicant** Hugh Hannigan & Steve Connolly  
**Location** 2 Strand Terrace, Milltown, Dublin 6, D06 W2Y7  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: Permission for an extension to the existing house . Works will 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 dormer attic space 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** 4329/23  
**Application Type** Permission  
**Applicant** SHAWL Property Investment  
**Location** 44, Pembroke Road, Dublin 4, D04 K5A0  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: a) At basement level permission is sought for:   
i) the removal of the existing kitchen and relocation of boiler room to the rear return to accommodate a new playroom.  
ii) removal of existing window to rear elevation of original dwelling and provision of new door in lieu to the rear/ north elevation of No. 44 and  
iii) removal of internal wall and 2 no. ensuites previously serving 2 no. bedrooms to now provide for a kitchen/ living/ dining room within original dwelling.  
b) At ground floor level permission is sought for:  
i) the removal of the kitchen sink/cabinet and cabinet and bathroom to the existing rear return and provision of 1 no. bedroom with new guest toilet and   
  
ii) removal of partition between the 2 no. living rooms of original dwelling and provision of a new formal dining room and a new formal sitting room.  
c) At first floor level, permission is sought for:  
i) the removal of existing bedroom no. 3 and bathroom to the rear return to now provide for a new bathroom and storage space and  
ii) removal of 2 no. ensuites serving existing bedroom 4 and master bedroom within the original dwelling and provision of 2 no. new ensuites to serve a new master bedroom and a new bedroom no. 2.  
d) At second floor level, permission is sought for  
i) the removal of internal access stairs from existing bedroom no. 6 and removal of ensuite from existing bedroom no. 5 of the original dwelling and provision of new proposed ensuite and wardrobe to proposed bedroom no. 3 and new ensuite to proposed bedroom no. 4 and   
e) At second floor mezzanine level permission is sought for the removal of existing ensuite and access steps with permission sought to make good the wall opening.  
The above works will provide for a 3 storey over basement level, 5 no. bedroom residential dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1685/23  
**Application Type** Permission  
**Applicant** Gareth & Bridin Gavagan  
**Location** 21, Drummartin Park, Kilmacud, Dublin 14, D14 XE09  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: 1. Replacement of existing lean-to extension to the rear of the house with new mono pitched and flat roof extension 2. Construction of a gable wall build up and roof remodelling for the provision of an attic conversion with rear dormer window and 2no. front facing sky light windows. The proposed attic conversion is to consist of a home office / study and W.C. 3. Replace front joinery to restore former garage to its original use. 4. Internal remodelling of ground floor as well as first floor to allow for access to attic level. 5. All associated structural, drainage and site works to be implemented.

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**Area** Area 1 - South East  
**Application Number** WEB1686/23  
**Application Type** Permission  
**Applicant** Jennifer O'Hare & Thomas Quinn  
**Location** 9, Hazelbrook Road, Terenure, Dublin 6W  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: 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.

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**Area** Area 1 - South East  
**Application Number** WEB1687/23  
**Application Type** Permission  
**Applicant** Irene Richardson  
**Location** 71, Derrynane Gardens, Sandymount, Dublin 4 D04 NH02  
**Registration Date** 15/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1688/23  
**Application Type** Permission  
**Applicant** John McGuire  
**Location** 83, Eglinton Road, Dublin 4 D04 RW99  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: Construction of single storey double garage (37 sq.m) and associated site works to side of Eglinton Manor, 83 Eglinton Road, Dublin 4 D04 RW99.

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**Area** Area 1 - South East  
**Application Number** WEB1694/23  
**Application Type** Permission  
**Applicant** Gerard Higgins & Niall Stevens  
**Location** 19, Saint Enda's Road, Terenure, Dublin 6 D06 NP86  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: The demolition and development work will consist of the following:   
(a) demolition of existing single storey rear extension,   
(b) construction of a part two storey and part single storey flat roof extensions to rear and side of property,   
(c) widening of existing vehicular front entrance,   
(d) Internal alterations to ground and first floor layouts, and   
(f) all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1697/23  
**Application Type** Permission  
**Applicant** Terry Pierce and Ailbhe O' Dwyer  
**Location** 11, Saint Alban's Park, Sandymount, Dublin 4 D04 N2K6  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: The development will consist of A) partial demolition of the existing garage & single-storey extension to the rear & side of the existing dwelling; B) construction of a single storey extension to the rear & side of the existing dwelling; C) 5no. rooflights to new flat roofs to rear extension; D) minor alterations to existing rear elevation including provision to widen window at first floor of existing house; E) all associated site works & landscaping works.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0196/23  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 16/08/2023  
**Applicant** David Mortenson  
**Location** 2, Harrington Street, Dublin 8. D08 AK79.  
**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.

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**Area** Area 1 - South East  
**Application Number** 0263/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 15/08/2023  
**Applicant** Caroline O'Brien & Tim Hinton  
**Location** 4, Saint Kevin's Park, Dartry Dublin 6.  
**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.

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**Area** Area 1 - South East  
**Application Number** 0264/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 15/08/2023  
**Applicant** Office of Public Works  
**Location** Dublin Castle, Palace Street Gate, Dublin 2  
**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.

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**Area** Area 1 - South East  
**Application Number** 0267/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 15/08/2023  
**Applicant** The Governor and Company of the Bank of Ireland  
**Location** Bank of Ireland, College Green, Dublin 2, D02 VR66  
**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.

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**Area** Area 1 - South East  
**Application Number** 0268/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 15/08/2023  
**Applicant** META  
**Location** Fibonacci Square, Merrion Road, Ballsbridge, Dublin 4.  
**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.

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**Area** Area 1 - South East  
**Application Number** 0271/23  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 18/08/2023  
**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  
**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.

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**Area** Area 1 - South East  
**Application Number** 0272/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 18/08/2023  
**Applicant** Hugo Boss Limited  
**Location** 67/68, Grafton Street, Dublin 2  
**Additional Information**   
**Proposal**: EXPP: Internal refurbishment of levels, basement, ground and 1st floor. No external works will be undertaking.

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**Area** Area 1 - South East  
**Application Number** 3311/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Irish Life Assurance plc  
**Location** Hume House, Pembroke Road, Ballsbridge, Dublin 4, D04  
 R7F2  
**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.

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**Area** Area 1 - South East  
**Application Number** 3991/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2023  
**Applicant** Edward Rogan and Emma Rogan  
**Location** 17 Farney Park, Sandymount, Dublin 4, D04E129  
**Additional Information**   
**Proposal**: PERMISSION: To demolish the existing one storey kitchen annexe to the rear of the existing house at No 17 Farney Park, Sandymount, Dublin 4 D04E129 and to replace it with a part one storey flat roofed extension to the rear containing kitchen, dining, utility room and a part two storey pitched roof extension with set back containing family room, bathroom, stairs and (garage replacement) playroom to the front at ground floor and new bedroom, family and master bathrooms plus master bedroom at first floor. It is proposed that the existing attic space at second floor level be enlarged to extend for the full width of the house including the garage area and is to contain a new dormer window with recessed glazing to avoid overlooking and 3 No. Velux rooflights to the rear plus two smaller 'conservation style' rooflights to the front. In addition planning permission is sought to construct a small garden shed in the rear garden.

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**Area** Area 1 - South East  
**Application Number** 3992/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** Alannah Kane and Gareth Coady  
**Location** Cranfield Place (Rear of 44 Tritonville Road), Dublin  
 4  
**Additional Information**   
**Proposal**: Planning permission is sought for the construction of a new 3 storey, 2 bedroom, flat roof detached dwelling house with associated site development, including a new pedestrian entrance from Cranfield Place.

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**Area** Area 1 - South East  
**Application Number** 3994/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** Brightside Media Ltd  
**Location** 101 Rathmines Road Lower and Military Road, Rathmines,  
 Dublin 6, D06 V8R9  
**Additional Information**   
**Proposal**: The proposed development consists of the replacement of the existing illuminated advertising sign (2.75m high by 4.15m wide) at second floor level facing Military Road, to a LED digital display sign (2.25m high by 4m wide) which will reduce the size from 11.45 sq.m. to 9sq.m, a reduction of 26%. The new sign will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, two no. outdoor 48 sheet advertising signs situated at the top floor gables at 361 Ballyfermot Rd, Cherry Orchard, Dublin 10 YN30 and 365 Ballyfermot Rd, Cherry Orchard, Dublin 10, D10 XN29

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**Area** Area 1 - South East  
**Application Number** 4000/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/08/2023  
**Applicant** E.W.R. Rathgar LTD, Ross Dunne and Joseph Dunne  
**Location** Rathgar Avenue, Rathgar, Dublin 6, D06 X3T0 and 27A  
 Rathgar Avenue, Dublin 6, D06 TOX6 which are to the  
 rear of no.s 27, 28, & 29 Rathgar Aveue and adjoin  
 Rathgar Villas  
**Additional Information**   
**Proposal**: Permission is sought for the demolition of existing single storey vehicle workshop and existing single storey light industrial shed; the subsequent construction of 7 no. 3 storey, 4 bedroom terraced houses, with roof terraces to front and rear, associated site & landscaping works and new vehicular access from Rathgar Villas at Rathgar Avenue, Dublin 6, D06 X3T0 and 27a Rathgar Avenue, Dublin 6, D06 T0X6 which are to the rear of nos. 27, 28 & 29 Rathgar Avenue and adjoin Rathgar Villas.

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**Area** Area 1 - South East  
**Application Number** 4001/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/08/2023  
**Applicant** Hilltop D12 Project Ltd  
**Location** Lands to the side of St Agnes Convent (Captains  
 Place), Armagh Road, Crumlin, Dublin 12  
**Additional Information**   
**Proposal**: Permission for modifications to the permitted development (Reg. Ref. 4456/19 ABP Ref. ABP-308078-20). The proposed amendments consist of the provision of 4 no. additional 1-bedroom independent living units for social housing, with associated balconies at third floor level. Bringing the total number of independent living units (ILU's) from 12 to 16 ILU's, served by previously approved 5 on-site carpark spaces and associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 4012/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/08/2023  
**Applicant** David White  
**Location** 29 Elmfield Way, Dublin 13, D13 X9N3  
**Additional Information**   
**Proposal**: Development will consist of demolishing existing timber shed to the rear of the existing site and replacing with a proposed new ground floor only detached building to be used as a gym/office & storage and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4014/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Claire Gately  
**Location** 15, Fisherman's Wharf, Thorncastle Street, Ringsend,  
 Dublin 4  
**Additional Information**   
**Proposal**: Planning permission is sought for the conversion of the existing garage to habitable space, replacement of the existing front garage door with a window, replacement of a side window in the kitchen with a new door to the garden, installation of a rooflight on the front facing roof, replacement of all external windows front and door, of a low construction front garden wall with a railing over to match the existing in front of the existing garage door, minor internal and external elevational alterations, all to the existing three dwelling.

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**Area** Area 1 - South East  
**Application Number** 4017/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Susan O'Riordan  
**Location** 9, Dodderview Cottages, Dublin 4, D04 C5R3  
**Additional Information**   
**Proposal**: Planning permission is sought for demolition of existing single storey extension to rear. Construction of a new part single storey, part two storey extension to the rear and replacement of external windows and door to front elevation.

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**Area** Area 1 - South East  
**Application Number** 4018/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** The Board of St Patrick's Cathedral  
**Location** The Deanery Mews, St Patrick's Deanery, 40 Kevin  
 Street Upper, Dublin 8  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist : a) the repair, refurbishment and alteration of a nineteenth century mews building within the curtilage of St Patrick's Deanery (a protected structure RPS ref. no 4188 & 4189 and Recorded Monument DU 018-020113), change of use of the ground floor spaces to provide new music school/community facilities and upgrade of the existing music school facilities at first floor level, replacement of existing rooflights with new conservation rooflights; b) remodelling of the mews yard to provide universal access to the mews and the offices of the Deanery as well as an outdoor amenity space, including construction of a new single storey services building and timber canopy, demolition of existing structures, alteration of existing doorway to the Deanery offices, and new below ground services; c) remodelling of the Dean's garden to provide universal access from St Patrick's Close to the mews yard including the formation of new openings in the limestone wall enclosing the mews yard.

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**Area** Area 1 - South East  
**Application Number** 4019/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Cambridge Football Club  
**Location** Cambridge Football Club, Pine Road, Ringsend, Dublin 4  
**Additional Information**   
**Proposal**: PERMISSION:The development will consist of; Renovations and 1st floor extension to existing single storey clubhouse including: (i) internal reconfiguration at ground floor level; (ii) the addition of a 1st floor over the full extent of the existing building with new mono-pitched roof; (iii) 1st floor outdoor terrace with external access stairs; (iv) new entrance gates within the existing boundary fence; (v)alterations to all elevations; (v)associated landscaping, boundary treatment, site works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4024/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2023  
**Applicant** Green Sea Property Limited  
**Location** Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former  
 Hume Street Hospital),, and No. 16 Ely Place, Dublin  
 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE:PERMISSION: for development to amend a previously permitted mixed-use scheme (Dublin City Council Reg. Ref. 2168/18 and ABP Ref. ABP302085-18 as amended by Reg. Ref. 4777/19 and Reg. Ref. 2365/21) on a site of c. 0.1872 ha at Nos. 3-8 Hume Street, Dublin 2, D02 C624 (the former Hume Street Hospital), and No. 16 Ely Place, Dublin 2, D02 T045, and No. 17 Ely Place, Dublin 2, D02 E162, all of which are designated Protected Structures. (The proposed amendment application relates to No. 16 and 17 Ely Place only). The development will consist of modifications to the permitted apartment use of No. 16 and No. 17 Ely Place to provide 2 no. single family houses. No. 16 will be a 5 no. bed house (361 sq m) and No. 17 will be a 4 no. bed house (279 sq m). The development will also consist of: i. New area of boundary wall demolition at lower ground floor/basement to the rear of No. 16 Ely Place; ii. Omission of permitted rear extension at lower ground floor/ basement at No. 17 Ely Place; iii. Omission of permitted balconies to rear of Nos. 16 and 17 Ely Place; iv. Alterations to the permitted rear extension at No. 16 Ely Place including the omission of the permitted second floor level extension, reduction in depth of the main part of the extension at ground floor level by 1160mm; increased depth of the extension at lower ground floor/ basement (by 800mm), ground floor (in part) (by 800mm) and first floor level (by 1200mm) and use of the roof of the extension as a terrace; v. Increased garden depth at Nos. 16 and 17 Ely Place by 800 mm and 1000 mm, respectively; vi. Alterations to the permitted internal works to facilitate the use of the buildings as single family houses, including changes to the extent of internal building fabric removal, stairs and strengthening of floor joists; vii. Elevational changes, including changes to openings and removal of non-original casement windows and replacement with timber sash windows at No. 16 Ely Place; viii. The development will also consist of associated alterations to the permitted services, service routing and ducting, fitted kitchens and WC facilities, bin and bike storage; and the repair and renewal of existing joinery, internal finishes, plaster, painted finishes and historic fabric; cleaning; roof repairs; railings repairs; repair of brickwork and pointing where required; and any associated site works.

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**Area** Area 1 - South East  
**Application Number** 4027/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/08/2023  
**Applicant** Ronan and Geraldine Walsh  
**Location** 51, Kenilworth Square Rathgar, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION: For demolition of existing boiler house and garden sheds, construction of a single storey extension to the rear of the house, with minor alterations to internal layout all at lower ground floor and first floor levels, up-grading the plumbing and electrical installations, upgrading of existing bathrooms and heating installation, repairs to existing sash windows and replacement of non-original windows with timber sash windows with thermally efficient slim-line double glazing, re-pointing of brickwork to front elevation, improvements to thermal efficiency, miscellaneous internal and external repairs, installation of solar panels on roof to rear, provision of off- street parking in the rear garden with new vehicular access from Garville Lane and all necessary and associated site works at 51 Kenilworth Square Rathgar Dublin 6-Protected Structure.

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**Area** Area 1 - South East  
**Application Number** 4030/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2023  
**Applicant** Owen & Raffaella Sorensen  
**Location** 1 Temple Villas, Dubin 6, D06 E183  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE (Ref: 6258): the development will consists of :  
removal of non-original single storey conservatory to rear at lower ground floor level (24 sqm),  
construction of new single storey extension to rear at lower ground floor level (21.3sqm),  
enlargement of opening in original rear wall at lower ground floor level,  
modification to non-original side passage to rear/side at lower ground floor level,  
replacement of 1 no. set of non-original French doors to rear hall at lower ground floor level,  
replacement of 1 no. set of non-original French doors to family room at lower ground floor level with a fixed window and enlargement of opening width,  
relocation of door opening between rear hall and kitchen at lower ground floor level,  
enlargement of opening between kitchen and proposed dining space at lower ground floor level,  
replacement of non-original kitchen,  
all associated ancillary conversion , landscaping and site development works.

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**Area** Area 1 - South East  
**Application Number** 4251/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/08/2023  
**Applicant** Herbert Mews Development Ltd together with Con and Pam Creedon  
**Location** 129 & 131 Tritonville Road, Sandymount, Dublin 4 and  
 rear of 127 Tritonville Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: The development will consist of new vehicular entrance in existing front wall and railings and the provision of parking space in front garden of 131 Tritonville Road, Sandymount, Dublin 4. Permission also sought to extinguish the use by numbers 129 and 131 Tritonville Road of the 2 car parking spaces allocated to them on the basement to the rear of 127, 129 and 131 Tritonville Road, under planning permission ref. 4628/08, together with all vehicular access to this basement by the occupants of 129 and 131 Tritonville Road. It is proposed that these 2 car parking spaces shall be replaced 2 new off street car parking spaces on foot of this application of number 131 Tritonville Road and by carrying out the works for off street parking for number 129 Tritonville Road on foot of planning permission ref. 3363/19. The remaining 3 basement car parking spaces shall be reserved for the mews development to the rear.

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**Area** Area 1 - South East  
**Application Number** 4257/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** Ciaran Hopkins  
**Location** 152 Kimmage Road Lower, Terenure, Dublin 6W, D6W YA70  
**Additional Information**   
**Proposal**: The development will consist of construction of two storey extension to the side of existing dwelling comprising of office and en-suite at first floor level and utility room at ground floor level, single storey extension to the rear comprising of open plan kitchen, dining and living areas. Conversion of existing attic space comprising of modification of existing roof structure and flat roof dormer to the rear. Renovation of existing garage and construction of new office and all associated site works. New vehicular entrance and dishing of existing footpath.

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**Area** Area 1 - South East  
**Application Number** DSDZ4241/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2023  
**Applicant** GCS Hotels Limited  
**Location** Anantara The Marker Dublin Hotel, Grand Canal Square,  
 Dublin 2, D02 CK38  
**Additional Information**   
**Proposal**: Permission for development at this site is bonded by Misery Hill to the south, Hibernian Road to the west, Chimney Park to the north and Forbes Street to the east and located within City Block 12,as identified in the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area. The proposed development will consist of an extension to the existing rooftop terrace restaurant and kitchen area and the erection of a pergola type covered walkway to an escape stairwell to the west.

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**Area** Area 1 - South East  
**Application Number** WEB1228/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/08/2023  
**Applicant** Eamonn & Henrike Fallon  
**Location** 5, Albany Road, Ranelagh, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1294/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/08/2023  
**Applicant** D & G McGarry  
**Location** 33, Orwell Park, Rathgar, Dublin 6 D06 C5Y6  
**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

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**Area** Area 1 - South East  
**Application Number** WEB1519/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2023  
**Applicant** Niall Maloney  
**Location** 5 Waverley Terrace, Kenilworth Square North, Dublin 6,  
 D06 Y6PO  
**Additional Information**   
**Proposal**: Alterations to existing single storey ground floor extension consisting of extension to side and new porch/lobby extension to rear, new flat roof, new side door to existing rear return at ground level and all associated internal and elevational alterations, site, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1520/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2023  
**Applicant** Union Investment Real Estate GmbH  
**Location** Ballast House, Aston Quay on the corner of Aston Quay  
 & Westmoreland Street, Dublin 2  
**Additional Information**   
**Proposal**: This development will consist of the erection of new illuminated signage on the front (north) elevation of the building façade and minor works including the removal of outer sections of the entrance canopy, the freestanding bases and light fittings and the provision of 2no. new recessed uplighters in the footpath in the location of the removed bases.

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**Area** Area 1 - South East  
**Application Number** WEB1524/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** BARRY WHITE  
**Location** 6, Glenayr Road, Dublin 6  
**Additional Information**   
**Proposal**: Demolition of a rear single storey sunroom extension (20.18 sqm) previously granted planning permission under reg. Ref. 1816/99 and replacement of same with a new single storey kitchen/dining room extension (36.7 sqm) at ground floor and alterations to a previously granted planning permission reg. Ref. 1816/99 to include for conversion of second floor accommodation to a proposed bedroom and ensuite to include for a new rear facing dormer window (32 sqm), landscaping and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1662/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1665/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/08/2023  
**Applicant** The Provost and Fellows of Trinity College.  
**Location** The Hamilton Building, Trinity College, Dublin 2 D02  
 YY50  
**Additional Information**   
**Proposal**: The development will consist of a material alteration to the Hamilton Building at ground floor level consisting of the relocation of the existing entrance door to the junior common room at ground level and provision of a new internal passenger lift to facilitate universal access to the mezzanine floor level in the junior common room.

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**Area** Area 1 - South East  
**Application Number** WEB1685/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** Gareth & Bridin Gavagan  
**Location** 21, Drummartin Park, Kilmacud, Dublin 14, D14 XE09  
**Additional Information**   
**Proposal**: 1. Replacement of existing lean-to extension to the rear of the house with new mono pitched and flat roof extension 2. Construction of a gable wall build up and roof remodelling for the provision of an attic conversion with rear dormer window and 2no. front facing sky light windows. The proposed attic conversion is to consist of a home office / study and W.C. 3. Replace front joinery to restore former garage to its original use. 4. Internal remodelling of ground floor as well as first floor to allow for access to attic level. 5. All associated structural, drainage and site works to be implemented.

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**Area 1   
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3838/23  
**Appeal Type** Written Evidence  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1452/23  
**Appeal Type** Written Evidence  
**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.

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3731/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @18/08/2023  
**Applicant** Leinster Veterinary Services Ltd  
**Location** 111, Clonskeagh Road, Dublin 6, D06 W6P2  
**Additional Information**   
**Proposal**: The development will consist of change of use of the existing two-storey over basement building from retail to Veterinary Clinic, internal alterations, new external signage and alterations to existing shopfront.

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**Area** Area 1 - South East  
**Application Number** 3643/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @11/08/2023  
**Applicant** Chris Dardis  
**Location** 47, Raglan Road, Ballsbridge, Dublin 4, D04 ED34  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention permission for: (i) the demolition of a small single storey shed; (ii) a single storey extension with rooflights to the rear basement/lower ground floor; (iii) a two storey extension to the rear basement/lower ground floor and entrance/upper ground floor; (iv) 1 no. bathroom to rear bedroom; (v) 1 no. en suite bathroom to rear study/home office and all associated alterations and site works, and planning permission for: (vii) 2 no. replacement windows to the rear and side elevation; (viii) proposed alteration to rear bedroom on the basement/lower ground floor, to relocate the existing en suite, block up the existing side window that opens out into the new extension and form a new external window to the existing bedroom on the side elevation of the original return, all to the rear of the property.

**\*\*\*Amendment to Week 32\*\*\***

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WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
33/23

(14/08/2023-18/08/2023)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0160/23  
**Application Type** Section 5  
**Applicant** Methodist Centenary Church  
**Location** Wesley House, Leeson Park, Dublin 6  
**Registration Date** 17/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: 1. Essential maintenance to the external walls. 2. Essential maintenance to the flat roofs of Wesley House. 3. Upgrading the thermal performance of the external fabric.

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**Area** Area 1 - South East  
**Application Number** 0299/23  
**Application Type** Section 5  
**Applicant** Arranmore Resident's Association  
**Location** Apt 8, Arranmore Apartments, Garden Level, 13-19  
 Arranmore Apts, Pembroke Road, Dublin 4, D04 AK15.  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: EXPP: No structural or material alterations are proposed. This application applies to an original planning Grant (2022/87) that is placing a restriction on one apartment in the building to be used exclusively for a no longer required Building warden. All stakeholders want the planning restriction lifted.

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**Area** Area 1 - South East  
**Application Number** 0302/23  
**Application Type** Section 5  
**Applicant** Mervyn Taylor  
**Location** 7, Grosvenor Place, Rathmines, Dublin 6, D06 RR64.  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: EXPP: The taking down of the brick bay window from the cast iron columns upwards, including the existing lead roof, flashing, and PVC gutter. Bricks to numbered, taken down, and stacked in a systematic fashion. Old mortar to be removed, no cleaning of the brick is to be carried out, but if required, steam clean of brick only.   
The removal of cementitious pointing to the front façade of the building.  
The rebuilding of the brick bay window, including the rebuilding of the concrete beam and the addition of reinforcement structure to the brick piers, to structural engineer's details to reinforce and stiffen the bay structure.  
The installation of new Code 6 rolled lead roof and lead flashing with increased upstand (min. 150mm) to Lead Sheet Association (LSA) details. Breathable membrane and continuous ventilation at eaves and upstand to be provided.  
The repointing of the brickwork and the joints of the granite steps with lime mortar and the repair to the hole at the junction of the threshold stone and the top of the basement wall with lime mortar and small stones. Localised patch repair to the side of the building to areas of spalling lime render. An NHL 2 lime mortar mix to be used throughout, with a Wexford sand and flush jointing.  
Minor improvements to thermal performance and airtightness of joists, provision of breathable insulation to floor, roof and brick piers. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East  
**Application Number** 0303/23  
**Application Type** Section 5  
**Applicant** Philip McManus and Joanne McAteer  
**Location** 19 Saint Pancras Avenue, Terenure, Dublin 6W, D6W  
 YW83.  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: EXPP: This small project involves the construction of a new opening with patio door in the gable wall of the existing house.

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